



City of San Antonio

Legislation Details (With Text)

File #:	20-4228		
Type:	Staff Briefing - Without Ordinance	In control:	Early Childhood Education Municipal Development Corporation Board of Directors
On agenda:	8/3/2020		
Title:	Briefing and ratification of the use of a Job Order Contract with the Public Works Department and LMC Corporation for building retrofits in an amount not to exceed \$665,328.00; and appropriating funding from the FY 2021 Pre-K 4 SA fund balance in an amount not to exceed \$919,806.00 for COVID 19 Response Safety Countermeasures [Brad Davenport, Pre-K 4 SA COO; Sarah Baray, Ph.D., Pre-K 4 SA CEO]		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Contracts Disclosure Form-LMC (002), 2. 20-4228 Retrofit Projects Summary		

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Pre-K 4 SA

DEPARTMENT HEAD: Sarah Baray, Ph.D.

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

COVID 19 Response Safety Countermeasures

SUMMARY:

This item requests board action to ratify the use of a Job Order Contract with the Public Works Department and LMC Corporation for building retrofits in an amount not to exceed \$665,328.00; and appropriate funding from the FY 2021 Pre-K 4 SA fund balance in an amount not to exceed \$919,806.00 for COVID 19 Response Safety Countermeasures.

BACKGROUND INFORMATION:

In response to the current pandemic and in support of the Return to Work plan, Pre-K 4 SA centers required retrofitting to meet new safety protocols aimed to reduce person-to-person contact, contain virus spread, and

protect building occupants. On June 29, a task order was finalized and submitted to the Lee Construction and Maintenance Company (LMC) Corporation in order to execute the following deliverables to retrofit each education center: purchase touchless paper towels and soap/hand sanitizing; procure and replace water fountains with bottle filling stations; provide electrical work to facilitate the installation of auto swing door operators; construct plexi glass enclosures for all lobby areas.

This project was selected to utilize Job Order Contracting (JOC), an alternative project delivery method in which ten contractors were approved through Ordinance 2019-02-21-0134 by City Council on February 21, 2019. The use of the JOC delivery method provides the City with on-call construction, renovation and maintenance services for City buildings and facilities. Assignment of JOC contractors to specific jobs is based on the contractor's current workload, overall capacity, familiarity with a specific facility, and expertise in completing specific task and/or managing a specific trade needed to carry out the requested repair or rehabilitation. Of the ten contractors, LMC Corporation was selected to submit an estimate and project schedule for this project.

The Discretionary Contracts Disclosure Form, as required by the City's Ethics Ordinance for all Projects where subjective criteria are used to select the contractor or consultant rather than by low bid, is attached.

Additional retrofitting costs were incurred outside of the use of the JOC, as shown in the table below, for a total cost of \$919,806.00.

Project	Vendor	Cost
Retrofit	LMC (JOC)	\$665,328
Outdoor Teacher Area - Tables	Worthington Direct (Buy Board)	\$44,259
Temporal Thermometer Kiosks	Wello Inc.	\$49,967
HVAC Ventilation Analysis	Alderson (JOC)	\$20,000
Wi-Fi Extension	ITSD	\$41,000
Washer/Dryer	TBD	\$35,000
Classroom Plexiglass	LMC (JOC)	\$64,252
Total		\$919,806

ISSUE:

This item requests approval to ratify the use of a Job Order Contract with the Public Works Department and LMC Corporation for building retrofits in an amount not to exceed \$665,328.00; and appropriate funding from the FY 2021 Pre-K 4 SA fund balance in an amount not to exceed \$919,806.00 for COVID 19 Response Safety Countermeasures.

This project will provide for safety improvements to the building's interior to enhance the readiness of each facility. Construction and material orders started on Jun 29, 2020 and are estimated to be completed by Aug 7, 2020.

ALTERNATIVES:

If the Board does not approve the ratification of this task order and funding appropriation, the project will be halted and the retrofitting would not be completed in time to facilitate the Return to Work plan and the start of

the school year.

FISCAL IMPACT:

This item authorizes Pre-K 4 SA to ratify the use of a Job Order Contract with the Public Works Department and LMC Corporation for building retrofits in an amount not to exceed \$665,328.00. Additionally, this item appropriates funding from the FY 2021 Pre-K 4 SA fund balance in an amount not to exceed \$919,806.00 for COVID 19 Response Safety Countermeasures.

RECOMMENDATION:

Staff recommends approval to ratify the use of a Job Order Contract with the Public Works Department and LMC Corporation for building retrofits in an amount not to exceed \$665,328.00; and appropriate funding from the FY 2021 Pre-K 4 SA fund balance in an amount not to exceed \$919,806.00 for COVID 19 Response Safety Countermeasures.