



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 20

**Agenda Date:** October 31, 2024

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Contract Award: 2025 Job Order Contract (JOC) Program

**SUMMARY:**

An ordinance authorizing the negotiation and execution of nine (9) Job Order Contracts with Amstar, Inc.; Belt Built Contracting LLC; Con-Cor, Inc.; HJD Capital Electric, Inc.; Jamail & Smith Construction, LP; Lee Construction and Maintenance Company (dba LMC); Omega GC LLC; The Sabinal Group, L.L.C.; and Triton Design and Construction LLC/Loyola Construction, LLC-JV; for the provision of a Job Order Contracting (JOC) program as an alternative project delivery method for incidental demolition, construction, repair, rehabilitation, alteration, and deferred maintenance on City-owned and leased buildings, parks, and other facilities of interest to the City. Each contract is for an initial term of two years with an option to renew for three additional one-year extensions at the City's discretion with a \$120,000,000 spending authority distributed among the nine (9) selected contractors.

**BACKGROUND INFORMATION:**

***Program Background***

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. On August 29, 2024, through Ordinance 2024-08-29-0632, the task order threshold amount issued requiring City Council approval under the JOC program was modified to the statutory limit of \$500,000 in accordance with Texas Government Code Section 2269.403.

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 traditional methods, which have long lead times for procurement and awarding a contract. 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.

### ***Procurement of Services***

A Request for Competitive Sealed Proposals (RFCSP) was released on April 5, 2024, in the San Antonio Hart Beat, the City's website, the Texas Electronic State Business Daily, on TVSA, and through the online bidding website Civcast. Responses were due on July 30, 2024, and sixteen (16) responsive submittals were received. A selection committee consisting of representatives from the City Manager's Office, Public Works, Building & Equipment Services, Parks & Recreation, and Human Services evaluated and ranked the submissions and scored the proposals. Scoring was based on the published evaluation criteria, which included Experience, Background, and Qualifications of Respondent, Subcontractors, and Key Personnel with Job Order Contracting, Understanding of the JOC Program and Proposed Management Plan, Construction Experience in the San Antonio Region & Past Performance, Coefficient Proposal, and participation in the SBE & M/WBE, ESBE Prime Contract Programs.

These contracts will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee applied the Emerging Small Business Enterprise Program with 10 Evaluation preference points, Small Business Enterprise Prime Contract Program with 5 Evaluation preference points and Minority/Women-Owned Business Enterprise Prime Contract Program with 5 Evaluation preference points. Additionally, the Goal Setting Committee set 24% Minority/Women Business Enterprise (M/WBE) and 3% African American Business Enterprise (AABE) subcontracting goals. All proposed contractors have committed to meeting these goals.

These contracts were developed utilizing a formal Request for Competitive Sealed Proposals (RFCSP) process; therefore, as required by the Ethics Ordinance, Contracts Disclosure Forms have been included herein as attachments.

The Audit Committee received a pre solicitation briefing on March 12, 2024 and a post solicitation briefing on October 8, 2024.

### **ISSUE:**

This ordinance authorizes the negotiation and execution of nine (9) Job Order Contracts (JOCs) with Amstar, Inc.; Belt Built Contracting LLC; Con-Cor, Inc.; HJD Capital Electric, Inc.; Jamail & Smith Construction, LP; Lee Construction and Maintenance Company (dba LMC); Omega GC LLC; The Sabinal Group, L.L.C.; and Triton Design and Construction LLC/Loyola Construction, LLC-JV; for the provision of Job Order Contracting (JOC) program as an alternative project delivery method for incidental demolition, construction repair, rehabilitation, alteration, and deferred maintenance on City-owned and leased buildings, parks, and other facilities of interest to the City.

Each contract is for an initial term of two years with an option to renew for three additional one-year extensions at the City's discretion with \$120,000,000 spending authority distributed amongst the nine (9) contractors.

**ALTERNATIVES:**

Alternatively, the City Council could choose not to approve this action. However, considering the additional time required for another solicitation process, 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:**

This ordinance authorizes the negotiation and execution of nine (9) Job Order Contracts (JOCs) with Amstar, Inc.; Belt Built Contracting LLC; Con-Cor, Inc.; HJD Capital Electric, Inc.; Jamail & Smith Construction, LP; Lee Construction and Maintenance Company (dba LMC); Omega GC LLC; The Sabinal Group, L.L.C.; and Triton Design and Construction LLC/Loyola Construction, LLC-JV. Each JOC contract is for an initial term of two years with an option to renew for three additional one-year extensions at the City's discretion with a \$120,000,000 spending authority distributed among the nine (9) selected contractors.

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 regarding the volume of work. Funding for these contracts may include but is not limited to, the General Fund, Certificates of Obligation, Tax Notes, or other funding sources. If funding for any work activities is not previously appropriated, funding will be identified and appropriated through subsequent City Council action.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the negotiation and execution of nine (9) Job Order Contracts (JOCs) with Amstar, Inc.; Belt Built Contracting LLC; Con-Cor, Inc.; HJD Capital Electric, Inc.; Jamail & Smith Construction, LP; Lee Construction and Maintenance

Company (dba LMC); Omega GC LLC; The Sabinal Group, L.L.C.; and Triton Design and Construction LLC/Loyola Construction, LLC-JV; each for an initial term of two years with an option to renew for three additional one-year extensions at the City's discretion with a \$120,000,000 spending authority distributed among the nine (9) selected contractors.