



## Recommendation for Action

**File #:** 22-3319, **Agenda Item #:** 12.

11/15/2022

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### **Posting Language:**

Authorize negotiation and execution of a Job Order Assignment with Jamail & Smith Construction, LP, one of the City's Facilities Improvement Job Order Contractors, for the Rosewood-Zaragoza Neighborhood Center Heating, Ventilation, and Air Conditioning System Repairs project for a total amount not to exceed \$960,000.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program). MBE/WBE participation goals will be established prior to the issuance of this job order assignment].

### **Lead Department:**

Financial Services Department.

### **Managing Department:**

Public Works Department.

### **Fiscal Note:**

Funding is available in the Capital Budget of the Austin Public Health Department.

### **Purchasing Language:**

The original Job Order Contract was awarded through a Competitive Sealed Proposals solicitation process.

### **Prior Council Action:**

October 1, 2020 - Council authorized negotiation and execution of the 2020 Job Order Contract for City Facility Improvements.

January 23, 2020 - Authorized the use of Job Order Contracting Project Delivery Method.

### **For More Information:**

Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749, Garrett Cox, 512-974-9423, or the Project Manager, Robert Ryland, 512-974-7242.

### **Additional Backup Information:**

The Rosewood-Zaragoza Neighborhood Center was one of several Austin Public Health (APH) facilities identified in a 2020 study, performed by Stanley Engineering, as needing critical repairs to its heating, ventilation, and air conditioning (HVAC) system. The system is many years past its useful life and must be replaced to keep the Center open for public service. Nine locations requiring HVAC system repairs were bundled together in a recent Invitation for Bids solicitation. However, the only bid received was rejected as it was significantly over budget.

The condition of the HVAC system at Rosewood-Zaragoza Neighborhood Center is such that it may fail without warning in the near future. APH Staff would be displaced, and a vital neighborhood asset will be shut down, possibly for an extended time due to supply chain delays. Awarding the replacement contract as soon

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as possible will allow the contractor to order equipment and materials in advance and minimize the disruption of services at the Rosewood-Zaragosa Neighborhood Center.

Pursuant to state statute, the City is required to obtain approval from Council for any individual job order assignment that exceeds \$500,000. This request is for Council's authorization to negotiate and execute one Job Order Assignment from the Job Order Contract program for an amount not-to-exceed \$960,000, inclusive of contingency.

Job Order Contracting is a highly responsive contracting method that allows for services where the work is for indefinite time and indefinite quantities and where job order assignments are awarded substantially based on pre-described and pre-priced tasks. Work may consist of facility maintenance, repair, alteration, renovation, remediation, or minor construction of City facilities.

This project is located within zip code 78702 (District 1).

Jamail & Smith Construction, LP, is located in Austin, Texas.

**Strategic Outcome(s):**

Safety, Government that Works for All, Health and Environment.