



# City Council A-Session

## **Item 17 – Program Amendment: Job Order Contracts**

**August 29, 2024**

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# Background

In February 2022 through Ordinance 2022-02-17-0107, City Council approved:

Job Order Contract Program	
Job Order Contractors	8
Initial Term	1-Year
Extensions	(2) 1-Years
Current Program Capacity	\$96 Million
Current Staff Approval Threshold	\$500,000
Expiration	March 2025

## Current Job Order 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.
- The Sabinal Group, LLC.

# Job Order Contract (JOC) Program



## Purpose

- JOCs are used by multiple City departments as an alternative project delivery method related to City facilities for:
  - Construction
  - Renovation
  - Rehabilitation
  - Maintenance

## Used by City Departments:

- Building & Equipment Services
- Center City Development
- Convention & Sports Facilities
- Library
- Parks & Recreation
- Pre-K 4 SA
- Fire Department
- Police Department

# JOC Task Orders



## Assignment

Task Orders are assigned to a JOC based on the evaluation of the following criteria:

- Client requirements
- Contractor availability and capacity
- Previous work experience with client, site and/or project scope
- Specific trade experience

## Key Benefits

- ✓ Streamlined process
- ✓ Expedites delivery of construction and repairs
- ✓ Quality of work
- ✓ Requires minimum design
- ✓ Promotes use of local contractors and subcontractors



# Current Challenges



- Over \$95 million has been allocated to JOC contracts.
- Anticipating to exceed \$96 million spending capacity before the end of the contracting term (March 2025).
- Seven (7) months remain in the program.





# Fiscal Impact



## Funding Action

- Funds not encumbered or appropriated by this action
- Funds are encumbered once task orders are issued.



## Potential Funding Sources

- General Fund
- Certificates of Obligation
- Tax Notes
- Other Funding Sources



# Recommendations

Authorizing an **Amendment** to the Job Order Contract Program to:

- **Increase the Job Order Contract Program Spending Capacity** by \$24 million to total \$120 million.
- **Authorize the Use of the Remaining Program Spending** to be administered amongst the Job Order Contractors



# Backup Reference Slides





# Job Order Contract Annual Task Order History



Task Requests	2022	2023	2024
\$0.00 to \$100,000	210	473	128
\$100,000 to \$250,000	46	139	26
\$250,000 to \$500,000	15	41	22
Over \$500,000	4	21	12
Total	275	674	188

# Job Order Contract Annual Task Order History



Vendor	2022	2023	2024	Total
Alpha Building Corporation	\$ 1,774,103	\$ 7,608,587	\$ 1,915,978	\$ 11,298,668
Amstar Inc.	\$ 3,555,168	\$ 11,677,211	\$ 5,623,152	\$ 20,855,530
Belt Built Contracting, LLC	\$ 2,426,082	\$ 8,248,733	\$ 5,789,655	\$ 16,464,470
Con-Cor, Inc.	\$ 3,188,404	\$ 5,330,840	\$ 4,378,703	\$ 12,897,947
HJD Capital Electric, Inc.	\$ 1,652,321	\$ 7,323,541	\$ 7,517,317	\$ 16,493,179
Sabinal Group, LLC	\$ 785,703	\$ 1,709,403	\$ 1,230,029	\$ 3,725,134
Lee Construction and Maintenance Co.	\$ 3,981,730	\$ 4,164,155	\$ 1,933,484	\$ 10,079,368
Tejas Premiere Building Contractor, Inc.	\$ 2,034,506	\$ 829,602	\$ -	\$ 2,864,108
<b>Program Totals</b>	<b>\$ 19,398,017</b>	<b>\$ 46,892,071</b>	<b>\$ 28,388,317</b>	<b>\$ 94,678,405</b>



# Current Approval Authority

Solicitation Type & Values	Department Director	Deputy Chief Financial Officer	Executive Leadership Team	City Council
<b>JOC Task Orders</b> (not exceeding \$500,000)	✓			
<b>JOC Task Orders</b> (exceeding \$500,000)				✓
<b>Goods &amp; Non-Professional Services</b> (not exceeding \$3,000)	✓			
<b>Goods &amp; Non-Professional Services</b> (not exceeding \$50,000)		✓		
<b>Goods &amp; Non-Professional Services</b> (exceeding \$50,000)				✓
<b>Professional Services</b> (not exceeding \$25,000)	✓			
<b>Professional Services</b> (not exceeding \$50,000)			✓	
<b>Professional Services</b> (exceeding \$50,000)				✓

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## **PUBLIC WORKS**

**Item 17 – Program Amendment: Job Order Contract**