

Motion No. M2025-60

Job Order Contracting (JOC) with FORMA Construction Company for Construction Services

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee	11/13/2025	Final action	Ted Lucas, Chief Procurement & Contracts Officer Amanda Lanier, Director, Design and Construction Contracts

Proposed action

Authorizes the chief executive officer to execute a two-year contract, plus a one-year option to extend, with FORMA Construction Company to perform Job Order Contracting Construction Services for a cumulative total authorized contract amount not to exceed \$12,000,000 plus applicable taxes, subject to restrictions in Resolution No. R2021-05.

Key features summary

- This is one of three Job Order Contracts (JOC) seeking separate authorizations from a single solicitation anticipated to result in three contract awards to meet agency needs and replace expired contracts. A public body may have up to three JOCs in effect at any one time.
- This action authorizes a JOC for Sound Transit infrastructure and facilities projects through on-call public works construction services. The work under this contract is for small, discrete building and repair projects for both system expansion and state of good repair projects.
- The JOC is a contract with a fixed period and indefinite quantities of construction services. The specific work under this contract is discrete, definitive, and negotiated using unit pricing books, plus a bid co-efficient markup, and executed through individual work orders.
- The amount requested covers the initial two-year contract and an option to extend for an additional year.
- This contract has a guaranteed minimum value of \$50,000.
- This contract reflects 2021 legislative changes to RCW 39.10.420 through 39.10.460, that will be in effect for work under this contract, that provide the following limits on this Job Order Contract:
 - The total value of work order that may be issues to an individual job order contractor is limited to \$4,000,000 plus applicable taxes per year. Any unused capacity from the previous year may be carried over for one year and added to the immediate following year's limit, not to exceed \$8,000,000, plus applicable taxes;
 - The maximum amount of a work order is limited to \$500,000 plus applicable taxes;
 - At least 90 percent of the work under the Job Order Contract must be subcontracted and must distribute subcontracts as equitably as possible among qualified and available contractors.

- Board approval is required for task orders for projects whose estimated total project cost is forecasted by the chief financial officer to be unaffordable under the Sound Transit Long-Range Financial Plan based on current updated estimates.

Background

The Job Order Contract (JOC) is administered as an on-call type contract, with work executed through Individual work orders. It provides a mechanism for Sound Transit to quickly and efficiently complete public works projects including repair, rehabilitation, modification, emergency response, or follow-on construction activities.

The JOC provides effective means of reducing the total lead-time and cost for the construction of public works projects by eliminating time-consuming, costly aspects of the traditional public works process, which requires separate contracting actions for each small project. Use of this contracting method generally reduces the level of engineering, design, contract procurement time, and construction project procurement costs. As projects are identified, work orders will be developed, negotiated, and executed. Environmental review for each project is determined as work orders are developed and prior to execution.

Additionally, Sound Transit has determined that the use of the JOC procedure will benefit the public by increasing the utilization of small and minority businesses on Sound Transit projects.

Procurement information

This JOC was procured utilizing a competitive best-value process authorized by RCW 39.10.430. The solicitation reserved the right to award up to three contracts. Sound Transit received six Statement of Qualifications (SOQ) in response to the solicitation on June 26, 2025.

After the SOQ evaluation, Sound Transit short-listed the four highest-qualified proposers that were invited to submit the Request for Sealed Bids for their co-efficient markups, on September 23, 2025. That resulted in the recommendation of award to three top scores for qualifications and co-efficients: Centennial Contractors Enterprises, Inc.; FORMA Construction Company; and, GLY Construction, Inc.

Sound Transit determined the bid co-efficient pricing to be fair and reasonable based on review of past JOC contract coefficient rate bidding, and the current competition.

Fiscal information

The services described in the proposed action will be assigned on a task order basis. Funding for the task orders will come from existing, board-approved project budgets. As services will be rendered as needed, cost distribution will be determined as each task order is executed. This action does not impact the affordability of Sound Transit's Long-Range Financial Plan.

Disadvantaged and small business participation

Sound Transit promotes and encourages small business participation, which also includes disadvantaged business enterprises (DBEs). Small Business and DBE goals are based upon an examination of subcontracting opportunities contained in the work of this contract and the number of small businesses/DBEs available to perform such subcontracting work.

Sound Transit set a DBE goal of 5% for this solicitation and the Contractor's DBE participation commitment of 5% was accepted.

New regulations issued October 3, 2025, and FTA guidance, require Sound Transit to zero out or remove DBE goals. This contract will be executed with a 0% DBE goal. Sound Transit will continue to collect subcontract information.

Small business and disadvantaged business enterprise (DBE) goals	
DBE goal: 0%	

Apprentice utilization commitment

Work orders over \$350,000, that also include over 600 single trade hours, shall utilize a state registered apprenticeship program for that single trade and subject to the requirements of RCW 39.10.450 and 39.04.320.

Public involvement

Not applicable to this action.

Time constraints

A one-month delay would create a minor impact to the contract schedule since the previous JOC contracts expired on October 10, 2025.

Environmental review – KH 10/31/25

Legal review – JSA 11/7/25

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A motion of the System Expansion Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a two-year contract, plus a one-year option to extend, with FORMA Construction Company to perform Job Order Contracting Construction Services for a cumulative total authorized contract amount not to exceed \$12,000,000 plus applicable taxes, subject to restrictions in Resolution No. R2021-05.

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Board approval is required for task orders for projects whose estimated total project cost is forecasted by the chief financial officer to be unaffordable under the Sound Transit Long-Range Financial Plan based on current updated estimates.

Motion

It is hereby moved by the System Expansion Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a two-year contract, plus a one-year option to extend, with FORMA Construction Company to perform Job Order Contracting Construction Services for a cumulative total authorized contract amount not to exceed \$12,000,000 plus applicable taxes, subject to restrictions in Resolution No. R2021-05.

APPROVED by the System Expansion Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on November 13, 2025.



Claudia Balducci
System Expansion Committee Chair

Attest:



Kathryn Flores
Board Administrator