

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of a Job Order Contract (JOC) agreement with Saybr Contractors, Inc. for an initial term of two years with an option to renew for one year, in an amount not to exceed annually \$4,000,000, plus all applicable taxes.

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Finance and Asset Management Department

EXECUTIVE SUMMARY

This JOC with Saybr Contractors will obligate the City to a total minimum contract value of \$50,000, with a maximum contract value of \$4,000,000 per year for two years, as set by state statute limits.

RECOMMENDATION

Move to adopt Resolution No. 9978

BACKGROUND/ANALYSIS

A City-wide JOC program provides the City with a means to quickly, and efficiently accomplish small and simple construction projects in a more cost-effective manner based upon a pre-set cost as determined through a unit price book. JOC is an alternative contracting method to the traditional design-bid-build method as authorized by state law.

Job Order Contracting

RCW 39.10 authorizes cities with a population greater than 70,000 to use a JOC for public works projects when a determination is made that the use of JOCs will benefit the public by providing an effective means of reducing costs in public works construction projects for repair and renovation at public facilities. At least 90 percent of work contained in a JOC must be subcontracted to entities other than the job order contractor. The job order contractor must distribute contracts as equitably as possible among qualified and available subcontractors including minority and woman-owned subcontractors to the extent permitted by law.

The City initiated its JOC program in 2010. Staff has experienced time and cost savings associated with this program as a result of the streamlined nature of the JOC program.

Selection Method

The City issued Request for Proposals (RFP) 21024 on April 27. Two proposals were received which were evaluated based on the evaluation criteria in the Request for Proposals. Both firms were selected for contract as a result of this process. (Centennial Contractors and Saybr.)

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code

BCC 4.28.100 Alternative Public Works Contracting authorizes the Finance and Asset Management Director to recommend use of a JOC as an alternative method to procure public works projects as authorized by RCW 39.10.

BCC 4.28.040 (2): Council approval is required for contracts greater than \$90,000.

Fiscal Impact

All construction projects intended for completion under the JOC program are fully funded through existing CIP and department operating budgets approved by Council within the 2021-2022 Adopted Budget. Future funding will be requested in subsequent budget processes. Total expenditures will be monitored by contract managers and services will not be requested from the vendor unless funds are available to cover the services.

OPTIONS

1. Adopt the Resolution authorizing execution of a Job Order Contract (JOC) agreement with Saybr Contractors, Inc. for an initial term of two years with an option to renew for one year, in an amount not to exceed annually \$4,000,000, plus all applicable taxes.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

Proposed Resolution No. 9978

AVAILABLE IN COUNCIL LIBRARY

JOC agreement with Saybr Contractors, Inc.