



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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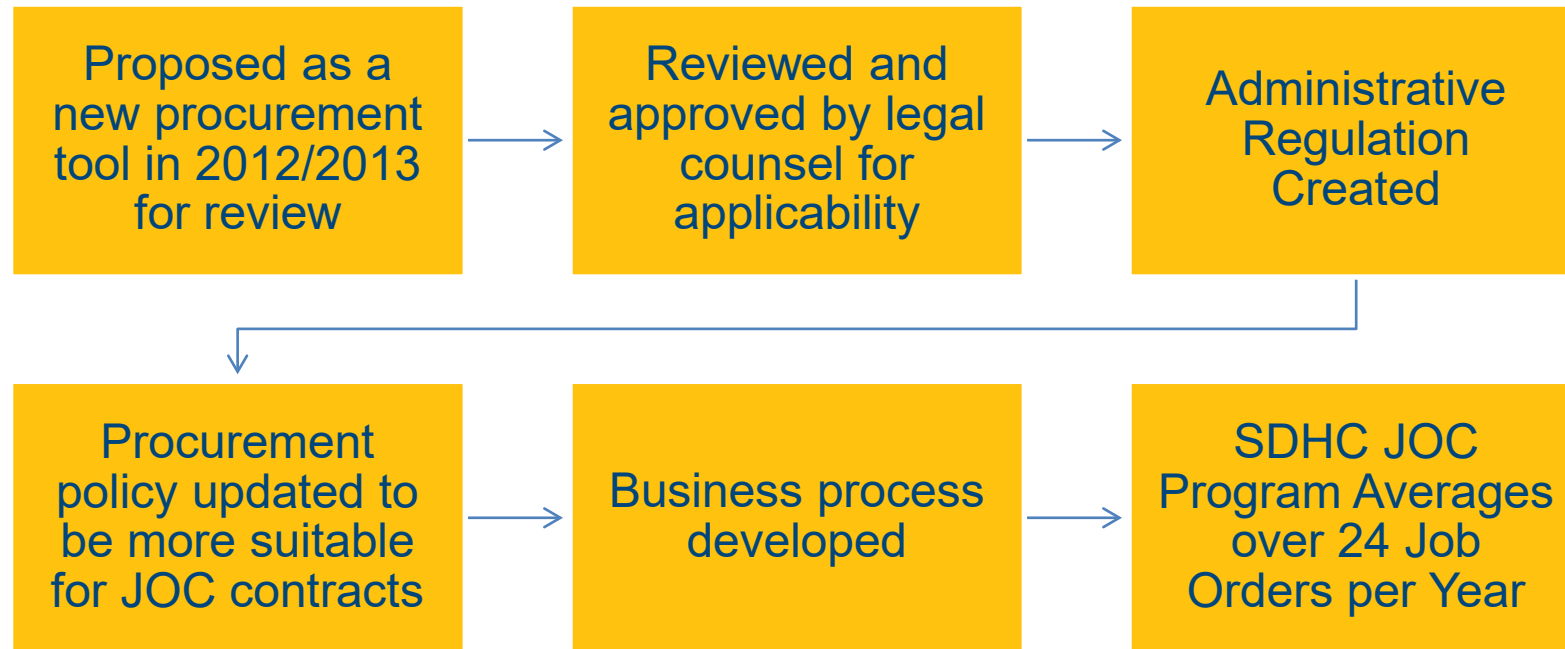
SDHC – Job Order Contracting (JOC)

Introduction

- Procurement tool provides SDHC the ability to complete small, simple and commonly encountered construction projects quickly and easily.
- 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



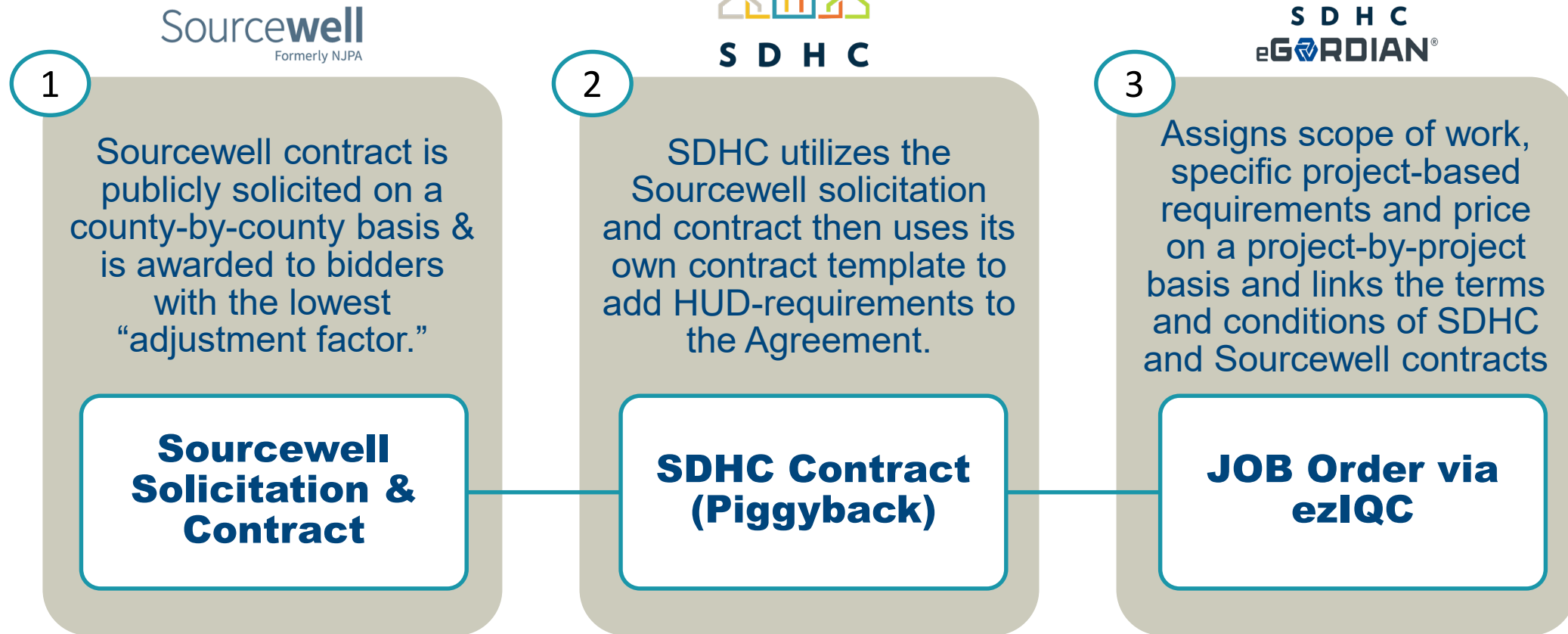
SDHC – Job Order Contracting (JOC) Introduction (Continued)



SDHC – Job Order Contracting (JOC)

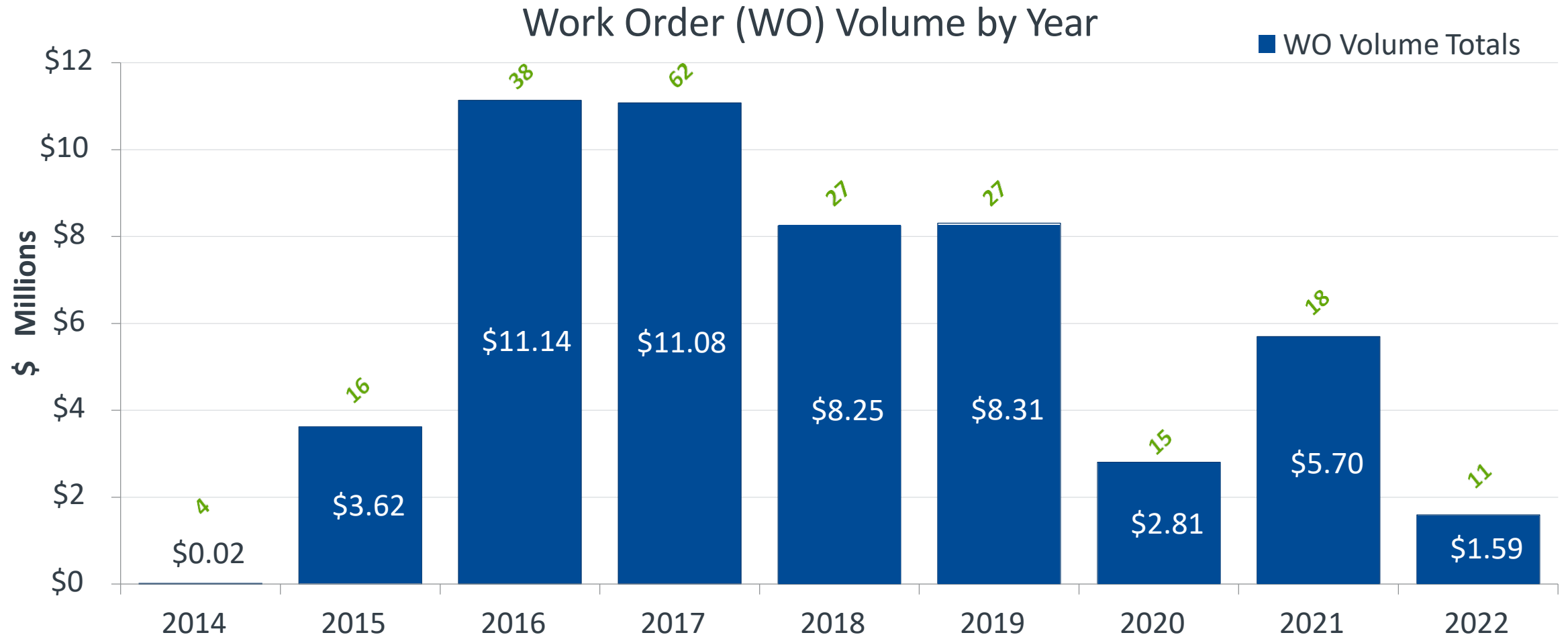
How Job Orders Function (Continued)

Contract Hierarchy



SDHC – Job Order Contracting (JOC)

SDHC Use of JOC



SDHC – Job Order Contracting (JOC)

New SDHC JOC Agreements

- SDHC is seeking approval to enter into agreements with the following 13 contractors covering the various construction trades necessary to maintain its portfolio:
 1. All Source Coatings Inc. (General)
 2. Harry H. Joh Construction Inc. (General)
 3. Horizons Construction Co. Int'l Inc. (General)
 4. Pacific Building Group (General)
 5. Vincor Construction Inc (General)
 6. ABM Industries Inc. (Electrical)
 7. Pacific Lighting Mgt Inc. (Electrical)
 8. Horizons Construction Co. Int'l Inc. (Paving)
 9. ABM Industries Inc (Mechanical/HVAC)
 10. Harry H. Joh Construction Inc. (Mechanical/HVAC)
 11. Mesa Energy Systems, Inc. (Mechanical/HVAC)
 12. GeoStabilization International, LLC (Geo)
 13. Good-Men Roofing & Construction Inc. (Roofing)



SDHC – Job Order Contracting (JOC)

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
- Exterior/Exterior Paint
- Roofing and gutters
- Parking Lot Paving
- Safety Lighting
- Plumbing Systems



SDHC – Job Order Contracting (JOC) 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 13 separate Job Order Contracting (JOC) contracts that include an initial one-year term with two additional one-year contract renewal options to the following companies, each with a value not to exceed maximum annual capacity of \$2,000,000.



SDHC – Job Order Contracting (JOC) 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 the Housing Commission 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.



SDHC – Job Order Contracting (JOC)

Questions & Comments

