



EXECUTIVE SUMMARY

HOUSING COMMISSION EXECUTIVE SUMMARY SHEET

MEETING DATE: September 20, 2022

HCR22-105

SUBJECT: Approval of the Award of Job Order Contracting Contracts

COUNCIL DISTRICT(S): Citywide

ORIGINATING DEPARTMENT: Real Estate Division

CONTACT/PHONE NUMBER: Emily Jacobs (619) 578-7423

REQUESTED ACTION:

Approve the award of 13 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.
- On September 18, 2020, the Housing Commission Board approved the award of 11 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 2020 are expiring. These new JOC contracts are intended to supplement 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 three years.
- 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.
- Sourcewell awarded contracts to the 13 contractors, as detailed in the staff report, who were identified as low responsive and responsible bidders.
- The Housing Commission would utilize these contracts on an on-call, as-needed basis. Each contract would have a maximum annual capacity of \$2,000,000 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 of \$2,000,000 annually 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 2022 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.



REPORT

DATE ISSUED: September 14, 2022

REPORT NO: HCR22-105

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of September 20, 2022

SUBJECT: Approval of the Award of Job Order Contracting Contracts

COUNCIL DISTRICT: Citywide

REQUESTED ACTION

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).

Approve the award of 13 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 & 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:
 - a. All Source Coatings Inc. (General Construction) - SDHC JOC Contract #JOC-23-01
 - b. Harry H. Joh Construction Inc. (General Construction) - SDHC JOC Contract #JOC-23-02
 - c. Horizons Construction Co. Int'l Inc. (General Construction) - SDHC JOC Contract #JOC-23-03
 - d. Pacific Building Group (General Construction) - SDHC JOC Contract #JOC-23-04
 - e. Vincor Construction Inc. (General Construction) - SDHC JOC Contract #JOC-23-05
 - f. ABM Industries Inc. (Electrical) - SDHC JOC Contract #JOC-23-06
 - g. Pacific Lighting Mgt Inc. (Electrical) - SDHC JOC Contract #JOC-23-07
 - h. Horizons Construction Co. Int'l Inc. (Paving) - SDHC JOC Contract #JOC-23-08
 - i. ABM Industries Inc. (Mechanical/HVAC) - SDHC JOC Contract #JOC-23-09
 - j. Harry H. Joh Construction Inc. (Mechanical/HVAC) - SDHC JOC Contract #JOC-23-10
 - k. Mesa Energy Systems, Inc. (Mechanical/HVAC) - SDHC JOC Contract #JOC-23-11
 - l. GeoStabilization International, LLC (Geostablization) - SDHC JOC Contract #JOC-23-12

m. Good-Men Roofing & Construction Inc. (Roofing) – SDHC JOC Contract #JOC-23-13

- 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.

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 18, 2020, the Housing Commission Board approved the award of 11 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 2020 are expiring. These new JOC contracts are intended to supplement 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 three years.

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 (Govt. 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. These contracts shall only be used on federally-funded projects and shall not be utilized for new construction due to federal regulations.

Contracts were awarded by Sourcewell to the following 13 contractors identified as low responsive and responsible bidders:

- a. All Source Coatings Inc. (General Construction) SOURCEWELL Contract # CA-R9-GB08-123021-ASC
- b. Harry H. Joh Construction Inc. (General Construction) - SOURCEWELL Contract # CA-R9-GB03-123021-HJC
- c. Horizons Construction Co. Int'l Inc. (General Construction) - SOURCEWELL Contract # CA-R9-GB01-123021-HCC

- d. Pacific Building Group (General Construction) - SOURCEWELL Contract # CA-R9-GB04-123021-PBG
- e. Vincor Construction Inc. (General Construction) - SOURCEWELL Contract # CA-R9-GB05-123021-VCI
- f. ABM Industries Inc. (Electrical) - SOURCEWELL Contract # CA-R9-E01-123021-ABM
- g. Pacific Lighting Mgt Inc. (Electrical) - SOURCEWELL Contract # CA-R9-E02-123021-PLM
- h. Horizons Construction Co. Int'l Inc. (Paving) - SOURCEWELL Contract # CA-R9-PAV01-123021-HCC
- i. ABM Industries Inc. (Mechanical/HVAC) - SOURCEWELL Contract # CA-R9-HVAC01-123021-ABM
- j. Harry H. Joh Construction Inc. (Mechanical/HVAC) - SOURCEWELL Contract # CA-R9-HVAC03-123021-HJC
- k. Mesa Energy Systems, Inc. (Mechanical/HVAC) - SOURCEWELL Contract # CA-R9-HVAC04-123021-ES
- l. GeoStabilization International, LLC (Geostablization) - SOURCEWELL Contract # CA-R9-GS01-123021-GSI
- m. Good-Men Roofing & Construction Inc. (Roofing) – SOURCEWELL Contract # CA-R9-RW01-123021-GMR

Housing Commission staff seeks authorization to enter into 13 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 of \$2,000,000 and would be administered in accordance with Housing Commission Administrative Regulation No. 203.200 and the associated Standard Operating Procedures.

Contract 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 of \$2,000,000 annually 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 2022 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.

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Approval of the Award of Job Order Contracting Contracts

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HOUSING COMMISSION STRATEGIC PLAN

This item relates to Strategic Priority Area No. 2 in the Housing Commission Housing Commission Strategic Plan for Fiscal Year (FY) 2022-2024: Helping Families Increase Opportunities for Self-Sufficiency and Quality of Life.

EQUAL OPPORTUNITY CONTRACTING AND EQUITY ASSURANCE

The Sourcewell JOC contractors possess the following certifications or designations:

- a. All Source Coatings Inc. (General Construction) - Local Business, certified as a Section 3 Business Concern by the Housing Commission
- b. Harry H. Joh Construction Inc. (General Construction) - Non-Local Business, certified as a Small Business for the Purpose of Public Works (SB-PW) by the State of California
- c. Horizons Construction Co. Int'l Inc. (General Construction) - Non-Local Business
- d. Pacific Building Group (General Construction)
- e. Vincor Construction Inc. (General Construction) - Non-Local Business
- f. ABM Industries Inc. (Electrical)
- g. Pacific Lighting Mgt Inc. (Electrical) - Non-Local Business
- h. Horizons Construction Co. Int'l Inc. (Paving)
- i. ABM Industries Inc. (Mechanical/HVAC)
- j. 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
- k. Mesa Energy Systems, Inc. (Mechanical/HVAC)
- l. GeoStabilization International, LLC (Geostabilization)

The JOC contractors will submit the required Equal Opportunity Contracting forms and Workforce Reports with each executed job order.

PREVIOUS COUNCIL and/or COMMITTEE ACTION

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 properties, 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 clearances have been obtained.

Respectfully submitted,

Frank Hanna

Frank Hanna
Senior Project Manager
Real Estate Division

Approved by,

Jeff Davis

Jeff Davis
Interim President & Chief Executive Officer
San Diego Housing Commission

Docket materials are available online in the "Governance & Legislative Affairs" section of the San Diego Housing Commission website at www.sdhc.org