

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

University of Washington Job Order Contract – Contract AwardRECOMMENDED ACTION:

It is the recommendation of the administration and the Capital Assets Committee that the Executive Vice President be delegated authority to award a Job Order Contract (JOC) to Centennial Contractors Enterprises. The current law reads that the maximum contract amount for the cumulative value of all work orders for the first year shall not exceed \$3 million, \$5 million over two years, and \$8 million over three years. Each work order is currently limited to a maximum of \$150,000 with two work orders per year at \$200,000. However, this could increase to a three year total of \$12 million in new legislation with individual work orders at \$300,000.

CONTRACTUAL QUALIFICATION:

Provisions of the contract allow the maximum contract amounts and individual work order amounts to be adjusted to any new limits established by the Legislature during the current session and effective in July of 2007. These will be exercised if the changes are considered advantageous to the University and agreeable to the contractor.

The University reserved the right to award a second contract to the next highest scoring applicant from this solicitation after the existing JOC contract expires on March 19, 2007. 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 of which the University has had a contract in place for the past 3 years. It is a fixed unit price, indefinite quantity type contract for the performance of a broad range of construction services to include minor construction, renovation, repair, alterations and maintenance projects on an as-needed basis, as may be required. The current contract which was established in 2003 expires on March 19, 2007. The new contract will have a term that is for two years with the option to renew for a third year. The minimum guaranteed volume for this contract is \$100,000. Individual work orders are anticipated to be in the \$35,000 to \$150,000 range, except that a maximum of two work orders per year may be for up to \$200,000, in accordance with State law.

In December 2006, the Capital Projects Office advertised for firms interested in providing JOC services. Four firms submitted qualifications and the University chose to interview all four firms. These firms were then invited to submit bids which consisted of coefficient markups for work to be performed at the University of

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University of Washington Job Order Contract – Contract Award (continued p. 2)

Washington Seattle, Bothell and Tacoma campuses, UW Medical Center and Harborview Medical Center, Friday Harbor Labs and Pac Forest in Eatonville. 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, of Fife Washington. Centennial and its staff has had extensive experience working on indefinite delivery/indefinite quantity and job order contracting projects around the country, including work on 35 university and college campuses, and six contracts in Washington State for the U.S. Coast Guard, State of Washington General Administration (two contracts), U.S. Postal Service, U.S. Army Corps of Engineers, and the U.S. Air Force.

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

ENCLOSURE: JOC Selection – Final Proposal Bid/Point Tabulation, 1/24/07



University of Washington
 Capital Projects Construction Office
JOC Evaluation Form

Master containing all 4 evaluators		Contractor				Remarks
Evaluation Criteria		Burton	Centennial	Global	Shinn	
Qualifications	Possible Points					
Similar Contracts	5	5	4.5	4.75	2	
Experience in Hospitals/Health	5	4.25	4	4.25	2.5	
Customers Feedback	5	4.75	4.25	3.5	2.5	
Concept of proposal						
Corporate Organization	2	2	2	1.75	1.5	
Project Organization	9	7.25	6.5	5.25	3.75	
Quality Control Procedures	2	1.75	1.75	1.5	0.75	
Safety Procedures	2	2	2	1.75	1.75	
Professional Personnel Ability	15	11.5	10.5	9	7.5	
Location	5	3.25	4	4.5	5	
Workload	5	4.25	3.75	3	4	
Interview	30	25.75	24	19.75	18.5	
Final Proposals	15	8	15	0	12	
Total Points	100 Possible points	79.75	82.25	59	61.75	

Rated By Master

Date 1/24/2007



University of Washington
 Capital Projects Construction Office
JOC Evaluation Form

Contractor	Bid Coefficient		% above Low Coefficient		Points Awarded
Burton	1.14		5.56%		8
Centennial	1.08		0.00%		15
Global	1.254		16.11%		0
Shinn	1.1		1.85%		12
Low Coefficient	1.08				
	Low Bid 00 % points from Low bid	5% from Low bid	10% from Low bid	15% from Low bid	Exceeding 15% of Low bid
Points to Award	15	12	8	5	0