

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 Finance Audit and Facilities Committee that the President be delegated authority to award a Job Order Contract (JOC) to Burton Construction, Inc. This is the second JOC award for the University in addition to the recently awarded contract with Centennial Contractors Enterprises. The maximum contract amount for work orders for the first year shall not exceed \$3 million, \$5 million over two years, and \$8 million over three years.

CONTRACTUAL QUALIFICATION:

Provisions of the contract allow the maximum contract amounts and individual work order amounts to be adjusted to the new limits established by the Legislature during the session just completed. The legislative changes are effective on July 1, 2007. The University intends to exercise via change order some of these changes such as increasing the maximum amount for work orders for the first year to \$4 million, \$5 million over two years, and \$12 million over three years, and increasing the amount of each work order from \$150,000 to \$300,000.

This University reserved the right to award a second contract to the next highest scoring applicant from the original solicitation in December, 2006 after the existing JOC contract expired on March 19, 2007. This right is now being exercised and a recommendation submitted. The Board of Regents action on February 21, 2007 to award the first JOC to Centennial noted that this further recommendation for award to a second JOC contractor would be submitted to the Board of Regents.

BACKGROUND:

JOC is 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 initial contract which was established in 2003 expired 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 - \$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. As noted above, a change order increasing the thresholds to be

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consistent with the new law will be executed after award of the contract, with the changes to become effective on July 1, 2007.

The Capital Projects Office advertised in December, 2006, 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 Washington Seattle, Bothell and Tacoma campuses, UWMC 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 RFQ, the interview, and the submittal of a composite coefficient, was Centennial Contractors Enterprises, 5113 Pacific Highway East Suite 1 Fife, WA 98424. Centennial was awarded a contract on February 22, 2007. The second highest scoring proposal was Burton Construction Inc., 3915 East Nebraska Ave., Spokane, WA 99217-6641. Burton is a state certified Minority Business Enterprise (MBE) and its staff has had extensive experience in working on indefinitely delivery/indefinite quantity and job order contracting projects across the state, including Washington State University and Spokane Public Schools. Their experience includes hospitals, health care facilities, laboratories and other educational facilities.

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
		Burton	Centennial	Global	Shinn	
Evaluation Criteria	Possible Points					
Qualifications						
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 Miller, Eatch, Klebeck & Templin

Date 1/24/2007