

JOB ORDER CONTRACTS

Solicitation No: 2021-811

July 20, 2021



Contract Details



Location:	Citywide
District(s):	All
Contract Value:	Two Contracts Initial Term \$4M each; with options \$10M each
Contract Term:	Two Years with three one-year options
Funding Source:	2019 Public Safety Bond, Approved Capital Plans, Quality of Life

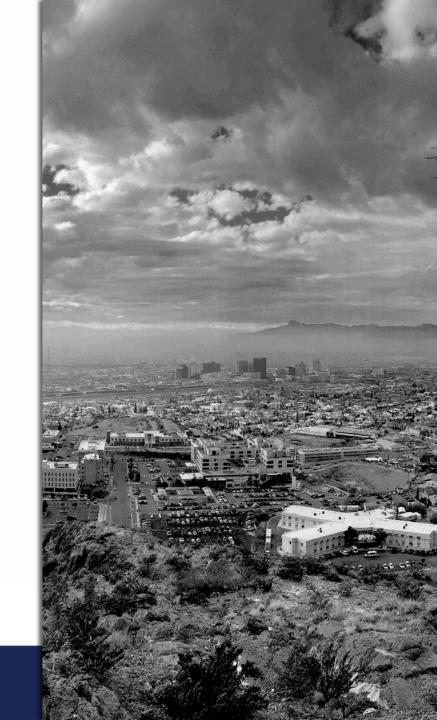




Job Order Contracting

- Texas Statute Title 10 Subtitle F Chapter 2269 Subchapter I allows governmental entities to use job order contracting (JOC) for maintenance, repair, alteration, renovation, remediation, or minor construction of a facility.
- Used when the work is of a recurring nature but the delivery times, type, and quantities of work required are not specified.
- Task order costs are developed using a Unit Price Book, e.g., R.S. Means, 4BT, with a locality adjustment and an overhead coefficient.
- Generally reduces the time needed to procure construction services.

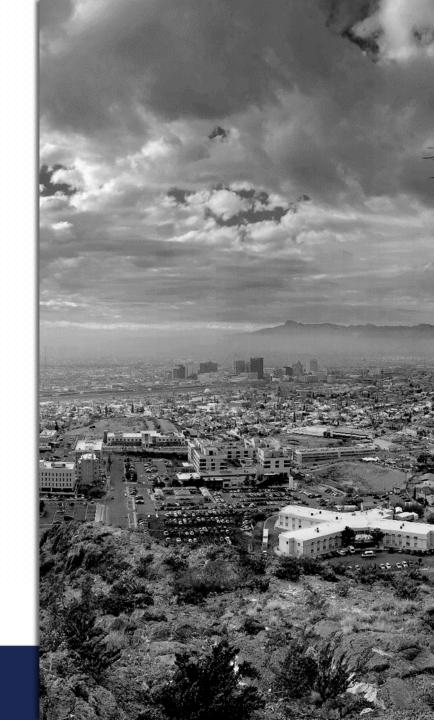






Job Order Contracting

- City has used JOC through the Region 19 Cooperative; the Cooperative recently adopted the 4BT Unit Price Book making use of the Cooperative JOC less cost effective than when they were using R.S. Mean Price Book.
- Use of the Cooperative also requires a four week proposal review process; potentially delaying work that needs to be performed.
- City-specific JOC will improve cost effectiveness and schedules for planned projects.
- Plan to use City-specific contracts primarily for renovations of fire stations under the 2019 Public Safety Bond.



Procurement Summary



- Request for Proposals advertised on February 2 and 9, 2021; Purmail notification February 4, 2021
 - √ There were 92 viewers on line; eleven (11) firms submitted proposals-ten
 (10) from local suppliers.
 - One protest was received and granted
- Offerors evaluated on price (coefficient), experience, organizational structure and business practices, quality of goods and services, safety performance, and response to sample project.

Recommendation



- Offerors evaluated on price (coefficient), experience, organizational structure and business practices, quality of goods and services, safety performance, and response to sample project.
- Award contracts to the two highest ranked firms, Veliz Company LLC (dba as Veliz Construction) a local firm and Alpha Building Corporation (headquartered in San Antonio with a local office).





Mission

Deliver exceptional services to support a high quality of life and place for our community



Integrity, Respect, Excellence, Accountability, People



Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Misión

Brindar servicios excepcionales para respaldar una vida y un lugar de alta calidad para nuestra comunidad



Integridad, Respeto, Excelencia, Responsabilidad, Personas



Desarrollar una economía regional vibrante, vecindarios seguros y hermosos y oportunidades recreativas, culturales y educativas excepcionales impulsadas por un gobierno de alto desempeño

