

JOC Evaluation Committee

AGENDA

Date | time 7/17/25 2:00 PM Dial *in number:* 1-206-686-8357, Conf ID 997 375 791#

Location: Microsoft Teams

Meeting called by

Type of meeting Monthly Committee

Facilitator Gina Owens

Note taker (will try to use automatic transcript)

Voting Members:

- ☐ Beck Eatch ☐ Quinn Dolan ☐ Randy Horn
- ☐ Aleanna Kondelis ☐ Amanda Lanier
- ☐ Jason Harper ☐ Rob Wettleson ☐ Gina Owens
- ☐ Linda Shilley ☐ Brian Thomas

Invitees:

- ☐ Garrett Buckingham ☐ Michel Ligtenberg
- ☐ Diana Peterson ☐ Jena Richmond ☐ Melissa Van Gorkom
- ☐ Amanda Witt ☐ Carrie Whitton
- ☐ Edwina Martin-Arnold Witt ☐ Doug Bardin
- ☐ Theresa Bauccio

Agenda Items

Topic	Presenter	Time allotted
<input type="checkbox"/> Welcome and Roll Call	Gina	5 Minutes
<input type="checkbox"/> Approve Agenda	Gina	5 Minutes
<input type="checkbox"/> Reverse Vendor Tradeshow Recap	Gina	5 Minutes
<input type="checkbox"/> 7/1 Board Development Committee Presentation	Aleanna/Gina	10 Minutes
<input type="checkbox"/> JOCE Work Plan / Next Steps	All	25 Minutes
<input type="checkbox"/> New Business	All	10 Minutes

JOC Evaluation Committee

AGENDA

Date | time 4/17/25 2:00 PM Dial *in number:* 1-206-686-8357, Conf ID 997 375 791#

Location: Microsoft Teams

Meeting called by	Gina Owens	Voting Members:
Type of meeting	Monthly Committee	<input type="checkbox"/> Beck Eatch ✓ Quinn Dolan ✓ Randy Horn ✓ Aleanna Kondelis ✓ Amanda Lanier <input type="checkbox"/> Jason Harper ✓ Rob Wettleson ✓ Gina Owens <input type="checkbox"/> Linda Shilley ✓ Brian Thomas
Facilitator	Gina Owens Aleanna Kondelis	Invitees:
Note taker	Aleanna Kondelis	<input type="checkbox"/> Garrett Buckingham <input type="checkbox"/> Michel Ligtenberg <input type="checkbox"/> Diana Peterson <input type="checkbox"/> Jena Richmond <input type="checkbox"/> Melissa Van Gorkom <input type="checkbox"/> Amanda Witt <input type="checkbox"/> Carrie Whitton <input type="checkbox"/> Edwina Martin-Arnold Witt ✓ Doug Bardin ✓ Theresa Bauccio <input type="checkbox"/> Nolan Godfrey <input type="checkbox"/> Samar Bairmani

Agenda Items

Topic	Presenter	Time allotted
✓ Welcome / Roll Call / Approve Agenda	Gina	5 Minutes
✓ Introductions: Guests: Doug Bardin – DHC Contracting, Theresa Bauccio – City of Everett	All	5 Minutes
<input type="checkbox"/> Outreach & Education <ul style="list-style-type: none"> • USDR Survey Results • Networking Events <ul style="list-style-type: none"> ○ Reverse Vendor Trade Show – June 26th ○ JOCs invited to a table ○ JOCE committee 5 in pitch ○ Regional Contracting Forum ○ North Puget Sound Small Business Summit ○ APWA Conferences ○ ENR Infrastructure Summit • Subcontractor Training Presentation <ul style="list-style-type: none"> ○ Tabor 100 	Gina	35 Minutes
<input type="checkbox"/> Best Practices Manual Updates Business Focus	Aleanna	10 Minutes

☐ New Business/Other Issues

All

5 Minutes

Notes:

- Guest: David Mack – Hilger Construction
- Agenda Approved: Rob Wettleson Motion/Aleanna Second
- Theresa and Doug are volunteering to be on the committee, need an update to committee members
- Discussion about what to do with the results of the survey and report
 - Some of the standout results
 - Lack of understanding about the methodology and the benefits
 - Lack of understanding about public works requirements
- Discussion on if the committee is comfortable with starting a “resocialization” and “outreach to subcontractors”
 - Committee Mission is: This committee reviews the data, looks at best practices, and recommends updates to JOC statute.
 - Unsure how to recommend updates to the statutes and look at best practices unless it includes a current state analysis or some sort of analysis as to what is working and what is not. Collecting data, conducting surveys and generally doing outreach feels like part of the next steps to continue on with our mission.
- Discussion continued adding a section to the Best Practices around training and education for subcontractors
- Want to build or lay foundations for subs to engage with the individual JOCs
- What can the Committee bring to “training and outreach?” – **One Pager – Aleanna to draft – special meeting scheduled for 5/15/25 to finalize one-pager.**
 - Basic eligibility
 - Overview of JOC
 - What are the benefits
 - What are the most common misconceptions about JOC
 - JOCs are already outreach/recruitment
 - How to do business with them
 - What are the JOC’s

Motion to Adjourn: Rob motion/ Randy Second

Frequently Asked Questions for Subcontractors Regarding Job Order Contracting (JOC) in Washington State

Q1: What is Job Order Contracting (JOC)?

A1: Essentially an on-call construction contract for smaller, less complex projects. It is a contracting method to maintain a “Standard State of Good Repair” for public facilities and infrastructure.

JOC is well-suited for projects that are:

- Smaller in scope (less than \$500,000 – this limit is regulated by statute)
- Repair, renovation, or alteration projects
- Time-sensitive
- Do not require extensive design work

JOC is more regulated in Washington State than in other states.

Q2: Do I need to be a union contractor to work with a JOC Contractor?

A2: No; Both union and non-union firms are eligible for JOC.

Q3: Is the JOC Contractor going to take away our contracting opportunities with the public agency?

A3: No; under RCW 39.10 the JOC Contractor is required to subcontract 90% of the work, which provides more opportunities for subcontractors.

Q4: Are there opportunities to work on federal contracts?

A4: Yes! There is federal version of JOC called SABER (Simplified Acquisition of Base Requirements). See the list of JOC prime contractors – those with federal “JOC” experience are identified.

Q5: Does work under the JOC Contract need to comply with prevailing wage rates?

A5: Yes, these projects will need to comply with prevailing wage rates. See A8.f)

Q6: Does work under the JOC Contract need to file intents and affidavits?

A6: Yes, these projects will need to file intents and affidavits. See A8.f)

Q7: I heard this is an RS Means contract; does that mean I need to use RS Means (or whichever price book the agency is using) to price my work to a JOC Contractor?

A7: No, you price the work the same way as you always do; however, you may be asked for additional information. See Q10 below.

Q8: Are there any specific requirements for subcontractors on JOC projects in Washington State?

A8: The following are MINIMUM requirements for all public work contracts in the state of Washington (RCW 39.04.350):

- a) Be properly licensed (appropriate contractor or specialty license)
- b) Have a current state unified business identifier number (UBI) – Secretary of State registration if appropriate
- c) Have industrial insurance coverage for employees (worker’s comp), if applicable
- d) State excise tax registration number (DOR)
- e) Not be disqualified (from bidding on any public works contract (under RCW 39.060.010 or 39.12.065(3))
- f) Have received training on the requirements related to public works prevailing wage (under RCW 39.04.350 &
- g) Not be subject to revocation of a minor work permit under RCW 49.12.3.90(4)

Public agencies may have supplemental requirements in addition to the minimum state requirements.

Q9: How do I get selected/increase my chances to be selected for a JOC work order?

A9: Best value subcontractor selection is based on multiple factors such as responsiveness (not a low-bid selection). In addition to the minimum state requirements (see A8), you should clearly communicate your capabilities.

- Let (JOC) prime contractors know your trade specialties, certifications, licensing and experience.
- Take classes and understand mentorship opportunities that these JOC Primes offer.
- Network: Build relationships with these prime contractors. Many have events, classes or similar that are great ways to get to know them!

Q10: Why did the JOC Contractor ask me for a quantity breakdown with my proposal?

A10: This helps the JOC Contractor in the selection of line items and associated quantities to support the development of the JOC Contractor’s line-item estimate to the public agency.

Q11: Does it matter if I am a certified business through OMWBE?

A11: Yes! Most JOC contracts have diverse business inclusion goals. JOC primes are required to have a diverse business inclusion plan and recruit small and minority/women owned firms to participate in Work Orders. To participate in federal (funded) contracts, you must be certified through OMWBE.

Q12: What can JOC do for me?

A12. JOC can provide Each JOC Prime Contractor may offer different incentives and opportunities in their JOC program, here are some examples of subcontractor incentives:

- No subcontractor payment and performance bonding requirement on most work packages.
- No retainage and fast payment on most package.
- Projects are broken up into smaller work packages, making it easier for smaller contractors to gain entry into working with the public agency.
- Best value award process for subcontractors, not low bid on most packages.
- Great performance allows for continued and increased project opportunities with the JOC Contractor.
- Support and training on paperwork, safety, etc.
- These incentives are not a requirement, nor should they constitute specific expectations of a JOC Prime contractor.

Q13: How can I find JOC opportunities?

A13: The best way to get involved in JOC is to connect with a prime contractor who has been awarded a JOC contract. We've provided a list of active JOC prime contractors below.

Washington State Active JOC Prime Contractors

Burton Construction <https://burtonconstruction.net/> (fed)

Jim Anderson | JAnderson@burtonconstruction.net | (509)468-4932

Will Duckett | wduckett@burtonconstruction.net | (509) 218-3820

Centennial Contractors Enterprises, Inc. <https://cce-inc.com/subcontractors/> (fed)

R.John Emershaw | jemershaw@cce-inc.com | (206) 547-0135

FORMA Construction <https://formacc.com/subcontracting-opportunities/> (fed)

Rob Wettleson | RobW@formacc.com | (206) 719-6721

Carrie Witton | CarrieW@formacc.com | (360)754-5788

Hilger Construction, Inc. <https://www.hilgerconstruction.com/> (fed)

David Mack | david.mack@hilgerconstruction.com | (360) 213-9557

Langsholt Contracting, Inc. | <https://lcinw.com/>

Shane McDonald | shane@lcinw.com | (425) 659-5400

Saybr Contractors, Inc. | <https://www.saybr.com/> (fed)

John Pallotta | jpallotta@saybr.com | (253) 533-2421

Additional Resources to Find Opportunities and Other Assistance

- Procurement Technical Assistance Center (PTAC) - washingtonptac.org
- Office of Minority and Women Business Enterprise - omwbe.wa.gov
- Washington Electronic Business Solutions (WEBS) pr-webs-vendor.des.wa.gov
- Daily Journal of Commerce – legals@djc.com
- Builders Exchange of Washington – bxwa.com
- Tabor 100 – tabor100.org
- Gordian, ezIQc
- US Government System for Award Management – sam.gov
- [Washington State Department of Enterprise Services \(DES\)](http://Washington State Department of Enterprise Services (DES))
- Center for JOC Excellence (CJE): <https://jocexcellence.org/>

Here is what some contractors had to say about JOC

I think JOC is a great place for contractors really find out if they want to be in the public market or not. – Reign City Services

We have pursued public works contracts for over 25 years and believe that they have been crucial to the growth and capacity development of our company. – Saybr Contractors



JOB ORDER CONTRACTING EVALUATION COMMITTEE

July 1, 2025

**Presentation to Board
Education Committee**

PRESENTERS

Gina Owens – co-chair

City of Seattle, JOC Program Administrator, Center for JOC Excellence (CJE) Board Member

Aleanna Kondelis - co-chair

Public Procurement Partners of Washington (WBE) – former owner and practitioner of JOC

AGENDA

1. Review the JOCE Charge and *current state*
2. What have we been up to over the last 4 years, since publishing the best practices in 2021
3. What are the next steps?
4. What is our ask?

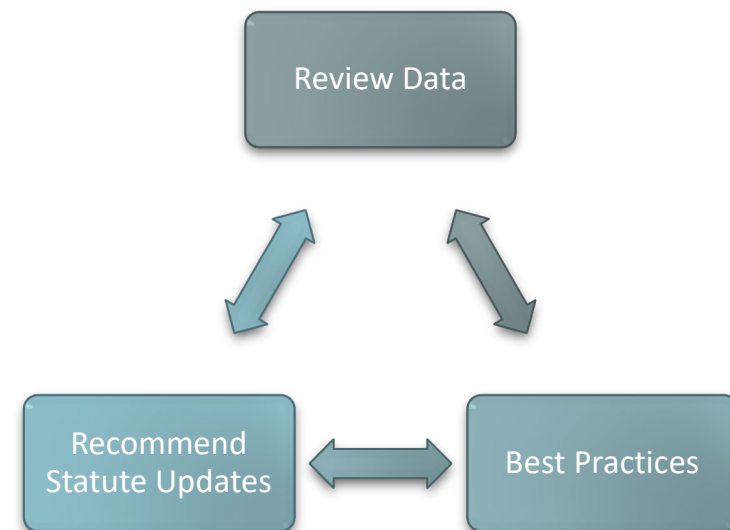


COMMITTEE CHARGE

JOC Evaluation Committee

This committee **reviews the data**, *looks* at **best practices**, and **recommends updates to JOC statute**.

[from CPARBs website]



COMMITTEE MEMBERSHIP

Co-Chair: [Gina Owens](#)

Co-Chair: [Aleanna Kondelis](#)

[Beck Eatch](#) (University of WA)

[Quinn Dolan](#) (Centennial Contractors Enterprises)

[Randy Horn](#) (Gordian)

[Bramby Tollen](#) (Snohomish County) – need replacement left Sno Co.

[Amanda Lanier](#) (Sound Transit)

[Jason Harper](#) (WA State University)

[Rob Wettleson](#) (FORMA Construction)

[Linda Shilley](#) (Pierce Transit)

[Brian Thomas](#) (Dept of Enterprise Services)

NEW

Theresa Bauccio-Teschlog (City of Everett)

Doug Bardin (DHC Contracting – formerly of HITT)

All members are public
owners and JOCs
practitioners

WHAT HAVE WE BEEN UP TO?

- **2019** the statute expanded use to all public owners
- **2021** the best practices were published
- **2024** USDR research/subcontractor outreach



WHAT HAVE WE BEEN UP TO?

Volunteering/presenting the best practices – free training on the best practices

- AGC Education Committee
- Community organizations
- Conventions and Contracting Forums
- Etc.

US Digital Response (USDR) – partnership with City of Seattle

Meeting quarterly discussing presentations, new information and timing for update

Turning to data collection

DATA COLLECTION



RCW [39.10.460](#)

Job order procedure—Required information.

Each public body shall maintain and make available the following information for each job order contract:

- (1) A list of work orders issued;
- (2) The cost of each work order;
- (3) A list of subcontractors hired under each work order, including whether those subcontractors were certified small, minority, women, or veteran-owned businesses; and
- (4) A copy of the intent to pay prevailing wage and the affidavit of wages paid for each work order subcontract.

DATA COLLECTION

- Overall Use (RCW)
- L&I (data.wa.gov)
- Thresholds
 - Leverage committee membership (e.g., participating JOCs and Gordian)
 - Nationwide data
 - Commission a data collection/study (USDR)



WHAT IS THE WORKPLAN?

- Data collection and analysis
- Housecleaning the best practices and appendices on sub inclusion (some recommendations from the USDR report)
- Understanding the barriers and challenges to current JOC contracting



WHAT'S OUR ASK?



Keep committee in-tact



Support on-going engagement and information sessions

At events

Rotations at Tabor 100, etc.



Allow the opportunity to put together realistic deliverables and timeframes



By 9/11/25 CPARB

Layout a more detailed plan

KEY TAKEAWAYS

- We have active/dedicated members/participants who are practitioners...growing and changing but active and dedicated
- We are in alignment with the original charge for the committee
- JOC is part of 39.10
- We have a work plan we believe will keep this delivery method “maintained” as intended per past JLARC recommendations
 - [JLARC Report](#)
 - [CPARB Letter JLARC-JOCRpt Final 10-2021.pdf](#)

QUESTIONS

