



Legislation Text

File #: 20-2030, **Version:** 1

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: December 9, 2020
COUNCIL DISTRICT(S): All
DEPARTMENT: Building Services Department
EXECUTIVE: Joey Zapata

SUBJECT

Authorize the first renewal option of two, to the construction services contracts for Job Order Contracting with **(1)** METCO Engineering, Inc. in the amount of \$1,500,000.00; **(2)** Brown & Root Industrial Services LLC in the amount of \$1,500,000.00; **(3)** RS Commercial Construction, LLC in the amount of \$1,500,000.00; and **(4)** 3i Contracting, LLC in the amount of \$1,500,000.00 - Total not to exceed \$6,000,000.00, from \$16,000,000.00 to \$22,000,000.00 - Financing: Capital Construction Fund (subject to annual appropriations)

BACKGROUND

The City executed a two-year contract, with two one-year renewal options, with METCO Engineering, Inc., Brown & Root Industrial Services LLC, RS Commercial Construction, LLC and 3i Contracting, LLC to provide job order contracting services for facility projects from January 9, 2019 through January 9, 2021.

This action will authorize the first of two, one-year renewal options with **(1)** METCO Engineering, Inc.; **(2)** Brown & Root Industrial Services LLC; **(3)** RS Commercial Construction, LLC; and **(4)** 3i Contracting, LLC. This action does not encumber funds. Upon approval of a job order, the funds for services are to be encumbered from project funds, operating funds of a project, or funds from the Department receiving services.

Job Order Contracting (JOC) is an alternative contracting method that provides an option to address construction, repair, rehabilitation, and alterations at City owned buildings. Texas Local Government Code, Section §271.120 added by Acts 2001, 77th Legislature, chapter 1409, §5, effective September 1, 2001.

On July 18 and 25, 2018, the request for proposals for job order contracting services was advertised in accordance with City of Dallas purchasing guidelines. On August 17, 2018, ten proposals were received by the Office of Procurement Services. The Proposal Evaluation Committee was comprised of staff from the Building Services, Aviation, and Public Works Departments. The Proposal Evaluation Committee evaluated and ranked all proposals according to evaluation criteria published with the project specifications:

- 20% Capabilities, Resources and Responsiveness
- 12% Contractor's Pertinent Experience
- 20% Contractor's Approach to the Project
- 10% Contractor's Current Contracts
- 3% Litigation
- 20% Contractor Coefficients
- 15% Business Inclusion and Development

METCO Engineering, Inc., Brown & Root Industrial Services, LLC, RS Commercial Construction, LLC, and 3i Contracting LLC were selected by an evaluation committee as the most advantageous proposers to the City, in accordance with the City of Dallas procurement guidelines.

No quantity or value of work is guaranteed to the contractors in the program. Contractors are awarded Job Orders based on their expertise and experience with the type of work to be performed, proposed construction cost, and ability to perform the work within the scheduled time. Job Order amounts are determined from a City selected price book and the application of contractor provided coefficients (discount multipliers). JOC provides a method for starting and completing work that is significantly faster than other types of construction delivery methods. The City pricing standard is the current version of RS Means - Facilities Construction Cost Data with updates and adjustment by City index.

ESTIMATED SCHEDULE OF PROJECT

Began Services January 2019
Complete Services January 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to Mobility Solutions, Infrastructure, and Sustainability Committee on December 10, 2018.

On January 9, 2019, City Council authorized a two-year contract with three one-year renewal options with METCO Engineering, Inc., Brown & Root Industrial Services LLC, RS Commercial Construction, LLC and 3i Contracting, LLC to provide job order contracting services for facility projects through January 2021, by Resolution No 19-0074. The City executed a two-year contract with two one-year renewal options.

The Transportation and Infrastructure Committee was briefed by memorandum regarding this matter on November 16, 2020.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Capital Construction Fund	\$5,000,000.00	\$1,000,000.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$6,000,000.00	Construction	25.00%	25.00%	\$1,500,000.00
• Job Order Contracting Services at City facilities have a 25.00% M/WBE goal				
• Supplement Agreement No. 1 - 36.44% Overall Participation				
• RS Commercial Construction, LLC - Non-local; Workforce - 15.00% Local • METCO Engineering, Inc. - Local; Workforce - 30.00% Local • Brown & Root Industrial Services LLC - Non-local; Workforce - 0.68% Local • 3i Contracting LLC - Local; Workforce - 8.69% Local				

PROCUREMENT INFORMATION

The request for proposals for job order contracting services was advertised following City of Dallas purchasing guidelines. On August 10, 2018, the following proposals were received:

*Denotes successful proposers

Proposers**Rank**

*METCO Engineering, Inc. 3333 Lee Parkway, Ste. 600 Dallas TX 75219	1
*Brown & Root Industrial Services, LLC 8121 Broadway Street, Ste. 200 Houston TX 77061	2
*RS Commercial Construction, LLC 4808 Simonton Road Dallas TX 75244	3
*3i Contracting, LLC 1111 Mockingbird Lane, Ste. 1050 Dallas TX 75247	4
Phoenix I Restoration & Construction, Ltd.	5
Acumen Enterprises, Inc.	6
Nouveau Construction & Technology Services	7
RNDI Companies, Inc.	8
LMC Corporation	9
IDA Engineering, Inc.	10

OWNERS

METCO Engineering, Inc.

Barry Bagheri, President

Brown & Root Industrial Services, LLC

Rick Farrag, Vice President - On Call Construction

RS Commercial Construction, LLC

Mark DeMattia, President

3i Contracting, LLC

Ron Hill, Vice President of Operations