



Legislation Text

File #: 20-059, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the award of Bid 19-013, Job Order Contracting Services, to Robe, Inc. for an amount not to exceed \$3,000,000 and for a two-year term

DEPARTMENT: Finance Department

SUBMITTED BY: Rachel Mayer, Director

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

In October 2010, the City of Naperville awarded its first contract (11-082) for job order contracting (JOC) services. JOC is an approved alternative procurement method to the more traditional bid process typically used in the procurement of government construction projects. In the JOC procurement method, the City and contractor work together to develop an overall scope of services and individual tasks associated with the scope. Typically, there are no construction documents, so it is similar to a design-build project in some respects. Additional information about JOC services is provided as an attachment.

The term of Contract 11-082 was three years with three, two-year options to extend. The final extension to the contract ended December 31, 2019. The program was extremely successful. When asked if the City should continue the JOC program, City departments indicated it was beneficial to have JOC as one of the approved procurement methods. Internal City departments use it to supplement their operations when internal staff resources are unable to complete the work. In addition, over 30 other government agencies in Illinois used the City's JOC contract.

With no additional extensions available for Contract 11-082, the City needed to conduct a new procurement for JOC services. In November 2019, the Finance Department issued Bid 19-013, Job Order Contracting Service, to hire a contractor to perform various construction projects for the City of Naperville through the JOC procurement method. The contract may be used to perform any work on facilities or properties under the jurisdiction of the City of Naperville including, but not limited to, interior and exterior building renovations and repairs, site work, electrical, plumbing, HVAC, concrete, masonry, maintenance of bridges, roofing replacement and/or repairs, streetscape repairs and improvements to City sites.

The contract may also be used as a joint purchase agreement between the City, Naperville Community Unit School District 203, Indian Prairie School District 204 and the Naperville Park

District, as well as other agencies located within the six county area and state of Illinois. To offset the City's costs to maintain the JOC contract, the bid includes a 0.5% administrative fee which is added to the cost of a JOC project performed for non-City entities.

DISCUSSION:

Advertisement Date:	11/12/2019	Notices Sent:	806
Opening Date:	12/10/2019	Planholders:	48
		Proposals Received:	12

Bids were received from the following vendors:

Vendor Name	Award Criteria Figure
Robe, Inc.	0.8169
Anchor Mechanical Inc.	0.8919
Cordos Development & Assoc.	0.8975
F.H. Paschen	0.9444
McDonagh Demolition Inc.	0.9575
Paul Borg Construction Co.	0.9751
Leopardo Companies	0.9677
Pacific Construction Services, Inc.	0.9988
AGAE Contractors Inc.	1.0365
Kenny Construction Co.	1.0654
Oakk Construction Co. Inc.	1.0457
Accel Construction Services Group	1.1025
RESCO	NON-RESPONSIVE

*RESCO was determined to be non-responsive because the vendor did not submit any of the required documents.

Because the type and amount of work the contractor will perform will depend upon usage by the City and other entities, The Gordian Group, the City's JOC administrator, developed an equation to allow the City to determine lowest bid. Each bidder was asked to provide six adjustment factors to delineate work performed for City departments or other entities, during normal or outside normal working hours and for non-priced tasks. A multiplier was then associated with each adjustment factor, which demonstrated the anticipated amount of work that would be performed based upon historical use information. A copy of Robe's bid worksheet is attached to show how the Award Criteria Factor was calculated.

There was a significant spread in the submitted Award Criteria Figures, so after determining Robe was the lowest responsive bidder, the City contacted Robe to ensure the contractor understood the work and included the required licensing fees. Robe verified they understood the work and were in compliance. Additionally, staff contacted Robe's references. The references indicated Robe was responsive and performed well as their JOC contractor. Staff recommends the award of the JOC

services contract to Robe, Inc.

There is no ongoing minimum amount the City must spend pursuant to this contract. We will seek proposals for specific projects that meet the criteria for consideration as a JOC project. Once identified, projects will be priced using the fixed prices in the contract if the quantities and pricing is acceptable and approved by both the using Department and the Chief Procurement Officer, the work is ordered. Projects that exceed \$25,000 are submitted to the City Manager for approval and those exceeding \$100,000 are submitted to the City Council for approval.

The term of this contract is two-years from date of award to December 31, 2021 with two, two-year options to extend.

FISCAL IMPACT:

CIP#: Various

The job order contracting service will be used by multiple departments for qualifying projects. Each department will be responsible for aligning all related projects under this contract with their available budget. Under this agreement, the City is not required to provide a minimum amount of work to the contractor. The proposed contract only ensures access to the contracting services when necessary. Staff will monitor all proposed projects under this award to ensure compliance with budget limits.