

AN ORDINANCE 2018-03-01-0156

AUTHORIZING A TASK ORDER TO A JOB ORDER CONTRACT FOR A STRUCTURAL STABILIZATION PROJECT OF THE DULLNIG HOUSE LOCATED IN COUNCIL DISTRICT 2, IN THE AMOUNT OF \$425,000.00 FUNDED FROM THE PARKS AND RECREATION GENERAL FUND OPERATING BUDGET, DEFERRED MAINTENANCE, PAYABLE TO DAVILA CONSTRUCTION, INC.

* * * * *

WHEREAS, the Dullnig House is situated inside the Healy Murphy Historic District and has been designated as a local historic landmark; and

WHEREAS, the Dullnig House, located at 204 Nolan Street at the intersection of Live Oak Street and Nolan Avenue, is a 2,000 square foot building on a ½ acre site; and

WHEREAS, the building was occupied for over 20 years by Centro del Barrio Clinic until they relocated their program to Haven for Hope in 2009; and

WHEREAS, Healy Murphy Center, Inc. occupied the building for administrative offices during the renovation of their campus for a one-year period ending in the spring of 2012; and

WHEREAS, currently the property is leased to Sherry M. Chaudhry and the tenant is responsible for the operation and maintenance of the property and has yet to occupy the property due to structural issues; and .

WHEREAS, the Parks Department was notified by the Office of Historic Preservation (OHP) of the Dullnig House being identified as a vacant property, and the need to register it as such under the Vacant Buildings Registration Program; and

WHEREAS, consequently, OHP staff conducted an inspection and identified needed repairs to comply with the minimum standards of care; and

WHEREAS, the department had a structural evaluation conducted and a recommendation was made to stabilize and rehabilitate the structure; 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, Davila Construction, Inc. was selected to submit an estimate and project schedule for this Project; and

WHEREAS, Davila Construction, Inc. has committed to 23% Minority/Women Business Enterprise and 3% African-American Business subcontractor participation and was selected based on their capacity and familiarity with the Dullnig House; and

WHEREAS, the scope of work will stabilize and level the foundation, replace the roof, rehabilitate the exterior including the stone walls, remove and repair the windows and exterior doors, remove and rebuild the front porch, and demolish the most current room additions; **NOW THEREFORE:**

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

SECTION 1. The City Manager or her designee 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 Davila Construction, Inc., for the Dullnig House, structural stabilization project, located in Council District 2, in an amount not to exceed \$425,000.00. A copy of the task order is attached hereto and incorporated herein for all purposes as **Attachment I**.

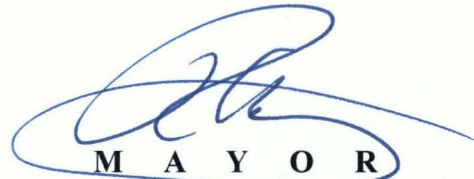
SECTION 2. Payment in the amount not to exceed \$425,000.00 in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 26-00683, FY18 Parks DM Projects, is authorized to be encumbered and made payable to Davila Construction, Inc., for a structural stabilization project of the historical Dullnig House.

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.

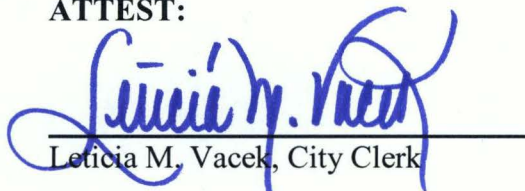
SW/ah
03/1/18
Item No. 9

PASSED AND APPROVED this 1st day of March, 2018.



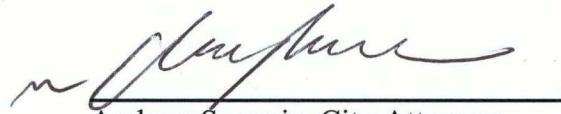
M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney

Agenda Item:	9 (in consent vote: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17)						
Date:	03/01/2018						
Time:	09:20:52 AM						
Vote Type:	Motion to Approve						
Description:	Ordinance authorizing a task order to a Job Order Contract for a structural stabilization project of the Dullnig House, located in Council District 2, in the amount of \$425,000.00, funded from the FY 2018 Parks and Recreation General Fund operating budget, Deferred Maintenance, payable to Davila Construction, Inc. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
William Cruz Shaw	District 2		x				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				
Clayton H. Perry	District 10		x				

SW/ah
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ATTACHMENT I



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520 Bonham, San Antonio, Texas 78205
P: (210) 224-5887 F: (210) 224-5735
www.davilaconstruction.com

City of San Antonio Job Order Contract

Date: 12/13/17
Bill Pannell
Project Manager
COSA

Re: COSA Dullnig Structure Stabilization

Owner:	City of San Antonio
Owner's Representative:	Pat Schneider
Contractor:	Davila Construction, Inc.
Project Manager:	Vinnie Gonzales

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 attached.

1. All work shall be performed in accordance with the Request for Proposal No. _____ and in conjunction with the site visit.
2. As a joint scope work in accordance with current industry standards, OSHA safety compliance and all governing code requirements.
3. All current City of San Antonio wage decisions are in effect.
4. No other job related requirements are acknowledged or included in this offer.

Assumptions & Clarifications:

1. Full access to the building and work space.
2. No additional work or repairs are included.
3. All work will be performed during standard work hours.
4. No handling of hazardous waste or materials.
5. City of San Antonio will approval all submittals of equipment to be used.
6. All work included is per scope of work provided by The City of San Antonio. Any work above or beyond contract will require a change order and approval by G.C. and City personnel in charge of project. Any Change Orders issued will result in extra work days added to original time frame



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COSA Dullnig Structure Stabilization	\$376,750.00
Overhead and Profit	\$29,500.00
Insurance, Bonds, & Permits	\$18,750.00
Total Contract Amount	<u>\$425,000.00</u>

Sincerely,
Vinnie Gonzales
Vinnie Gonzales, JOC Project Manager
Davila Construction



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STATEMENT OF WORK

Date: 12/13/17
Project: COSA Dullnig Structure Stabilization
Location: San Antonio, TX
Coordinator: Bill Pannell
Davila Construction: Vinnie Gonzales

Statement of Work

Work shall include: Davila Construction shall supply all labor, material, insurances, bonds, and permits as needed to provide labor and material to stabilize foundation of house. Remove all the stucco and replace and stabilize rock walls and re-plaster all exterior. Remove and rebuild all windows as needed to correct functioning and rotted wood issues. Replace all rotted wood on exterior as needed and mark all wood being removed so as to replace is same place when rebuilding exterior. Demo back newer section of house and repair to existing working condition. Demo roofs and install new standing seam roof. Sand and scrape all exterior as needed and re-paint all exterior complete. Level back left corner of building to original heights. Make sure all plumbing is connected and functioning as was when work started. Make sure all electrical on exterior is in working condition and lights as shown on plans are replaced and functioning. Haul off all material and clean up to leave in working condition.

Mobilization

- Provide all necessary equipment as needed.
- Provide all necessary barricades to keep pedestrian traffic away from construction areas.
- Provide necessary haul off as needed to remove construction debris.

Lincoln Park Splash Pad Scope

- Provide labor and material to demo exterior masonry complete
- Provide labor to remove back right corner of house to old portion
- Provide labor and material to stabilize rock wall foundation on all exterior of house
- Provide labor and material remove all rotted wood and windows and replace and rebuild as needed
- Provide labor and material remove all roofs and replace with standing seam roof
- Provide labor and material to re-install all plaster on exterior
- Provide labor and material sand and scrape all exterior of house



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- Provide labor and material to paint all exterior of house
- Provide labor and material to level back left corner of house to original location
- Provide labor and material to repair plumbing as needed to leave in working condition
- Provide labor and material to repair electrical and replace lighting as indicated on plans

Time line of project

- **Project will take 4 months for substantial completion from time of starting. This time line is based on calendar work days of 140.**

Exclusions

- **After hours work or premium time.**
- **Core drilling.**
- **Special inspections and testing.**
- **Any pre-existing conditions.**
- **Any work not specifically written in this proposal.**