Job Order Contracting

January 31, 2019
About the Port of Everett

• Special Purpose District ‘economic development’ governed by three elected commissioners

• The Port District and boundaries formed in 1918; serves nearly 100,000 people
  – Not a countywide port

• The Port’s customs district ranks second in the state at $29 BILLION in exports (including airplanes), and it is the 2nd largest container port in the state

• Operate three lines of business and homeport to Naval Station Everett
Jobs and Taxes: Port Operations

- Supporting more than 35,000 jobs and $373 million in taxes

- The Port’s Capital Construction program over the next three years will support more than 2,200 construction jobs
How to do business with the Port?

- Projects under $40,000 single quote - typically from Small Works Roster or On-Call Contract.

- Between $40,000-$300,000 – JOC or Small Works
  - Job Order Contracting; accounts for most small works projects:
    - The Port has one JOC Contract.
      - FORMA Construction
      - 90% utilization of subcontractors.
    - Average Job Order = $100,000

- Sign up @ [www.mrscrosters.org](http://www.mrscrosters.org) for the small works, consultants and supplier rosters.
County Courthouse
Currently under construction
Public Work at Snohomish County

- Job Order Contracts (JOC) (up to $350K)
- SnoCo Small Works Roster (up to $300K)
- Limited Small Works Projects (up to $35K)
- Public Works/Construction Bids
JOC at Snohomish County

Program started in March 2016

• 2016 27 JOC Projects Avg. Cost: $62K
• 2017 26 JOC Projects Avg. Cost: $115K
• 2018 22 JOC Projects Avg. Cost: $130K
Examples of JOC at Snohomish County

- Roof repairs/replacements
- Paving & pavement repairs/replacements
- Pedestrian/sidewalk improvements
- Storm drains and line repairs/replacements
- Building demolitions
- Audio System replacements
- ADA ramps/transitions
- HVAC repairs/replacements
Example of County JOC Project: 204th St SW Pedestrian Improvements
Please pick up one of our brochures.

More information including:

- Contact information
- Website
- Pur. Portal URL

Thank you!
Community Transit
Community Transit’s PTBA
Job Order Contracting Overview

January 31, 2019
What is Job Order Contracting?

- Alternative Public Works Process for Public Agencies (RCW 39.10)
- Indefinite Delivery Indefinite Quantity Contract
- Agency hires one or two prime contractors
- Agency issues Job Orders for work up to $350,000
- Job Orders based on competitively-bid, pre-set prices
Why do agencies use JOC?

• Provides a single point of contact for agencies to get small projects completed.
• Reduces procurement lead time
• Provides flexibility not available under traditional public works processes
• Allows local subcontractors to participate in the contracting process
  – Minimum 90% of JOC must be subcontracted
When Is JOC Used?

- Repair, renovation and minor construction
  - Tenant Improvements
  - Building Systems
  - Utility/Infrastructure
  - Civil Construction
  - Parks
  - Park n Rides
  - Playgrounds
  - Emergency Work
How to be a JOC Subcontractor

• **Minimum Qualifications**
  • Be a registered contractor with Washington State
  • Have a current UBI Number
  • Maintain Current Industrial Insurance
  • Have an Employment Security Number
  • Not be disqualified from bidding on a Public Works Contract under RCW 39.060.010 or 39.12.065(3)
  • Meet JOC Contractor’s Supplemental Qualifications
    • Each JOC Contractor will address their requirements and process

• **Minimum Requirements**
  • Pay prevailing wages
  • Maintain required insurance coverages
  • Each JOC Contractor will address their additional requirements
JOC Process

01  Agency / JOC Defines Work
* Subs Walk Job w/ JOC
* Subs provide JOC estimate

02  JOC Submits Pricing, Final Scope & Schedule for Review

03  Agency Reviews & Approves Pricing

04  *Work Starts
Burton Construction Inc.

- Serving Federal and State agencies since 1997
- 20 JOC contracts in Washington since 2004
- JOC revenues $12M to $15M per year
- Current JOC contracts include:
  - City of Everett
  - Snohomish County
  - Seattle Housing Authority
  - WA Dept of Enterprise Services
- Based in Spokane, office in Tukwila
- Tukwila Office Contact Info:
  - Will Duckett, Senior PM, (206) 466-2237
  - Evan Benjamin, JOC PM, (206) 573-8626
FORMA : JOC

OVER 1250 WORK ORDERS DELIVERED
VIA 22 JOB ORDER CONTRACTS
FOR 12 PUBLIC AGENCIES
TOTALING MORE THAN $120,000,000
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