

RESOLUTION MEMORANDUM

March 26, 2026

TO: Board of Commissioners
Richmond Redevelopment and Housing Authority

FROM: Steven A. Nesmith
Chief Executive Officer/Secretary

SUBJECT: RESOLUTION 2026-15 – TO AUTHORIZE THE CHIEF EXECUTIVE OFFICER, OR HIS DESIGNEE, OF THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY TO NEGOTIATE AND EXECUTE JOB ORDER CONTRACTS FOR ALL RRHA PUBLIC HOUSING COMMUNITIES

Executive Summary

The Richmond Redevelopment and Housing Authority requires a procurement method that allows for the efficient delivery of recurring construction, repair, rehabilitation, and maintenance projects of varying scope and complexity. Traditional procurement methods can result in delays that impact critical operations, unit turnaround times, and capital improvement schedules.

The JOC program will provide:

- Accelerated project delivery
- Cost certainty through unit pricing
- Flexibility for urgent and routine work
- Increased opportunities for Section 3 Workers and Businesses
- Reduced administrative burden

Background

Job Order Contracting (JOC) is an indefinite delivery, indefinite quantity (IDIQ) construction procurement method that enables the Agency to complete a large number of small- to medium-sized projects through competitively awarded, fixed-unit-price contracts. Work is performed based on pre-established pricing (Unit Price Book) and issued through individual Job Orders.

The Agency conducted a competitive procurement in accordance with:

- Federal procurement requirements under 2 CFR Part 200
- U.S. Department of Housing and Urban Development (HUD) regulations at 24 CFR Part 85/200 (as applicable)
- The Agency's Procurement Policy

A Request for Proposals (RFP) was issued on December 19, 2025, and responses were received from qualified firms. Proposals were evaluated based on:

- Technical approach and experience with JOC
- Past performance
- Key personnel qualifications
- Cost proposal (coefficient applied to Unit Price Book)

Following the evaluation, the top-ranked firms were selected for contract award.

Section 3 Compliance

The Agency will ensure full compliance with Section 3 of the Housing and Urban Development Act of 1968, as implemented at 24 CFR Part 75, for all applicable JOC contracts and Job Orders.

Policy Considerations

The recommended action complies with applicable HUD procurement regulations, the Virginia Public Procurement Act, and the RRHA policy.

Recommendation

It is therefore recommended that the adoption of the attached resolution, which authorizes Steven B. Nesmith, Chief Executive Officer, or his designee, to execute the contract for five (5) responsive and responsible bidders. RRHA desires to execute job order contracts that shall not exceed \$1,000,000 for each contract and a total of \$10,000,000.00 per year for all job order contracts in accordance with the Virginia Public Procurement Act §2.2-4303.2, recently updated July 1, 2024.

Awarded Vendors:

JLJ Construction, LLC (Small, Minority, 30% Section 3 Participation)
Centennial Construction (30% Section 3 and 25% Minority Participation)
Janus Contractors (Small, Minority, 30% Section 3 Participation)
FH Paschen (30% Section 3 and 25% Minority Participation)
Plumber Near Me (30% Section 3 and 25% Minority Participation)

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

PROPOSED RESOLUTION

Meeting Date April 15, 2026

Resolution No. 2026-15

TITLE: RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER, OR HIS DESIGNEE, OF THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY TO NEGOTIATE AND EXECUTE JOB ORDER CONTRACTS FOR ALL RRHA PUBLIC HOUSING COMMUNITIES

WHEREAS, as part of the Richmond Redevelopment and Housing Authority's ("RRHA") ongoing efforts to improve and maintain its public housing community for its residents, RRHA has determined it to be advisable and in the best interests of RRHA to contract with multiple third parties using job order contracting to provide capital improvements including, but not limited to, roofing, doors and windows, painting, flooring, site improvements, and general repairs; and

WHEREAS, job order contracting is a procurement method of obtaining a contractor to perform work as needed using the prices, quantities, and specifications in an established unit price book or price list and is a quick and efficient method of executing contracts for renovations, repairs, and maintenance, which RRHA has utilized in the past; and

WHEREAS, RRHA desires to execute job order contracts for the following vendors: JJJ Construction LLC, Centennial Construction, Janus Contractors, FH Paschen, and Plumber Near Me.

WHEREAS, the job order contracts shall not exceed \$1,000,000 for each contract and a total of \$10,000,000.00 for all job order contracts in accordance with the Virginia Public Procurement Act §2.2-4303.2, recently amended on July 1, 2024; and

WHEREAS, the Board of Commissioners (the "Board") has determined it to be advisable and in the best interests of the RRHA to enter into job order contracts.

NOW, THEREFORE, BE IT RESOLVED by the Board that the Chief Executive Officer, or his designee, is hereby authorized to negotiate, finalize, and approve the terms and conditions of the job order contracts for all RRHA public housing communities, including the senior sites, on an as-needed basis.

NOW, THEREFORE, BE IT FINALLY RESOLVED that the Chief Executive Officer, or his designee, is hereby authorized, on behalf of RRHA, to execute and deliver job order contracts for all RRHA public housing communities, including the senior sites, on an as-needed basis.

Recommended by: Steven Nesmith
Chief Executive Officer

Date March 26, 2026

COMMISSIONERS' ACTION

RESOLUTION #: 2026-15

Approved _____
Date

Disapproved _____
Date

Tabled _____
Date

Withdrawn _____
Date

SIGNED:

Eddie L. Jackson, Jr., Chair
RRHA Board of Commissioners

Votes Recorded				
Commissioner	Aye	Nay	Abstain	Absent
Eddie L. Jackson, Jr.				
Charlene Pitchford				
Dyanne Broidy				
Kyle R. Elliott				
Barrett Hardiman				
W.R. "Bill" Johnson, Jr.				
Gregory Lewis				
Marika McCray				
Harold Parker, Jr.				

**Richmond Redevelopment and Housing Authority
Board Resolution Packet
Certification of Funding Availability**

- APPLICABLE**
- NOT APPLICABLE** *(If checked, do not complete form)*

[To be completed by the department presenting the resolution]

Resolution #: 2026-15

Resolution Title: To Authorize the Chief Executive Officer, or his designee, of the Richmond Redevelopment and Housing Authority to negotiate and execute job order contracts for all RRHA public housing communities.

Funding Request Job Order contracting is a procurement method of obtaining a contractor to perform work as needed using the prices, quantities, and specifications in an established unit price book or price list and is a quick and efficient method of executing contracts for renovations, repairs, and maintenance, which RRHA has utilized in the past.

Funding Source(s):	Amount(s)
Operating	\$ _____
Capital (Account #)	\$ _____
<u>TBD</u>	\$ Available _____
 TOTAL	 \$ _____
If applicable-	
Amount of previous contract	\$ _____ N/A _____
Amount expended through [date]	\$ _____ N/A _____

[To be completed by Finance]

I David S. Rekas certify that the funds to be expended in relation to
Print Name [Chief Financial Officer or Budget Officer]

this resolution are available in the RRHA budget.

There is not enough information to estimate annual amounts at this time. However, there are CFP funds available to cover these costs. It is recommended not to exceed \$5M in the first year

David S. Rekas
Chief Financial Officer or Budget Officer
Signature

03-26-2026 | 5:05 PM EDT
Date