

## AGENDA



Thursday, August 30, 2007

## Public Works

Item No. 31

## RECOMMENDATION FOR COUNCIL ACTION

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**Subject:** Authorize the use of the Job Order Contracting method of contracting for facility construction as permitted by Subchapter H of Chapter 271 of the Texas Local Government Code to establish two Job Order Contracts for the minor repair and rehabilitation of City facilities.

**For More Information:** Rosie Truelove 974-3064, Laura Bohl 974-7064.

**Boards and Commission Action:** Recommended by the MBE/WBE and Small Business Council Subcommittee and the MBE/WBE and Small Business Advisory Committee.

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Subchapter H of Chapter 271 of the Texas Local Government Code allows municipalities new solicitation options, upon approval of the governing entity, for construction at a facility, including Job Order Contracting. To consider a construction contract using a method other than traditional competitive bidding, the governing body of the municipality must, before advertising, approve the alternative method selected.

Job Order Contracting (JOC) is a method of contracting for the minor repair and renovation of facilities where specifics of tasks are undefined at time of solicitation and pricing is determined using pre-described pricing lists. There are three prime players, the City, the Architect/Engineer (A/E) and the Job Order Contractor. The Job Order Contractor is retained for recurring minor repair or renovation work on facilities of varying types with indefinite delivery times and quantities.

The Job Order Contractor serves as a general contractor resulting in a variety of subcontracting opportunities. Each construction assignment will require the solicitation of small, minority and women owned businesses for compliance with the M/WBE ordinance and a subsequent compliance plan which will be reviewed and approved by DSMBR.

Work to be completed in this contract will include, but not be limited to, interior wiring, painting, ADA improvements, plumbing, HVAC and other mechanical systems, maintenance and replacements, roof repair and replacement, drywall, flooring restoration and replacement, concrete repair and installation to meet ADA needs.