



City of Tacoma

Questions and Answers

Job Order Contracting Consultant RFP Specification No. CT25-0044F

All interested parties had the opportunity to submit questions in writing by email to Ryan Foster, Senior Buyer by date questions were due. The answers to the questions received are provided below and posted to the City's website at www.TacomaPurchasing.org. Navigate to [Current Contracting Opportunities / Services Solicitations](#), and then click *Questions and Answers* for this Specification. This information IS NOT considered an addendum. Respondents should consider this information when submitting their proposals.

1. Question: Which City of Tacoma departments will utilize the JOC program?

Answer: The JOC program will be open to all departments across the City however it is anticipated that the following departments to initially utilize the JOC program: Environmental Services, Tacoma Water, Tacoma Power, Information Technology and Public Works.

2. Question: Is it anticipated that any of the work to be completed within the JOC program will utilize State or Federal funding?

Answer: While the City cannot rule out state or federal funding on individual projects, it is anticipated that the majority of projects will only use City funds.

3. Question: What budgets will be used to fund the JOC program?

Answer: The program will be funded by individual departments budgets based on the work they require.

4. Question: To what extent has the City of Tacoma utilized Job Order Contracting in the past?

Answer: The City of Tacoma has not had a JOC program in recent history.

5. Question: What active JOC programs are currently in effect with the city?

Answer: None.

6. Question: Will the front cover, back cover, table of contents, and tab dividers be counted in the overall page limit?

Answer: No, the front cover, back cover, table of contents and tab dividers do not count towards the overall limit and due to multiple inquiries, the City will allow up to a 30 page limit in total as specified in Addendum No 1.



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7. Question: What is the City of Tacoma’s contract value for this JOC program?

Answer: The actual spend will be dependent upon utilization from City departments. The City anticipates awarding multiple job order contracts with a value of the ceiling limit determined by RCW.

8. Question: What Project Labor Agreements (PLA) are associated with the JOC Contracts?

Answer: The JOC program is targeting work that is already performed under contract and as such should not affect any bargaining units. We will however be meeting with joint labor as we have multiple collective bargaining units that perform work that intersects with work that will be performed under the JOC.

9. Question: What level of service is the City looking for?

Answer: Please refer to section 5 of the specification for details pertaining to all anticipated services requested prior to execution of job order contracts. At the work order level, the City is looking for multiple support options. At minimum, the consultant should provide analysis of quotes received by prime contractors to ensure the City is receiving fair value. On a case-by-case basis it would be desirable to have options for more robust project support including construction management services.

10. Question: Can you please confirm whether the consultants are expected to provide proposal reviews as part of the ongoing support of the Job Order Contract program?

Answer: Please refer to section 5.3 of the specification. At the request of the City, the selected consultant may assist with the evaluation of the proposals submitted. If the question is in reference to task orders, quotes, etc from prime contractors, yes the City anticipates the consultant to provide review as ongoing support.

11. Question: Does the City also expect the consultant to provide Construction Management services as part of the ongoing support of the Job Order Contract program?

Answer: It is preferred that the consultant provides the option for the City to utilize construction management services as needed.