



## EXECUTIVE SUMMARY

MEETING DATE: June 21, 2024

HCR24-058

SUBJECT: Approval of the Award of Job Order Contracting Contracts

COUNCIL DISTRICT: Citywide

ORIGINATING DEPARTMENT: Real Estate

CONTACT/PHONE NUMBER: Josh Hoffman (619) 727-4491

### REQUESTED ACTION:

Approve the award of 16 separate Job Order Contracting contracts for the maintenance, renovation, modernization and alteration of properties owned and/or managed by the San Diego Housing Commission.

### EXECUTIVE SUMMARY OF KEY FACTORS:

- The Housing Commission has an ongoing need to maintain and improve the real estate portfolio of properties it currently owns and/or manages. To meet this need more effectively, Housing Commission staff identified job order contracting (JOC) as a procurement method that enables staff to execute routine and reoccurring construction projects quickly and efficiently.
- These new JOC contracts are intended to replace previously approved, expiring JOC contracts and help the Housing Commission meet its plans to maintain and improve its real estate portfolio of properties over the next four years, if annual renewal options are exercised.
- Section 15 of the Housing Commission's Procurement Policy, titled "Cooperative Purchasing Agreements," authorizes and encourages the Housing Commission to utilize other federal, state and local cooperative purchasing agreements (also known as "intergovernmental agreements") to expedite the procurement, contracting and project delivery process.
- Contracts were awarded by Sourcewell, a government joint powers agency, to 16 contractors identified as low responsive and responsible bidders, as listed in this staff report. Sourcewell is a State of Minnesota public agency that serves as a national municipal cooperative contracting agency for its members, including the Housing Commission.
- The Housing Commission would utilize these contracts on an on-call, as-needed basis. Each contract would have a maximum annual capacity ranging from \$2,000,000 to \$4,000,000 (as noted above) and would be administered in accordance with Housing Commission Administrative Regulation No. 203.200 and the associated Standard Operating Procedures.
- Because JOC contracts are structured as on-call, as-needed contracts, the aforementioned maximum contract capacities do not constitute a guaranteed award amount or expenditure obligation by the Housing Commission to the respective contractors. Neither do the specified maximum contract amounts constitute a budgetary encumbrance or obligation by the Housing Commission.
- Approving these actions will not affect the Fiscal Year 2024 or Fiscal Year 2025 Housing Authority-approved budget.



## REPORT

**DATE ISSUED:** June 13, 2024

**REPORT NO:** HCR24-058

**ATTENTION:** Chair and Members of the San Diego Housing Commission  
For the Agenda of June 21, 2024

**SUBJECT:** Approval of the Award of Job Order Contracting Contracts

**COUNCIL DISTRICT:** Citywide

*Advance Notice of San Diego Housing Commission hearing of the following matter has been provided to the Housing Authority Members in accordance with the terms and provisions of San Diego Municipal Code Section 98.0301(e)(4)(A)-(B).*

### **REQUESTED ACTION**

Approve the award of 16 separate Job Order Contracting contracts for the maintenance, renovation, modernization and alteration of properties owned and/or managed by the San Diego Housing Commission.

### **STAFF RECOMMENDATION**

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) take the following actions:

- 1) Authorize the President and Chief Executive Officer (President and 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 following companies:
  - a) Grondin Construction Inc (General Construction) – SDHC JOC Contract # JOC-25-01
  - b) All Source Coatings Inc (General Construction) – SDHC JOC Contract # JOC-25-02
  - c) Pacific Building Group (General Construction) – SDHC JOC Contract # JOC-25-03
  - d) LDCo., Inc (General Construction) – SDHC JOC Contract # JOC-25-04
  - e) ABM Electrical and Lighting Solutions (Electrical) – SDHC JOC Contract # JOC-25-05
  - f) Express Energy Services Inc (Electrical) – SDHC JOC Contract # JOC-25-06
  - g) Harry H. Joh Construction Inc (Electrical) – SDHC JOC Contract # JOC-25-07
  - h) ABM Building Solutions, LLC (Mechanical/HVAC) – SDHC JOC Contract # JOC-25-08
  - i) Harry H. Joh Construction Inc (Mechanical/HVAC) – SDHC JOC Contract # JOC-25-09
  - j) Horizons Construction Company Int'l Inc (Paving) – SDHC JOC Contract # JOC-25-10
  - k) Rite-Way Roof Corporation (Roofing/Waterproofing) – SDHC JOC Contract # JOC-25-11
  - l) All Source Tile Inc (Flooring) – SDHC JOC Contract # JOC-25-12
  - m) All Source Coatings Inc (Painting) – SDHC JOC Contract # JOC-25-13
  - n) Grondin Construction Inc (Painting) – SDHC JOC Contract # JOC-25-14
  - o) Horizons Construction Company Int'l Inc (Plumbing) – SDHC JOC Contract # JOC-25-15

June 13, 2024

Approval of the Award of Job Order Contracting Contracts

Page 2

p) Alco Building Solutions (Solar) – SDHC JOC Contract # JOC-25-16

- 3) Authorize the President and 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 and 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.

### **SUMMARY**

The Housing Commission has an ongoing need to maintain and improve the real estate portfolio of properties it currently owns and/or manages. To meet this need more effectively, Housing Commission staff identified JOC as a procurement method that enables staff to execute routine and reoccurring construction projects quickly and efficiently. On September 20, 2022, the Housing Commission Board approved the award of 13 separate JOC contracts for the maintenance, renovation, modernization and alteration of properties owned and/or managed by the Housing Commission. The JOC contracts entered into in 2022 are expiring. These new JOC contracts are intended to replace the expiring JOC contracts and help the Housing Commission meet its plans to maintain and improve its real estate portfolio of properties over the next four years, if annual renewal options are exercised.

Section 15 of the Housing Commission’s Procurement Policy, titled “Cooperative Purchasing Agreements,” authorizes and encourages the Housing Commission to utilize other federal, state and local cooperative purchasing agreements (also known as “intergovernmental agreements”) to expedite the procurement, contracting and project delivery process. In addition, the Housing Commission is encouraged to utilize JOC contracts, as and when applicable and in the best interests of the Housing Commission. Furthermore, under California’s Joint Exercise of Powers Act (Government Code § 6500 et seq.), two or more public agencies may jointly exercise their contracting power if authorized by their legislative bodies. This cooperative/intergovernmental agreement contracting process is also endorsed by the U.S. Department of Housing and Urban Development (HUD) in Title 24, Subpart A, Part 85, Section 85.36(b)(5) of the Code of Federal Regulations and is widely employed by hundreds of federal, state and local agencies as a routine part of their procurement and contracting methodology. Considering the various funding sources used by the Housing Commission, these contracts are expected to utilize both Federal and Non-Federal funds to the extent allowed by applicable law and regulations. These contracts shall not be utilized for new construction due to federal regulations.

Contracts were awarded by Sourcewell, a government joint powers agency, to the following 16 contractors identified as low responsive and responsible bidders:

Contractor	Sourcewell Contract Number	Proposed Housing Commission Contract
Grondin Construction Inc (General Construction)	CA-R9-GB-101723-GCI	\$4,000,000
All Source Coatings (General Construction)	CA-R9-GB-101723-ASC	\$4,000,000
Pacific Building Group	CA-R9-GB-101723-PBG	\$4,000,000

June 13, 2024

Approval of the Award of Job Order Contracting Contracts

Page 2

(General Construction)		
LDCo., Inc (General Construction)	CA-R9-GB-101723-LDC	\$4,000,000
ABM Electrical and Lighting Solutions (Electrical)	CA-R9-E-101723-AEL	\$2,000,000
Express Energy Services Inc. (Electrical)	CA-R9-E-101723-EES	\$2,000,000
Harry H. Joh Construction Inc. (Electrical)	CA-R9-E-101723-HJC	\$2,000,000
ABM Industries Inc (Mechanical/HVAC)	CA-R9-HVAC-101723-ABL	\$2,000,000
Harry H. Joh Construction Inc. (Mechanical/HVAC)	CA-R9-HVAC-101723-HJC	\$2,000,000
Horizons Construction Company Int'l Inc. (Paving)	CA-R9-PAV-101723-HRZ	\$2,000,000
Rite-Way Roof Corporation (Roofing/Waterproofing)	CA-R9-RW-101723-RWR	\$2,000,000
All Source Tile Inc. (Flooring)	CA-R9-F-101723-ALS	\$2,000,000
All Source Coatings Inc. (Painting)	CA-R9-P-101723-ASC	\$2,000,000
Grondin Construction Inc (Painting)	CA-R9-P-101723-GCI	\$2,000,000
Horizons Construction Company Int'l Inc. (Plumbing)	CA-R9-PLUM-101723-HRZ	\$2,000,000
Alco Building Solutions (Solar)	CA-R9-RW01-123021-GMR	\$2,000,000

Housing Commission staff seeks authorization to enter into 16 cooperative purchasing agreements with Sourcewell and the aforementioned contractors for facility maintenance, renovation, modernization and alteration projects. Sourcewell is a State of Minnesota public agency that serves as a national municipal cooperative contracting agency for its members. The Housing Commission has been a member of Sourcewell (Formerly NJPA) since 2011.

The Housing Commission would utilize these contracts on an on-call, as-needed basis. Each contract would have a maximum annual capacity ranging from \$2,000,000 to \$4,000,000 (as noted above) and would be administered in accordance with Housing Commission Administrative Regulation No. 203.200 and the associated Standard Operating Procedures.

Contract and project forms have been developed to ensure Housing Commission-required provisions are included within each of the contracts. These provisions include prevailing wages and requirements of Section 3 of the HUD Act of 1968 (Section 3). Applicable federal, state and local prevailing wage labor compliance requirements shall apply to all of the proposed contracts.

### **FISCAL CONSIDERATIONS**

Because JOC contracts are structured as on-call, as-needed contracts, the aforementioned maximum contract capacities do not constitute a guaranteed award amount or expenditure obligation by the Housing Commission to the respective contractors. Neither do the specified maximum contract amounts

June 13, 2024

Approval of the Award of Job Order Contracting Contracts

Page 2

constitute a budgetary encumbrance or obligation by the Housing Commission. Approving these actions will not affect the Fiscal Year 2024 or Fiscal Year 2025 Housing Authority-approved budget. Budgetary encumbrances will occur on a project-by-project basis in accordance with the Housing Commission's delegation of authority policy.

### **HOUSING COMMISSION STRATEGIC PLAN**

This item relates to the Core Values of commitment to excellence and innovation and belief in transparency and being good financial stewards in the Housing Commission Strategic Plan for Fiscal Year (FY) 2022-2024.

### **EQUAL OPPORTUNITY CONTRACTING AND EQUITY ASSURANCE**

Of the 16 contractors recommended for award, six are certified Section 3 Business Concerns, six are local San Diego businesses and four are certified small businesses. Below are the specific details of each:

1. Grondin Construction Inc (General Construction) - Local Business, certified as a Section 3 Business Concern by the Housing Commission
2. All Source Coatings Inc. (General Construction) - Local Business, certified as a Section 3 Business Concern by the Housing Commission
3. Pacific Building Group (General Construction)
4. LDCo., Inc (General Construction) - Local Business, certified as a Section 3 Business Concern by the Housing Commission
5. ABM Electrical and Lighting Solutions (Electrical)
6. Express Energy Services Inc (Electrical)
7. Harry H. Joh Construction Inc. (Electrical) - Non-Local Business, certified as a Small Business for the Purpose of Public Works (SB-PW) by the State of California
8. ABM Building Solutions, LLC (Mechanical/HVAC)
9. Harry H. Joh Construction Inc. (Mechanical/HVAC) - Non-Local Business, certified as a Small Business for the Purpose of Public Works (SB-PW) by the State of California
10. Horizons Construction Co. Int'l Inc. (Paving)
11. Rite-Way Roof Corporation (Roofing/Waterproofing) - Non-Local Business, certified as a Small Business by the State of California
12. All Source Tile Inc (Flooring) - Local Business, certified as a Section 3 Business Concern by the Housing Commission
13. All Source Coatings Inc (Painting) – Local Business, certified as a Section 3 Business Concern by the Housing Commission
14. Grondin Construction Inc (Painting) – Local Business, certified as a Section 3 Business Concern by the Housing Commission
15. Horizons Construction Company Int'l Inc (Plumbing) - Non-Local Business
16. Alco Building Solutions (Solar) –Non-Local Business, certified as a Small Business by the State of California

All contractors are required to submit Equal Opportunity Contracting forms and Workforce Reports with each executed job order.

June 13, 2024

Approval of the Award of Job Order Contracting Contracts

Page 2

### **PREVIOUS COUNCIL and/or COMMITTEE ACTION**

On September 20, 2022, the Housing Commission Board approved the award of 13 separate multiyear JOC contracts, each with a value not to exceed maximum annual capacity of \$2,000,000 as described in Report No. HCR22-105.

On September 18, 2020, the Housing Commission Board approved the award of 11 separate multiyear JOC contracts, each with a value not to exceed maximum annual capacity of \$2,000,000 as described in Report No. HCR20-087.

On June 7, 2018, the Housing Commission Board approved the award of 11 separate multiyear JOC contracts, each with a value not to exceed maximum annual capacity of \$2,000,000 as described in Report No. HCR18-051.

On June 14, 2016, the Housing Authority authorized contract amendments to increase the maximum annual contract capacity from \$500,000 to \$2,000,000 for each of the previously approved Housing Commission JOC contracts referenced within Report No. HAR16-018 (Resolution No. HA-1693).

On January 15, 2016, the Housing Commission Board authorized the award of two separate multiyear JOC contracts, each with a value not to exceed maximum annual capacity of \$500,000, with an initial term from January 18, 2016 – October 19, 2016, with three one-year options to renew, as described in Report No. HCR16-001.

On November 20, 2015, the Housing Commission Board approved amendments to two previously approved Housing Commission JOC contracts to increase the 2015-2016 maximum aggregate contract amounts, as described in Report No. HCR15-099.

On September 11, 2015, the Housing Commission Board approved the award of five separate multiyear JOC contracts, each with a value not to exceed maximum annual capacity of \$500,000, as described in Report No. HCR15-071.

On June 25, 2015, the Housing Commission Board approved the amendment to a previously approved Housing Commission JOC Contract to increase the annual maximum contract amount, as described in Report No. HCR15-053.

On September 12, 2014, the Housing Commission Board approved the award of three multiyear JOC contracts, as described in Report No. HCR14-081.

### **KEY STAKEHOLDERS and PROJECTED IMPACTS**

Stakeholders include residents at properties the Housing Commission owns and/or manages, the Housing Commission and JOC contractors.

### **ENVIRONMENTAL REVIEW**

These activities are categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities), which allows the operation, repair, maintenance permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The parties agree that the provision of any federal funds as the result of this action is conditioned on

the City of San Diego’s final NEPA review and approval. No contracts will be signed nor any action taken nor work performed under any of the contracts until such time as the appropriate NEPA approvals have been obtained.

Respectfully submitted,

*Frank Hanna*

Frank Hanna  
Senior Project Manager  
Real Estate Division

Approved by,

*Jeff Davis*

Jeff Davis  
Deputy Chief Executive Officer  
San Diego Housing Commission

Hard copies are available for review during business hours at the information desk in the main lobby of the San Diego Housing Commission offices at 1122 Broadway, San Diego, CA 92101. Docket materials are available in the “Governance & Legislative Affairs” section of the San Diego Housing Commission website at [www.sdhc.org](http://www.sdhc.org)