



# City Council Report

**Date:** July 1, 2024  
**To:** City Council  
**Through:** Marc Heirshberg, Deputy City Manager  
**From:** Beth Huning, City Engineer  
Lance Webb, Assistant City Engineer  
**Subject:** Job Order Master Contracts  
Fire Safety Construction Services  
City Project No. JOC-FIR24  
Citywide

## Purpose and Recommendation

The purpose of this report is to provide information to the Council on the selection of three contractors for the Master Job Order Contract (JOC) for Fire Safety Construction Services. These services will include new construction, renovations and repairs, additions, and facility upgrades for City buildings and facilities related to fire safety improvements.

Staff recommends that Council approve the selection of AP Fire Protection, CertiPro Fire and Life Safety, Inc. and Metro Fire Equipment, Inc. for Job Order Master Contracts for Fire Safety Construction Services for a period of three full years, with two optional one-year extensions of the contracts based on successful contractor performance and City concurrence. These three master contracts allow for the issuance of multiple individual job orders with an approved upper limit of \$4,000,000 per job order, or as otherwise approved by council.

These three companies were selected based on their qualifications, their track record of providing JOC services, and having adequate resources to complete projects for the City.

## Background

The JOC method of procuring construction services is authorized by Title 34 of the Arizona Revised Statutes as an alternative to the traditional design-bid-build procurement method. Job order contracting allows the city to select a contractor on an “on-call” basis for construction projects utilizing a “best value” approach based on the company’s demonstrated qualifications to perform the type of work required.

The JOC program is an efficient way of completing small, less complex, and commonly encountered construction projects in less time with a higher quality of work than using the traditional design-bid-build method.

## **Discussion**

Traditionally, the City has contracted with a General Contractor to sub-contract fire safety improvements. The City will continue to use a General Contractor for projects that involve multiple trades. However, for projects that only involve fire safety related work, the City will save time and money by contracting directly with a company that can perform those specific services. In April 2024, Staff received five (5) Statements of Qualifications (SOQ) from potential contractors that were interested in the JOC for Fire Safety Services. Based on an evaluation of their Statements of Qualifications, AP Fire Protection, CertiPro Fire and Life Safety, Inc. and Metro Fire Equipment, Inc. were selected as firms meeting qualifications to provide fire safety construction services.

In addition to establishing acceptable fees, rates, and expectations for construction services, the JOC may be required to competitively bid portions of the work to multiple subcontractors. Staff will ensure that Mesa-based businesses are given an opportunity to bid on the work. Master contracts for Electrical Services have been created to ensure both quality and price are included in the work assigned under these Job Order Master Contracts.

## **Alternatives**

Alternatives to the approval of the Job Order Contract (JOC) for Fire Safety Construction Services would be to use the traditional design-bid-build method or to use a General Contractor JOC already selected by the City. The common occurrences of unbalanced bids, construction delays, cost over-runs, and quality disputes are significantly reduced using the JOC method as compared to design-bid-build. Using a JOC General Contractor also avoids the listed problems but requires additional management that is not necessary. Due to the specialized nature of fire safety improvements, the selected contractors will also assist in permitting and design. As a result, schedules for fire safety related projects may be reduced when compared to using the traditional design-bid-build method.

## **Fiscal Impact**

Job Order Contracting typically decreases up-front design, procurement and administrative costs since drawings can often be simplified when using a JOC contractor. This allows more funding to be allocated towards the construction portion of the project. Change orders are often reduced because of the Contractor involvement in providing input and assistance with scoping, scheduling, and constructability issues.

## **Coordinated With**

The Parks, Recreation and Community Facilities Department concurs with this recommendation.