



# City of San Antonio

## Agenda Memorandum

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**Agenda Item Number:** 15

**Agenda Date:** November 1, 2021

**In Control:** Audit and Accountability Committee Meeting

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Post-Solicitation high profile briefing for the Job Order Contracting Program

**SUMMARY:**

The Public Works Department will present a post-solicitation briefing on the Request for Competitive Sealed Proposals (RFCSP) for the Job Order Contracting (JOC) Program. The briefing will cover the solicitation type, value, term, results of the solicitation evaluation and staff's recommendation. Staff will also present a recommendation to increase the task order amount issued under the JOC program that requires City Council approval from \$100,000 to \$250,000.

**BACKGROUND INFORMATION:**

A Job Order Contract (JOC) is often referred to as 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 can include building and park maintenance, repairs, renovations and minor construction improvements. The JOC delivery method is governed under Section 2269.401 of the Texas Local Government Code.

As facility improvement needs are identified, the City may assign task orders to an awarded JOC contractor. According to Section 2269.403 of the Texas Local Government Code, any task order that exceeds \$500,000, must have the governing body (City Council) approval. In the City of San Antonio, any task order that exceeds \$100,000 requires City Council approval per City Ordinance 2007-03-29-0342 approved on March 29, 2007.

The JOC method is an innovative contracting technique created specifically for facilities maintenance and construction services. Using a JOC contract allows minor facility improvements to be completed quicker as opposed to using a traditional method that takes time to procure and award to a contractor, allows companies the opportunity to build their construction business and establishes a professional and reliable relationship between the City and contractors.

#### **ISSUE:**

The Public Works Department (PW) issued a Request for Competitive Sealed Proposals (RFCSP) on March 25, 2021, seeking to contract with qualified firms interested in providing job order contracting services for various projects for the City of San Antonio. Services include but are not limited to incidental demolition, construction, repair, rehabilitation, alteration, and deferred maintenance on City owned facilities such as buildings and parks.

On May 25, 2021, twenty-three (23) proposals were received and deemed eligible for evaluation. The evaluation committee representatives were Roderick Sanchez, Assistant City Manager, AICP, CBO, City Manager's Office; Razi Hosseini, P.E. R.P.L.S., Director, Public Works Department; Rodney Dziuk, Capital Program Manager, Public Works Department; Rich Walker, Project Control Manager, San Antonio Public Library; Aurora Perkins, Deputy City Clerk, Office of the City Clerk; Guillermo G. Moya, Capital Program Manager, Convention & Sports Facilities Department; Doug McMurry, Executive V.P., San Antonio Chapter of Associated General Contractors; and Aline Yoldi, AIA, RID, LEED AP BD+C, American Institute of Architects. The evaluation committee met to discuss and score all proposals on July 7, 2021. The committee recommends awarding contracts to the eight (8) highest-ranked respondents.

The task order amount issued under the JOC contract that requires City Council approval is recommended to increase from \$100,000 to \$250,000. The original \$100,000 task order amount requiring Council approval was part of the original 2007 Ordinance when the City first began using JOC. Over the years, prices in materials and cost of labor have increased thus increasing project costs. For the 2019 contract term (March 2019 through February 2020), fifteen (15) JOC task orders required City Council approval; for the 2020 contract term (March 2020 through February 2021) twenty-eight (28) JOC task orders required City Council approval, and for the 2021 contract term so far (March 2021 through September 2021) that number is fifteen (15) JOC task orders that required City Council approval. Adjusting the City Council approval amount to \$250,000, would have reduced the task orders to six (6) in 2019, sixteen (16) in 2020, and eight

(8) in 2021.

The primary benefit of using JOC is expediting delivery of facility maintenance, repairs, renovations and minor construction improvements that are either shovel ready or require very limited design. As projects are approved during the annual budget process, to include the \$1 million allocated to each Council District, and as staff prepares for the upcoming 2022 Bond Program, the number of projects is anticipated to increase. Increasing the task order amount issued under a JOC that requires City Council approval to \$250,000 will ensure these projects are delivered expeditiously.

Below is a table of other Texas cities with their JOC program terms, totals and task order amounts requiring City Council approval as a comparison.

Agency	Term	Program Total	Task Order Amount Requiring Approval
City of Austin	2 year initial with 2 renewal options	\$135.0 Million	\$450,000
City of Houston	2 year initial with 2 renewal options	\$50.0 Million	\$450,000
Houston Aviation	3 year initial with 2 renewal options	\$100.0 Million	\$450,000
City of Dallas	2 year initial with 3 renewal options	\$44.0 Million	\$500,000
City of Forth Worth	2 year initial with 3 renewal options	\$40.0 Million	\$300,000
City of San Antonio*	1 year initial with 2 renewal options	\$90.0 Million	\$100,000

\*2019 San Antonio JOC Program

**FISCAL IMPACT:**

For briefing purposes only

**ALTERNATIVES:**

For briefing purposes only

**RECOMMENDATION:**

Staff recommends approval to proceed with the eight (8) recommended firms for the JOC Program for City Council consideration for a 2-year initial term with 2, 1-year options to extend for each contract for a total amount not to exceed \$96,000,000, to provide the Public Works Department with Job Order Contracting construction services.

Staff also recommends the task order amount issued under the JOC contract that requires City Council approval to increase from \$100,000 to \$250,000.