



City of San Antonio

Legislation Details (With Text)

File #:	18-5994
Type:	Capital Improvements
In control:	City Council A Session
On agenda:	12/6/2018
Title:	Ordinance extending the 2015 Job Order Contracts to March 31, 2019 and an increase in an amount not to exceed \$200,000.00 for each of the following nine contractors: Alpha Building Corporation, Con-Cor Inc., F.A. Nunnelly Company, Jamco Ventures, LLC, Jamail & Smith Construction, LP, Kencon Constructors/Construction Managers, Ltd., Straight Line Management, LLC, Tejas Premier Building Contractor, Inc. and The Sabinal Group for the use of Job Order Contracting as an alternative project delivery method for construction, renovation, rehabilitation and maintenance for projects in City facilities. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. 1 RFCSP_ConCor Inc_JOC 2015 Contract Disclosure, 2. 3 RFCSP_Tejas Premier_JOC CONTRACT DISCLOSURE, 3. 4 RFCSP_The Sabinal Group_JOC CONTRACT DISCLOSURE, 4. 5 RFCSP_FANunnelly Co_JOC 2015 CONTRACT DISCLOSURE, 5. 6 RFCSP_Straight Line Management Contracts Disclosure Form 111914, 6. 7 RFCSP_Alpha Building Corp_JOC 2015 CONTRACT DISCLOSURE, 7. 8 RFCSP_Kencon Ltd_JOC 2015 CONTRACT DISCLOSURE, 8. 9 RFCSP_JAMCO Ventures_JOC 2015 CONTRACT DISCLOSURE, 9. 10 RFCSP_Jamail and Smith_JOC 2015 CONTRACT DISCLOSURE, 10. Amendment for increasing JOC Capacity and Time- Alpha, 11. Amendment for increasing JOC Capacity and Time- Con-Cor, 12. Amendment for increasing JOC Capacity and Time- F.A. Nunnelly, 13. Amendment for increasing JOC Capacity and Time- Jamail -Smith, 14. Amendment for increasing JOC Capacity and Time- Jamco Ventures, 15. Amendment for increasing JOC Capacity and Time- Kencon, 16. Amendment for increasing JOC Capacity and Time- Sabinal, 17. Amendment for increasing JOC Capacity and Time- Straight Line, 18. Amendment for increasing JOC Capacity and Time- Tejas, 19. Draft Ordinance, 20. Ordinance 2018-12-06-0964

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: All Council Districts

SUBJECT:

Contract Extension of 2015 Job Order Contracts (JOC)

SUMMARY:

An ordinance authorizing an extension of the 2015 Job Order Contracts (JOC) to March 31, 2019 and an increase in an amount not to exceed \$200,000.00 for each of the following nine (9) contractors: Alpha Building Corporation, Con-Cor Inc., F.A. Nunnelly Company, Jamco Ventures, LLC, Jamail & Smith Construction, LP, Kencon Constructors/Construction Managers, Ltd., Straight Line Management, LLC, Tejas Premier Building Contractor, Inc. and The Sabinal Group for the use of Job Order Contracting (JOC) as an alternative project delivery method for construction, renovation, rehabilitation and maintenance for projects in city facilities.

BACKGROUND INFORMATION:

Job Order Contracting (JOC) is an alternative project delivery method for construction, renovation, rehabilitation and maintenance projects and provides project services based upon an agreed upon standard price utilizing the RSMeans, the most recognized source of construction cost data in the United States. JOC is recognized as an ideal project delivery method to complete multiple small-to medium-sized repair and renovation projects easily and quickly. The criteria used by selected contractors to price individual projects are typically firm, objective, and consistent.

As part of the Department's continuing efforts to expedite project delivery and completion of projects in city facilities, these JOC contract extensions will allow TCI to continue to manage the delivery of multiple city facility projects. These contract extensions will be for the construction, renovation, rehabilitation and maintenance for city facility projects.

Procurement of Job Order Contract Services

City Council approved Job Order Contracting as an alternative delivery method by resolution on November 2, 2006. The current group of JOC Contractors was approved by Ordinance 2015-01-15-0013 on January 15, 2015.

Upon approval, these contract extensions will continue to follow and remain in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, for which the Goal Setting Committee set a 23% Minority/Women Business Enterprise (M/WBE) subcontracting goal and 3% African-American Business Enterprise (AABE) subcontracting goal. All nine (9) firms have committed to 23% M/WBE and 3% AABE subcontractor participation.

ISSUE:

This ordinance authorizes an extension of the 2015 Job Order Contracts (JOC) to March 31, 2019 and an increase in an amount not to exceed \$200,000.00 for each of the following nine (9) contractors: Alpha Building Corporation, Con-Cor Inc., F.A. Nunnelly Company, Jamco Ventures, LLC, Jamail & Smith Construction, LP, Kencon Constructors/Construction Managers, Ltd., Straight Line Management, LLC, Tejas Premier Building Contractor, Inc. and The Sabinal Group for the use of Job Order Contracting (JOC) as an alternative project delivery method for construction, renovation, rehabilitation and maintenance for projects in city facilities.

On January 15, 2015, City Council approved ten one-year Job Order Contracts in the amount not to exceed \$2,000,000.00 with the option to renew for three one-year extensions, each in an amount not to exceed \$2,000,000.00 per one year extension. The current 2015 Job Order Contracts are on their third renewal option and will expire at the end of January 2019. TCI is currently in the solicitation process for new JOC contractors

and will be ready to present the new recommended Job Order Contracts for City Council's consideration prior to March 31, 2019.

As part of the Department's continuing efforts to expedite project delivery and completion of city facilities projects with minimal disruption, staff is recommending the JOC contract extensions in the amount of \$200,000.00 of nine of the ten contracts until March 31, 2019 upon which TCI will award new JOC contracts. These contract extensions will be for the construction, renovation, rehabilitation and maintenance for city facility projects.

ALTERNATIVES:

As an alternative, City Council could choose not to approve this extension. However, considering the additional time required for another solicitation process, this would adversely affect the timely completion of city facility projects. Projects which would include incidental demolition, construction, repair, rehabilitation, alteration, and deferred maintenance on City-owned, leased buildings, or other facilities of interest to the city.

FISCAL IMPACT:

Funding for these projects may include but not limited to, the General Fund, Certificates of Obligation, Tax Notes, or other funding sources. If funding for any work activities is not previously appropriated, funding will be identified and appropriated through subsequent City Council action.

Requirements for each task shall be detailed in the individual work orders assigned. The City makes no guarantees on the volume of work distributed.

RECOMMENDATION:

Staff recommends approval of an ordinance authorizing an extension of the 2015 Job Order Contracts (JOC) to March 31, 2019 and an increase in an amount not to exceed \$200,000.00 for each of the following nine (9) contractors: Alpha Building Corporation, Con-Cor Inc., F.A. Nunnelly Company, Jamco Ventures, LLC, Jamail & Smith Construction, LP, Kencon Constructors/Construction Managers, Ltd., Straight Line Management, LLC, Tejas Premier Building Contractor, Inc. and The Sabinal Group.