

CONFIDENTIAL

Date: MAY 23, 2019

For: ACTION X

For: INFORMATION X

Board Agenda: Yes X

No

FROM: Anita Cordova, Acting Director of Facilities
David F. Banks, Director of Procurement & General Services

THROUGH: Dr. Gregory C. Hutchings, Jr. ACPS Superintendent
Mignon Anthony, Chief Operating Officer
Dominic Turner, Acting Chief Financial Officer

TO: The Honorable Cindy Anderson, Chair, and Members of the Alexandria
City School Board

TOPIC: **Jefferson Houston HVAC Replacement Project**

SUMMARY: ACPS is interested in awarding a Construction Contract for the replacement of the HVAC system and components at The Jefferson-Houston Pre-K School (“J-H”). The contract is valued at **\$2,895,636.48**. Phase I is valued at \$1,676,783.80 (Phase I plus bonding costs) and Phase II is valued at \$1,218,852.68.

BACKGROUND: In January of 2012, ACPS awarded the Jefferson-Houston new build to Turner Construction Company. This project included the design and installation of an HVAC system sufficient for the structure.

Two years into the completion of construction and opening of the building, the HVAC System began suffering from serious operational and deterioration issues (“defects”). The defects came to light most notably last year. Turner was notified by ACPS of these issues. At our request, Turner then visited the J-H School in August of 2018, so it could assess and propose comments and answers for the defects. Turner chose to ignore those issues. As a result, these defects have come at an additional cost (financial and operational) to ACPS.

In October 2018, after a series of draft reports and other investigations, CMTA Consulting Engineers was hired to inspect the system and complete a report which identified the issues and actual or potential cause. There, they determined that the substituted refrigerant piping utilized by Turner was most likely the cause of the issue.

CMTA then provided a redesign to ACPS (design specification and drawing package), which was issued as an Invitation to Bid by Procurement on April 15, 2019, in the solicitation titled “ITB No. 190305 – Jefferson-Houston HVAC Replacement”. The project was scoped as a two phased replacement, occurring during the summer of 2019 (Phase I) and the summer of 2020 (Phase II – the balance of the Work).

Bids were received on May 10, 2019. Protec Construction was the only bidder for this effort.

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As a portion of the Phase I funding will not be available until FY2020, ACPS intends to fund this project as follows:

| | |
|----------------------------|---|
| Matthew Maury Roof Project | \$1,000,000.00 (Advance for JH HVAC FY2020 Project Funding) |
| Francis C. Hammond | \$ 676,783.80 (Advance for JH HVAC FY2020 Project Funding) |

Phase I Costs: \$1,676,783.80

NOTE: This funding will be transferred back into these accounts from the FY2020 Jefferson Houston HVAC project funding and the FY2020 "Systemwide" budget once the FY2020 funding has been received.

IMPACT: Not expediting the award of this project will adversely impact the operations of J-H and have negative impacts on the faculty, staff, and students and will prevent ACPS from being able to complete Phase I by the beginning of the next school year. Additionally, continuing to utilize the defective system will result in further contamination of the units, which will only further impact the operability of the entire HVAC system. Lastly, in order to proceed with any legal action (if the decision is made), ACPS needs to be able to quantify its true and total losses here, which it is unable to do so if we do not proceed.

RECOMMENDATION: The Superintendent recommends the School Board immediately approve award of Phase I (only) of the subject contract to Protec Construction and use of funding as defined.

CONTACT PERSON: David F. Banks, 703-619-8343

ATTACHMENTS: None.