

A G E N D A



Recommendation for Council Action (CCO)

Austin City Council		Item ID:	71503	Agenda Number	3.
Meeting Date:	June 15, 2017				
Department:	Capital Contracting Office				
Subject					
Authorize negotiation and execution of job order contracts with the following contractors: BROWN & ROOT INDUSTRIAL SERVICES, LLC; JAMAIL & SMITH CONSTRUCTION, LP; ALPHA BUILDING CORPORATION; and HENSEL PHELPS CONSTRUCTION CO., (staff recommendation), or one or more of the other qualified responders for RFP Solicitation No. CLMB328 for the 2017 Job Order Contract Program for an initial two year term with three additional one-year extension options for a total contract amount not to exceed \$27,000,000.					
Amount and Source of Funding					
Funding is available in the Capital and/or Operating and Maintenance Budgets of the various departments requesting services.					
Fiscal Note					
A fiscal note is not required.					
Purchasing Language:	Best value to the City of Austin of 12 proposals received through the City's qualification-based selection process.				
Prior Council Action:	March 2, 2017 – Council authorized the Competitive Sealed Proposal methodology for the selection of the 2017 Job Order Contract for City of Austin Facilities Improvement solicitation.				
For More Information:	Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@ austintexas.gov. NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749 or Garrett Cox, 512-974-9423.				
Boards and Commission Action:					
Related Items:					
MBE / WBE:	This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) through the achievements of Good				

	Faith Efforts with 13.69% MBE and 7.40% WBE participation.
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Additional Backup Information	
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Job Order Contracting is a highly responsive contracting method that allows for services where the work is for indefinite time and indefinite quantities using pre-described and pre-priced tasks. Work may consist of maintenance, repair, alteration, renovation, remediation, or minor construction of City facilities.

Funding authorization has expired on the City's 2013 Job Order Contract, and multiple City departments rely upon this contracting method. Prior to issuing the Request for Proposals for the 2017 Job Order Contract, staff met with user Departments to assess upcoming needs and derive the number of contractors and authorization amount required.

The 2017 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 will 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.

The Job Order Contracting Program will consist of master agreements with qualified contractors for the purpose of performing Job Order Assignments 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.

Small Minority Business Resources Department and Capital Contracting Office 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 Job Order Assignments Proposal a Subcontractor Utilization Form identifying subcontractor utilization for that specific Job Order Assignment.

A delay in approval of this award will delay necessary maintenance, repair, alteration, renovation, remediation, or minor construction of City facilities.

Staff recommends award to the four highest ranked offerors that submitted proposals offering the best value to the City of Austin based upon the published evaluation criteria.

FIRST RANKED FIRM: Brown & Root Industrial Services, LLC, Houston, TX

SECOND RANKED FIRM: Jamail & Smith Construction, LP, Austin, TX

THIRD RANKED FIRM: Alpha Building Corporation, Austin, TX

FOURTH RANKED FIRM: Hensel Phelps Construction Co., Austin, TX