



Job Order Contracts Construction Program



Council Presentation
June 9, 2015



Job Order Contracts (JOCs)



- Background, Applicability and Authority
- Benefits of JOC
- Pricing
- Process
- City JOC RFP and Awards
 - Pilot Program (2005-2006) through TCPN
 - City RFP's 2006, 2009, 2012 and 2014
- 2014 JOC RFP and Contractor Evaluation and Award



Job Order Contracts (JOCs)



- Background, Authority and Applicability
 - Developed by Dept of Defense and adopted by wide range of Public Agencies
 - Applies to “Facilities”, not streets, utilities, runways, etc.
 - Texas Govt Code 2269.4001 authorized JOC for minor construction, repair, rehab or alteration of facilities
 - Master Agreement states maximum aggregate price is \$2 MIL per year per contractor, with **NO** guarantee of any work or price



Job Order Contracts (JOCs)



➤ Benefits of JOC

- Better defined scope and cost before award
- Early Contractor Involvement (ECI)
- Construction contract award time reduced (“real time”)
- Simplified engineering and design efforts
- Delivery Orders based on the contractor’s capacity, specialty, performance, and cost
- Minimized Change Orders

YEAR	2011	2012	2013	2014	2015
% Change Orders	3.7%	5%	0.5%	0%	0% (to date)



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➤ Pricing

- Based on RS Means Unit Price Book and the contractors best-discounted rates applied as follows:

$$\textit{Pre-set unit prices (with City indices)} \times \textit{Quantity} \times \textit{Coefficient}$$

- ** Note: The lowest Contractor Cost Coefficient does **NOT** always result in the lowest overall price or quality of work.

Price can be influenced by material selections, construction means and methods, and specific RS Means Line Items (Systems, Components and Individual parts).

Therefore, periodic competition is used to allow the approved contractors to develop most cost effective and efficient proposals within the defined scope and RS Means.



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➤ Process

- Scope review with Staff and Operating Dept
- Delivery Order scope prepared In-house or by Engineer, if required
- Contractor selected based on capacity, past performance within the program, cost coefficient, and other relevant factors.
- RFP for Delivery Order issued to contractor
- Joint detailed on-site scope visit and meeting with Contractor
- Contractor submits formal proposal
- City PM reviews proposal
- Senior Program Manager and Director of Capital Programs approve Delivery Order
- Delivery Orders over \$500,000 require City Council approval
- Notice to Proceed issued after Bonds and Insurance approved
- Work commences and inspected
- Final inspection, closeout and warranty exercised



Job Order Contracts (JOCs)



➤ City JOC RFP and Awards

- Pilot Program (2005-2006) through Texas Cooperative Purchasing Network (TCPN) with Centennial Contractors
- City issued RFP's 2006, 2009, 2012 and 2014

JOC RFP 2007	Alpha Building	Nuway International
JOC RFP 2009	Alpha Building	Barcom International
JOC RFP 2012	** Barcom International	CAS Companies
JOC RFP 2014	Alpha Building	Cruz Maint & Constr, Inc. (CMCI)
	Haerber Roofing Company	JE Constr Serv

➤ ** Barcom Intl. is still active from the 2012 RFP



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➤ 2014 JOC RFP and Contractor Evaluation and Award

Selection Committee Evaluated Proposals On:

- Experience, Background, Qualifications (40%)
- Proposal Plan (20%)
- Price (Proposed Coefficients) (20%)
- Local Business/Historically Underutilized Enterprise Participation Program (HUB) (20%)

Firm	Quals	Proposal Plan	Price (Coef.) - Standard Hours vs. After Hours		Small Business Goals
Alpha Building	39	19	1.08 / 1.13	10	19
CMCI	36	18	.95 / 1.05	19	20
Haeber Roofing Co.	36	17	1.0 / 1.2	17	19
JE Construction Services	28	17	1.15 / 1.30	9	20

❖ Barcom Coefficients (1.05/1.07) – *selection in 2012*



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Questions?