



Staff Report

February 21, 2023 Council Workshop Meeting

Job Order Contracting Interlocal Agreements with City of Vancouver

Presenter: Steve Wall, Public Works Director

Time Estimate: 5 minutes

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BACKGROUND: Camas has previously participated in interlocal agreements with local public agencies for the purpose of mutual aid, cooperative purchasing and other activities in what's often referred to as "piggybacking". In January 2021, the City entered into an Interlocal Agreement with the City of Vancouver to piggyback on Vancouver's use of Job Order Contracting. Only one project was actually completed using the January 2021 interlocal agreements, which have since expired.

Job Order Contracting is one of three alternative public works project delivery models authorized for use by public agencies in the State of Washington under RCW 39.10. In general, Job Order Contracting (JOC) is a method of obtaining construction services for multiple projects over a fixed period of time without identifying any specific quantities or needs. Prices for each Work Order are based on an established price book identified in the Contract.

SUMMARY: The City desires to enter into two interlocal agreements with the City of Vancouver for the purpose of using Vancouver's JOCs 101035 (SDB, Inc.) and 101036 (Halbert Construction Services, LLC) for construction services. Staff anticipates using the JOCs to complete upgrades and repairs to facilities such as the Leadbetter House, demolition of the Rose Property Home and work on other City-owned residences or buildings.

BENEFITS TO THE COMMUNITY: The JOCs will allow staff to work directly with a contractor to determine the necessary repairs and associated costs and provide for a more efficient process. The JOC will enable the City to complete relatively smaller projects more quickly than is possible through the traditional Design-Bid-Build approach. Additionally, complete plans and specifications (bid documents) are not always required, saving the City additional costs often associated with the need to hire consultants.

POTENTIAL CHALLENGES: Because the cost for each project, or Work Order, is negotiated between the owner and the contractor using the price book, JOC requires that staff be familiar with the terms of the price book and comfortable with negotiating prices with a contractor. Staff must ensure that the contractor has identified the correct line items in the price book

and that the quantities proposed are reasonable for the project. Additionally, it can be looked at as a potential benefit and/or a challenge that the City will only be receiving a quote from one contractor, not multiple contractors. However, the City will also know prior to executing the Work Order exactly how much the work will cost and can decide whether to move forward with the work or not.

BUDGET IMPACT: Approval of these interlocal agreements specifically would not have a budget impact. However, future approvals of any Work Orders giving the Contractor authorization to proceed with a project would impact the budget. It is anticipated any work the contractors do would fit within the approved 2023/2024 Budget and that any Work Orders would also be brought before Council for authorization.

RECOMMENDATION: Staff recommends this item be placed on the March 6, 2023 Consent Agenda for Council's consideration.