



Agenda Item Details

Meeting	Nov 20, 2019 - Regular Meeting
Category	7. CONSENT AGENDA
Subject	G. RFP No. 4-1920; Job Order Contracting Services
Type	Action (Consent)

Recommendation:

Approve award of contracts to Burton Construction, Inc. (BCI), Spokane, WA and Centennial Contractors Enterprises, Inc. each in the amount of \$50,000 minimum and \$8,000,000 maximum for the base two year term of the contract for Job Order Contracting (JOB) Services per the terms and conditions of the Request for Proposal No. 4-1920.

Tabulation:

See Attached.

Background:

The recommended award is for Job Order Contracting (JOC) services as provided for in RCW 39.10.420-460 and per the districts Request for Proposal (RFP) No. 4-1920. This will be Spokane Public Schools' sixth (6th) Job Order Contracting Services contract award since the original legislation was passed in 2003.

The contracts guarantee a minimum of \$50,000 worth of JOC work to each of the recommended firms over the first contract term of two years. However, there could be as much as \$8 million dollars cumulative worth of work awarded over that time period to each contractor. A one-year extension option is available to the parties by mutual agreement during which another maximum of \$4 million could be awarded at the district's discretion.

The intent of awarding a JOC contract is to partner with a construction company in assisting the district with the implementation of a portion of the annual capital work associated with the capital projects. In 2004, the School District awarded its first ever JOC. That partnership led to a streamlined process with work flow and communication being consistent and expeditious. Both the contractor and the district realized favorable results utilizing this alternative public works process.

Since 2004, the School District has awarded five successive JOC contracts. The first three-year contract awarded in 2004 utilized this alternative public works process with 77 work orders with a total contract value of \$2,728,006. During the second three-year contract period, 54 work orders were issued with a total contract value of \$3,531,156. Our third JOC contract was only utilized for the initial two-year period with 27 work orders issued representing a total contract value of \$2,271,248. Given that scheduled Capital Projects work was escalating, it was determined to not exercise the final year of our third JOC contract and to re-solicit for JOC services with the intent of awarding two contractors a JOC contract. Thus, our fourth JOC contract resulted in two contracts. Both Burton Construction and Centennial were awarded contracts with 172 work orders issued with a total contract value of \$ 10,136,290 over the three-year contract term. The School District's fifth JOC contract also awarded to both Burton and Centennial resulted in 142 work orders issued with a total contract value of \$8,715,145 over the three-year contract term.

The district received five submittals and three firms were selected to move forward to the interview. The submittals and interviews were scored by a selection committee which consisted of the following: W. Scott Farkas, Supervisor, Annual Capital Projects and district JOC Project Manager; Kyle Holt, Capital Projects Accountant, Randy Lasswell, Annual Capital Projects Mechanical Engineer, and Tim Ryan, Annual Capital Projects Electrical Engineer. Based on the final scores of all three contractors, it is recommended that a contract be issued to Burton Construction, Inc. as the primary JOC contractor and that a subsequent contract be awarded to Centennial Contractors Enterprises, Inc. as a supplemental JOC contractor to be utilized during heavy workload periods as deemed necessary by the district. To date, the district has experienced exceptional partnerships in completion of many of the districts' public works projects with both Burton and Centennial. The School District is looking forward to a continued successful working relationship over the term of the contract.

2019 JOC FINAL SCORING.pdf (12 KB)

Our adopted rules of Parliamentary Procedure, Robert's Rules, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Motion & Voting

Approve

Motion by Deana Brower, second by Jerrall Haynes.

Final Resolution: Motion Carries

Yes: Deana Brower, Susan Chapin, Jerrall Haynes, Mike Wiser, Brian Newberry

Contractors' Coefficients and Final Scores

<u>Respondent</u>	<u>Avg Raw Score</u>	<u>Coefficient</u>		<u>Final Score</u>	<u>Final Ranking</u>
		<u>Standard</u>	<u>Non Standard</u>		
BURTON CONSTRUCTION	951.75	0.7800	0.7800	1220.19	1
CENTENNIAL CONTRACTORS	923.25	0.8350	0.8350	1105.69	2
NNAC	855.50	1.2560	1.2940	677.03	3