



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-2394  
**Type:** Capital Improvements  
**In control:** City Council A Session  
**On agenda:** 4/29/2021  
**Title:** Ordinance ratifying a task order to a Job Order Contract with Lee Construction and Maintenance Company in the amount of \$191,148.03 for water damage repairs to the Bob Ross Senior Center. Funds will be reimbursed through an insurance claim and Federal Emergency Management Agency reimbursements. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map\_Bob Ross Senior Center.pdf, 2. Disclosure Form LMC Corporation.pdf, 3. LMC\_BobRossWaterDamage\_Proposal.pdf, 4. Draft Ordinances, 5. Ordinance 2021-04-29-0275

Date	Ver.	Action By	Action	Result
4/29/2021	1	City Council A Session		

**DEPARTMENT:** Public Works

**DEPARTMENT HEAD:** Razi Hosseini, P.E., R.P.L.S.

**COUNCIL DISTRICTS IMPACTED:** Council District 8

**SUBJECT:**

Ratification of Task Order for Bob Ross Senior Center

**SUMMARY:**

An ordinance ratifying a task order to a Job Order Contract with Lee Construction and Maintenance Company in the amount of \$191,148.03 for water damage repairs to the Bob Ross Senior Center located in Council District 8. Funds will be reimbursed through an insurance claim and Federal Emergency Management Agency (FEMA) reimbursements.

**BACKGROUND INFORMATION:**

Project Background

On February 17, 2021, the City of San Antonio experienced freezing weather conditions which resulted in severe damage to an interior water line and fire sprinklers at the Bob Ross Senior Center. The compromised

water line and fire sprinklers flooded most of the facility causing damage to the flooring, drywall and ceilings throughout the facility.

Immediate remediation and replacement of the flooring, drywall and ceilings were deemed necessary within the Bob Ross Senior Center to avoid harmful mold growth. City staff, with emergency approval of Executive Management, authorized work with Lee Construction and Maintenance Company to begin remediation and repairs to the senior center to prevent future water damage and growth of dangerous mold. Construction began in February 2021 and is estimated to be completed by May 2021.

#### Procurement of Services

This task order utilizes Job Order Contracting (JOC) approved through Ordinance 2019-02-21-0134 by City Council on February 21, 2019. 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, expertise in completing a specific task and/or managing a specific trade needed to carry out the requested repair or rehabilitation. Of the ten contractors approved as part of the JOC, Lee Construction and Maintenance Company is the selected JOC.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee set a 24% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 4% African American Business Enterprise subcontracting goal. Lee Construction and Maintenance Company has committed to a 24% M/WBE and 4% AABE subcontractor participation.

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.

#### **ISSUE:**

This ordinance approves the ratification of a task order to a Job Order Contract with Lee Construction and Maintenance Company in the amount of \$191,148.03 for water damage repairs to the Bob Ross Senior Center located in Council District 8.

The project will provide for the removal of damaged flooring, drywall and ceilings, the installation of approximately 4,500 square feet of drywall and insulation, the painting of 11,000 square feet of wall surface and the replacement of 7,920 square feet of flooring. Additionally, dehumidifiers will be provided to extract all moisture out of the air in the building. Construction began in February 2021 and is estimated to be completed by May 2021.

The facility is currently closed to the public due to the COVID-19 pandemic and it is anticipated it will remain closed during the duration of the repairs.

#### **ALTERNATIVES:**

As an alternative, City Council could not approve the ratification of this task order, which will result in staff not

paying the vendor for performed construction services which could result in adverse claims against the City.

**FISCAL IMPACT:**

This ordinance approves a one-time expenditure in an amount of \$191,148.03 authorized payable to Lee Construction and Maintenance Company. Funds will be reimbursed through an insurance claim and FEMA reimbursements.

**RECOMMENDATION:**

Staff recommends approval of this ordinance ratifying a task order to a Job Order Contract with Lee Construction and Maintenance Company in the amount of \$191,148.03 for water damage repairs at Bob Ross Senior Center.