



JOB ORDER CONTRACTING

City Council

February 1, 2021

Authority to us Job Order Contracting

"Existing Washington State RCW for Job order contract" means a contract in which the contractor agrees to a fixed period, indefinite quantity delivery order contract which provides for the use of negotiated, definitive work orders for public works."

RCW [39.10.420](#)

Job order procedure—Public bodies may authorize and use.

(1) All public bodies of the state of Washington are authorized to award job order contracts and use the job order contracting procedure.

(2) ...

(3) Public bodies may use a job order contract for public works projects when a determination is made that the use of job order contracts will benefit the public by providing an effective means of reducing the total lead-time and cost for the construction of public works projects for repair and renovation required at public facilities through the use of unit price books and work orders by eliminating time-consuming, costly aspects of the traditional public works process, which require separate contracting actions for each small project.

Typical Projects

- ▶ Infrastructure Upgrade Projects (usually multi-discipline)
- ▶ Bathroom Renovation
- ▶ ADA Compliance Renovation Projects
- ▶ Communication/Security Systems Installations
- ▶ Classroom Renovations
- ▶ Parks and Playfields Renovation Projects

Potential Projects for Camas

- ▶ Rose House/Property Renovations
- ▶ Leadbetter House Stabilization/Renovation
- ▶ Lacamas Lake Lodge Painting
- ▶ Courthouse Security Improvements



Benefits of JOC

- ▶ The owner can stop the JOC contract at any time
- ▶ No hidden costs; unit price contracting
- ▶ Partnership with JOC Contractor leads to trust and a familiarity with owner's unique needs
- ▶ Constant value engineering provides best value practices
- ▶ Eliminates change order philosophy
- ▶ Time - No bid document prep or bidding time; expedited engineering

When to Use JOC

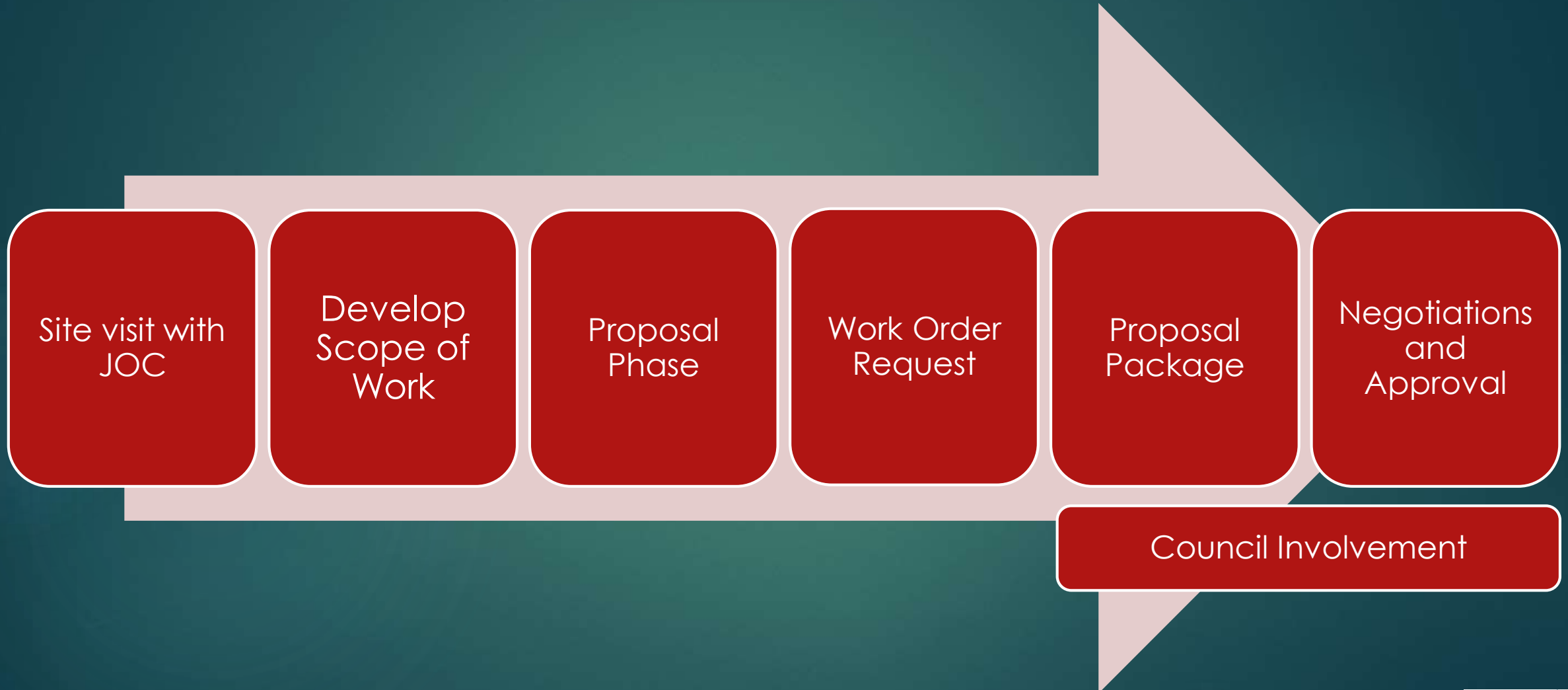
- ▶ Multiple projects that range from \$10,000 to \$350,000 in value
- ▶ Total dollar volume of work is less than \$3 million per year
- ▶ Limited owner staff availability for proper implementation of other methods
- ▶ Reduces total lead-time vs. “traditional public works process” that require separate contracting actions for each small project

Example Project

Library Service Desk Improvement

- ▶ Architectural design
- ▶ Multiple Trades –
 - ▶ Flooring
 - ▶ Finish Carpenter
 - ▶ Granite Fabricator
 - ▶ Plaster/Drywall Installer
- ▶ Under \$30,000
- ▶ Nearly one (1) year to complete

Mapping the JOC Process



General Questions

Equity

- ▶ Awarded contractors participating in JOC are required to promote participation of minority and women owned businesses

Small Works and Local Participation

- ▶ 90% of the work in JOC has to be completed by sub-contractors
- ▶ Small Works Roster - 161 businesses registered, 9 in Camas
- ▶ JOC seeks to build additional business participation through outreach...encourages businesses to prequalify as a subcontractor

Resolution 16-009

- ▶ Council/Administrative authority does not change

Sales Tax

- ▶ Based on project Location