



## AGENDA MEMORANDUM

Future item for the City Council Meeting of February 10, 2015  
Action item for the City Council Meeting of February 17, 2015

---

**DATE:** February 4, 2015

**TO:** Ronald L. Olson, City Manager

**THRU:** Gustavo Gonzalez, P. E., Assistant City Manager of Public Works and Utilities  
gustavogo@cctexas.com  
(361) 826-3897

**FROM:** Valerie H. Gray, P. E., Executive Director of Public Works  
valerieg@cctexas.com  
(361) 826-3729

Jerry Shoemaker, P. E., Acting Director of Capital Programs  
jerrys2@cctexas.com  
(361) 826-3516

**Approval of Master Agreements  
Job Order Contracting (JOC)  
for the Minor Construction, Repair,  
Rehabilitation, and Alteration of Facilities**

**CAPTION:**

Motion authorizing the City Manager or designee to execute a Master Agreement for Job Order Contracting (JOC) for a two-year term with option to renew administratively for up to three one-year periods, with no guaranteed minimum and a maximum aggregate of \$2,000,000.00 in any one year; authorizing the City Manager or designee to execute all Job Order Contracts thereunder not exceeding \$500,000.00 with the following:

- Alpha Building Corporation
- Cruz Maintenance & Construction, Inc.
- Haeber Roofing Company
- JE Construction Services

**PURPOSE:**

The purpose of this Agenda Item is to obtain authority to award and execute four (4) Job Order Contract Master Agreements for minor construction services and repair of city facilities on an as-needed basis.

**BACKGROUND AND FINDINGS:**

On October 8, 2014 the Department of Capital Programs issued a Request for Proposals (RFP) No. 2014-07 City of Corpus Christi Job Order Contracting (JOC) for Minor Construction, Repair, Rehabilitation, and Alteration of Facilities. The RFP was posted online at [www.publicpurchase.com](http://www.publicpurchase.com). The Department of Capital Programs coordinated all activities. The following seven (7) respondents

submitted Proposals:

1. AJ Commercial Services, Inc.
2. Alpha Building Corporation
3. Cruz Maintenance & Construction, Inc.
4. Discount A/C & Heating
5. Gomez General Construction, LLC
6. Haeber Roofing Company
7. JE Construction Services

Four (4) of the respondent's proposals were deemed administratively complete and reviewed by the Selection Committee:

1. Alpha Building Corporation
2. Cruz Maintenance & Construction, Inc.
3. Haeber Roofing Company
4. JE Construction Services

Three (3) of the respondent's proposals were administratively incomplete for material omissions, and deemed as nonresponsive:

1. AJ Commercial Services, Inc.
2. Discount A/C & Heating
3. Gomez General Construction, LLC.

The Selection Committee evaluated each proposal based on the following criteria:

1. Experience, Background, Qualifications (40%)
2. Proposal Plan (20%)
3. Price (proposed coefficients) (20%)
4. Local Business/Historically Underutilized Enterprise Participation Program (20%)

The panel selected Alpha Building Corporation, Cruz Maintenance & Construction, Inc., Haeber Roofing Company, and JE Construction Services as the most highly qualified contractors with proposals that offered the best value to the City.

Comments: Award of the four (4) proposed Job Order Contracting Master Agreements as proposed will allow the City to employ this alternative delivery method with either contractor of maximum efficiency. Benefits include:

- A better defined scope with cost for the customer.
- A more cost efficient and timely delivery of routine work.
- As each delivery order is a stand-alone contract, awarding a contractor future jobs can be based on the contractor's performance during the previous job.
- Change Orders are minimized.

### **ALTERNATIVES:**

1. Award a JOC Master Agreement to neither Alpha Building Corporation nor Cruz Maintenance & Construction, Inc. nor Haeber Roofing Company nor JE Construction Services.
2. Award a JOC Master Agreement to Alpha Building Corporation only.
3. Award a JOC Master Agreement to Cruz Maintenance & Construction, Inc. only.
4. Award a JOC Master Agreement to Haeber Roofing Company only.
5. Award a JOC Master Agreement to JE Construction Services only.

**OTHER CONSIDERATIONS:**

The JOC Program is a solution – a method for dealing with a certain volume of recurrent facilities work that demands rapid project deployment. The process and workflow of the JOC Program should be permitted to meet that demand. Acknowledging this, the Texas Legislature amended the Government Code to provide that, for Job Order Contracts, the governing body of governmental entity shall approve each job, task, or purchase order that exceeds \$500,000. Tex. Gov’t Code Sec. 2269.403(c).

By approval of these JOC Master Agreements, Council is approving the job orders to be issued under them that do not exceed \$500,000, based on the set coefficients and unit prices, for no guaranteed minimum, and for a maximum aggregate amount of \$2,000,000 in any one year. For any job that will exceed \$500,000, that “job order contract” will be brought to you for your consideration and approval.

The approval recommended by staff is provided for under our Government Code and will allow the JOC Program to function without interjecting further administrative requirements that would defeat its very purpose.

**CONFORMITY TO CITY POLICY:**

Conforms to city policy relating to RFP’s and competitive sealed proposals, Chapter 2269 of the Texas Government Code relating to Job Order Contracts, and Section 2, Article X, City Charter related to contracts.

**EMERGENCY / NON-EMERGENCY:**

Not applicable

**DEPARTMENTAL CLEARANCES:**

Not applicable

**FINANCIAL IMPACT:**

<b>Fiscal Year 2014-2015</b>	<b>Project to Date Expenditures</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget	\$0.00	\$0.00	\$0.00	\$0.00
Encumbered / Expended Amount	\$0.00	\$0.00	\$0.00	\$0.00
This item	\$0.00	\$0.00	\$0.00	\$0.00
Future Anticipated Expenditures This Project	\$0.00	\$0.00	\$0.00	\$0.00
BALANCE	\$0.00	\$0.00	\$0.00	\$0.00

Fund(s): Not applicable

**RECOMMENDATION:**

City staff recommends a JOC Master Agreement be awarded to Alpha Building Corporation, Cruz Maintenance & Construction, Inc., Haeber Roofing Company, and JE Construction Services, for a two-year term with option to renew administratively for up to three one-year periods, with no guaranteed minimum and a maximum aggregate of \$2,000,000.00 in any one year; authorizing the City Manager or designee to execute all Job Order Contracts thereunder not exceeding \$500,000.00.

**LIST OF SUPPORTING DOCUMENTS:**

Master Agreement - Alpha Building Corporation

Master Agreement - Cruz Maintenance & Construction, Inc.

Master Agreement - Haeber Roofing Company

Master Agreement - JE Construction Services