



SAN DIEGO
HOUSING
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San Diego Housing Commission (SDHC)

Approval of the Award of Job Order Contracting Contracts

Presentation to SDHC Board of Commissioners

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Josh Hoffman
Vice President, Real Estate Development
Real Estate Division

Frank Hanna
Senior Project Manager, Real Estate Development
Real Estate Division

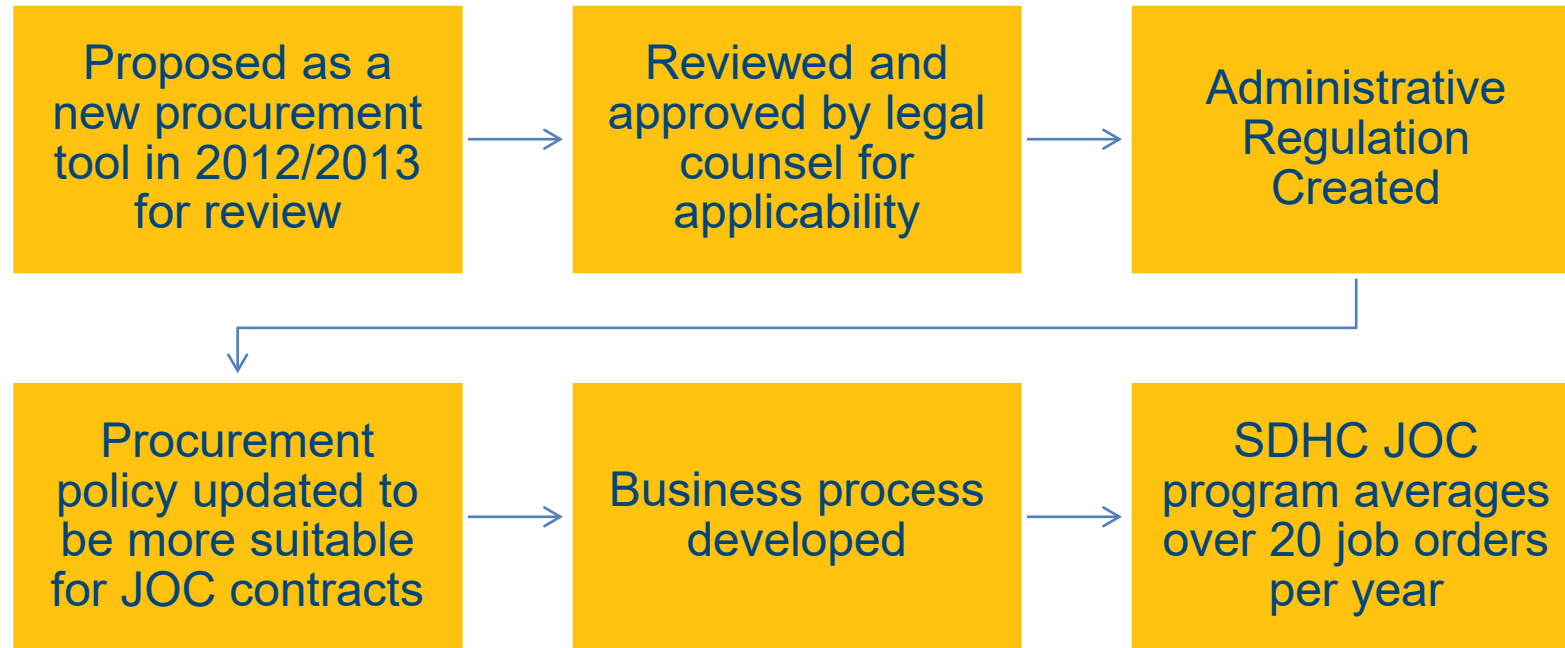


SDHC – Job Order Contracting Introduction

- Procurement tool provides SDHC the ability to complete small, simple and commonly encountered construction projects quickly and easily.
- Job Order Contracting (JOC) may not be used for large, complex new construction.
- Competitively bid, firm, fixed price, “on-call,” “as-needed” contract.
- Authorized by state and federal law.
- Advantages:
 - Saves time (Sealed Bid Process 6-10 months vs JOC Process 3-8 weeks)
 - Lowers costs
 - Results in high-quality work



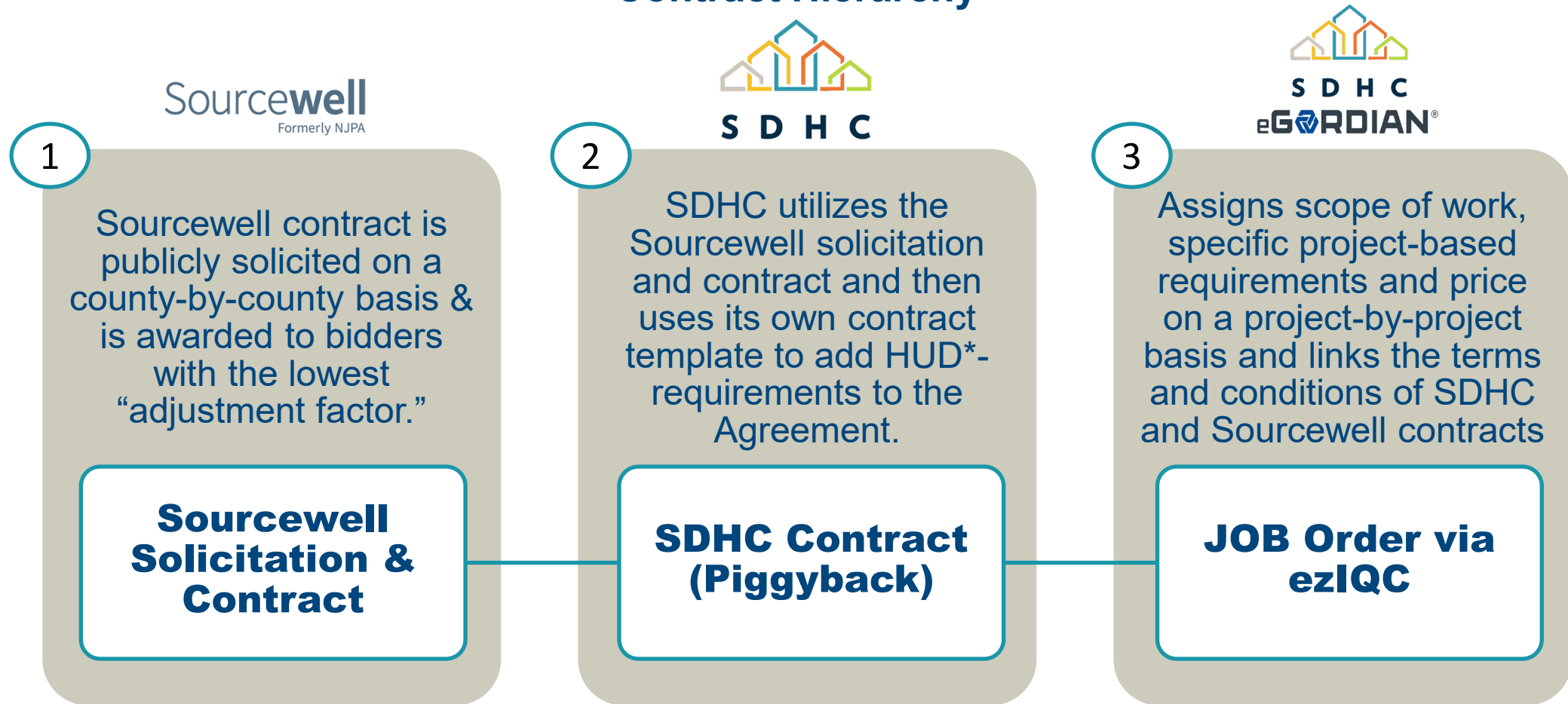
SDHC – Job Order Contracting Introduction (Continued)



SDHC – Job Order Contracting

How Job Orders Function

Contract Hierarchy

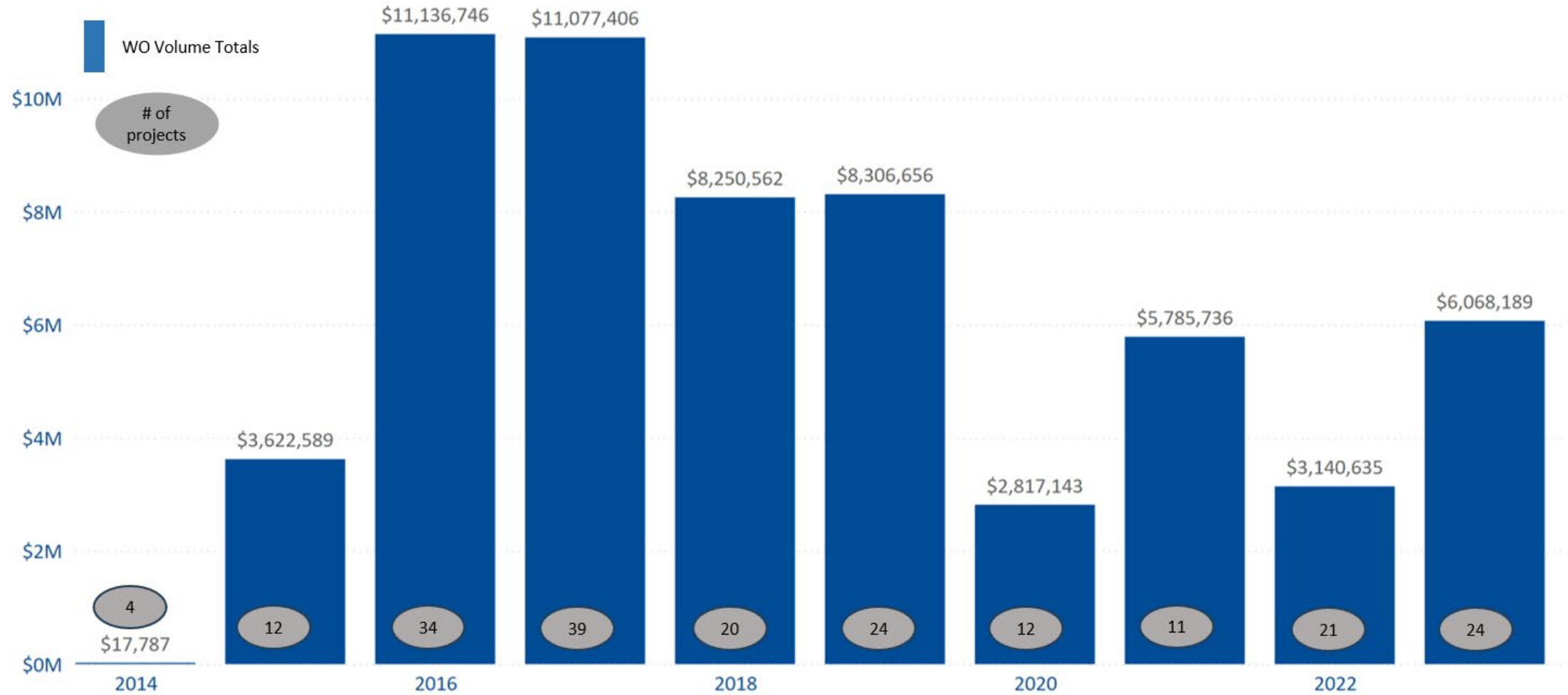


*HUD = U.S. Department of Housing and Urban Development



SDHC – Job Order Contracting

SDHC Use of JOC



WO = Work Order



SDHC – Job Order Contracting New SDHC JOC Agreements

- SDHC is seeking approval to enter into agreements with the following 16 contractors covering the various construction trades necessary to maintain its portfolio:
 1. Grondin Construction Inc (General Construction)
 2. All Source Coatings Inc (General Construction)
 3. Pacific Building Group (General Construction)
 4. LDCo., Inc (General Construction)
 5. ABM Electrical and Lighting (Electrical)
 6. Express Energy Services Inc (Electrical)
 7. Harry H. Joh Construction Inc (Electrical)
 8. ABM Building Solutions (Mechanical/HVAC)
 9. Harry H. Joh Construction Inc (Mechanical/HVAC)
 10. Horizons Construction Company Int'l Inc (Paving)
 11. Rite-Way Roof Corporation (Roofing/Waterproofing)
 12. All Source Tile Inc (Flooring)
 13. All Source Coatings Inc (Painting)
 14. Grondin Construction Inc (Painting)
 15. Horizons Construction Company Int'l Inc (Plumbing)
 16. Alco Building Solutions (Solar)



SDHC – Job Order Contracting

Project Use Example: Pulitzer Place Apartments

Type of work JOC is used on includes, but is not limited to, the repair and replacement of:

- Windows
- Cabinets/Countertops
- Flooring
- Interior/Exterior Paint
- Roofing and Gutters
- Parking Lot Paving
- Solar Upgrades
- Plumbing Systems



SDHC – Job Order Contracting Staff Recommendations

That the SDHC Board of Commissioners take the following actions:

- 1) Authorize the President & Chief Executive Officer (President & CEO), or designee, to enter into cooperative purchasing agreements with the contractors referenced within this report based upon procurements previously competitively bid and awarded by Sourcewell.
- 2) Approve the award of 16 separate Job Order Contracting (JOC) contracts that include an initial one-year term with four additional one-year contract renewal options to the companies listed in the staff report (each with a value not to exceed maximum annual capacity ranging from \$2,000,000 - \$4,000,000).



SDHC – Job Order Contracting Staff Recommendations (Continued)

- 3) Authorize the President & CEO, or designee, to substitute the identified contract funding sources with other available funding sources as long as the total activity budget amount after substitution does not exceed the total approved budget, should the operational need arise or should actions be to the benefit of SDHC and its mission.
- 4) Authorize the President & CEO, or designee, to execute all documents and instruments necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and take such actions as are necessary and/or appropriate to implement these approvals, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.



Questions & Comments

