

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee**University of Washington Job Order Contract – Delegate Award of Construction ContractRECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the President be delegated authority to award a Job Order Contract (JOC) to Centennial Contractors Enterprises, Inc. The maximum total contract amount for the cumulative value of all work orders shall not exceed \$4 million per year for a maximum of three years. Each work order is limited to a maximum of \$300,000 except that the University may issue two work orders not exceeding \$350,000 for each year of the contract.

CONTRACTUAL QUALIFICATION:

The University reserves the right to award a second contract to the next highest scoring applicant from this solicitation after the existing second JOC contract expires on June 26, 2009. If this right is exercised, a recommendation will be submitted to the Board of Regents at that time.

BACKGROUND:

JOC is a legislatively-approved, public works procurement tool that the University has had in place for the past 5 years. This contract shall provide indefinite delivery and indefinite quantity construction services for minor construction, renovation, repair and alteration projects. The current contract, established in 2007, expired on March 9, 2009. The new contract will have a two year term with the option to renew a third year. Individual work orders are anticipated to be in the \$90,000 to \$300,000 range.

In February 2009, the Capital Projects Office advertised for firms interested in providing JOC services. Eleven firms submitted qualifications, and the University selected six companies to interview. These firms were then invited to submit bids which consisted of coefficient markups for work to be performed at the University of Washington Seattle, Bothell and Tacoma campuses and associated sites.

The firm with the highest scoring proposal, resulting from the evaluation of the Request for Qualifications, the interview, and the submittal of a composite coefficient, was Centennial Contractors Enterprises, Inc., 5113 Pacific Highway East, Suite 1, Fife, Washington. Centennial and its staff has extensive experience in working on indefinite delivery/indefinite quantity and job order contracting projects around the country,

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including work on 40 university and college campuses. Centennial has been performing JOC and JOC-type work in the state of Washington since 1997.

Centennial was most recently one of two Job Order contractors for the University of Washington. Their work at the University has been completed safely and successfully. They have also provided a notable effort in diversity outreach in executing these projects for the UW. Other clients include the State of Washington Department of General Administration and the City of Seattle.

Funding will be provided by various sources on a project by project basis.

Attachment
JOC RFQ Evaluation Form



Master averaging all evaluators 5
JOC RFQ Evaluation Form Possible Points Are Averaged For 5 Evaluators

Evaluation Criteria	Contractor											
	Global Cont.	Centennial	BNB Builders	Burton Const.	HHJ Const	Bayley Construction	Schuchart	Lease Crutcher Lewis	CDK Construction	OPUS	Seacon	
Qualifications (16 points total)	Possible Points											
Experience with limited design Projects	4	3.4	4	3.2	3.8	2.4	3	3.8	3.6	2.2	3	1.6
Experience in Hospitals, Health Care Facilities, Acute Care Facilities/Wet Labs	5	0.2	4	3.2	4.4	2	3.2	3.2	4.6	4.2	2.6	1
Partnering/Teamwork Client/Multiple Projects	3	1.6	2.8	2.8	2.6	2.4	2.6	2.2	2.8	2.4	2	1.6
Experience/Scheduling/Budget Adherence	2	1.2	2	2	2	1.8	1.8	1.6	1.8	1.8	1.6	1.4
Experience with Unit Price Books	2	2	1.8	1	2	1.8	1.8	1.4	1.6	1.2	1.2	0.6
Concept of proposal (14 points total)												
Corporate Organization	2	1.2	1.8	2	1.8	1.6	1.8	1.6	2	1.8	1.6	1.4
Project Organization	5	3	3.8	3.6	3.8	3.2	3.6	4.2	4.8	2.4	3.4	2.2
Quality Control Procedures	2	1.4	1.6	2	1.6	1.6	1.8	1.6	1.8	1.6	1.6	0.8
Management of Subcontractors	3	1.8	2.4	2.8	2.6	2	2.8	2.2	3	2.4	1.8	1.8
Safety Procedures	2	1.6	1.8	2	1.8	1.4	2	2	1.8	2	1.8	1
Professional Personnel Ability	15	7.4	11.4	12.2	10.6	9.2	10.8	10.8	13.2	9.6	10	6.8
Location	3	2.2	2.8	3	2.8	2.2	2.6	2.6	3	2.6	2.4	1
MWBE OUTREACH AND PARTICIPATION	7	4.4	5.4	4.8	5.4	5.2	5	4.8	5.8	5.4	5.2	2.4
Workload/Capacity	5	2.4	4	4.4	3.8	2.6	4.2	4.2	4.6	3.6	4.4	2.2
Interview	20 X		15.6	14.4	13 X		13	10	18.2 X	X	X	
Final Proposals	20 X		20	8	8 X		0	0	0 X	X	X	
Total Points	100 Possible points	33.8	85.2	71.4	70	39.4	60	56.2	72.6	43.2	42.6	25.8

Complied by: *John P. Stevens*

Date: *4/27/09*

Verified by: *Michelle E. Sturdy*

Date: *4/27/09*

Evaluation after receipt of bid coefficients