

AN ORDINANCE 2018-02-08-0076

**AUTHORIZING A TASK ORDER TO A JOB ORDER CONTRACT FOR THE COOLING TOWER REPLACEMENT AT THE RONALD R. DARNER PARKS AND RECREATION OPERATIONS HEADQUARTERS LOCATED IN COUNCIL DISTRICT 6, IN AN AMOUNT OF \$152,253.04, FUNDED FROM THE FY 2018 PARKS AND RECREATION GENERAL FUND OPERATING BUDGET, PAYABLE TO JAMAIL & SMITH CONSTRUCTION.**

\* \* \* \* \*

**WHEREAS**, the Ronald R. Darner Parks and Recreation Operations Headquarters, located at 5800 Enrique M. Barrera Parkway, houses the recreation, reservations, maintenance, and warehouse staff, and encompasses the Enrique Barrera Fitness Center; and

**WHEREAS**, after an evaluation of the cooling tower, it was determined that the tower is in need of Replacement; and

**WHEREAS**, the cooling tower was identified in the City's five-year facility deferred maintenance program and funds have been allocated from FY 2018 Parks & Recreation General Fund operating budget for this project; and

**WHEREAS**, this Project was selected to utilize the Job Order Contracting (JOC), an alternative Project delivery method 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 provides the City with on-call construction, renovation and maintenance services for City buildings and facilities; and

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

**WHEREAS**, of the ten contractors, Jamail & Smith Construction was selected to submit an estimate and project schedule for this Project; and

**WHEREAS**, Jamail & Smith Construction has committed to 23% M/WBE and 3% AABE subcontractor participation; **NOW THEREFORE:**

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

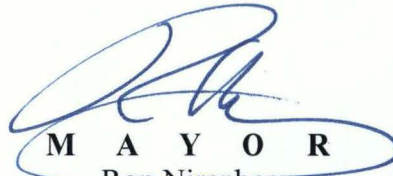
**SECTION 1.** The City Manager or her designee or the Director of the Parks and Recreation Department or his designee, is authorized to execute a Task Order to Jamail & Smith Construction for heating, ventilation, and air conditioning (HVAC) cooling tower replacement at the Ronald R. Darnier Parks and Recreation Operations Headquarters, in an amount not to exceed \$152,253.04. A copy of the task order, in substantially final form, is attached hereto and incorporated herein for all purposes as **Attachment I**.

**SECTION 2.** Payment in the amount not to exceed \$152,253.04 in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 26-00683, FY18 Parks DM Projects, is authorized to be encumbered and made payable to Jamail & Smith Construction, 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.

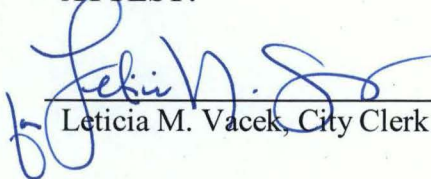
**SECTION 4.** This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED this 8<sup>th</sup> day of February, 2018.**



**M A Y O R**  
Ron Nirenberg

**ATTEST:**



\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**



\_\_\_\_\_  
Andrew Segovia, City Attorney



<b>Agenda Item:</b>	8 ( in consent vote: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19A, 19B, 20A, 20B, 20C, 20E, 20H, 20I, 20L, 20M, 20P )						
<b>Date:</b>	02/08/2018						
<b>Time:</b>	09:51:22 AM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	Ordinance authorizing a task order to a Job Order Contract with Jamail & Smith Construction for the cooling tower replacement at the Ronald R. Darner Parks and Recreation Operations Headquarters located in Council District 6, in an amount of \$152,253.04, funded from the FY 2018 Parks and Recreation General Fund operating budget. [María D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]						
<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>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

SW  
02/08/18  
Item No. 8

# ATTACHMENT I



City of San Antonio  
Job Order Contract

121 Interpark Blvd.  
Suite 701  
San Antonio, Texas 78216  
p: 210.615.1302  
f: 210.615.1304  
www.jamailsmith.com

September 29, 2017

Carlos Banda  
City of San Antonio  
Assistant Parks and Recreation Manager  
Park Operations/Park Maintenance  
San Antonio, Texas 78207

**Re: COSA – Ron Darner Facility Cooling Tower**

Owner: City of San Antonio  
COSA Contact Date: 8-1-17  
Owner's Representative: Carlos Banda  
Contractor: Jamail & Smith Construction, LP  
Project Manager: Luis Garcia  
RFP No.: PENDING

This Proposal is offered as set forth in the terms and conditions of the contract and the statement of work as amended by a more detailed statement of work attached.

1. All work shall be performed in accordance with the Request and per job site Visit.
2. As a Joint Scope in accordance with current industry standards, OSHA safety compliance and all governing code requirements.
3. No other related work requirements are acknowledge.

**Assumptions & Clarifications:**

1. Full access to the building and work space.
2. Escort or security requirements are required.
3. No additional work or repairs are included
4. Work to be performed during normal business hours
5. No liquidated damages

**Total Proposal Amount with Bond:**

**\$ 152,253.04**

**Attachments:**

- Statement of Work
- RS Means Line Estimate



**Statement of Work – Joint Scope:**

Date: 8-1-17

Project: COSA – Ron Darner Facility Cooling Tower

RFP# PENDING

Location: 5800 Enrique Barrera

Coordinator: Carlos Banda

City of San Antonio provided documents and site visit

Jamail & Smith Construction, LP is pleased to present our proposal for the above referenced project using the 2017 Means Facilities Construction Cost Data in accordance with our Job Order Contract, JOC 2015 : 2015SATJOC utilizing, the current San Antonio City Cost Index and the JOC Coefficient. This proposal is based on the Site visit of existing conditions. Below is the scope of work to be performed & warranted by Jamail & Smith Construction, LP for a one (1) year period

**Scope of Work**

- Disconnect water piping and electrical wiring.
- Remove & properly dispose of existing Marley wooden tower.
- Furnish and install two (2) – W8 x 28# x 20' Long "HOG" I-Beams to provide structural support for new open tower.
- Furnish and install one (1) Evapco MIN AT-29-4K18 All Type 304 Stainless Steel open tower. Proposed tower is equipped with two (2) cells; each cell utilizes a 20hp fan motor to match existing motor horsepower. Each cell will provide 250 tons of cooling.
- Furnish and install new butterfly valves on two (2) inlets, and one (1) outlet. Furnish and install new carbon steel pipe as required to re-connect to existing piping.
- Utilize existing disconnects, starters, and basin heater panel. Re-connect existing electrical & control wiring.
- Re-insulate makeup water pipe.
- Verify tower operates in accordance with manufacturer's recommendations.
- All necessary materials, labor, disposal, crane, supervision are included.
- Leave job site in a clean condition.
- One (1) Labor Warranty is included.

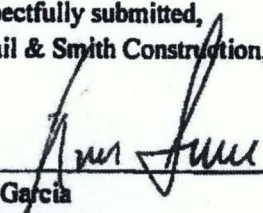
This proposal is valid for Thirty (30) Days Only. Jamail & Smith Construction, LP offers the following exclusions to the proposal:

**EXCLUSIONS:**

1. Mold and/or asbestos remediation and testing
2. Asbestos Survey and/or abatement
3. Sales Tax/Bond
4. Any work not identified in the above scope of work or unforeseen

**ANY ADDITIONAL CONSTRUCTION THAT IS NOT INDICATED IN THE CONSTRUCTION DOCUMENTS AND NOT INCLUDED IN THE ABOVE PROPOSAL WILL BE SUBJECT TO A WRITTEN CHANGE ORDER.**

**Respectfully submitted,  
Jamail & Smith Construction, LP**

  
\_\_\_\_\_  
**Luis Garcia  
Project General Manager**



# JAMAIL & SMITH

CONSTRUCTION, LP

## Preliminary Estimate, by estimates

Estimator Marie Benavidez

Jamail Smith

2015-01-15-0013 - City of San Antonio JOC 2015 - Basic Contract Year -

1/20/2015 to 1/19/2016

14.B7.0101 Parks and Rec Cooling tower replacement - 14.B7.01010

Estimator: Estimator Marie Benavidez

14.B7.0101 Parks and Rec Cooling tower replacement

Project Scope: HVAC  
Replace 500 ton cooling tower  
Steel- Provide steel support

### Division Summary (MF04)

01 - General Requirements	\$21,912.75
02 - Existing Conditions	
03 - Concrete	
04 - Masonry	
05 - Metals	
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	
08 - Openings	
09 - Finishes	
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	

26 - Electrical	
27 - Communications	
28 - Electronic Safety and Security	
31 - Earthwork	
32 - Exterior Improvements	
33 - Utilities	
34 - Transportation	
35 - Waterway and Marine Transportation	
41 - Material Processing and Handling Equipment	
44 - Pollution Control Equipment	
46 - Water and Wastewater Equipment	
48 - Electric Power Generation	
Alternate	\$135,382.24
Trades	
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$157,294.99

### Totalling Components

Priced Line Items	\$21,912.75
RSMean SAN ANTONIO, TX CCI 2017Q2, 85.90%	\$(3,089.70)

2015 City of San Antonio JOC Jamail Standard (-30.1000%)	\$(5,665.74)
Nonpriced Line Items	\$135,382.24

### Material, Labor, and Equipment Totals (No Totalling Components)

Material:	\$688.27
Labor:	\$21,215.91
Equipment:	\$28.58
Other:	\$135,382.23
Laborhours:	16.60
Green Line Items:0	\$0.00

### Priced/Non-Priced

Total Priced Items:	6	\$21,912.75	
Total Non-Priced Items:	1	\$135,382.24	86.07%
	7	\$157,294.99	

### Grand Total

\$148,539.55



**Preliminary Estimate, by estimates**

Estimator: Estimator Marie Benavidez		14.B7.0101 Parks and Rec Cooling tower replacement					
Item	Description	UM	Quantity	Unit Cost	Total	Book	
<b>01 - General Requirements</b>							
1	01-31-13-20-0180 Field personnel, general purpose laborer, average	Week	2.0000	\$2,550.00	\$5,100.00	RSM17eFAC L, OSP P	
2	01-31-13-20-0200 Field personnel, project manager, average	Week	2.0000	\$3,900.00	\$7,800.00	RSM17eFAC L, OSP P	
3	01-31-13-20-0280 Field personnel, superintendent, average	Week	2.0000	\$3,625.00	\$7,250.00	RSM17eFAC L, OSP P	
4	01-58-26-50-0200 Temporary fencing, rented chain link, 6' high, to 1000', up to 12 months SAFETY FENCING AROUND CRANE	L.F.	200.0000	\$5.80	\$1,160.00	RSM17eFAC M, L, OSP P	
5	01-74-13-20-0052 Cleaning up, cleanup of floor area, continuous, per day, during construction Daily cleanup (25' X 25' area) X 2 weeks (625*10)/1000 = 6.25	M.S.F.	6.2500	\$79.00	\$493.75	RSM17eFAC M, L, E, OSP P	
6	01-74-13-20-0100 Cleaning up, cleanup of floor area, final by General Contractor at end of job	M.S.F.	1.0000	\$109.00	\$109.00	RSM17eFAC M, L, E, OSP P	
<b>01 - General Requirements Total</b>						<b>\$21,912.75</b>	
<b>Alternate</b>							
7	HVAC Subcontractor HVAC Subcontractor Replace 500 ton cooling tower	LSUM	1.0000	\$135,382.24	\$135,382.24	CUSTOM S, B N	
<b>Alternate Total</b>						<b>\$135,382.24</b>	
<b>Estimate Grand Total</b>						<b>148,539.55</b>	