

AN ORDINANCE 2015-09-17-0792

**AUTHORIZING A TASK ORDER TO A JOB ORDER CONTRACT WITH KENCON CONSTRUCTORS/ CONSTRUCTION MANAGERS, LTD, FOR THE LA VILLITA-MAVERICK PLAZA ENTRY PROJECT, A FY 2015 GENERAL FUND, COMMUNITY AND VISITOR FACILITIES FUND AND SAN ANTONIO CONSERVATION SOCIETY FUNDED PROJECT, LOCATED IN COUNCIL DISTRICT 1, FOR AN AMOUNT NOT TO EXCEED \$256,000.00.**

\* \* \* \* \*

**WHEREAS**, during FY 2015 \$450,000.00 was authorized by City Council on May 14, 2015 through Ordinance #2015-05-14-0415 for the Maverick Plaza Entry Project; and

**WHEREAS**, this task order provides for improvements to the eastern entry, gates and eastern wall of Maverick Plaza at La Villita, which includes selective demolition of the existing stone wall, provides for a larger entry, new entry gates, floors, lighting, and other amenities; and

**WHEREAS**, this project also includes demolition and entry modifications to the south entry of the Plaza; and

**WHEREAS**, the balance of the project funds will be used for design services, environmental services and project management; and

**WHEREAS**, this project was selected to utilize the Job Order Contracting (JOC), an alternative project delivery method, through which ten contractors were approved through Ordinance 2015-01-15-0013 by City Council on January 15, 2015; and

**WHEREAS**, the use of the JOC delivery method has provided the City with on-call construction, renovation and maintenance services for City buildings and facilities; and

**WHEREAS**, the assignment of a JOC contractor to a specific job is based on the contractor's current workload, overall capacity, familiarity with a specific facility, expertise in completing specific task(s) and/or managing a specific trade needed to carry out the job; and

**WHEREAS**, of the ten (10) contractors, Kencon Constructors/Construction Managers, LTD, was selected to submit an estimate and project schedule for this project; and

**WHEREAS**, the Job Order Contract was 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 in an effort to maximize the amount of small, minority, and women-owned business participation on the contract; and

**WHEREAS**, the Goal Setting Committee set a 23% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise (AABE) subcontracting goal; and

**WHEREAS**, Kencon Constructors/Construction Managers, LTD has committed to meeting the assigned Job Order Contract subcontractor goals on a quarterly basis; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager or her designee or the Director of the Transportation and Capital Improvements Department or his designee, is authorized to execute a task order to a Job Order Contract with Kencon Constructors/Construction Managers, LTD, for the La Villita-Maverick Plaza Entry Project, a FY 2015 General Fund, Community and Visitor Facilities Fund and San Antonio Conservation Society funded project, located in Council District 1, in an amount not to exceed \$256,000.00. A copy of the task order is attached hereto and incorporated herein for all purposes as **Attachment I**.

**SECTION 2.** Payment in the amount not to exceed \$256,000.00 is appropriated in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 28-00002, Maverick Plaza Wall & Entrance Enhancement, is authorized to be encumbered and made payable to Kencon Constructors/Construction Managers, LTD, for construction services.

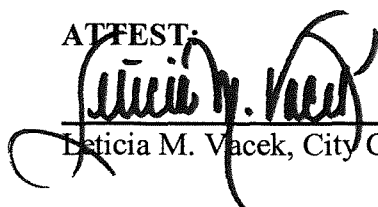
**SECTION 3.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 4.** This ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

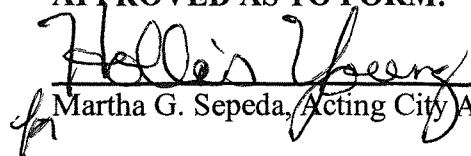
**PASSED AND APPROVED** this 17th day of September, 2015.

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**

  
Deticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
for Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	<b>18 ( in consent vote: 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22A, 22B, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 40, 41, 42, 43 )</b>						
<b>Date:</b>	09/17/2015						
<b>Time:</b>	10:02:11 AM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	An Ordinance for the La Villita-Maverick Plaza Entry Project authorizing a Job Order Contract with Kencon Constructors/Construction Managers, LTD for construction improvements in an amount not to exceed \$256,000.00, a FY 2015 General Fund, Community and Visitor Facilities Fund and San Antonio Conservation Society funded project, located in Council District 1. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				x
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x			x	
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

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a Texas limited partnership**

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Date: August 14, 2015

Project: COSA – Maverick Plaza Project

Coordinator: Jamaal Moreno (TCI)

This "BUDGET" Proposal is offered as set forth in the terms and conditions of the 2014 San Antonio Job Order Contract and statement of work as amended by a more detailed statement of work attached.

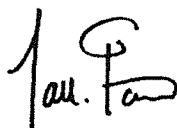
1. The scope of work shall be performed per documents dated 7-27-15 provided by Mike Beaty with Beaty Palmer Architects.
2. As a Joint Scope in accordance with current industry standards, OSHA safety compliance and all governing code requirements.
3. No other work requirements are acknowledged except as clarified herein.

**Assumptions and Clarifications:**

1. Full access to the work location.
2. Construction plan or drawings will be reviewed and approved by Owner's representatives.
3. Escort requirements are not in effect.
4. No additional work or repairs are included.
5. Work to be performed during normal business hours
6. No liquidated damages.
7. Warranty of this scope of work will be limited to one year.
8. Permits are by Owner.
9. Special Inspections and Material Testing is by Owner.

**Total Proposal:       \$355,000**

Sincerely,



Laurence Garcia  
JOC Project Manager  
Kencon Constructors/Construction Managers Ltd.

Attachments: Statement of Work, Budget Proposal

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**COSA JOC – STATEMENT OF WORK**

Date: August 14, 2015

Project: COSA – Maverick Plaza Project

Coordinator: Jamaal Moreno (TCI)

Work shall include:

**1. General**

- Provide daily supervision of all work scope.
- Provide daily clean-up and final clean-up.
- Remove all construction debris daily and at end of project.
- Provide all safety requirements.
- Provide special care to preserve natural conditions.
- Provide line and grade for new work.

**2. Landscape**

- Relocate two existing trees
- Protect existing trees within the construction area.
- Protect and brace leaning tree.
- New planter areas subsoil and minimum 6" topsoil.

**3. Temporary Fence –Barricades**

- Provide six feet high temporary fence with screen.
- Provide street signs and barricades.

**4. Demolition**

- Remove existing wrought iron gates.
- Saw-cut 6 openings into existing walls.
- Saw-cut one side and bottom of two openings into existing wall.
- Saw-cut perimeter of existing concrete paving to be removed.
- Saw-cut walls and concrete paving at south entry.

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5. Site Work/Site Demo

- Remove and haul-off +/- 1400 sf of existing concrete paving (85 LF of rock wall and 130 LF of concrete retaining wall.
- Excavate an additional 0.20' of existing material from within 1400 sf demo concrete paving area to achieve sub grade elevation of 0.70' below existing elevations.
- Cut 1.00' of existing material from within the 182 SF existing landscape planter area to receive concrete and pavers.
- Furnish and install 0.50' of A-2 base in the 182 SF landscape planter area to receive concrete and pavers
- Export excess excavated materials.
- Relocate two existing trees. Life of trees not guaranteed.

6. Concrete

- Provide +/- 1400 sf of 5" (minimum) reinforced 4,000 psi concrete flatwork with required depressions for pavers.

7. Masonry

- Provide 6 stone columns with double tile cap.
- Provide 24' stone low wall with double tile cap.
- Provide 2 new 15' wall sections with three openings each, with jam and header grout work and tile sill.
- Provide 2 new 5' wall sections with double tile cap at south gate
- Provide low wall limestone with rough 3" limestone cap at south gate.
- Provide +/-1120 SF of 12"x12" clay tile pavers set in thickset grout on 5" concrete slab.
- Provide +/- 240 SF interlocking paves set in sand bed on 5" concrete slab

8. Wrought Iron & Graphics

- 1"x1" solid pickets.
- 4 gates with all hinges and latches
- 10 embded plates and gate posts
- Center fence
- Aluminum letters for fence and top of fence
- 6 windows with 1 X 1 solid pickets
- 2 fence panels on each side of gates
- 6 - 6" pipe columns inside masonry columns
- Decorative pipe with cross
- Relocation of gate with new post and hinges
- One coat of primer and paint
- Store and reinstall existing sign and plaque.

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9. Electrical

- Demolition of electrical for three wall mounted receptacles.
- Demolition of four light fixtures mounted on tops of existing columns at plaza entry.
- Demolition of four remote ballasts for light fixtures previously demolished.
- All new electrical fed from existing panel on right side of remodeled entry.
- Provide Six GFCI weatherproof receptacles on new columns.
- Provide six new Sternberg wall sconces, subject to Owner approval for lenses and lamps.
- One 20 amp 120 volt circuit for new wall sconces mounted on new columns.
- One 20 amp 120 volt circuit for new GFCI receptacles on new columns.
- Provide PVC conduit for electrical in masonry walls and columns.

Exclusions:

- No premium time.
- No plywood barricade fence. Plywood barricade fence can be added for \$15,461.
- No SWPP.
- No street closure permits, sidewalk closure permits, or street and sidewalk rental from the city is included.
- No utility repairs.
- No waterproofing.
- No work outside of scope stated above.
- No handling of hazardous material and or abatement.
- No Sales or Remodel Tax is included.

Material Lead Time approximately: 8 weeks

Approximate Construction Duration: 90 days

Maverick Plaza Improvements		SQ.FT.	1400
	DESCRIPTION	SPEC.	VALUE
3	Landscape & Tree Protection & Bracing	01020	\$11,885
4	Mobilization	01505	\$4,275
5	GENERAL CONDITIONS	01030	\$59,241
6	Demolition - Kencon	02060	\$5,596
7	Sitework/Site Demolition	02100	\$35,093
8	6' Temporary Fence w/Screen	01010	\$3,946
9	Street Barricades & Signs	01069	\$2,476
10	Concrete	03300	\$38,410
11	Clean Masonry	04200	\$4,020
12	Masonry Pavers	04200	\$89,910
13	Wrought Iron & Graphics	05555	\$60,643
14	Electrical	16050	\$29,138
15			\$0
16			\$0
17			\$0
18			\$0
19			\$0
20			\$0
21			\$0
22			\$0
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39			\$0
40			\$0
41			\$0
42			\$0
43			\$0
44			\$0
45			\$0
46			\$0
47	FINAL CLEAN	01000	\$3,386
48			
49	SALES TAX		\$0
50	PERMITS AND FEES		\$0
51	OTHER INSURANCES		\$512
52	PERFORMANCE & PAYMENT BOND		\$6,149
53	REMODEL TAX		\$0
54	GROSS MARGIN TAX		\$322
BID AMOUNT >>>>>>>>			\$355,000