



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 17

Agenda Date: August 29, 2024

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Amendment: 2022-2025 Job Order Contract (JOC) Program

SUMMARY:

An ordinance approving an amendment to increase the contract spending authorization capacity for the JOC Program in the amount of \$24,000,000, amending the associated JOC agreements to increase spending authorization capacity as needed with Alpha Building Corporation, Lee Construction and Maintenance Company, Amstar, Inc., Con-Cor, Inc., Belt Built Contracting, LLC., The Sabinal Group, LLC., Tejas Premiere Building Contractor, Inc., and HJD Capital Electric, Inc.

BACKGROUND INFORMATION:

Job Order Contracting (JOC) Program

A Job Order Contract (JOC) is an Indefinite Delivery Indefinite Quantity (IDIQ) construction delivery method that allows facility projects to be completed through a readily available, competitively awarded contract. Facility projects include building and park maintenance, repairs, renovations, and minor construction improvements. The JOC delivery method is governed under Chapter 2269, Subchapter J of the Texas Government Code.

The JOC method is an innovative contracting technique created specifically for facility maintenance and construction services. Using a JOC contract allows minor facility improvements to be completed quicker than a traditional method with long lead times for procurement and award to a contractor. JOC enables construction companies to build their business and establish a professional and reliable relationship with the City. As facility improvement needs are identified, the City may assign task orders to an awarded JOC contractor.

Previous City Council Actions

On February 17, 2022, through Ordinance 2022-02-17-0107, Council approved the current JOC Program, authorizing a total program budget of \$72,000,000 for contracting with eight selected contractors: Alpha Building Corporation, Amstar, Inc., Belt Built Contracting, LLC., Con-Cor, Inc., HJD Capital Electric, Inc., Lee Construction and Maintenance Company, Tejas Premiere Building Contractor, Inc., and The Sabinal Group, LLC. The terms of the contract were for a one-year base term, with two optional one-year discretionary extensions.

On November 2, 2023, City Council approved the increase to the contract spending authorization capacity for the Job Order Contracts (JOCs) Program in the amount of \$24,000,000, amending the associated JOC agreements to increase spending authorization capacity and repealed the former annual contract limits for Alpha Building Corporation, Lee Construction and Maintenance Company, Amstar Inc., Con-Cor, Inc., Belt-Built Contracting, LLC., The Sabinal Group, LLC., Tejas Premier Building Contractor, Inc., and HJD Capital Electric, Inc; and approved the task order threshold amount issued under the JOC program requiring City Council approval from \$250,000 to the statutory limit of \$500,000 in accordance with Texas Government Code Section 2269.403.

The following table illustrates the previously authorized amendments since the execution of the JOC Program:

Item	Amount
Original Program Value	\$72,000,000
Previous Program Amendments	\$24,000,000
Proposed Program Amendment	\$24,000,000
Revised Program Value	\$120,000,000

JOC Program Amendment

This amendment increases the contract spending authorization in the amount of \$24,000,000 and revises the program spending authority total amount and its agreement limits to allow maximum flexibility for using JOCs on the projected work for the remaining term of the JOC Program. The other terms of the JOC agreement, such as participating in the Small Business Economic Development Advocacy (SBEDA) Program, will continue to apply.

ISSUE:

This ordinance approves an amendment to increase the contract spending authorization capacity for the Job Order Contracts (JOCs) Program in the amount of \$24,000,000, amending the associated JOC agreements to increase spending authorization capacity as needed with the eight preselected contractors: Alpha Building Corporation, Lee Construction and Maintenance

Company, Amstar, Inc., Con-Cor, Inc., Belt Built Contracting, LLC., The Sabinal Group, LLC., Tejas Premiere Building Contractor, Inc., and HJD Capital Electric, Inc.

JOC Program Amendment

The current JOC Program is projected to reach its capacity before the expiration of the last term of the contract on March 1, 2025. The City has expended over \$95,000,000.00 of the \$96,000,000.00 authorized spending capacity. The JOC program will require additional spending authority to meet the projected JOC use during the remaining months of program capacity. This amendment increases the contract spending authorization in the amount of \$24,000,000 and revises the program spending authority total amount and its agreement limits to allow maximum flexibility for using JOCs on the projected work for the remaining term of the JOC Program. The other terms of the JOC agreement, such as participating in the Small Business Economic Development Advocacy (SBEDA) Program, will continue to apply.

ALTERNATIVES:

Alternatively, the City Council could choose not to approve this action and request the program continue until the terms of the agreements expire, and await until staff completes the solicitation process for new JOC Program contracts. However, given the JOC Program is anticipated to reach its capacity months before the expiration of the last term, this would adversely affect the timely completion of incidental demolition, construction, repair, rehabilitation, alteration, and deferred maintenance projects on City-owned and leased buildings, parks, and other facilities of interest to the City.

FISCAL IMPACT:

No funds are encumbered by this council action item. Requirements and associated work activities will be detailed in individual task orders. The City makes no minimum guarantee pertaining to the volume of work. If funding for any work activities is not previously appropriated, funding will be identified and appropriated through subsequent City Council action. Funding for these contracts may include but is not limited to, the General Fund, Certificates of Obligation, Tax Notes, or other funding sources.

There is no fiscal impact to the City in approving the recommendation to increase the task order amount issued under the JOC program requiring City Council approval.

RECOMMENDATION:

Staff recommends approving an amendment to increase the contract spending authorization capacity for the Job Order Contracts (JOCs) Program in the amount of \$24,000,000, amending the associated JOC agreements to increase spending authorization capacity as needed with Alpha Building Corporation, Lee Construction and Maintenance Company, Amstar, Inc., Con-Cor, Inc., Belt Built Contracting, LLC., The Sabinal Group, LLC., Tejas Premiere Building Contractor, Inc., and HJD Capital Electric, Inc.

