

Mayor and Council Communication

DATE: 08/09/22

M&C FILE NUMBER: M&C 22-0577

LOG NAME: 21JOB ORDER CONTRACT SERVICES CONTRACT

SUBJECT

(ALL) Authorize Execution of Job Order Contract Services Contracts with Basic IDIQ, Inc., The Mark IV Construction Group, LLC, F.H. Paschen, S.N. Nielsen & Associates, LLC, Lemco Construction Services, L.P., SDB, Inc. d/b/a SDB Contracting Services, Inc., Mart, Inc., and Lee Construction and Maintenance Company d/b/a LMC Corporation, for Fixed Unit Price, Indefinite Delivery of Building Renovation and Construction Services, Each Contract Having an Initial Two-Year Term and Three Optional One-Year Renewal Periods in an Amount Not to Exceed \$1,500,000.00 per Contractor for a Total Amount of \$10,500,000.00 During Any One-Year Period, for the Property Management Department, Facilities Division

RECOMMENDATION:

It is recommended that the City Council authorize the execution of a Job Order Contract Services contract for construction services for minor construction and renovation projects for the term of two years with options to renew for three additional one-year periods at the City's option with the aggregate amount of work orders not to exceed \$1,500,000.00 per contractor for a total amount of \$10,500,000 during any one-year period with each of the following companies: Basic IDIQ, Inc., The Mark IV Construction Group, LLC, F.H. Paschen, S.N. Nielsen & Associates, LLC, Lemco Construction Services, L.P., SDB, Inc. d/b/a SDB Contracting Services, Inc., Mart, Inc., and Lee Construction and Maintenance Company d/b/a LMC Corporation.

DISCUSSION:

The request for proposals for the Job Order Contract Services contract was advertised in the *Fort Worth Star-Telegram* on April 28, 2022 and May 5, 2022. On May 30, 2022, the City received proposals from 21 firms. These firms are Alpha Building Corporation, Basic IDIQ, Inc., Batson-Cook Construction, Big Sky Construction Company, Inc., Core Construction, DevPro Commercial Contractors, Inc., F.H. Paschen, S.N. Nielsen & Associates, LLC., Falkenberg Construction Company, Inc., Florico, Inc., Joesta Construction, LLC, JonesCO General Contractors, LLC, Lee Construction and Maintenance d/b/a LMC Corporation, Lemco Construction & Materials, LLC, The Mark IV Construction Group, LLC, Mart, Inc., Post L Group, Reeder General Contractors, Inc., SDB, Inc. d/b/a SDB Contracting Services, TFP Green Builders, Inc., TM Source Building Group, Inc., and Wesson Construction Services, LLC.

On June 17, 2022, a Best Value Selection Committee reviewed and rated each of the 21 firms based on the published weighted selection criteria. The four criteria and their respective weightings are: (1) experience with job order contracts and similar indefinite delivery/indefinite quantity (IDIQ) contracts (20 points); (2) project team members and their experience with job order contracts (20 points); (3) price proposal coefficients (50 points); and (4) list of sub-contractors and suppliers (10 points). The committee selected seven firms. The scores of the committee's selection are summarized below:

Contractor	JOC Experience	Project Team Members	Price Coefficients	Subcontractors, Suppliers	Total
Basic IDIQ, Inc.	20	20	45	10	94
The Mark IV Construction Group, LLC	18	20	44	10	92
F.H. Paschen, S.N. Nielsen & Associates, LLC	18	18	39	10	85

Lemco Construction Services, L.P.	10	15	50	10	85
SDB, Inc. d/b/a SDB Contracting Services	18	18	36	10	82
Mart, Inc.	18	18	35	10	81
Lee Construction and Maintenance d/b/a LMC Corporation	20	20	26	10	76
Alpha Building Corporation	8	16	38	10	72
Core Construction	15	15	31	10	71
JonesCo General contractors, LLC	15	15	35	5	70
TM Source Building Group, Inc.	12	15	33	10	70
Falkenberg Construction Company, Inc.	17	15	27	10	69
Post L Group	12	15	26	10	63
DevPro Commercial contractors, Inc.	5	10	38	1	54
Wesson Construction Services, LLC	12	10	15	10	47
Reeder General Contractors, Inc.	12	10	15	10	46

Batson-Cook Construction	15	15	4	10	44
Big Sky Construction Company, Inc.	15	15	11	10	41
Joesta Construction, LLC	10	15	4	10	39
Florica, Inc.	8	8	6	10	32
TFP Green Builders, Inc.	8	8	10	1	27

Projects completed under this contract are typically too small to bid through our normal processes. The average project for the previous Job Order Contracts was approximately \$50,000.00 to \$100,000.00. This Job Order Contract has competitively selected seven contractors to complete projects on an as needed basis. Typically, each of these projects will be less than \$500,000.00, with a not to exceed limit of \$1,500,000.00 per contractor for a total amount of \$10,500,000, per year. The Property Management Department will verify available funding for each project prior to issuing a job order and starting the project.

It is recommended that the City Council waive Building and Trade Permit Fees for all building renovation and construction services accomplished under this contract at city-owned or leased facilities in accordance with Chapter 7, Article III, Section 7-1, Section 109.2.1 of the City Code.

Business Equity: DVIN, in conjunction with Property Management Department agreed upon a “pilot” program to establish an Internal Department business equity goal of 20%, based on the total number of vendors selected, including prequalified certified M/WBEs listed in the rotation for opportunities to receive work on this Job Order Contract. Seven (7) chosen vendors, and three (3) of the seven vendors are certified M/WBEs. Therefore, Property Management’s commitment is 43% M/WBE utilization of the number of certified M/WBEs selected. A waiver was approved for all offerors on this project due to the nature of the project, i.e., unknown value and number of work orders issued. The expectation is that this program will be more inclusive of business equity firms and increase spending with these groups.

Management of the capacity of the Job Order Contract Services contracts will be the responsibility of the Property Management Department. Other departments may use these contracts after first requesting approval from the Property Management Department.

The project will serve Fort Worth residents in ALL COUNCIL DISTRICTS

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current operating and capital budgets, as appropriated, of various funds to support the approval of the above recommendation and execution of the Job Order Contract Services contract. Prior to any expenditure being incurred, the Property Management Department has the responsibility to validate the availability of funds on a project-by-project basis.

Submitted for City Manager's Office by: Dana Burghdoff 8018

Originating Business Unit Head: Steve Cooke 5134

Additional Information Contact:

Expedited