



City Council Report

Date: February 8, 2021
To: City Council
Through: Marc Heirshberg, Acting Deputy City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Job Order Master Contracts
Fire Safety Construction Services
City Project No. JOC-FS20
Citywide

Purpose and Recommendation

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

Staff recommends that Council approve the selection of American Fire Equipment Sales & Service and Metro Fire Equipment, Inc. for Job Order Master Contracts for Fire Safety Construction Services for a period of one year, with the option to extend the contracts for two additional one-year periods based on successful contractor performance and City concurrence. These two master contracts will allow for the issuance of multiple individual job orders with an approved upper limit of \$1,500,000 per job order and a total contract value not to exceed \$1,500,000 for each year of the contract per contractor.

These two 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 seek qualified contractors on a competitive basis to select the most qualified firms. Once selected, the contractor is available on an "on-call" basis which reduces procurement time for individual projects and supports a collaborative team approach in performing the work required to deliver the "best value" to the City, for each project.

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 December 2020, Staff received three (3) 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, American Fire Equipment Sales & Service and Metro Fire Equipment, Inc. were selected as firms meeting qualifications to provide fire safety construction services.

Both firms will develop a local “Mesa Supplier and Subcontractor Participation Plan” to establish goals for utilizing local Mesa firms for job orders awarded to them under this contract. Staff has prepared master contracts for Fire Safety Construction Services to ensure both quality and price are being included in the work assigned to them 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.