

AGENDA



Thursday, August 26, 2010

**Contract and Land Management
RECOMMENDATION FOR COUNCIL ACTION**
Item No. 7

Subject: Authorize negotiation and execution of job order contracts with KELLOGG BROWN & ROOT, LLC (KBR), ALPHA BUILDING CORPORATION, and PRISM DEVELOPMENT, INC. (MBE/MH) for the 2010 Job Order Contract Program for City of Austin Facilities Improvements for one year with an option to renew for an additional one year period.

Amount and Source of Funding: Funding is available from Capital Budgets and/or Operating and Maintenance Budgets of Sponsoring Departments.

Fiscal Note: There is no unanticipated fiscal impact.

For More Information: Lynda Williams 974-3066, Rosie Truelove 974-3064, Sarah Terry 974-7141

Purchasing Language: Best Value to the City of Austin of 11 proposals received.

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9A of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 13.70% MBE and 13.80% WBE subcontractor participation.

Prior Council Action: August 30, 2007 - Council authorized the use of Job Order Contracting Project Delivery Method.

Local Government Code Chapter 271, Subchapter H, Alternative Project Delivery Methods, Sec. 271.120, authorizes municipalities to award Job Order Contracts for minor construction, repair, rehabilitation, or alteration to a facility. "Facility" means a buildings for which the design and construction is governed by accepted building codes. For example, minor construction may include demolition and/or construction of workspace within an existing facility; repairs may include broken systems/components such as doors, electrical, plumbing, etc.; rehabilitation or restoration may include work in order to restore functionality; and alterations may include changes to a structure in terms of lay-out or function.

Job Order Contracts are awarded based on established pre-described and pre-priced line item units. The R. S. Means construction unit price book will be used for this Job Order Contract. The Austin City Cost Index weighted averages and the Contractor's proposed coefficient which is to cover overhead and profit, will be applied to the R.S. Means base costs total to come up with the Job Order Assignment amount.

Job Order Assignments (JOA) will be issued at various times during the period of one (1) year to be performed as identified and specified by the City. The City may extend the contract time for a one (1) year term if all funds are not expended at the end of one (1) year or if additional funds are appropriated. The estimated budget for the first year of the term of the Contract is \$3,000,000 to be distributed among the three selected Contractors based on work authorization and availability, with the option to renew for an additional year if sufficient funds are available at the end of the one year term or if additional funds are appropriated.

The 2010 Job Order Contract for City of Austin Facility Improvements Project is for the performance of various Job Order Assignments throughout the term of the contract which consist of a wide variety of

construction, repair, and maintenance tasks with pre-determined unit prices. Various trades will consist of, but not be limited to: electrical, mechanical, plumbing, painting, carpentry, drywall, and roofing. Work locations may include the Austin Bergstrom International Airport, City office buildings, Austin Parks and Recreation buildings, and other City owned or leased building facilities. The Job Order Contractor shall be responsible for providing all labor, materials, tools, instruments, supplies, equipment, transportation, mobilization, insurance, subcontracts, bonds, supervision, management, reports, incidentals, and quality control necessary to perform construction management and construction work for the minor construction, repair, rehabilitation and alteration of City facilities as required under the Job Order Contract.

Small Minority Business Resources Department and Contract Procurement Division will closely monitor MBE/WBE participation and compliance to ensure the subcontractors identified in the original compliance plan are utilized for the scopes identified. The Job Order Contractor will submit with each JOA Proposal a Subcontractor Utilization Form identifying subcontractor utilization for that specific Job Order Assignment.