



Recommendation for Action

File #: 20-3002, **Agenda Item #:** 4.

10/1/2020

Posting Language

Authorize negotiation and execution of a job order contract with the following eight staff recommended contractors (or other qualified responders): Brown & Root Industrial Services, LLC; Jamail & Smith Construction, LP; Warden Construction Corporation; Hensel Phelps Construction Co.; Alpha Building Corporation; Centennial Contractors Enterprises, Inc.; Veliz Company, LLC (MBE); and Basic IDIQ, Inc.; for the 2020 Job Order Contract Program for City Facility Improvements for an initial two-year term with three, one-year extension options in an amount not to exceed \$48,000,000.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program). MBE and WBE subcontracting opportunities for this contract will be based on individual Job Order Contracting assignments.]

Lead Department

Capital Contracting Office

Managing Department

Capital Contracting Office

Fiscal Note

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

Purchasing Language:

Best Value to the City of Austin of 18 proposals evaluated.

Prior Council Action:

January 23, 2020 - City Council approved the use of the Job Order Contracting procurement method.

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov <<mailto:AgendaOffice@austintexas.gov>>

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749, Garrett Cox, 512-974-9423.

Additional Backup Information:

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 nearly been exhausted on the City's 2017 Job Order Contract, and multiple City departments rely upon this contracting method. Prior to issuing the Request for Proposals for the 2020 Job

Order Contract, staff met with user departments, Minority Trade Associations, and the contractor community to obtain feedback on the proposed solicitation and Job Order Contract (JOC) Program improvements.

The result of these discussions resulted in the following improvements:

1. A training session was conducted prior to issuing the solicitation to help contractors be successful in this unique contracting method. Individual training sessions were also offered to contractors and a training recording was made available to contractors.
2. Respondents were given eight weeks to prepare and submit their proposals. An additional two weeks were granted, which allowed sufficient time for firms to submit their proposals after answers to questions were published.
3. The number of selected contractors was increased from four to eight to allow opportunities for new contractors and to meet department demand on a timely manner. As a result, three contractors, one of which is a MBE, that have not been selected for previous City of Austin Job Order Contract solicitations are recommended for selection.
4. In past iterations of the Job Order Contract, the Small and Minority Business Resources Department established MBE/WBE goals at the solicitation stage. Those MBE/WBE goals were then placed on the entire contract. This process led to the establishment of MBE/WBE goals that did not accurately capture relevant subcontracting opportunities. The MBE/WBE goals were based in part on the past projects that were completed using this contracting method.

In order to mitigate this issue, SMBR will be establishing MBE/WBE goals at the assignment level rather than at the solicitation stage of the procurement process. This means that for each assignment/project, issued through the JOC program, SMBR will work with the Capital Contracting Office and the requesting department to identify the scopes of work/trades required to complete the project/assignment and establish project/assignment specific MBE/WBE goals. This new process places additional steps for SMBR staff but ultimately will provide realistic subcontracting opportunities for our certified MBEs and WBEs.

The 2020 Job Order Contract for City Facility Improvements is for the performance of various Job Order Assignments for departments Citywide for an initial two-year term, with three, one-year extension options. Work will 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.

Master agreements will be established with selected contractors for the purpose of performing Job Order Assignments on a recurring basis. This contract will be managed by the Capital Contracting Office and individual job order assignments will be managed by user departments.

Brown & Root Industrial Services, LLC is located in Austin, Texas.
Jamail & Smith Construction, LP is located in Austin, Texas.
Warden Construction Corporation is located in Austin, Texas.
Hensel Phelps Construction Co. is located in Austin, Texas.
Alpha Building Corporation is located in Buda, Texas.
Centennial Contractors Enterprises, Inc. is located in Austin, Texas.
Veliz Company, LLC (MBE/MH) is located in Austin, Texas.
Basic IDIQ, Inc. is located in Austin, Texas.

Strategic Outcome(s):

Government That Works for All; Economic Opportunity and Affordability; Health and Environment