

City Council Issue Matrix Job Order Contracting (JOC)			
Date	Issue	Notes/Recommendations	Next Steps
5/6/25	What types of projects would the JOC include?	<p>Initially, we expect Facilities to be the primary user. Some potential projects that we've identified:</p> <ul style="list-style-type: none"> <li>• Smaller HVAC, plumbing, and electrical repairs in aging buildings</li> <li>• Conversion of spaces (e.g. the SWAT room at the Public Safety Building to a workout space)</li> <li>• ADA improvements, including buildings and sidewalks/curb ramps</li> <li>• Restroom ADA improvements at parks</li> </ul>	Maintain task order list, including task evaluations to determine which types work well for the JOC and which are best left for other delivery methods.
5/6/25	What are the disadvantages of JOC?	<p>Some disadvantages that have been cited:</p> <ul style="list-style-type: none"> <li>• Task order prices do not benefit from a bidding process.</li> <li>• The scope of tasks is intentionally not as well defined as in a low-bid process, which can cause scope creep</li> <li>• The JOC prime contractor can have a more limited supervisory role with their subcontractors.</li> </ul>	<p>Maintaining a task order list with task evaluations will help staff determine the magnitude of risks/disadvantages and help staff weigh these against the administrative and schedule advantages.</p> <p>JOC task order writers will be trained to produce a more detailed scope of work to limit potential scope creep.</p>
5/6/25	How were the Minority-owned Business Enterprise (MBE) and Women-owned Business Enterprise (WBE) goals determined? Can these goals be increased? Can the goals be converted to requirements?	<p>The 10% MBE and 5% WBE were determined in consultation with the City's DEI Program Advisor. She noted these would recognize the City's aspirational goals, but also be realistic in the current market.</p> <p>Since the contract was advertised with the 10% and 5% goals, and the goals are factors in the contractor's coefficient bid, if we were to change the goals, the project would have to be advertised again, and the selection process would start over.</p> <p>Washington Initiative 200 does not allow us to make these contract requirements, so our standard practice is to list them as goals. However, we're clear with our consultants and contractors that we use past performance on M/WBE goals in evaluating them for future work. We find that our goals are regularly met and often exceeded.</p>	Continue to emphasize to the JOC contractor that our goals are important. We will participate with them in pre-bidding M/WBE outreach events and ensure all bidding opportunities are listed on the State's OMWBE website.