



Recommendation for Action

File #: 19-3830, **Agenda Item #:** 13.

1/23/2020

Posting Language

Approve a resolution finding the use of the Job Order Contracting procurement method, as authorized by Subchapter I, Chapter 2269 of the Texas Government Code, is the project delivery method that provides the best value to the City for the 2020 Job Order Contracts for City of Austin Facility Improvements, in order to award job order assignments to provide for facility maintenance, repair, alteration, renovation, remediation, or minor construction of City facilities.

(Note: MBE/WBE goals will be established at the individual job order assignment level under the Job Order Contract and not for the issuance of this solicitation.)

Lead Department

Capital Contracting Office

Managing Department

Capital Contracting Office

Fiscal Note

A Recommendation for Council Action with the not to exceed contract authority for each of the resultant contract(s) will be presented to Council once the Job Order Contract selections have been completed.

Purchasing Language:

This request is for Council to authorize the use of the Job Order Contracting method of contracting; therefore, no solicitation has yet been initiated.

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov <<mailto:AgendaOffice@austintexas.gov>>.

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749 or Garrett Cox, 512-974-9423.

Additional Backup Information:

State Statute governs construction procurement for municipalities. The standard method of contracting used for construction services is competitive bidding where the contract is awarded to the lowest responsible bidder. Texas Government Code Chapter 2269 allows for methodologies alternate to low bidding method which may provide the best value to the municipality. These alternate methodologies include: Competitive Sealed proposals, Construction Manager- at-Risk, Design-Build, and Job Order Contracting. Texas Local Government Code Section 252.022(d) allows the City to adopt and use an alternative method such as Job Order Contracting (JOC) under Chapter 2269 of the Texas Government Code if such a method provides a better value for the City. It is recommended that this work be delivered under the JOC method of contracting as set forth in Subchapter I, Chapter 2269 of the Government Code.

This Recommendation for Council Action will authorize a new solicitation, via the issuance of a request for competitive sealed proposals (RFP) authorized under Subchapter D of Chapter 2269 of the Government Code, for one or more Job Order Contracts so the City may continue meeting the needs of various City departments when maintenance, alteration, renovation, remediation and/or minor construction and repairs of City facilities are necessary. The Job Order Contracts will allow the City to be able to provide these services on an indefinite time, indefinite quantity basis for pre-described and pre-priced tasks. The estimated total authorization amount for all of the job order contracts to be procured and awarded under this solicitation is \$48,000,000. That amount will be divided among the selected contractors. We anticipate executing eight contracts with eight selected contractors. Each job order contract will be contracted with an initial 2-year base term and the option for up to three additional 1-year terms. It is anticipated that the work to be performed under these contracts will begin August 2020.

Approximately eight contractors will be selected by a City-staffed evaluation panel. The panel will evaluate, score and rank proposals to determine the highest ranked proposers. The contractors selected to provide job order contracting services will be those duly qualified and experienced contractors that submit proposals offering the “best value” to the City, based on the selection criteria in the request for proposals, the weighted value for those criteria in the request for proposals, and the ranking evaluation.

Job Order Contracting has been a useful contracting tool for City departments beginning with the “2010 Job Order Contract,” followed by the “2013 Job Order Contract” - which are really a set of job order contracts procured under that year’s Job Order Contract solicitation. The current set of Job Order Contracts has a total authority of \$27,000,000 and has been heavily utilized in the past 2.5 years. Fifty-six assignments have been executed with \$12,219,499.79 encumbered through November 14, 2019. Additional assignments are being developed, bringing the anticipated number of assignments to 84 with a projected amount of \$21,667,916.63 encumbered by the end of fiscal year 2020. Assignments have covered a large range of project types including: EV charging stations (13); accessibility, safety and code upgrades (12); plumbing and piping (9); pre-fab buildings (7); paving and drainage (7); renovations (6); enclosures and structures (5); fixed equipment (5); HVAC improvements (4); security upgrades (3); landscaping (3); flooring and ceilings (3); window and door upgrades (3); district cooling heat exchangers (2); demolition and remediation (1); foundation repair (1).

A delay in approving the resolution will delay the issuance of the solicitation and will affect the ability to continue providing responsive minor construction and repair services to City departments and facilities, once the current authority has been exhausted.

This solicitation and evaluation process is approximately five months.