

Audit and Accountability Committee



Post Solicitation Briefing for Job Order Contracting (JOC) Program

Date: November 1, 2021

Presented by: Razi Hosseini, P.E., R.P.L.S., Director/City Engineer
Public Works Department

JOC Solicitation Overview

- JOC delivery method allows facility projects to be constructed through a readily available, competitively-awarded contract.
- As facility improvement needs are identified, a task order is assigned to a JOC contractor, expediting delivery of a repair or minor construction project.
- On March 25, 2021, Public Works Department issued a Request for Competitive Sealed Proposals (RFCSP) to contract with qualified firms interested in providing job order contracting services to the City. Services include maintenance, repair, renovations and minor construction on City facilities such as buildings and parks.

Solicitation Type	Estimated Value	Proposed Term	Proposals Received	Recommended Contract Awards
RFCSP	\$96 Million	2-year initial term w/ two, 1-year options	23	8

Recommended Award

RFCSP - PWD032521DR Job Order Contracting Program (JOC)	Maximum Points	Vendor A	Vendor B	Vendor C	Vendor D	Vendor E	Vendor F	Vendor G	Vendor H
SCORE SUMMARY *FINAL EVALUATION July 7, 2021									
A.Experience of Respondent, Subcontractors and Key Personnel with Job Order Contracting	25	24.50	22.88	23.13	21.75	22.50	22.25	22.13	21.25
B. Understanding of the JOC Program and Proposed Management Plan	25	24.50	23.25	22.13	23.00	22.88	22.88	21.50	19.88
C. Construction Experience in the San Antonio Region and Past Performance	15	14.50	13.25	13.00	14.00	12.75	11.88	12.88	12.13
A - C Sub-Total	65	63.50	59.38	58.26	58.75	58.13	57.01	56.51	53.26
D. Price Proposal	15	10.70	13.94	11.55	10.96	11.04	11.03	10.64	12.39
E - SBEDA - SBE Prime Contract Program	5	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
E - SBEDA - M/WBE Prime Contract Program	10	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
E - SBEDA - ESBE Prime Contract Program	5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL SCORE	100	89.20	88.32	84.81	84.71	84.17	83.04	82.15	80.65
RANK BASED ON TOTAL SCORE		1	2	3	4	5	6	7	8

*One evaluation meeting held with no interviews conducted.

SBEDA Subcontracting Requirements: 24% M/WBE Subcontracting; 3% AABE Subcontracting
 Local Preference Program –not applicable
 Veteran Owned Small Business Preference Program – not applicable

Recommended Award

RFCSP - PWD032521DR Job Order Contracting Program (JOC)	Maximum Points	Vendor I	Vendor J	Vendor K	Vendor L	Vendor M	Vendor N	Vendor O	Vendor P
SCORE SUMMARY *FINAL EVALUATION July 7, 2021									
A.Experience of Respondent, Subcontractors and Key Personnel with Job Order Contracting	25	24.13	16.63	17.13	16.38	13.88	22.88	18.25	15.63
B. Understanding of the JOC Program and Proposed Management Plan	25	24.38	16.63	16.38	15.13	14.50	22.25	17.25	13.75
C. Construction Experience in the San Antonio Region and Past Performance	15	14.38	9.63	10.63	7.00	9.50	13.38	10.38	8.63
A - C Sub-Total	65	62.89	42.89	44.14	38.51	37.88	58.51	45.88	38.01
D. Price Proposal	15	12.64	11.03	9.56	15.00	11.40	10.16	4.08	11.55
E - SBEDA - SBE Prime Contract Program	5	0.00	5.00	5.00	5.00	5.00	0.00	5.00	5.00
E - SBEDA - M/WBE Prime Contract Program	10	0.00	10.00	10.00	10.00	10.00	0.00	10.00	10.00
E - SBEDA - ESBE Prime Contract Program	5	0.00	5.00	5.00	5.00	5.00	0.00	0.00	0.00
TOTAL SCORE	100	75.53	73.92	73.70	73.51	69.28	68.67	64.96	64.56
RANK BASED ON TOTAL SCORE		9	10	11	12	13	14	15	16

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 Local Preference Program – not applicable
 Veteran Owned Small Business Preference Program – not applicable

Recommended Award

RFCSP - PWD032521DR Job Order Contracting Program (JOC)	Maximum Points	Vendor Q	Vendor R	Vendor S	Vendor T	Vendor U	Vendor V	Vendor W
SCORE SUMMARY *FINAL EVALUATION July 7, 2021								
A.Experience of Respondent, Subcontractors and Key Personnel with Job Order Contracting	25	16.25	17.88	17.00	17.00	16.75	11.13	15.13
B. Understanding of the JOC Program and Proposed Management Plan	25	15.38	17.88	17.13	15.88	16.75	10.88	15.25
C. Construction Experience in the San Antonio Region and Past Performance	15	7.88	9.25	8.88	6.50	7.63	8.13	5.50
A - C Sub-Total	65	39.51	45.01	43.01	39.38	41.13	30.14	35.88
D. Price Proposal	15	9.17	10.85	9.91	14.78	9.09	0.00	9.86
E - SBEDA - SBE Prime Contract Program	5	5.00	5.00	5.00	0.00	0.00	5.00	0.00
E - SBEDA - M/WBE Prime Contract Program	10	10.00	0.00	0.00	0.00	0.00	10.00	0.00
E - SBEDA - ESBE Prime Contract Program	5	0.00	0.00	0.00	0.00	0.00	5.00	0.00
TOTAL SCORE	100	63.68	60.86	57.92	54.16	50.22	50.14	45.74
RANK BASED ON TOTAL SCORE		17	18	19	20	21	22	23

*One evaluation meeting held with no interviews conducted.

SBEDA Subcontracting Requirements: 24% M/WBE Subcontracting; 3% AABE Subcontracting
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Due Diligence

Finance and Audit Departments – Due Diligence Results

Number of vendors notified: 2435

Number of vendors at pre-submittal conference: 39

Number of responses received: 23

Results of Minimum Requirements Review: No Material Findings

Results of Due Diligence Review: No Material Findings

JOC Program Enhancements

- According to Section 2269.403 in Texas Local Government Code, any task order that exceeds \$500,000 must have the governing body approval (City Council).
- Per 2007 City Ordinance (2007-03-29-0342), any task order that exceeds \$100,000 requires City Council approval.
- Public Works recommends the task order amount issued under a JOC contract requiring City Council approval increase from \$100,000 to \$250,000.
 - Construction Labor and Materials costs have steadily increased since 2007, thus increasing project costs and the number of task orders requiring Council approval.
 - Process is streamlined and the delivery of repairs, renovations and minor construction projects is expedited.
 - Aligns with accepted practices across Texas cities.

Current Approval Authority

Solicitation Type & Values	Department Director	Deputy Chief Financial Officer	Executive Leadership Team	City Council
JOC Task Orders (not exceeding \$100,000)	✓			
JOC Task Orders (exceeding \$100,000)				✓
Goods & Non-Professional Services (not exceeding \$3,000)	✓			
Goods & Non-Professional Services (not exceeding \$50,000)		✓		
Goods & Non-Professional Services (exceeding \$50,000)				✓
Professional Services (not exceeding \$25,000)	✓			
Professional Services (not exceeding \$50,000)			✓	
Professional Services (exceeding \$50,000)				✓

Other Current JOC Programs

City/Agency	Term	Program Total	Task Order Amount Requiring Approval
City of Austin	2 year initial w/2 renewal options	\$135.0 Million	\$450,000
City of Houston	2 year initial w/2 renewal options	\$50.0 Million	\$450,000
Houston Aviation	3 year initial w/2 renewal options	\$100.0 Million	\$450,000
City of Dallas	2 year initial w/3 renewal options	\$44.0 Million	\$500,000
City of Fort Worth	2 year initial w/3 renewal options	\$40.0 Million	\$300,000
City of San Antonio ¹	1 year initial w/2 renewal options	\$90.0 Million	\$100,000
¹ 2019 San Antonio JOC Program			

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