



Agenda Item Details

Meeting	Mar 08, 2023 - Regular Meeting
Category	6. CONSENT AGENDA
Subject	E. RFP No. 14-2223; Job Order Contracting Services *Amended - see note
Type	Action (Consent)

Recommendation:

Approve award of contracts to Burton Construction, Inc. (BCI) and Garco Construction, 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 (JOC) Services per the terms and conditions of the Request for Proposal No. 14-2223.

Tabulation:

See attached. ****Note:** The attached tabulation has been revised to reflect an updated negotiated coefficient with Garco Construction for Job Order Contracting.

Background:

This award is for JOC services as provided for in RCW 39.10.420-460 and per the district's Request for Proposal (RFP) No. 14-2223. This will be the district's seventh JOC 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 work associated with the capital projects. In 2004, the district awarded its first ever JOC. That partnership led to a streamlined process with work flow and consistent and expeditious communication. Both the contractor and the district realized favorable results utilizing this alternative public works process.

Since 2004, the district has awarded six successive JOC contracts. The first-three year contract 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. With scheduled Capital Projects work escalating, it was determined the district would not exercise the final year of our third JOC contract and would 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. Our 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. Our sixth and most current JOC contract was once again awarded to both Burton Construction and Centennial Construction, resulting in 88 work orders issued with a total contract value of \$7,446,970.61 over the three-year contract term.

The district received four submittals in response to this RFP, and three firms were selected to move forward to the interview process. The submittals and interviews were scored by select Capital Projects staff. 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 with a subsequent contract awarded to Garco Construction 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 district's public works projects with both Burton and Garco.

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

Motion by: Director Lockwood. Second by: Director Slagle.

Yes: Melissa Bedford, Nikki Lockwood, Jenny Slagle, Mike Wiser.

Final Resolution: Motion carries.

CRITERIA	MAX POINTS	PROPOSING FIRMS				COMMENTS
		Burton	Garco	Hilger	NEF	
Phase One - RFQ	100	96	88	85	67	
Phase Two - Interview	100	98	93	88	0	short listed to continue to Step Two
Phase Three - Costing	50	50	46	0	0	lowest total proposal = 50 points
Fee SC		0.8010	0.8700	-	-	
Fee NSC		0.8010	0.8700	-	-	
AWC = (SC X 80%) + (NSC X 20%)		0.8010	0.8700			
Calculated Y = \$350,000 / AWC		436,954	402,299			
Ymax		436,954	436,954			
Y / Ymax = (Y / Ymax) X 50 pts		50	46			
FINAL CUMULATIVE SCORE	250	244	227	173	67	