

For: Fort Bend ISD Board of Trustees
Date: December 17, 2018
Action: Consent: Consideration and Approval- Job
Order Contracting (JOC) Services for 2018
Bond Program
References: Board Policy CV (Local)
District Goal Scalable Systems
Department: Operations

Recommendation

Consideration and possible approval of a Job Order Contracting (JOC) pool to be utilized by the District to provide both bond and non-bond services, approval of five Bond 2018 projects totaling a not-to-exceed amount of \$11,877,204, and authorization for the Superintendent to negotiate and execute the contracts with the identified vendors.

Summary

On November 6, 2018, FBISD successfully passed the 2018 Bond Program. To expedite the work and provide a quick start to the 2018 Bond Program, staff has identified several projects that would provide the best value for the district when procured through the services of a Job Order Contractor (JOC).

Policy CVF (Legal) states “Job order contracting is a procurement method used for maintenance, repair, alteration, renovation, remediation, or minor construction of a facility when the work is of a recurring nature but the delivery times, type, and quantities of work required are indefinite.” Gov’t Code 2269.401 “The base term for a job order contract may not exceed two years. The district may renew the contract annually for not more than three additional years.” Gov’t Code 2269.409

The services of the Job Order Contractor would benefit the District with several packages of work under the 2018 Bond Program, which are shown below. As the program progresses, there may be other packages awarded to the JOC’s identified in the pool. The initially identified packages below would be negotiated and contracted with the selected JOC’s and work could begin within the next 30-60 days.

Package #	Description	Not to Exceed Construction Budget
PKG017	Drinking Fountains	\$471,766
PKG018	Ramps and Canopies	\$451,151
PKG020	Entrances and Partitions	\$36,410
PKG024	Water Heaters/Boilers	\$2,501,108
PKG033	Playgrounds/Landscaping	\$3,321,992
PKG038	PA/Sounds and Clocks	\$2,986,064
PKG039	Building Security	\$1,071,352
PKG041	Water Softener	\$1,382,288
PKG047	Door Locks & Window Film	\$5,187,500
PKG051	Fencing	\$1,250,000

Staff will continue to explore other possible Bond 2018 projects that could benefit by utilizing a JOC for a not-to-exceed amount of \$28,000,000.

The selected pool of JOC's will also be utilized for construction services for miscellaneous projects throughout the District, which may include projects funded through technology, 199 funds, and Bond 2014. The not-to-exceed construction value for non-Bond 2018 projects is \$10,000,000.

The Job Order Contracting services solicitation, CSP 19-039KB, requested information on the firms Demonstrated Competence, Qualifications, and best Coefficient. Seventeen firms responded to the CSP. Design & Construction staff, in collaboration with the Director of Purchasing and Materials Management acting in an oversight capacity, evaluated the proposals, using an evaluation team composed of FBISD staff members from the Design and Construction, Procurement, and Finance Departments.

Analysis of the Job Order Contracting Service Firms Recommendation:

Based on the evaluation of the proposals, Alpha Building Corporation, Brown & Root, E Contractors, Jamail & Smith, and JR Thomas Group received the best overall scores and are recommended to provide the District with JOC services for the Bond 2018 Program. Additionally, staff recommends these companies to provide additional JOC services that may arise throughout the District, which may be bond and/or non-bond funded.

The final ranking of the Demonstrated Competence and Qualifications for JOCs are as follows:

Firm Name	CSP Score
Jamail & Smith	82.12
E Contractors	80.94
Brown & Root	80.62
JR Thomas Group	79.66
Alpha Building Corporation	76.31

Policy CVF (Legal) states "The board shall approve each job, task, or purchase order that exceeds \$500,000. Gov't Code 2269.403". Several of the Bond 2018 packages do not require the services of an architect or engineer, and the work can start immediately. With Board approval, these five (5) packages will be negotiated, and a contract executed to start work in January 2019. The balance of the listed Bond 2018 Packages would be negotiated and awarded as the individual package design is completed.

In accordance with Policy CVF (Legal) Administration is seeking Board approval to award the following contracts:

JOC Contract	Package #	Description	Not to Exceed Construction Budget
Jamail & Smith	PKG047	Door Locks & Window Film	\$5,187,500
E Contractors	PKG038	PA/Sounds and Clocks	\$2,986,064
Brown & Root	PKG041	Water Softener	\$1,382,288
JR Thomas Group	PKG051	Fencing	\$1,250,000
Alpha Building Corporation	PKG039	Building Security	\$1,071,352
TOTAL			\$11,877,204

Upon Board approval, staff will award the five specific package projects and the Job Order Contracting Services contracts for the Bond 2018 Program and other district projects.

Recommended by:

Charles E. Dupre
Superintendent of Schools

Submitted by:

Oscar Perez
Chief Operations Officer