



# City of San Antonio

## Agenda Memorandum

**File Number:** 19-1440

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**Agenda Item Number:** 9.

**Agenda Date:** 2/14/2019

**In Control:** City Council A Session

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**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Razi Hosseini, P.E., R.P.L.S.

**COUNCIL DISTRICTS IMPACTED:** All Council Districts

**SUBJECT:**

Contract Award: FY 2019-2022 Awarding Job Order Contract (JOC)

**SUMMARY:**

An ordinance authorizing the execution to ten (10) one-year Job Order Contracts (JOCs) in an amount not to exceed \$3,000,000.00 annually per contract with the option to renew for two, one-year extensions for a total amount not to exceed \$9,000,000.00 with Alpha Building Corp., Amstar, Inc., Belt Built Contracting, Con-Cor Inc., Davila Construction, Inc., Jamail & Smith Construction, LP., Kencon, Ltd., LMC Corp.; The Sabinal Group; and Tejas Premier Building Contractor, Inc. for the provision of Job Order Contracting (JOC) as an alternative project delivery method for construction, renovation, rehabilitation and maintenance projects in city facilities.

**BACKGROUND INFORMATION:**

Job Order Contracting (JOC) Background

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 RSMean, 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. Work is generally performed by local contractors and the quality of the work is usually equal to or better than other methods. The criteria used by selected contractors to price individual projects are typically firm, objective, and consistent.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy

(SBEDA) Program, which requires contracts to be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee applied the Small Business Enterprise Prime Contract Program with 5 Evaluation preference points, Minority/Women-Owned Business Enterprise Prime Contract Program with 10 Evaluation preference points and Emerging Small Business Enterprise Prime Contract Program with 5 Evaluation preference points. Additionally, Goal Setting Committee also set 24% Minority/Women Business Enterprise (M/WBE) and 4% African American Business Enterprise (AABE) subcontracting goals in which all have committed to subcontractor participation.

#### **ISSUE:**

This ordinance authorizes the execution to ten (10) one-year Job Order Contracts (JOCs) in an amount not to exceed \$3,000,000.00 annually per contract with the option to renew for two, one-year extensions for a total amount not to exceed \$9,000,000.00 with Alpha Building Corp., Amstar, Inc., Belt Built Contracting, Con-Cor Inc., Davila Construction, Inc., Jamail & Smith Construction, LP., Kencon, Ltd., LMC Corp.; The Sabinal Group; and Tejas Premier Building Contractor, Inc. for the provision of Job Order Contracting (JOC) as an alternative project delivery method for construction, renovation, rehabilitation and maintenance projects in city facilities. City Council approval is required for projects utilizing Job Order Contracting over \$100,000.00.

#### **ALTERNATIVES:**

As an alternative, City Council could choose not to approve this action. However, considering the additional time required for another solicitation process, this would adversely affect the timely completion of projects. Due to these limits, not approving this contract would limit if not halt projects that 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 contracts 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.

#### **RECOMMENDATION:**

Staff recommends approval through ordinance the contract agreements with Alpha Building Corp., Amstar, Inc., Belt Built Contracting, Con-Cor, Inc., Davila Construction, Inc., Jamail & Smith Construction, LP., Kencon, Ltd., LMC Corp., The Sabinal Group, and Tejas Premier Building Contractor, Inc., as Job Order Contractors and authorizing the Director of Transportation and Capital Improvements to administratively approve this alternative project delivery method as necessary for construction projects with less than \$100,000.00.