



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 6/29/2021

ALL

Item Creation Date:

25CONS471 Appropriation for the Task Order and Job Order (TOC/JOC) Contracting Program

Agenda Item#: 26.

Summary:

NOT A REAL CAPTION

ORDINANCE appropriating the sum of \$1,633,000.00 from General Improvement Consolidated Construction Fund, \$543,000.00 from Police Consolidated Construction Fund, \$121,000.00 from Contributed Capital Project Fund, and \$420,000.00 from Fire Consolidated Construction Fund to the TOC/JOC Contracting Program for professional and construction services for various City Departments

Background:

RECOMMENDATION: Appropriate funds for the TOC/JOC Contracting Program.

SPECIFIC EXPLANATION: The General Services Department (GSD) utilizes task order and job order contracts to facilitate minor architectural and engineering design services; mechanical, electrical and plumbing services; roof consulting services; construction, repairs, rehabilitations, or alterations of facilities for its client departments. Having these contracts in place allows the City to expedite smaller facility construction projects and can help the City respond quickly to facility needs. Funds are allocated to design task order contracts or construction job order contracts as work orders are issued. Accordingly, GSD recommends that City Council appropriate a sum of \$3,217,000.00 to the TOC/JOC Contracting Program for professional and construction services for various City Departments.

BACKGROUND: The TOC/JOC Program is funded through supplemental allocations from various departmental budgets or appropriations from various bond funds, up to the maximum contract amount, as departments identify projects and specific funding for each project. Fees for each TOC project are negotiated based upon the size and complexity of the tasks involved. Work orders for JOC are issued and approved in accordance with pre-described and pre-priced tasks as established by the *R.S. Means Facilities Construction Cost Data* book.

PROJECT LOCATIONS: Citywide

PROJECT DESCRIPTION: See attached list.

PREVIOUS HISTORY AND PROJECT SCOPE:

TOC CONTRACTORS: Currently, GSD utilizes ten TOC contractors: (1) Building Envelope Consultants, LLC (BEC); (2) Wiss, Janney, Elstner Associates, Inc. (WJE); (3) Walter P. Moore & Associates, Inc. (WPM); (4) AT3+RDC Architects, (AT3); (5) Brown Reynolds & Watford Architects, Inc. (Brown); (6) Collaborate Architects, LLC (Collaborate); (7) English & Associates Architects (English); (8) Interiors Architects, Inc. (IA); (9) Powers Brown Architecture of Texas, LLC. (PBA); and (10) Ryden Architecture, LLC (Ryden).

On May 29, 2019, by Ordinance No. 2019-0391, Council approved building envelope consulting services task order contracts with BEC; WJE; and WPM, for a term of three-years with three one-year renewal options. Each contract has a maximum contract amount of \$2,500,000.

On January 29, 2020, by Ordinance No. 2020-0090, Council approved professional architectural services task order contracts with English, Collaborate, PBA, Brown, IA, AT3, and Ryden, for a term of three years with two one-year renewal options. Each contract has a maximum contract amount of \$2,000,000.

JOC CONTRACTORS: Currently, GSD utilizes five JOC contractors. On September 4, 2019, by Ordinance No. 2019-0677, Council awarded five job order contracts to: (1) Brown & Root Industrial Services, LLC (BRI); (2) E-Contractors USA, LLC (ECON); (3) ERC Environmental & Construction Services, Inc. (ERC); (4) Jamail & Smith Construction, LP (JAM); and (5) Horizon International Group (HOR) for a term of two years with three one-year renewal options. Each contract has a maximum contract amount of \$20,000,000.

M/WBE/SBE PARTICIPATION:

TOC CONTRACTORS: A 5.0% M/WBE goal has been established for the building envelope consulting services task order contracts with BEC, WPM, and WJE. To date, BEC has achieved 7.9% participation. There is no utilization to report for WPM and WJE because many of the assigned projects have not commenced. However, it is anticipated that WPM and WJE will achieve the goal by the completion of their respective contracts.

A 13.35% M/WBE goal has been established for the professional architectural services task order contracts with AT3; Brown; Collaborate; English; IA; PBA; and Ryden. To date, Brown has achieved 44.2% participation; Collaborate has achieved 10.9% participation; English has achieved 47.2% participation; and Ryden has achieved 37% participation. There is no utilization to report for AT3, IA and PBA because many of the assigned projects have not commenced. However, it is anticipated that the consultants will achieve the goal by the completion of their respective contracts.

JOC CONTRACTORS: A 16% MBE goal and 4% WBE goal have been established for each contract. To date, BRI has achieved 11.6% MBE participation and 5.3% WBE participation; JAM has achieved 14.7% MBE participation and 1.3% WBE participation; and HOR has achieved 15.6% MBE participation and 9.3% WBE participation. BRI, HOR, and JAM have made a good faith effort to meet the M/WBE goal and have projects underway that are utilizing the services of its M/WBE firms. With this plan, it is anticipated that they will achieve the goals by the completion of the contract. There is no utilization to report for ECON and ERC because many of the assigned projects have not commenced. However, it is anticipated that the contractors will achieve the goals by the completion of their respective contracts.

CIP FISCAL NOTE: No significant Fiscal Operating impact is anticipated for these projects.

Capital Project Information: See each attached Form A for a breakdown of capital costs.

WBS Nos: D-000206, D-650006, G-000196, G-000208, G-000162, C-000232, C-000200, C-000230, L-000110

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:

 6/18/2021
C. J. Messiah, Jr.
General Services Department

DIRECTOR'S SIGNATURE/DATE:

Troy Finner
Houston Police Department

Carolyn Wright, Interim Director
Solid Waste Management Department

Samuel Peña
Houston Fire Department

Tina Paez
Administration & Regulatory Affairs Department

Prior Council Action:

Ordinance No. 2019-0391; May 29, 2019
Ordinance No. 2019-0677, September 4, 2019
Ordinance No. 2020-0090, January 29, 2020

Amount of Funding:

\$ 1,633,000.00 – General Improvement Consolidated Construction Fund (4509)
\$ 543,000.00 – Police Consolidated Construction Fund (4504)
\$ 121,000.00 – Contributed Capital Project Fund (4515)
\$ 420,000.00 – Fire Consolidated Construction Fund (4500)
\$ 500,000.00 – Solid Waste Consolidated Construction Fund (4503)
\$ 3,217,000.00 – Total Appropriation

Contact Information:
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Council Liaison
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ATTACHMENTS:

Description

[Signed Coversheet](#)
[25CONS471_TOC-JOC MWBE Utilization_Combined](#)
[25CONS471 Project List](#)
[25CONS471 Form_Combined](#)
[25CONS471 SAP Documents](#)

Type

Signed Cover sheet
Backup Material
Backup Material
Backup Material
Backup Material