



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 7/11/2023

District B, District I

Item Creation Date: 6/14/2023

25CONS545 – Appropriation for the Task Order and Job Order (TOC/JOC) Contracting Program

Agenda Item#: 18.

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 (MEP); 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 \$611,230.00 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 on 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:

Northeast Multi-Service Center	9720 Spaulding Street	District B
City Hall	901 Bagby Street	District I

PROJECT DESCRIPTION: See attached list.

PREVIOUS HISTORY AND PROJECT SCOPE:

TOC CONTRACTORS: Currently, GSD utilizes fourteen 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); (10) Ryden Architecture, LLC (Ryden); (11) Infrastructure Associates, Inc. (Infrastructure); (12) KCI Technologies, Inc. (KCI); (13) Henderson Engineers, Inc. (Henderson); and (14) E&C Engineers & Consultants, Inc. (E&C).

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.

On August 11, 2021, by Ordinance No. 2021-0681, Council approved professional MEP services task order contracts with Infrastructure, KCI, Henderson, and E&C, 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 9.4% participation; and WPM has achieved 6% participation. There is no utilization to report for WJE because many of the assigned projects have not been completed. It is anticipated that 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, AT3 has achieved 31% participation; Brown has achieved 9.3% participation; Collaborate has achieved 16.6% participation; English has achieved 41.9% participation; PBA has achieved 17.5% participation and; Ryden has achieved 32.1% participation. There is no utilization to report for IA because many of the assigned projects have not been completed. It is anticipated that IA will achieve the goal by the completion of their respective contracts.

An 11.27% M/WBE goal has been established for the professional MEP services task order contracts with Infrastructure; KCI; Henderson; and E&C. There is no utilization to report for the contracts because many of the assigned projects have not been completed. It is anticipated that Infrastructure, KCI, Henderson, E&C 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 17.2% MBE participation and 3.7% WBE participation; JAM has achieved 13.4% MBE participation and 4.7% WBE participation; ECON has achieved 5.9% MBE participation and 9.6% WBE participation; HOR has achieved 10.3% MBE participation and 7.8% WBE participation; and ERC has achieved 5.7% MBE participation and 0% WBE participation. All firms 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.

FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of these projects.

WBS Nos: D-000146, H-000084

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:
C.J. Messiah, Jr. 6/29/2023
C. J. Messiah, Jr.
General Services Department

DocuSigned by:
Stephen Williams 6/30/2023
Stephen Williams, M.ED., MPA
Houston Health 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
- Ordinance No. 2021-0681, August 11, 2021

Amount and Source of Funding:

\$ 550,000.00 – General Improvement Consolidated Construction Fund (4509)
\$ 61,230.00 – Public Health Consolidated Construction Fund (4508)
\$ 611,230.00 – Total Appropriation

Contact Information

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Council Liaison

DS
EH

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ATTACHMENTS:

Description

[Projects Location & Description Spreadsheet](#)

[Adopted CIP Form A's](#)

[Previous Ordinances](#)

[MWBE Contract Information](#)

Type

Backup Material

Backup Material

Backup Material

Backup Material