



ATTACHMENT C: JOC CONTRACT BID PROPOSAL: DESCRIPTION, UNIT PRICE BOOK, SCHEDULE AND BID PROPOSAL

1. DESCRIPTION

The JOC is for small construction and repair projects in the state of Washington, as follows:

- a. Type of Work: Repair, remodeling, and new construction of public buildings and their associated parking lots, walkways, landscape features, and other site improvements. Work will include, but not be limited to, any or all of the following: Coordination with Owners regarding job and design requirements, preparation, or coordination with Owner regarding design and specification information; estimating, scheduling, and schedule coordination with Owner and other involved or affected parties; material acquisition; staffing or subcontracting, supervising and managing construction tasks; job status reporting to Owner; record keeping, quality control and coordination of inspections, and other administrative and performance requirements identified in this RFP and General Conditions.
- b. Size of Jobs: It is the intention of the Owner to use the Contractor to perform the type of work described on primarily small, non-associated jobs. It is expected that the average job will be less than \$100,000. This expected average is presented for information only and is not a commitment.
- c. There is a \$50,000 Minimum Committed Amount established for this Contract.
- d. Maximum limits are as follows: The maximum total dollar amount that may be awarded shall not exceed \$6 million in the first year of the contract, \$12 million over the first two years of the contract; and, if extended for one additional year, \$18 million over the three years of the contract.
- e. A Work Order to be issued for a particular project shall not exceed a pre-tax value of \$500,000. All Work Orders for the same project shall be treated as a single work order for the purpose of the \$500,000 limit.
- f. Location of Jobs: This JOC will include Work Orders located statewide.

2. UNIT PRICE BOOK

- a. The Unit Price Book to be used for establishing Job Order pricing is the current edition of RS Means, all volumes. The volumes should be used in the following order of precedence: (1) "Facilities Construction Cost Data"; if an item is not contained in this volume, use (2) All other RS Means volumes except Building Construction Cost Data; if the item is not included in these other volumes, use (3) Building Construction Cost Data.

- b. The “Assemblies” volume can be used in lieu of using groups of individual listings in other volumes if agreed in advance by the Owner.
- c. Use of Unit Price Book: The unit price for each item to be used from the Unit Price Book is the “Bare Costs Total” column. **Division 1, Items in 01-11, 01-21-16, and 01-31 should not be included on a Priced Item List in a Work Order Proposal**; The Coefficient bid should be used to achieve compensation for these items to the extent the Bidder proposes an increase or decrease in the amounts in the Overhead and Profit column. The price (unit price x quantity x city cost index x Coefficient) is the total amount to be paid to the Contractor for the item for self-performed items or subcontractor-performed items.
- d. When new or subsequent issues of the RS Means volumes are issued; those volumes shall be used in pricing unit price items. The contracted Coefficients will not be changed due to new issue.
- e. Non-priced items (specific line items not found in the Unit Price Book) shall be negotiated using labor rates and materials local to the Project. Owner may request up to 3 bids from sources acceptable to Owner; coefficients will be negotiated to reflect reasonable markups and incidental expenses attendant to the type, number, and value of each item. If no agreement can be reached, the bid coefficients will apply.

3. SCHEDULE

The Job Order Contractor shall coordinate with the Owner to establish an acceptable schedule for the Work under each Work Order and shall be required to adhere strictly to this schedule. The Owner retains the option to establish Liquidated Damages for any Work Order.

4. ATTACHMENTS

- a. JOC Bid Proposal Form

STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES
1500 Jefferson Street SE
Olympia, Washington 98504-1476
J23-06 JOC Bid Proposal Form
PRICE (COEFFICIENT) PROPOSAL

Due August 23, 2023 by 3:00 PM PST

Southwest Job Order Contract (JOC) Services
Department of Enterprise Services
Facility Professional Services

The undersigned, having read all the requirements of this solicitation for bids, together with the RFP, agree to furnish all labor, materials, and construction management specified herein necessary to complete the work as follows:

- (A) First Year not-to-exceed Contract = \$ 6,000,000
- (B) Not-to-exceed Contract over the first two years = \$ 12,000,000
- (C) If extended one year, not-to-exceed Contract over three years = \$ 18,000,000
- (D) Minimum Committed Contract Amount = \$ 50,000

(E) Enter Coefficients to be applied to Unit Cost Manual in the boxes below:

Region	Work Hour	Bid Coefficient
Southwestern	Standard	
	Non-standard	

PERIOD OF PERFORMANCE

Subject to other provisions, the period of performance of this contract shall commence upon the written approval of the state's contracting officer and shall be completed twenty-four months thereafter, unless modified and approved by both parties.

ADDENDUM RECEIPT

Receipt of the following addenda to this bid solicitation is acknowledged:

Addendum No. _____ Addendum No. _____
Addendum No. _____ Addendum No. _____

NOTIFICATION

If the bidder is notified by telephone or facsimile communication on the date that bids are received, the bidder agrees to be available for contract negotiations in Olympia, Washington on the following day.

The undersigned hereby designates (*enter your company's street address, telephone and fax number and name of official contact person.*) _____
_____ as the firm's office, to which such notice of acceptance shall be phoned, delivered, or communicated by facsimile transmission.

This bid may be withdrawn at any time prior to the scheduled time for the opening of bids, or any authorized postponement thereof. The State reserves the right to reject any and all bids.

In compliance with WAC 296-127, the Contractor shall pay all fees with each Statement of Intent and/or Affidavit of Wages Paid to the Department of Labor & Industries.

Firm Name _____

Signed by _____

Official Capacity _____

Address _____

City/State _____

Date _____ Telephone _____ Fax _____

E-mail Address _____

State of Washington Contractor's License Number _____

Federal Tax Identification Number _____

Uniform Business Identifier (UBI) Number _____