



PROPOSAL

Date: **October 10, 2014**

Carlos Mendez, ASLA
Project Manager
Transportation and Capital Improvements
114 W. Commerce St.
San Antonio, Texas 78205

Re: **West End Park Improvements**

Owner:	City of San Antonio
COSA Contract Date:	March 11, 2011
Owner's Representative:	Carlos Mendez
Contractor:	Alpha Building Corporation
RFP No.:	01-140917

Subject:

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.

1. All work shall be performed in accordance with the Request for Proposal No. 01140917.
2. Furnish long lead materials as required to complete work, except which is clarified below, associated with plans titled "West End Park" by Bury, dated October 10, 2014.
 - Addendums
 - None
 - Specifications
 - None
3. (2) Single restroom enclosure and pad. Actually restroom not included.
4. (3) Concrete picnic pads with concrete picnic table, BBQ pit, and trash receptacle.
5. (1) Bike rack with footings.
6. 5' wide side walk to connect to (1) picnic area.
7. Install (1) Super Span shade structure and footings. (Shade Structure furnished by owner)
8. Tree protection and SWPPP included.
9. Approximately 550 LF of 5' sidewalk.

10. Distance markers on sidewalk.
11. Earthwork and re-vegetation for the open area in the Northwest corner of the property. (Approximately 2,000 SY)
12. The current wage decision is included.
13. No other job related requirements are acknowledged or included in this offer.

Assumptions & Clarifications:

1. Electrical and Plumbing allowance included.
2. Water fountain is included in allowance.
3. No handling of any hazardous materials.
4. No liquidated damages.
5. Fencing will be provided around construction areas.
6. No project signs are included in this proposal.
7. Full access to the building and work space.
8. Work to be performed during standard working hours Monday through Friday.
9. We exclude evenings, weekend and holidays.
10. We exclude all unforeseen conditions.

Base Proposal:	\$ 207,432.82
Payment and Performance Bond:	\$ 4,930.00
Electrical and Plumbing Allowance:	\$ 50,000.00
Total Contract Amount:	\$ 262,362.82

Sincerely,

Atanacio Carrisal

Atanacio Carrisal, Project Manager
Alpha Building Corporation

Attachments:

- RS Means Estimate
- West End Park Plans



Estimator: Michael R. Perez

Summary of tagged estimates...

Division Summary (MF04)	
01 - General Requirements	\$13,701.35
02 - Existing Conditions	\$3,410.00
03 - Concrete	
04 - Masonry	
05 - Metals	
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	
08 - Openings	
09 - Finishes	
10 - Specialties	
11 - Equipment	\$590.00
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	
Totalling Components	
RSMean Subtotal	\$24,061.35
RSMean SAN ANTONIO, TX CCI 2014Q3, 85.50%	\$(3,488.90)
JOC Coefficient Standard (-30.4000%)	\$(6,254.02)

Material, Labor, and Equipment Totals (No Totalling Components)	
Material:	\$52,537.80
Labor:	\$116,568.43
Equipment:	\$17,236.12
Other:	\$0.00
Laborhours:	104.63
Green Line Items:1	\$590.00

26 - Electrical	
27 - Communications	
28 - Electronic Safety and Security	
31 - Earthwork	
32 - Exterior Improvements	\$6,360.00
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	\$162,281.00
Alternates	
Trades	
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$186,342.35

Non-Pre-Priced Items	\$162,281.00
NPPI Coefficient (19.00000%)	\$30,833.39

Priced/Non-Priced			
Total Priced Items:	8	\$24,061.35	
Total Non-Priced Items:	8	\$162,281.00	87.09%
	16	\$186,342.35	

Grand Total \$207,432.82

Final Estimate

Estimator: Michael R. Perez

Combined estimates...

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-31-13-20-0020 Field personnel, clerk, average	Week	0.4286	\$710.00	\$304.31	RSM14FAC L, O&P
2	01-31-13-20-0200 Field personnel, project manager, average	Week	0.5714	\$3,600.00	\$2,057.04	RSM14FAC L, O&P
3	01-31-13-20-0260 Field personnel, superintendent, average	Week	3.0000	\$3,350.00	\$10,050.00	RSM14FAC L, O&P
4	01-56-26-50-0100 Temporary fencing, chain link, 11 gauge, 6' high	L.F.	200.0000	\$6.45	\$1,290.00	RSM14FAC M, L, O&P
01 - General Requirements Total					\$13,701.35	

02 - Existing Conditions						
5	02-41-19-10-0840 Selective facility services demolition, rubbish handling, the following are to be added to the demolition prices: Dumpster, weekly rental, includes one dump per week, 40 C.Y. capacity, 10 tons	Week	4.0000	\$850.00	\$3,410.00	RSM14FAC M, O&P

02 - Existing Conditions Total						
					\$3,410.00	
11 - Equipment						
6	11-68-13-10-0200 Free-standing playground equipment, bike rack, 10' long, permanent	Ea.	1.0000	\$590.00	\$590.00	RSM14FAC Grn, M, L, O&P
11 - Equipment Total					\$590.00	

32 - Exterior Improvements						
7	32-92-19-14-0800 Seeding, athletic fields, bluegrass, 4 lb. per M.S.F., common, push spreader	M.S.F.	60.0000	\$76.00	\$4,560.00	RSM14FAC M, L, O&P
8	32-92-23-10-0200 Sodding systems, sodding, 1" deep, bluegrass sod, on level ground, 4 M.S.F.	M.S.F.	4.0000	\$450.00	\$1,800.00	RSM14FAC M, L, E, O&P
32 - Exterior Improvements Total					\$6,360.00	

Alternates						
9	10-21-16-10-5120 Restroom Enclosure as per plans	Ea.	2.0000	\$11,397.00	\$22,794.00	CUSTOM M, L, E, O&P
10	12-24-13-10-0020 Shade Structures, Assembly, Small Structure USA Shades proposal for assembly for (5) small shade structures at West End Park.	Ea	5.0000	\$2,950.00	\$14,750.00	CUSTOM L, O&P
11	12-24-13-10-0020 Shade Structures, Assembly, Super Span USA Shades proposal for assembly for (1) super span shade structures at West End Park.	Ea	1.0000	\$16,550.00	\$16,550.00	CUSTOM L, O&P
12	12-93-23-10-2000 BBQ Pit	Ea.	3.0000	\$550.00	\$1,650.00	CUSTOM M, L, E, O&P
13	12-93-23-10-4000 Trash receptacles, as per plans	Ea.	3.0000	\$670.00	\$2,010.00	CUSTOM M, L, E, O&P

Final Estimate

Combined estimates...

Estimator: Michael R. Perez

Alternates

Item	Description	UM	Quantity	Unit Cost	Total	Book
14 31-22-13-20-0200	Rough grading sites, rough grade open sites, 10000 to 20000 S.F. Earthwork and revegetation for open area in the Northwest corner of property. (Approx. 2,000 SY)	LSUM	1.0000	\$22,009.00	\$22,009.00	CUSTOM M, L, E, O&P
15 32-06-10-10-0350	Sidewalks, driveways and patios, 3,000 PSI -Slab for (1) single restroom enclosure -Slab for (1) double restroom enclosure -Slab for (3) concrete picnic pads and picnic tables. -Slab for trash receptacles. -Footings for (1) bike rack. -550 LF of 5' concrete side walks with length markers -5 footings for small shade structure -6 footings for super span shade structure -Demo existing 4' side walk	LSUM	1.0000	\$79,768.00	\$79,768.00	CUSTOM M, L, E, O&P
16 32-31-13-30-6580	Demo - Fence, chain link, gates and posts Remove gate at basketball court	LSUM	1.0000	\$2,750.00	\$2,750.00	CUSTOM L, O&P

Alternates Total

\$162,281.00

Estimate Grand Total

207,432.82

CITY OF SAN ANTONIO

WEST END PARK

CONSTRUCTION DOCUMENTS

1401 N. HAMILTON
SAN ANTONIO, TEXAS

PROJECT NUMBER

100798-50015

FUNDING

FY12 PARK BONDS

CITY COUNCIL

MAYOR

IVY R. TAYLOR

COUNCIL

DIEGO M. BERNAL
KEITH TONEY
REBECCA J. VIAGRAN
RAY SALDANA
SHIRLEY GONZALES
RAY LOPEZ
MARI AGUIRRE-RODRIGUEZ
RON NIRENBERG
JOE KRIER
MIKE GALLAGHER

**RECORD
DRAWINGS:
10/10/2014**

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5
DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
DISTRICT 10

CITY MANAGER

SHERYL SCULLEY

CIMS DIRECTOR

MIKE FRISBIE

PROJECT MANAGER

CARLOS MENDEZ
LANDSCAPE ARCHITECT
PH. # 210-207-2878
FAX # 210-207-2197

PRIME CONSULTANT

BURY, INC.
LANDSCAPE ARCHITECT
PH. # 210-525-9090
FAX # 210-525-0529

BURY

922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210) 525-9090 Fax (210) 525-0529
TBPE # F-1048 TBPLS # F-10107501
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LANDSCAPE ARCHITECTURE

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ELECTRICAL

E-100 ELECTRICAL DEMOLITION SITE PLAN	PENDING
E-101 ELECTRICAL SITE PLAN	PENDING
E-501 ELECTRICAL DETAILS, SCHEDULES, AND RISER DIAGRAMS	PENDING

SUB-CONSULTANT

CNG ENGINEERING
1917 N. NEW BRAUNFELS AVE., SUITE 201
SAN ANTONIO, TX 78208

OUR MISSION: TOGETHER, DEDICATED TO OUR COMMUNITY...BUILDING A GREAT SAN ANTONIO

DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

MUNICIPAL PLAZA BUILDING 114 W. COMMERCE SAN ANTONIO, TX 78238 PH # 210-207-2879 FAX # 210-207-2197

"Although it is not the responsibility of the City to provide sets of drawings and/or specifications to the successful Contractor for the construction of this project, the City may provide extra or returned sets that are available, if any from the bidding process. All other sets, as deemed required by the Contractor, for the purposes of construction of this project, shall be obtained and paid by the Contractor."

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

I. STORMWATER POLLUTION PREVENTION—CLEAN WATER ACT SECTION 402

Texas Pollutant Discharge Elimination System (TPDES) TXR 150000: Stormwater Discharge Permit or Construction General Permit (CGP) required for projects with 1 or more acres disturbed soil. Projects with any disturbed soil must protect for erosion and sedimentation in accordance with Item 1122.

No Action Required Required Action

Action No.

1. Prevent stormwater pollution by controlling erosion and sedimentation in accordance with TPDES Permit TXR 150000.
2. Comply with the Storm Water Pollution Prevention Plan (SW3P) and revise when necessary to control pollution or required by the Engineer.
3. Post Construction Site Notice (CSN) with SW3P information on or near the site, accessible to the public and Texas Commission on Environmental Quality (TCEQ), Environmental Protection Agency (EPA) or other inspectors.
4. When Contractor project specific locations (PSL's) increase disturbed soil area to 5 acres or more, Contractor shall submit Notice of Intent (NOI) to TCEQ and the Engineer.
5. NOI required: Yes No

Note: If amount of soil disturbance changes, permit requirements may change.

II. WORK IN OR NEAR STREAMS, WATERBODIES AND WETLANDS CLEAN WATER ACT SECTIONS 401 AND 404

US Army Corps of Engineers (USACE) Permit required for filling, dredging, excavating or other work in any potential USACE jurisdictional water, such as, rivers, creeks, streams, or wetlands.

The Contractor shall adhere to all of the terms and conditions associated with the following permit(s):

- No Permit Required
- Nationwide Permit (NWP) 14 – Pre-construction Notice (PCN) not Required
- Nationwide Permit 14 – PCN Required
- Individual 404 Permit Required
- Other Nationwide Permit Required: NWP# _____

Required Actions: List waters of the US permit applies to, location in project and check Best Management Practices (BMPs) planned to control erosion, sedimentation and post-project total suspended solids (TSS).

- 1.
- 2.
- 3.
- 4.

401 Best Management Practices: (Not applicable if no USACE permit)

Erosion

- Temporary Vegetation
- Blankets/Matting
- Mulch
- Sodding
- Interceptor Swale
- Diversion Dike
- Erosion Control Compost
- Mulch Filter Berm and Socks
- Compost Filter Berm and Socks

Sedimentation

- Silt Fence
- Rock Berm
- Triangular Filter Dike
- Sand Bag Berm
- Straw Bale Dike
- Brush Berms
- Erosion Control Compost
- Mulch Filter Berm and Socks
- Compost Filter Berm and Socks
- Stone Outlet Sediment Traps
- Sediment Basins

Post-Construction TSS

- Vegetative Filter Strips
- Retention/Irrigation Systems
- Extended Detention Basin
- Constructed Wetlands
- Wet Basin
- Erosion Control Compost
- Mulch Filter Berm and Socks
- Compost Filter Berm and Socks
- Vegetation Lined Ditches
- Sand Filter Systems
- Sedimentation Chambers

III. CULTURAL RESOURCES

Cultural resources fall under the Antiquities Code of Texas and/or the National Historic Preservation Act, as amended in 1966. If a previously unidentified archeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the City Archeologist (210-207-7306) notified and/or the SHPO.

No Action Required Required Action

Action No.

- 1.
- 2.
- 3.
- 4.

IV. VEGETATION RESOURCES

Preserve native vegetation to the extent practical.

No Action Required Required Action

Action No.

1. Ensure that a tree permit is in place for this project, if required.
2. Follow the tree preservation/mitigation plan provided in the design set. If there are any questions or concerns, please contact the City Arborist at 206-0278, before any work begins.
- 3.
- 4.

V. FEDERAL LISTED, PROPOSED THREATENED, ENDANGERED SPECIES, CRITICAL HABITAT, STATE LISTED SPECIES, CANDIDATE SPECIES AND MIGRATORY BIRDS.

No Action Required Required Action

Action No.

1. **MIGRATORY BIRD NESTS:** Schedule construction activities as needed to meet the following requirements:
 - A. Do not remove or destroy any active migratory bird nests (nests containing eggs and/or flightless birds) at any time of year. If there are any active nests, they shall not be removed until the nests become inactive.
 - B. On/in structures, if there are any active nests, they shall not be removed until all nests become inactive. After inactive nests are removed and/or before nest activity begins, deterrent materials may be applied to the structures to prevent future nest building.
- 2.
- 3.
- 4.

If any of the listed species are observed, cease work in the immediate area, do not disturb species or habitat and contact the Engineer immediately. The work may not remove active nests from bridges and other structures during nesting season of the birds associated with the nests. If caves or sinkholes are discovered, cease work in the immediated area, and contact the Engineer immediately.

VI. HAZARDOUS MATERIALS OR CONTAMINATION ISSUES

General (applies to all projects):

Comply with the Hazard Communication Act (the Act) for personnel who will be working with hazardous materials by conducting safety meetings prior to beginning construction and making workers aware of potential hazards in the workplace. Ensure that all workers are provided with personal protective equipment appropriate for any hazardous materials used.

Obtain and keep on-site Material Safety Data Sheets (MSDS) for all hazardous products used on the project, which may include, but are not limited to the following categories: Paints, acids, solvents, asphalt products, chemical additives, fuels and concrete curing compounds or additives. Provide protected storage, off bare ground and covered, for products which may be hazardous. Maintain product labeling as required by the Act.

Maintain an adequate supply of on-site spill response materials, as indicated in the MSDS. In the event of a spill, take actions to mitigate the spill as indicated in the MSDS, in accordance with safe work practices, and contact the COSA Inspector immediately. The Contractor shall be responsible for the proper containment and cleanup of all product spills.

Contact the COSA Inspector if any of the following are detected:

- * Dead or distressed vegetation (not identified as normal)
- * Trash piles, drums, canister, barrels, etc.
- * Undesirable smells or odors
- * Evidence of leaching or seepage of substances

Hazardous Materials or Contamination Issues Specific to this Project:

No Action Required Required Action

Action No.

- 1.
- 2.
- 3.

Does the project involve the demolition of a span bridge?

Yes No (No further action required)

If "Yes", a pre-demolition notification must be submitted to the Texas Department of State Health Services, 20 calendar days prior to the demolition of the bridge(s) on the project.

VII. OTHER ENVIRONMENTAL ISSUES

(Includes regional issues such as Edwards Aquifer District, etc.)

No Action Required Required Action

Action No.

- 1.
- 2.
- 3.

WEST END PARK
October 2014
ENVIRONMENTAL PERMITS,
ISSUES AND COMMITMENTS
EPIC

FILE	epic August 2012.dgn	DN: TxDOT	CK: TxDOT	DW: BW	CK: JAB
©TxDOT	August 2012	CONT	SECT	JOB	HIGHWAY
REVISIONS					
	DIST	COUNTY	SHEET NO.		
		BEAR	LOG		

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
ACCS.	ACCESSIBLE
ADJ.	ADJACENT ADJUSTABLE
ALT.	ALTERNATE
ALUM.	ALUMINUM
A.D.A.	AMERICAN DISABILITIES ACT
A.B.	ANCHOR BOLT
L	ANGLE
ANOD.	ANODIZED
APPRVD.	APPROVED
APPROX.	APPROXIMATE
ARCH.	ARCHITECT/ ARCHITECTURAL
®	BEAM
BT.	BETWEEN
BLT.	BOLT
BOT/ BTM.	BOTTOM
BLDS.	BUILDING
B/S	BUILDING STANDARD
B.U.	BUILT UP
CTR.	CENTER
CL OR C.	CENTER LINE
CRS.	CENTERS
C.L.F.	CHAIN LINK FENCE
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COMP.	COMPACTED
CONC.	CONCRETE
CONT.	CONTINUOUS
C.	CONTROL JOINT
C.F.	CUBIC FOOT
C.Y.	CUBIC YARD
DTL.	DETAIL
DIA.	DIAMETER
E/W.	EACH WAY
ENS.	ENGINEER
EQ.	EQUAL
EQ/JP.	EQUIPMENT
EXIST.	EXISTING
EXTS.	EXISTINGS
EXP. JT / E.J.	EXPANSION JOINT
FIN.	FINISH
FTG.	FOOTING
GALV.	GALVANIZED
GA.	GAUGE
H/A	HANDICAP/ACCESSIBLE
H.	HEIGHT
HORIZ.	HORIZONTAL
HDS.	HOT-DIPPED-GALVANIZED
ID.	INSIDE DIAMETER
INT.	INTERIOR
JT.	JOINT
LARCH.	LANDSCAPE ARCHITECT/ LANDSCAPE ARCHITECTURAL
MTCO	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
MFRD.	MANUFACTURED
MFR.	MANUFACTURER
MDD.	MAXIMUM DRY DENSITY
O.C.	ON CENTER
O.C.E.W.	ON CENTER EACH WAY
O.D.	OUTSIDE DIAMETER
PNTD.	PAINTED
PVMT.	PAVEMENT
PVING.	PAVING
PLT.	PLATE
P.D.	PROCTOR DENSITY
P.L.	PROPERTY LINE
RAD.	RADIUS
REF.	REFERENCE OR REFER TO
REINF.	REINFORCING
REQ'D.	REQUIRED
R.S.	ROUGH SAWN
SCH.	SCHEDULE
SHT.	SHEET
SL.	SLOPE
SG.	SQUARE
S.F.	SQUARE FOOT
STL.	STEEL
STRUCT.	STRUCTURAL
S4S	SMOOTH FOUR SIDES
S.Y.P.	SOUTHERN YELLOW PINE
THK.	THICK
TYP.	TYPICAL
VERT.	VERTICAL
WP.	WATERPROOFING
W.	WITH OR WITHIN

GENERAL NOTES

- N1. Applicable Codes/Ordinances (for most current edition as required by City of San Antonio):
 a. 2003 International Building Code
 b. 2003 International Fire Code
 c. 2003 Uniform Plumbing Code
 d. 2003 Uniform Mechanical Code
 e. 2002 National Electrical Code
 f. 2000 International Energy Conservation Code
 g. 2003 International Residential Code
 h. City of San Antonio Unified Development Code, most current edition and Amendments
- N2. All provisions of Texas Accessibility Standards (TAS) of the Architectural Barriers Act (Article 102, Texas Civil Statutes) must be followed.
- N3. Signage: All signage placement and mounting is to comply with all provisions of TAS.
- N4. Slope Criteria
 a. Walkway/path cross slope 2% maximum (1% preferred)
 b. Walkway/path running slope 5% maximum (6.25% preferred)
 c. Ramp running slope 8.33% maximum
 d. Ramp cross slopes 1% maximum
 e. Curb ramp 8.33% maximum (6.25% preferred)
 f. Walkway landings at drainage in direction 2% maximum cross slope, (1.5% preferred)
 g. Ramp landings 2% maximum cross slope/running slope.
- N5. Complete repairs and finish outs are to be done as a result of any relocations, modifications, repairs, construction, demolition, etc.
- N6. Any items, procedures, or any other items that are unclear are to be brought to the attention of Landscape Architect, Owner and Consultant(s) related to that particular item prior to proceeding with work.
- N7. All safety provisions and codes must be followed during demolition and construction of all areas. Provide temporary construction fences where work will occur and maintain through Substantial Completion of Project. Coordinate location with Landscape Architect and Owner.
- N8. All holes or rips must be patched to a flush condition and must match existing adjacent surface.
- N9. Any existing surfaces to be repainted must first be prepared by repairing any holes, changing any rotted wood, replacing rusted metal, making any repairs needed, etc.
- N10. Where existing surface mounted items have been removed, all holes and chips must be repaired and patched with like materials of existing surface finish.
- N11. Any items requested by Owner to be salvaged must be salvaged and protected until further direction by Owner, and delivered to a location as may be directed by Owner.
- N12. All surrounding sites and adjacent buildings/structures must be protected and unaffected during construction.
- N14. All areas around construction areas must be safe for pedestrian traffic before, during and after construction. Mark sites shall be cleaned daily from all construction trash, debris, materials, etc.
- N15. Any items that create an obstruction of any kind to demolition and construction is to be brought to the attention of Landscape Architect, Owner and Consultant(s) related to this item prior to proceeding with work.
- N16. Any unusual or unexpected items are to be brought to the attention of Landscape Architect, Owner and Consultant(s) related to this item prior to proceeding with work.
- N17. Contractor and Fabricator shall verify all quantities, dimensions, and conditions and notify Landscape Architect of any discrepancies or inconsistencies before proceeding with work. DO NOT scale drawings for dimensions.
- N18. General Contractor shall inspect job for completion before scheduling any observation by Landscape Architect and Consultants.
- N19. Any conflicts between Contract Drawings and Specifications shall be brought to the attention of Landscape Architect. Landscape Architect reserves the right to make appropriate decision without any extra cost to Owner.
- N20. Landscape Architect and Consultant(s) shall not have control of, and shall not be responsible for construction means, methods, techniques, sequences, or procedures for safety precautions and programs in connection with the work, for the acts or omissions of Contractor, Subcontractor(s), or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents.
- N21. Periodic site observation by field representatives of the Landscape Architect and Consultant(s) is solely for the purpose of determining if the work contract of Contractor is proceeding in accordance with the contract documents. This limited site observation is not intended to be a check of the quality or quantity of the work, but rather periodic in an effort to inform Owner of defects and deficiencies in the work of Contractor.
- N22. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, and structures. Contractor is to trace out and verify location of all existing utilities whether shown or not shown prior to digging. It is the Contractor's responsibility to protect all utilities and request call-out of utility locations by Texas One Call and others as required.
- N24. Construction crew(s) to remain within designated work areas at all times. It is Contractor's responsibility to maintain public safety and welfare within and adjacent to project work areas.
- Do not willingly proceed with construction as designed when it is obvious that unknown obstruction and/or grade differences exist that may not have been known/considered during design. Such conditions shall be immediately brought to the attention of the Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- The Contractor shall be responsible for any coordination with sub contractors as required to accomplish any and all operations.

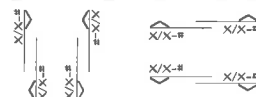
TREE PRESERVATION NOTES

1. TREE PRESERVATION: Tree Preservation Requirements shall be accomplished in accordance with section 35-523 of the current Unified Development Code of the City of San Antonio, Texas.
2. Tree survey information is based on site information provided by GOSA Parks & Recreation Department.
3. All conditions necessitating the removal or pruning of a tree shall be reviewed by Landscape Architect. Locations of any improvements with the potential of impacting trees shall be staked/delineated prior to the field review. Contractor will be required to make reasonable adjustments in layout of elements (including curbs, paving and walks) per approval of Owner.
4. All woody material to be removed shall be chipped into mulch. Subsequent mulch material may be placed on site within areas disturbed along utility corridors, and on site within RPZ's at trees adjacent to construction & natural areas. Material not used on site is to be removed and properly disposed of by Contractor.
5. Significant & heritage trees shall be removed only under the following situations only with prior approval of Landscape Architect & Owner:
 A. Cut/fill greater than three (3) inches to take place beneath the dripline of a tree exceeds 50% of the root protection zone (rpz).
 B. Construction of a building or other improvements require the removal of more than 50% of the viable portion of a tree crown.
 C. Poor condition of tree.
6. Barricade fencing shall be placed to protect RPZ of all trees to remain unless otherwise approved by Landscape Architect to provide access to work. In these instances the minimum distance for barricade fencing from trunk shall be equal to 50% minimum of RPZ. Minimum distance barricade to be erected is 5'-0" from trunk of tree or clump of trees for trees 10" caliper or less. Refer to tree preservation related details for tree barricade fencing and root protection zone work restrictions.
7. Construction envelope at site improvements shall be limit of area within selective cleared areas which can be completely disturbed by construction. Any significant or heritage trees encountered are to be reviewed on an individual basis to determine modification to location of pathway/trail/improvements. Routing of utilities to be confirmed with Landscape Architect and Owner; make adjustments as directed at no additional cost to contract.

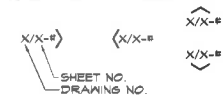
PLANTING NOTES:

1. Contractor shall be responsible for making itself familiar with all underground utilities, pipes and structures.
2. Do not willingly proceed with construction as designed when it is obvious that unknown obstruction and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
3. The Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
4. If conflicts arise between size of areas and plans, Contractor is to contact Landscape Architect for resolution. Failure to make such conflicts known will result in Contractor's liability to relocate the materials.
5. TOPSOIL: Fertile agricultural sandy loam free of all roots, rocks and debris over 1/2" in diameter/size. If acceptable to Landscape Architect, topsoil stripped from site may be used after removal of all vegetative matter from the top 4". Prior to placement of topsoil stripped from site, screen topsoil to remove all rocks and miscellaneous debris larger than 1/2" diameter.
6. TOPSOIL PLACEMENT: Place topsoil in turf areas to 6" depth minimum within planting beds at 12" minimum. Prior to placement, cultivate subgrade to depth of 6" to alleviate compaction. Finish grade of topsoil to be 1" below paving/top of curb. Spray all existing grass/vegetation in planting/turf areas with Roundup to provide complete kill and removal prior to placement of topsoil.
7. SOIL PREPARATION:
Turf Areas: Prior to placing turf, rake surface to remove all rocks and misc debris 1/2" diameter and larger. Roll surface to provide even/smooth surface to satisfaction of Landscape Architect.
Planting Bed: Till 4" of organic weed free compost to provide planting mix to 12" depth. Rake surface to provide even/smooth finish grade to satisfaction of Landscape Architect.
8. HYDROMULCH SEEDING BERMUDAGRASS: Apply slurry to areas indicated and areas disturbed by construction operations. Slurry to consist of:
 45#/1000 of virgin wood fiber mulch, Silva Fiber by Meyerhouser or equal,
 20#/1000 of 15-15-15 water soluble fertilizer,
 2#/15/1000 of 15-15-15 common bermudagrass.
- Contractor responsible to provide 100% coverage and establishment of turf areas. Following 30 days after establishment, apply Premium Plant Care Fertilizer by Agrigro to provide 1#/1000 of nitrogen water in after placement to dissolve fertilizer.
 Spray all existing grass/vegetation in turf areas with Roundup to provide complete kill and removal prior to seeding operations.
9. PLANTING: Plant material shall be located as indicated on plan; triangular spaced unless indicated otherwise. Spray all existing grass/vegetation in planting areas with Roundup to provide complete kill and removal prior to planting operations. Prior to placement of weed barrier fabric and mulch, apply pre-emergent herbicides per manufacturer's recommendation over entire mulched area.
10. STEEL EDGING: Place 1/8" x 4" green steel edging separating planting beds from turf areas.
11. PLANT FERTILIZER: Fertilize all plant material with Agriform 21 gram tablets (20-10-5) by Sierra Chemical Co. at rate of 3- tablets per 5 gallon size plant and 8- tablets per tree; refer to Detail _____.
12. DG MULCH: Install 4" of decomposed granite as mulch placed over weed barrier fabric over all planting or where indicated. Refer to Detail _____.
13. WOOD MULCH: Install shredded hardwood mulch at minimum depth of 4" over weed barrier fabric overall planting beds or where indicated on plan; refer to Detail _____.
14. MAINTENANCE: Begin maintenance immediately after planting operations and continue to final acceptance of project.
 Maintain plant material by pruning removal of dead wood, watering and weeding. Restore planting saucers at trees in turf areas. Tighten and repair stake and guy supports and reset trees to proper grades or vertical position as required. Spray as required to keep plant materials free of insects and diseases.
 Maintain turf by watering, fertilizing, weeding, mowing, trimming and other operations such as regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas. Mowing shall be accomplished to maintain grass height of 1 3/8" - 1 1/2". Mowing shall not remove more than 1/3 height of the grass at each mowing.
15. WARRANTY:
 Turf: Guaranteed at end of 30 days following final acceptance, all turf areas have established grass, uniform color and quality and reasonably free from visible imperfections. Deficiencies noted after 30 day period are to be corrected.
 Trees and Shrubs: Warranty for a period of one (1) year following date of final acceptance to be alive and of satisfactory growth. Plants damaged or killed as a result of hail, winds over 75 miles per hour, lightning, fire, winter kill caused by extreme cold and severe winter conditions not typical of the locale, theft, vandalism, occupancy of the building, or Owner neglect of proper maintenance are not covered by the warranty.
16. CONSTRUCTION STAGING AREA: The construction staging area for this project will be determined after the project has been awarded. The location of the staging area will be coordinated between Contractor and Owner's Representative. Contractor will insure protection for all trees and significant landscaping which fall within the selected boundaries of the staging area by barricading the areas beneath all existing tree canopies and landscaping. Refer to tree preservation details for Root Protection Zone, Tree Barricade Fencing and Tree Armor. There will be no building materials or equipment placed or stored within the above mentioned barricaded areas.

SECTION REFERENCE



ELEVATION REFERENCE



NOTE REFERENCE



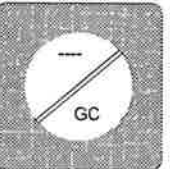
ZOOM DETAILS



Date	Revisions/Submissions

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 SERVICES DIVISION
 MUNICIPAL PLAZA BUILDING 114 W. Commerce
 San Antonio, Texas 78203-3966
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WEST END PARK
 SITE IMPROVEMENTS
 1401 N. HAMILTON
 San Antonio, Texas
G1.01 - G1.01

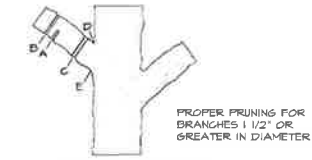


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Drawn By:	AK
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Project No.:	PROJECT NUMBER
Filename:	G1.01

Tree Protection Notes

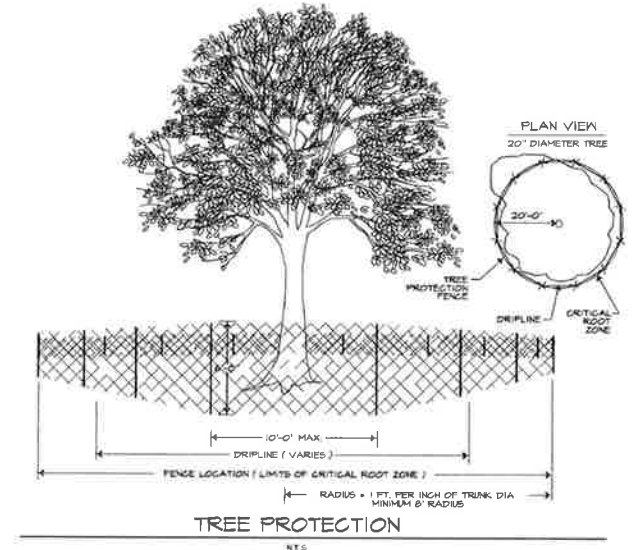
1. A root protection zone will be established around each tree or any vegetation to be preserved to meet the landscape or tree preservation objectives. The root protection zone shall be an area defined by the radius extending outward from the trunk of the tree a distance of one (1) linear foot for each inch diameter inch at breast height (4.5') of the tree. A 10-inch diameter tree will have a 10 foot radius root protection zone.
2. No work shall begin where tree protection fencing has not been completed and approved. Tree protection fencing shall be installed, maintained and repaired by the contractor during construction. The fencing will be a minimum of 4' height.
3. All roots larger than one-inch in diameter are to be cut cleanly and oak wounds painted within 20 minutes.
4. Exposed roots shall be covered at the end of the work day using techniques such as covering with soil, mulch or wet burlap.
5. No equipment, vehicles or materials shall be operated or stored within the root protection zone. No clear-cut areas will be constructed so that the material will be in or migrate to the root protection zone.
6. No grade change more than 3" is allowed within the root protection zone.
7. Roots or branches in conflict with construction shall be cut cleanly according to proper pruning methods. All oak wounds shall be painted within 20 minutes to prevent oak wilt infection.
8. Any tree removal shall be approved by the city arborist (207-8058).
9. Trees which are damaged or lost due to the contractor's negligence during construction shall be mitigated.
10. Trees must be maintained in good health throughout the construction process. Maintenance may include watering the root protection zone and or washing foliage.
11. No wires, nails or other materials may be attached to protected trees.



- NOTE: DO NOT CUT FROM D TO E
- A. FIRST CUT - TO PREVENT THE BARK FROM BEING PEELLED WHEN THE BRANCH FALLS.
 - B. SECOND CUT - TO REDUCE THE WEIGHT OF BRANCH.
 - C. FINAL CUT - ALLOW FOR HEALING COLLAR BUT NO STUBS INDENT PROPERLY WHICH ARE SITE FOR DECAY.

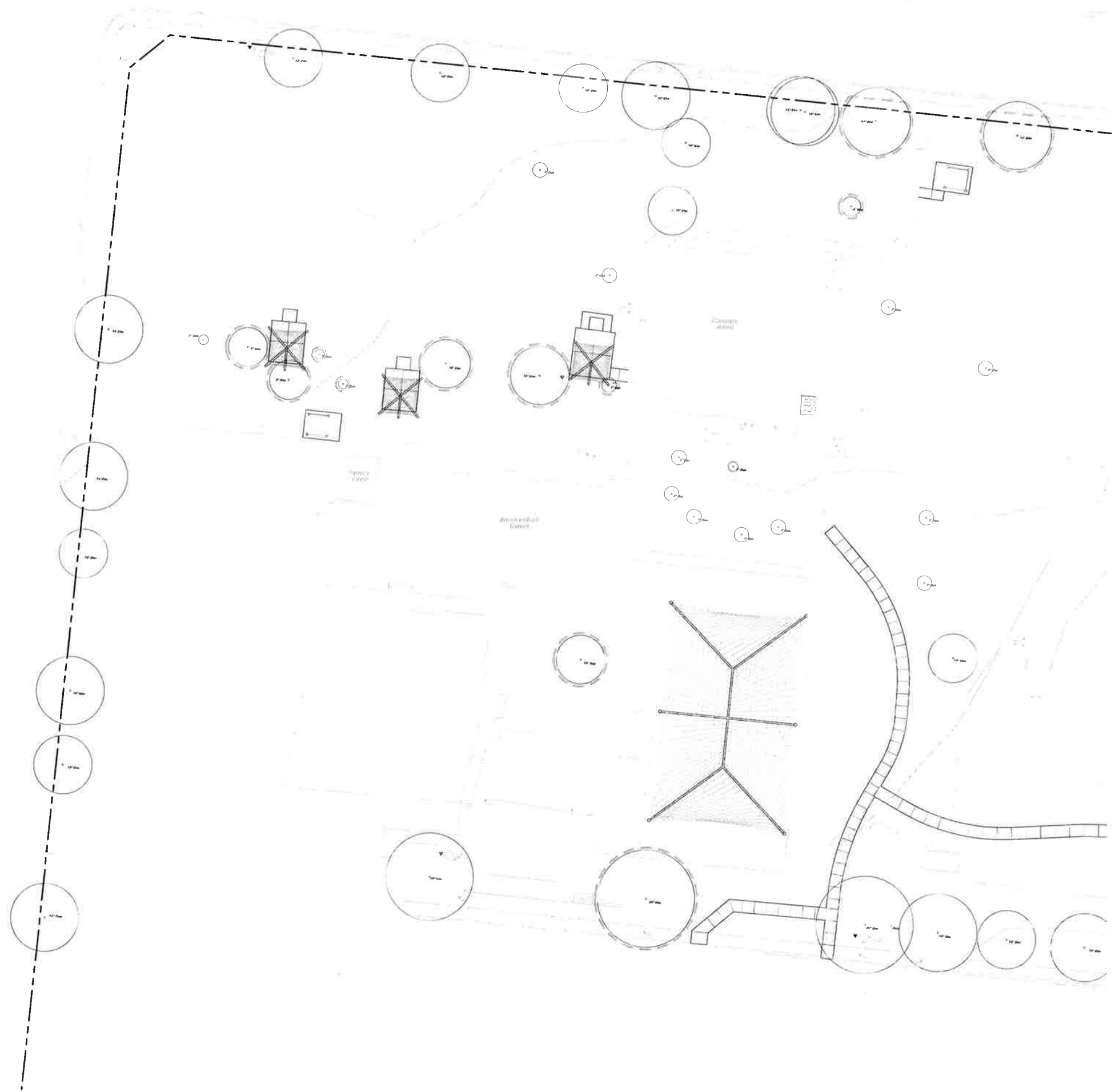
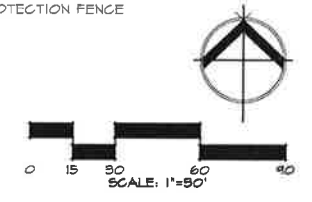
FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 20 MIN. TO PREVENT THE SPREAD OF OAK WILT.

BRANCH PRUNING DETAIL



TREE PROTECTION

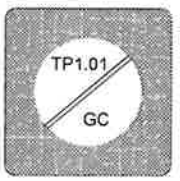
- PRESERVED TREE
- REMOVED TREE
- TREE PROTECTION FENCE



Date	Revisions/Submissions

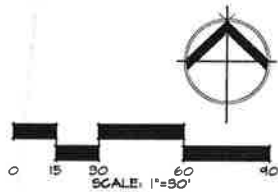
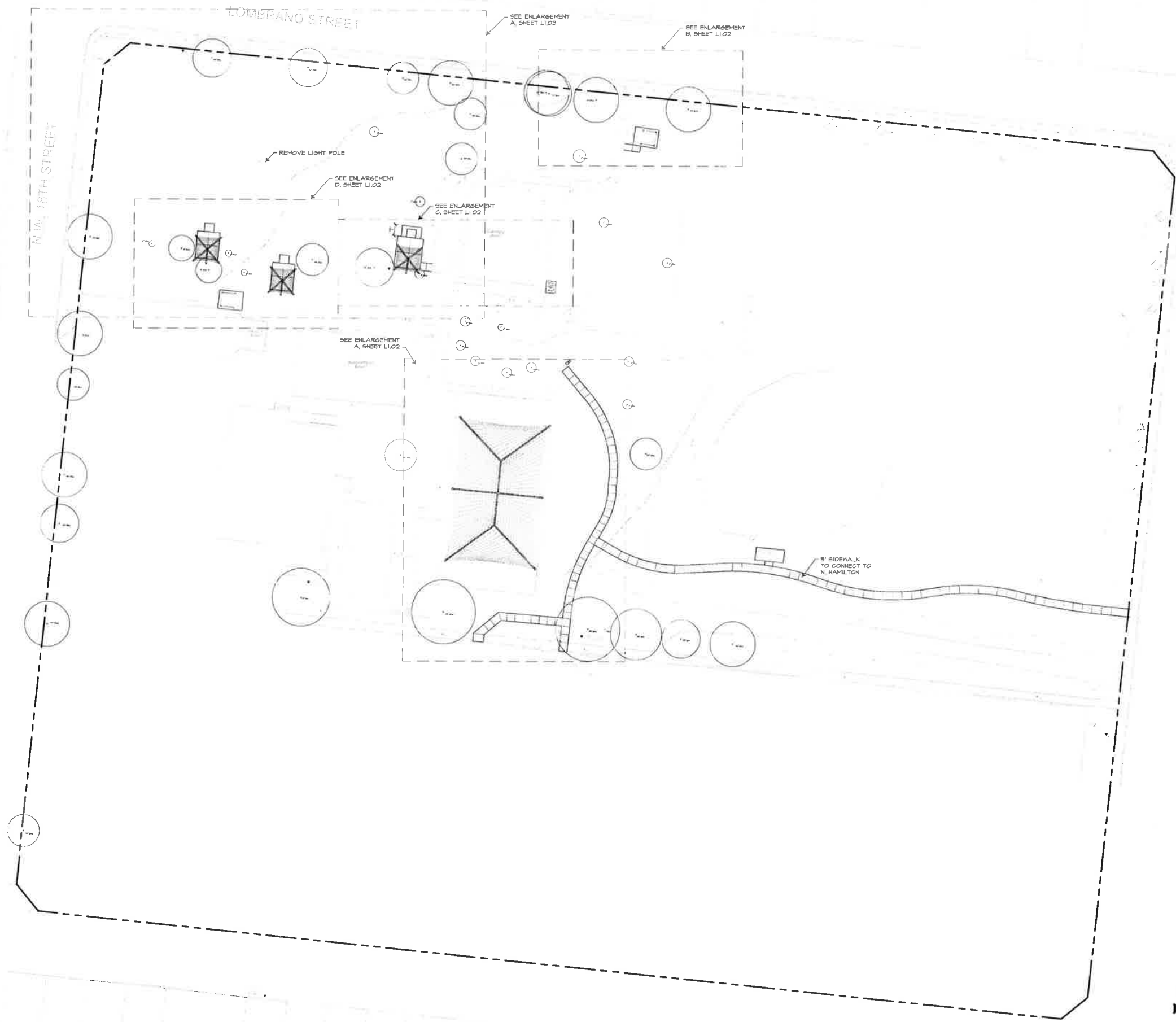
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DIVISION
 MUNICIPAL PLAZA BUILDING 114 W. Commerce
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WEST END PARK
SITE IMPROVEMENTS
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 San Antonio, Texas
TREE PRESERVATION PLAN



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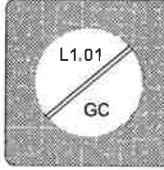
Designed by:	DB
Drawn by:	AK
Date:	07-14-2014
Project No.:	PROJECT NUMBER
Filename:	G1.01



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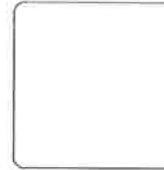
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Date:	07-14-2014
Project No.:	PROJECT NUMBER
Filename:	G1.01

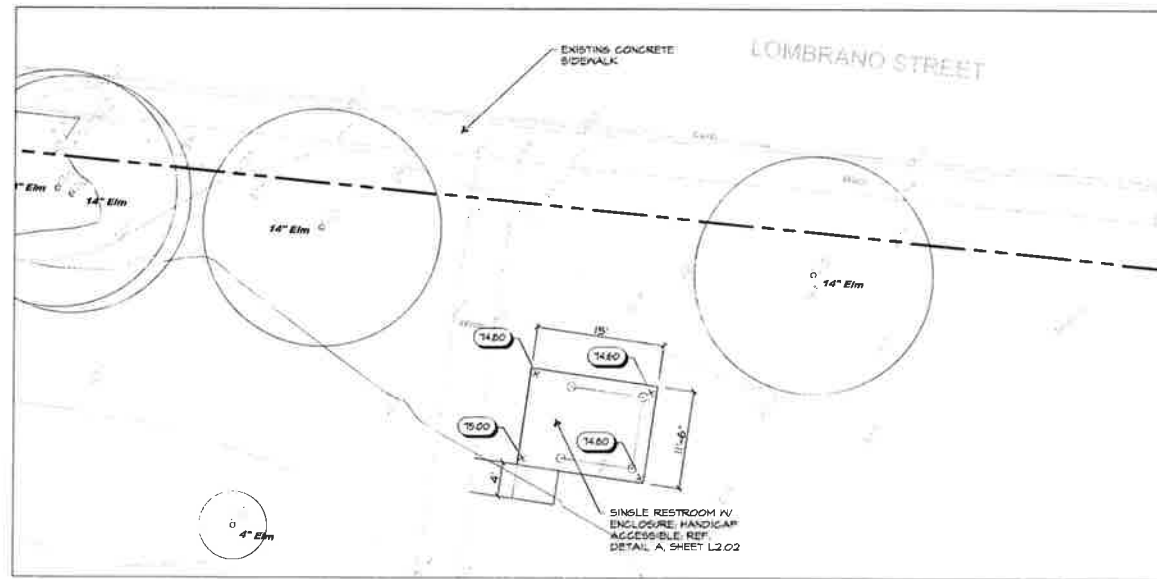


WEST END PARK
SITE IMPROVEMENTS
 1401 N. HAMILTON
 San Antonio, Texas
SCOPE & SITE PLAN

CITY OF SAN ANTONIO
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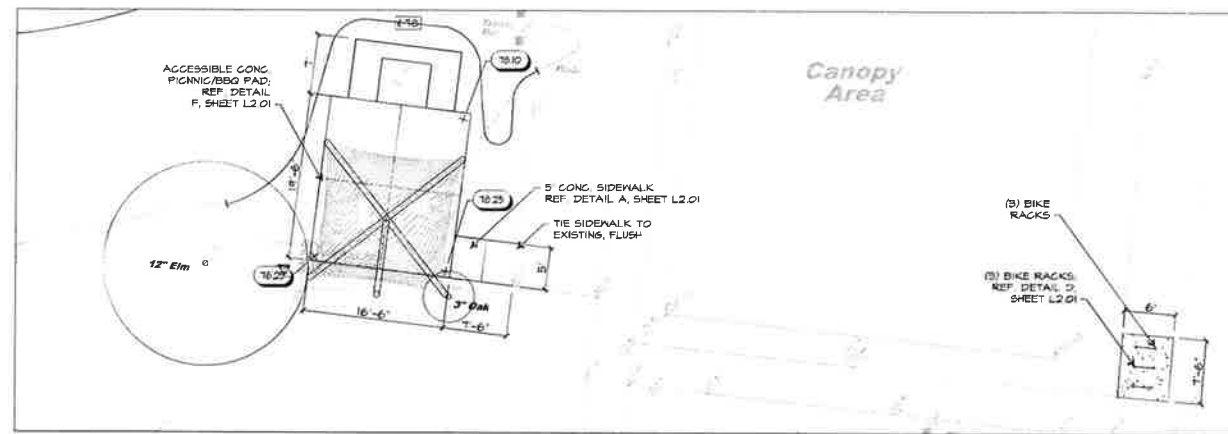
Date	Revisions/Submissions





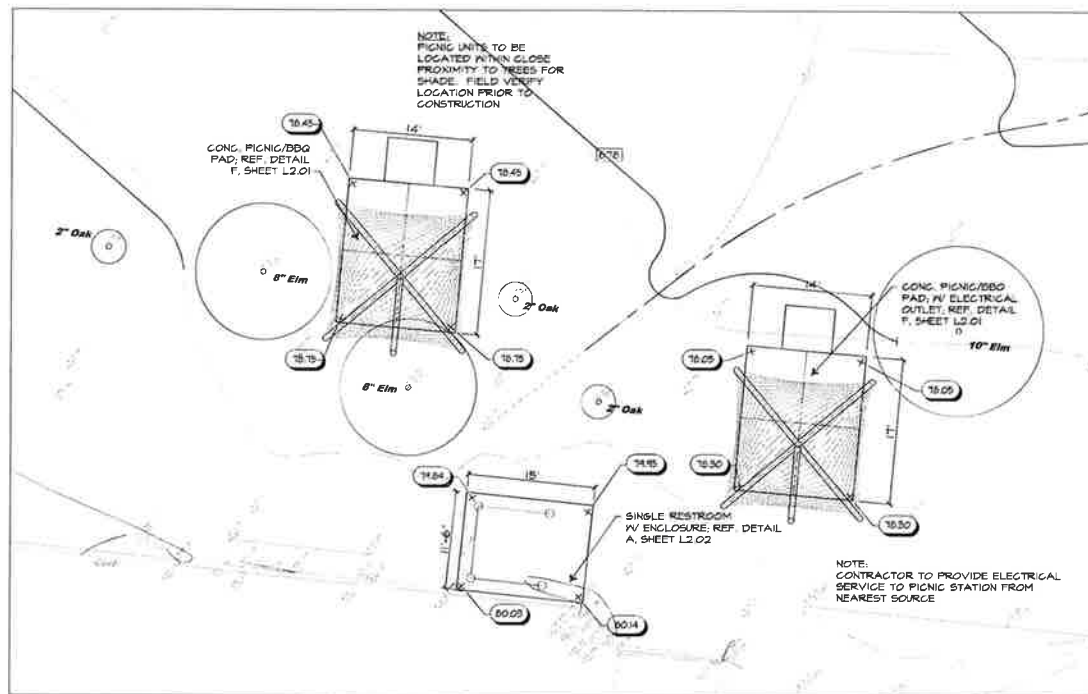
B SINGLE RESTROOMS W/ ENCLOSURE

SCALE: 1" = 10'-0"



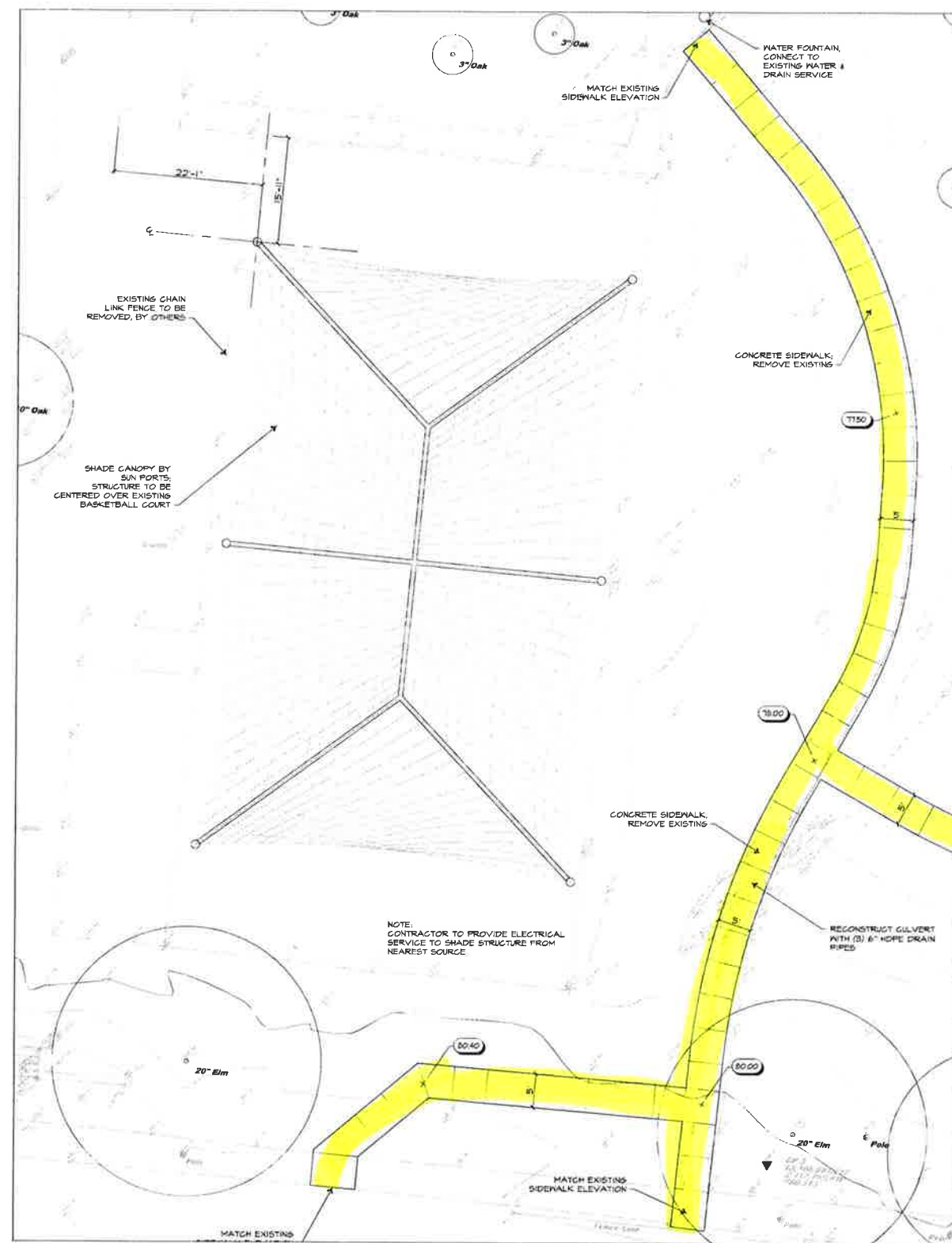
C PICNIC AREA

SCALE: 1" = 10'-0"



D PICNIC AREAS & SINGLE RESTROOM W/ ENCLOSURE

SCALE: 1" = 10'-0"



A NEW PAVILION

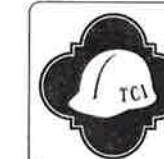
SCALE: 1" = 10'-0"



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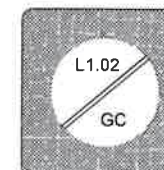
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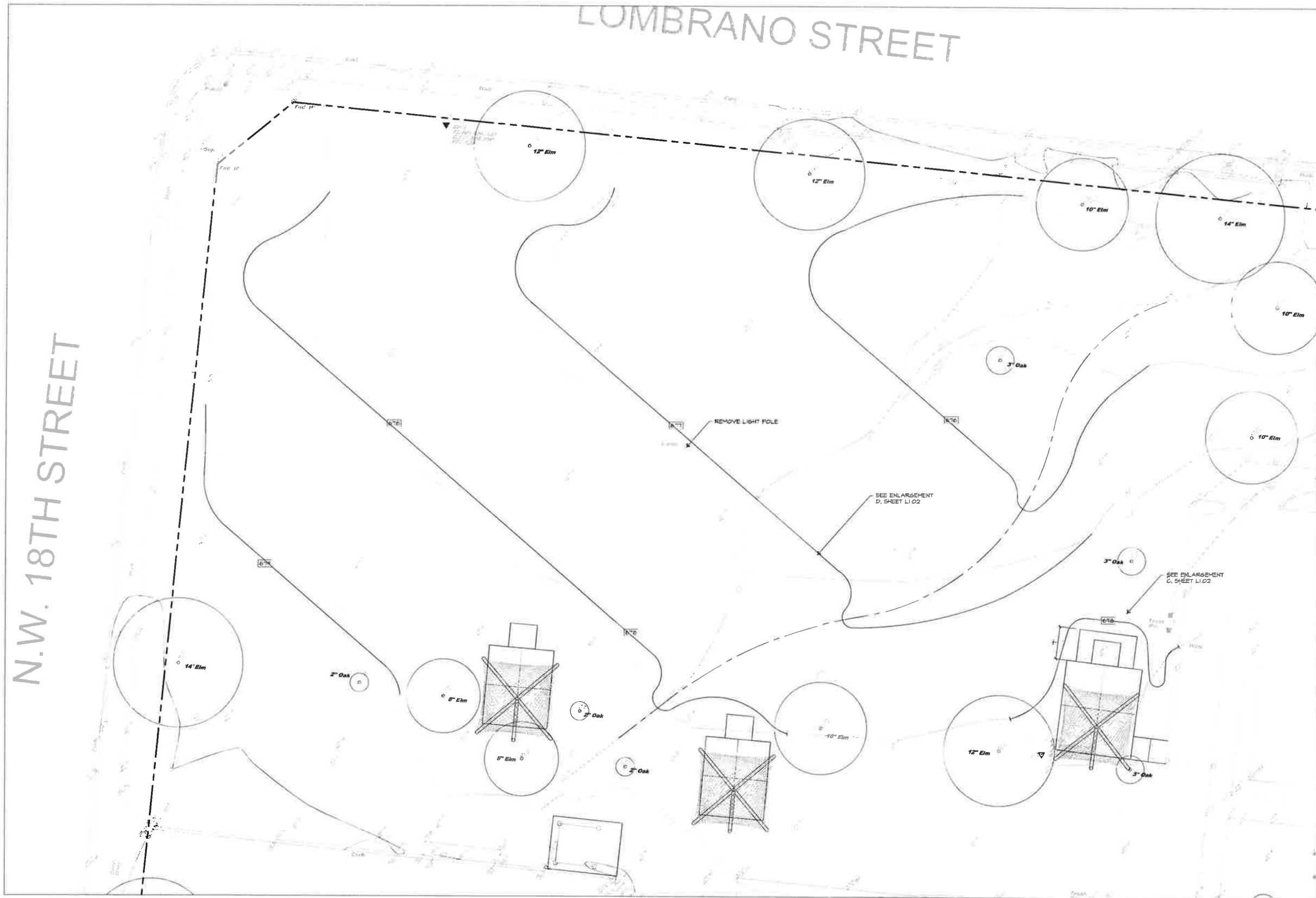


Date:	Revisions/Submissions

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WEST END PARK
SITE IMPROVEMENTS
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San Antonio, Texas
LAYOUT & DIMENSIONING PLANS





A LEVELED PLAYING FIELD

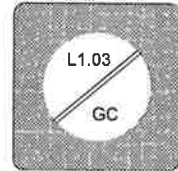
SCALE: 1" = 10'-0"



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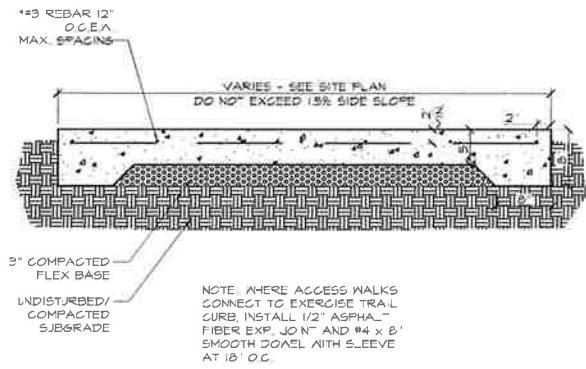


WEST END PARK
 SITE IMPROVEMENTS
 1401 N. HAMILTON
 San Antonio, Texas
LAYOUT AND DIMENSIONING PLAN

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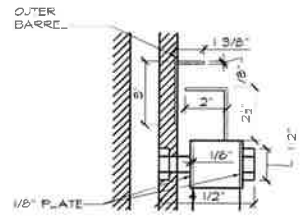
Date:	Revisions/Submissions



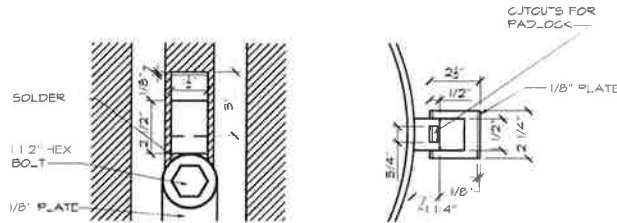


* DESIGNER OPTION #4 @ 18" O.C.A

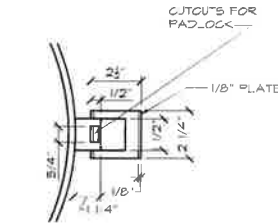
A TYPICAL CONCRETE SIDEWALK SCALE: 1" = 1'-0"



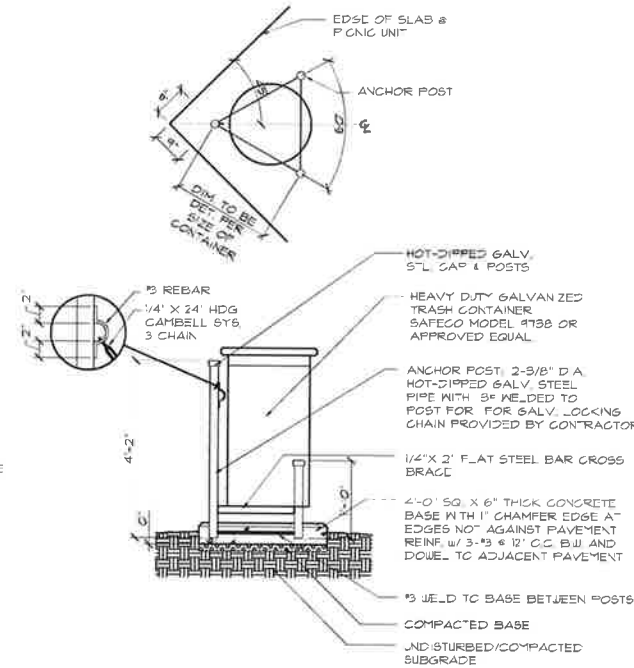
1. TRASH LOCK DETAIL



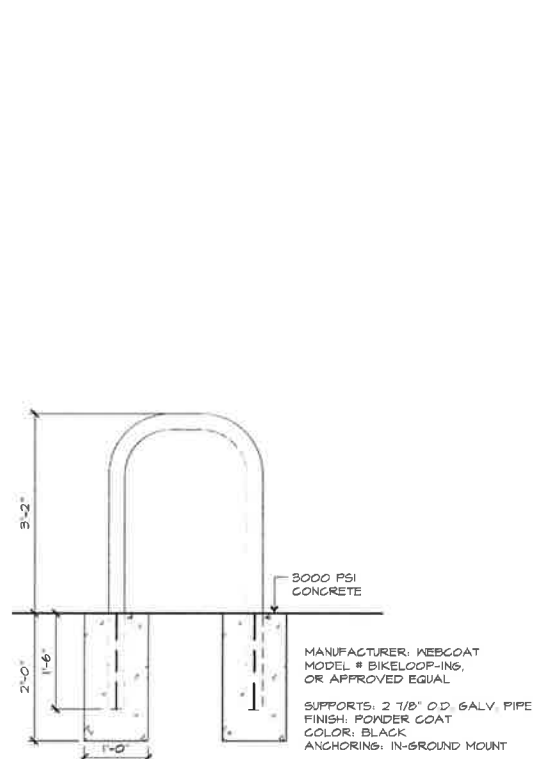
2. TRASH LOCK DETAIL



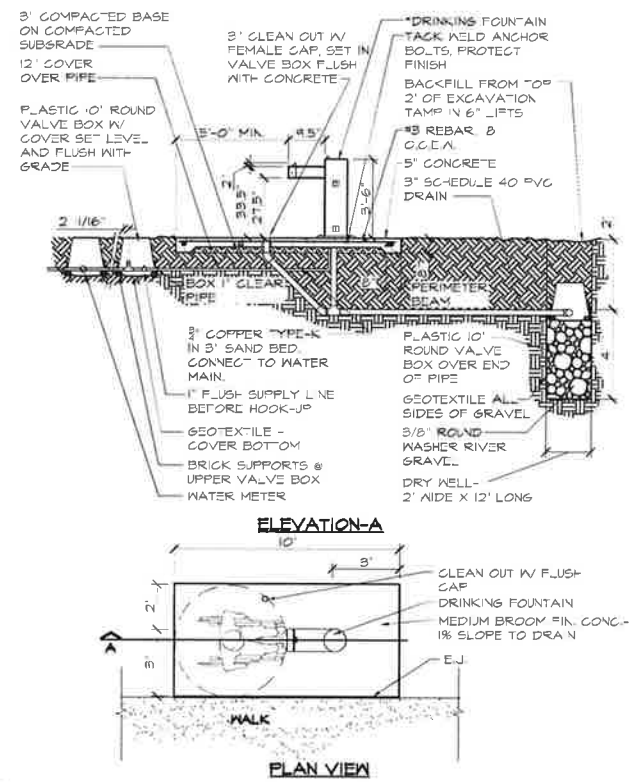
3. TRASH LOCK DETAIL



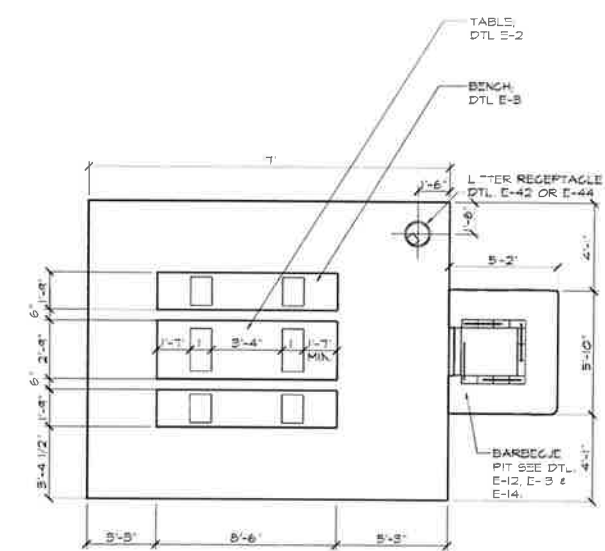
C TRASH RECEPTACLE (3 POST TYPE) SCALE: 1/2" = 1'-0"



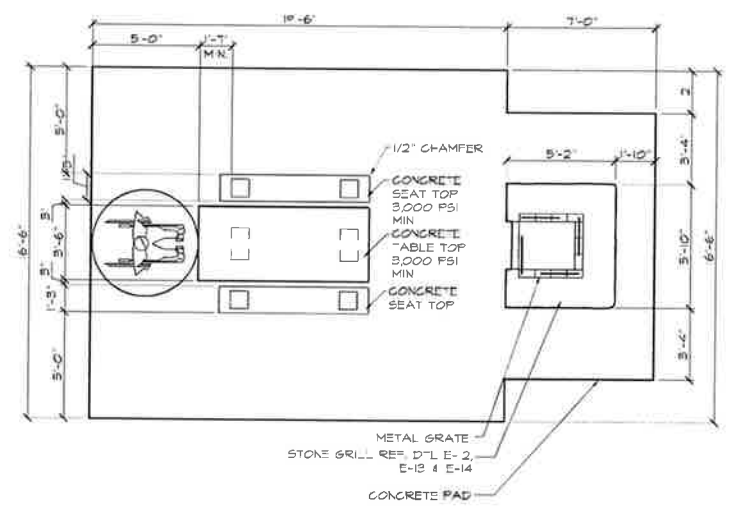
D BIKE RACK SCALE: 3/4" = 1'-0"



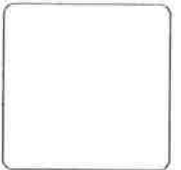
E DRINKING FOUNTAIN SCALE: 3/8" = 1'-0"



F CONC. PICNIC TABLE SCALE: 1/4" = 1'-0"



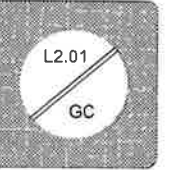
G ACCESSIBLE CONC. PICNIC TABLE SCALE: 1/4" = 1'-0"



Date	Revisions/Submissions

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WEST END PARK
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San Antonio, Texas
CONSTRUCTION DETAILS



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