

A G E N D A



Recommendation for Council Action (CMD)

Austin City Council

Item ID:

20308

Agenda Number

14.

Meeting Date:

December 6, 2012

Department:

Contract Management

Subject

Authorize negotiation and execution of a job order contract with KBR, INC.; WARDEN CONSTRUCTION CORP.; JAMAIL & SMITH CONSTRUCTION; and RHJ-JOC, INC. (staff recommendation), or one or more of the other qualified responders, for the 2013 Job Order Contract for City of Austin Facilities Improvements. The budget for the initial two-year term of the Contract is \$6,000,000 to be distributed among the four selected Contractors based on work authorization and availability. The initial contract term may be renewed for up to three additional one-year terms if sufficient funds are available at the end of the initial term or if additional funds are appropriated.

Amount and Source of Funding

Funding is available in the Capital and/or Operating and Maintenance Budgets of the various departments requiring services.

Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:

Best Value to the City of Austin out of twelve proposals received.

Prior Council Action:

August 30, 2007 – Council authorized the use of Job Order Contracting Project Delivery Method.

For More Information:

Lynda Williams 974-3066; Rolando Fernandez 974-7749; April Shaw 974-7141.

Boards and Commission Action:



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 5.88% MBE and 1.81% WBE subcontractor participation.

Related Items:

Additional Backup Information

Chapter 2267 of the Texas Government Code authorizes governmental entities to award Job Order Contracts to one or more contractors for maintenance, repairs, alteration, renovation, remediation, or minor construction. The Job Order Contract will be for an initial two (2) year period with an option to renew for up to three additional one-year terms.

The 2013 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.

The Job Order Contracting Program will consist of base contracts with qualified contractors for the purpose of performing "Job Order Assignments" (JOA) on a recurring basis. Assignments are issued based on established pre-described and pre-priced line item units from the unit price book, R.S. Means Building Construction Cost Data. The Austin City Cost Index weighted averages and the Contractor's proposed coefficient (overhead and profit), will be applied to the R.S. Means unit price total to arrive at the total Job Order Assignment amount.

Small Minority Business Resources Department and Contract Management Department staff 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.

Notification of issuance of a Request for Proposals (RFP) for the subject services was issued on July 2, 2012. Twelve proposals were received and three of the twelve contractors were certified MBE/WBE firms.

Staff recommends award to the four highest ranked Contractors that offered the Best Value to the City of Austin based upon the published evaluation criteria.

FIRST RANKED FIRM:	Kellogg Brown & Root, LLC (KBR), Austin, TX
SECOND RANKED FIRM:	Warden Construction Corporation, Jacksonville, FL
THIRD RANKED FIRM:	Jamail & Smith Construction, Austin, TX
FOURTH RANKED FIRM:	RHJ-JOC, Inc., Houston, TX

Participation goals stated in the solicitation were: 1.67% African-American, 3.41% Hispanic, 0.80% Asian/Native American, and 1.81% WBE. All four Contractors provided a MBE/WBE Compliance Plan that met the goals and were approved by the Small and Minority Business Resources Department.