

AN ORDINANCE 2014 - 08 - 21 - 0590

**AUTHORIZING A TASK ORDER TO A JOB ORDER CONTRACT FOR IMPROVEMENTS TO A PERIMETER FENCE AT THE JAPANESE TEA GARDENS, IN AN AMOUNT NOT TO EXCEED \$153,965.24, PAYABLE TO ALPHA BUILDING COMPANY, A 2012 BOND FUNDED PROJECT, LOCATED IN COUNCIL DISTRICT 2.**

\* \* \* \* \*

**WHEREAS**, this project provides construction of a perimeter fence that includes panels, posts, pedestrian gates and vehicular gates at various locations, for access to the garden; and

**WHEREAS**, this project will extend the fencing in a perimeter around the bulk of the property of the Japanese Tea Garden, to provide security for the property during times when the facility is closed; and

**WHEREAS**, there will be two (2) profiles of fence; and

**WHEREAS**, the first, a non-climb fence profile with aesthetic qualities is dark green in color, approximately 1050 linear feet in areas where the fence will be highly visible to those who use the facility; and

**WHEREAS**, the second profile will be approximately 1025 linear feet of typical chain-link fence with a 3-barbed wire set along the top for those areas that are not visible by the public; and

**WHEREAS**, project construction is anticipated to begin August 2014 and estimated to be completed by October 2014; and

**WHEREAS**, this is Phase 1 of the project, Phase 2 is the scoping phase and will be completed at a later date; and

**WHEREAS**, this project was selected to utilize the Job Order Contracting (JOC) method, an alternative project delivery method, which 10 contractors were approved through Ordinance 2011-01-20-0053 by City Council on January 20, 2011; 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, familiarity with a specific facility, expertise in completing specific task(s) and/or managing a specific trade needed to carry out the requested repair or rehabilitation; and

**WHEREAS**, of the 10 contractors, Alpha Building Company was selected to submit a cost estimate and project schedule; and

**WHEREAS**, the JOC contract associated with this agreement was advertised in 2010, prior to the implementation of the revised Small Business Economic Development Advocacy (SBEDA) ordinance; and

**WHEREAS**, therefore, the solicitation required respondent to make a good faith effort to meet goals aspired to in utilizing small, woman and minority-owned businesses as subcontractors; and

**WHEREAS**, the Economic Development Department has reviewed and approved the subcontracting plan submitted by Alpha Building Company; and

**WHEREAS**, the Discretionary Contracts Disclosure Form, as required by the City's Ethics Ordinance for all projects where subjective criteria are used to select the contractor or consultant rather than by low bid, is attached; **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 for improvements to a perimeter fence at the Japanese Tea Gardens, in an amount not to exceed \$153,965.24, payable to Alpha Building Company, a 2012 Bond funded Project, located in Council District 2.

**SECTION 2.** Payment in the amount not to exceed \$153,965.24 in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00361, Japanese Tea Gardens, is authorized to be encumbered and made payable to Alpha Building Company, 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.

SW/vv  
8/21/14  
Item #10

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

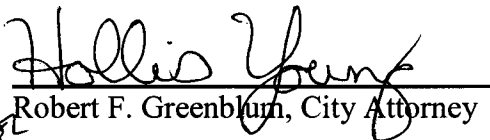
PASSED AND APPROVED this 21st day of August, 2014.

  
M A Y O R  
Ivy T. Taylor

**ATTEST:**

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
for Robert F. Greenblum, City Attorney

<b>Agenda Item:</b>	<b>10 ( in consent vote: 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19A, 19B, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33 )</b>
<b>Date:</b>	08/21/2014
<b>Time:</b>	09:14:51 AM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	An Ordinance authorizing a task order to a Job Order Contract, for improvements to perimeter fence at the Japanese Tea Gardens, in an amount not to exceed \$153,965.24, payable to Alpha Building Company; a 2012-2017 Bond funded Project, located in Council District 2. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy Taylor	Mayor		x				
Diego Bernal	District 1		x				
Keith Toney	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				x
Mari Aguirre-Rodriguez	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	



PROPOSAL

Date: June 16, 2014

Jamaal Moreno  
Landscape Architect – Project Manager  
Transportation and Capital Improvements  
City of San Antonio

Re: Japanese Tea Garden Fence

Owner:	City of San Antonio
COSA Contract Date:	March 11, 2011
Owner's Representative:	Jamaal Moreno
Contractor:	Alpha Building Corporation
RFP No.:	01140609

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 if attached.

1. All work shall be performed in accordance with the Request for Proposal No. 01140609 and site visit on 06-09-2014.
2. Furnish materials, equipment, labor, and supervision to install the following:
  - a. Omega II 8' tall fencing system, dark green in color. (1,050 LF)
  - b. Omega II 10' double gate
  - c. Omega II 30' double gate
  - d. Omega II 20' double gate (2/ea)
  - e. Omega II 7' single gate
  - f. Omega II 9' single gate (2/ea)
3. Furnish materials, equipment, labor, and supervision to install approximately 1,025 LF of 8' commercial chain link fence with 3 strands of barb wire.
4. Brush clearing of 5' wide for the fence line. Steve Perez of Fairway Landscaping will be setting the path as approved by CoSA. Fairway Landscaping will trim and cut trees, shrubs, and plants needed to make the path for the fence.
5. The current wage decision is in effective.
6. No other job related requirements are acknowledged or included in this offer.

**Assumptions & Clarifications:**

1. Chain link fence to be at least 17' away from edge of bluff for safety concerns. Fence will follow edge as shown on drawings as close as possible within the safety cushion.
2. Payment and Performance Bonds are included.
3. A preconstruction meeting with CoSA and Alpha Building will happen before construction starts.
4. Full access to the work space.
5. No handling or disposal of hazardous materials.
6. Work to be performed during standard working hours Monday through Friday.
7. We exclude evenings, weekend and holidays.
8. We exclude all unforeseen conditions.

**Total Contract Amount:**

**\$ 153,965.24**

Alternate #1 – 6' tall fence in lieu of 8' tall fence: Deduct \$ 13,851.00

Sincerely,

*Atanacio Carrisal*

Atanacio Carrisal, Project Manager  
Alpha Building Corporation

Attached:

- RS Means Estimate
- Plans dated 05-30-2014



**BUILDING CORPORATION**

First Choice For Facilities Renovation & Construction

**Final Estimate**

Atanacio Carrisal

Alpha Building Corporation

2011-01-20-0053 - City of San Antonio Job Order Contract - First Option -

1/20/2012 to 1/19/2013

Japanese Tea Garden Fence - 4211-RFP-01-140609

**Estimator: Atanacio Carrisal**

**Summary of tagged estimates...**

**Division Summary (MF04)**

01 - General Requirements	\$16,077.08
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	\$105,560.00
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	
Alternates	\$62,947.50
Trades	\$6,164.00
Assemblies	
FMR	
<b>MF04 Total (Without totalling components)</b>	<b>\$190,748.58</b>

**Totalling Components**

RSMeans Subtotal	\$121,637.08
RSMeans SAN ANTONIO, TX CCI 2014Q2, 84.40%	\$(18,975.38)
JOC Coefficient Standard (-30.4000%)	\$(31,209.15)

Non-Pre-Priced Items	\$89,111.50
NPPI Coefficient (19.0000%)	\$13,131.19

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

Material:	\$141,303.50
Labor:	\$43,343.08
Equipment:	\$6,102.00
Other:	\$0.00
Laborhours:	482.80
Green Line Items:0	\$0.00

**Priced/Non-Priced**

Total Priced Items:	9	\$121,637.08	
Total Non-Priced Items:	2	\$69,111.50	36.23%
	11	\$190,748.58	

**Grand Total**

**\$153,695.24**

**Final Estimate**

**Estimator: Atanacio Carrisal**

**Combined estimates...**

Item	Description	UM	Quantity	Unit Cost	Total	Book
<b>01 - General Requirements</b>						
1	01-31-13-20-0020 Field personnel, clerk, average	Week	0.2857	\$710.00	\$202.85	RSM14FAC L, O&P P
2	01-31-13-20-0160 Field personnel, general purpose laborer, average Install safety line and maintain	Week	2.0000	\$2,400.00	\$4,800.00	RSM14FAC L, O&P P
3	01-31-13-20-0200 Field personnel, project manager, average	Week	0.7143	\$3,600.00	\$2,571.48	RSM14FAC L, O&P P
4	01-31-13-20-0260 Field personnel, superintendent, average	Week	1.0000	\$3,350.00	\$3,350.00	RSM14FAC L, O&P P
5	01-56-23-10-1000 Barricades, guardrail, wooden, 3' high, 1" x 6", on 2" x 4" posts	L.F.	25.0000	\$7.45	\$186.25	RSM14FAC M, L, O&P P
6	01-56-26-50-0610 Temporary fencing, plastic safety fence, medium duty, 4' high, posts at 10'	L.F.	1,050.0000	\$4.73	\$4,966.50	RSM14FAC M, L, O&P P
<b>01 - General Requirements Total</b>					<b>\$16,077.08</b>	
<b>32 - Exterior Improvements</b>						
7	32-31-13-53-0100 High-security chain link fences, gates and systems, includes excavation and posts, fence, chain link, security, 7' high, standard FE-7	L.F.	1,200.0000	\$51.00	\$61,200.00	RSM14FAC M, L, E, O&P P
8	32-31-13-53-0200 High-security chain link fences, gates and systems, includes excavation and posts, fence, barbed wire, security, 7' high, with 3 wire barbed wire arm	L.F.	1,200.0000	\$12.70	\$15,240.00	RSM14FAC M, L, E, O&P P
9	32-31-19-10-6300 Decorative fence, includes excavation, tubular picket, gates, 5' high, 3' wide 840 SF of Gates -10' Double Gate -30' Double Gate -20' Double Gate (2) -7' Single Gate -9' Single Gate (2)	Ea.	56.0000	\$520.00	\$29,120.00	RSM14FAC M, L, O&P P
<b>32 - Exterior Improvements Total</b>					<b>\$105,560.00</b>	
<b>Alternates</b>						
10	32-31-19-10-5300 Decorative fence, includes excavation, tubular picket, steel, 6' sections, 1-9/16" posts, 8' high Supply and install Omega II 8' high fencing system, dark green in color	L.F.	1,050.0000	\$59.95	\$62,947.50	CUSTOM M, L, E, O&P N
<b>Alternates Total</b>					<b>\$62,947.50</b>	
<b>Trades</b>						
11	SKWK Skilled Workers Average (35 trades) - 2014 RSMeans Facilities O&P Rate Horticulture Specialist	Hour	80.0000	\$77.05	\$6,164.00	Trades L, O&P N



**Final Estimate**

**Estimator: Atanacio Carrisal**

**Combined estimates...**

Trades		UM	Quantity	Unit Cost	Total	Book
Item	Description					
	<b>Trades Total</b>					\$6,164.00
			<b>Estimate Grand Total</b>			<b>153,695.24</b>

# perimeter fence plan

## for Japanese Tea Garden

project number 40-00361



80%  
Construction  
Document

City  
of  
San Antonio  
Japanese  
Tea Garden

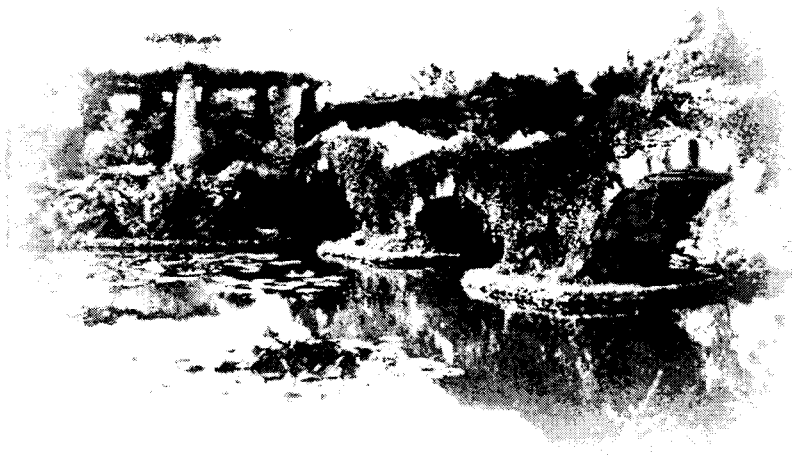
Preliminary  
Construction  
Plans

owner

CITY OF SAN ANTONIO  
CITY ENGINEERING DEPARTMENT  
CITY ENGINEER  
CITY OF SAN ANTONIO TEXAS  
78202-4799  
SAN ANTONIO, TEXAS

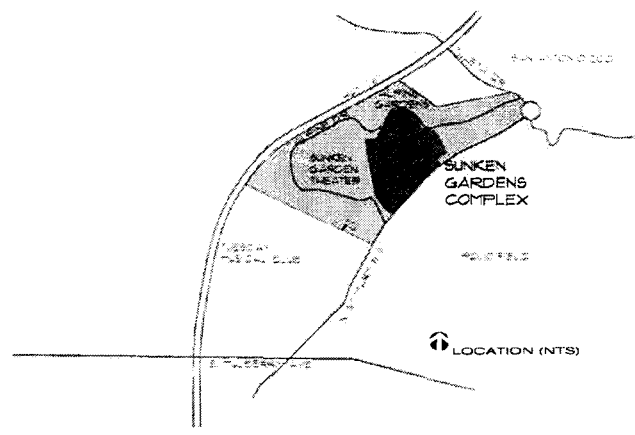
landscape architect

JOHN W. JONES & ASSOCIATES  
CITY ENGINEERING DEPARTMENT  
CITY ENGINEER  
CITY OF SAN ANTONIO TEXAS  
78202-4799  
SAN ANTONIO, TEXAS



### sheet index

- 1 COVER
- 2 PERIMETER FENCE PLAN
- 3 PERIMETER FENCE PLAN
- 4 PERIMETER FENCE PLAN



### Desk Watlies III & Associates

10000 N. LOOP WEST  
SUITE 1000  
DALLAS, TEXAS 75243  
TEL: 972-342-1000  
FAX: 972-342-1001

Date: 05-10-14  
Drawn By: DS  
Checked By: EW

Revisions

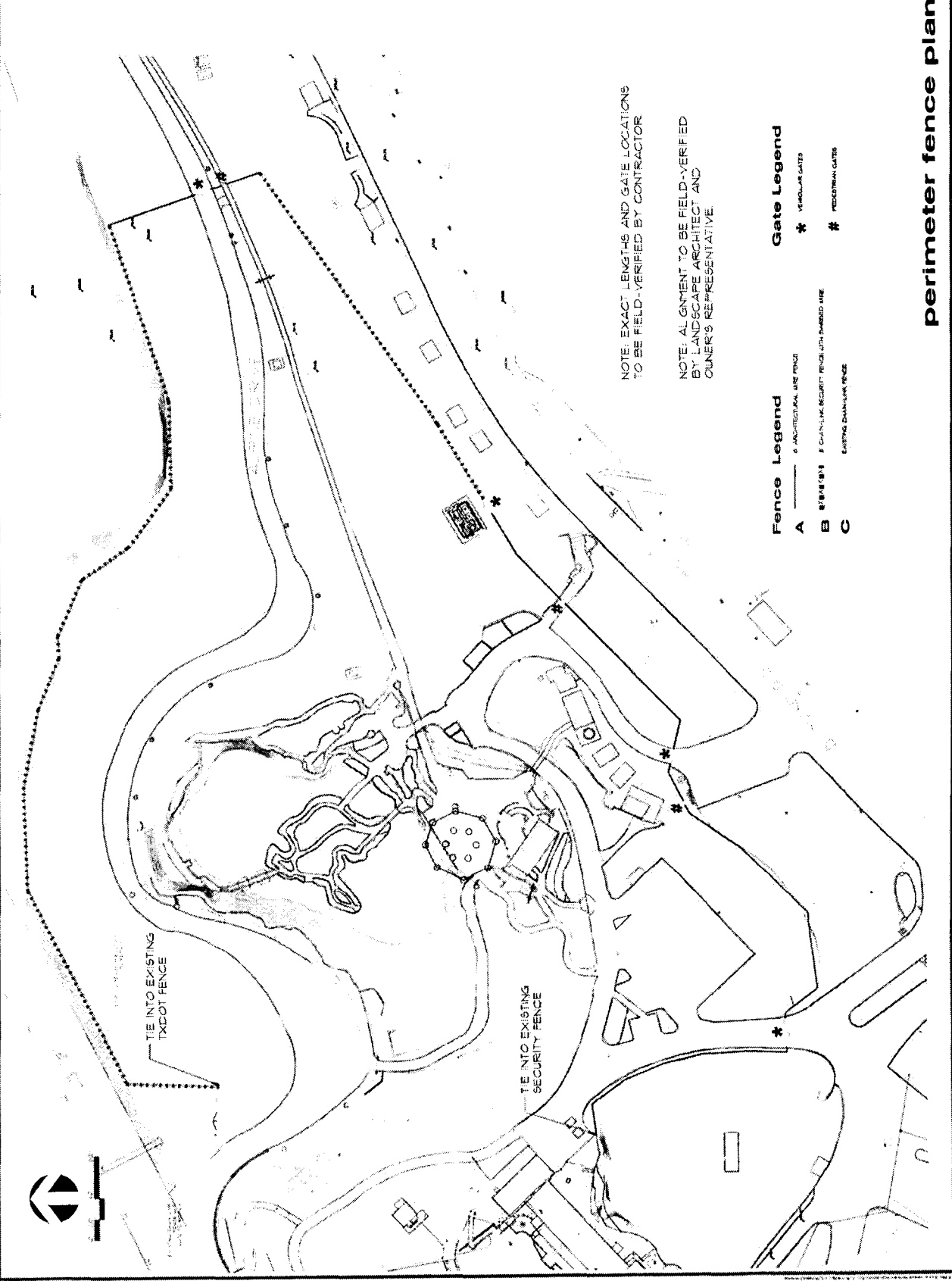


80%  
Construction  
Document

City  
of  
San Antonio  
Japanese  
Tea  
Garden  
Preliminary  
Construction  
Plans

BBK WORKS III  
& ASSOCIATES  
Landscape Architecture  
11111 N. Loop West  
Suite 1000  
Dallas, Texas 75244  
(214) 343-1111  
www.bbkw.com

Date: 08-20-04  
Drawn By: GJK  
Checked By: GJK  
Approved:



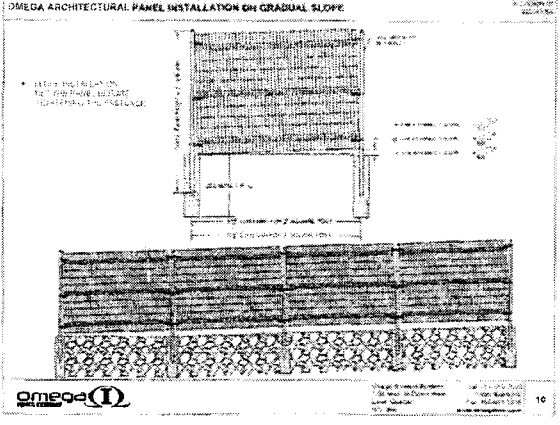
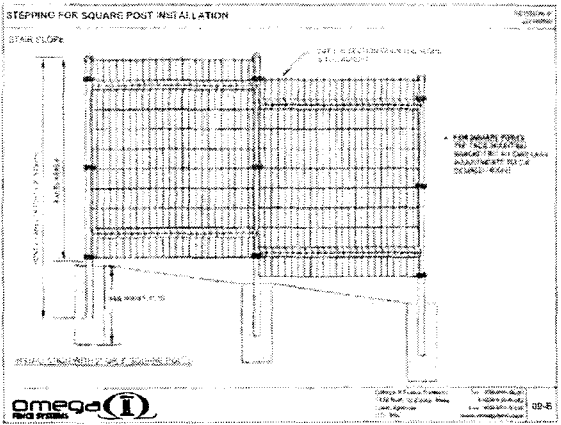
NOTE: EXACT LENGTHS AND GATE LOCATIONS  
TO BE FIELD-VERIFIED BY CONTRACTOR

NOTE: ALIGNMENT TO BE FIELD-VERIFIED  
BY LANDSCAPE ARCHITECT AND  
OWNER'S REPRESENTATIVE

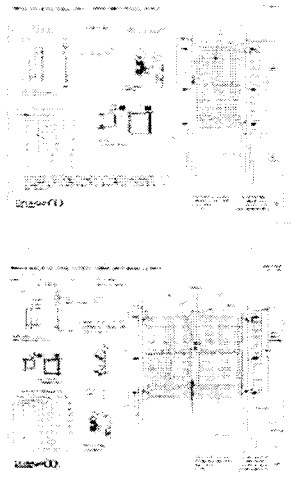
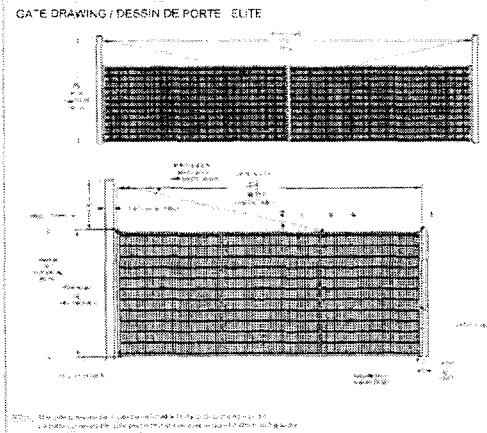
- Fence Legend**
- A ——— ARCHITECTURAL WIRE FENCE
  - B - - - - - CHAIN-LINK SECURITY FENCE WITH SHARPS WIRE
  - C - - - - - EXISTING CHAIN-LINK FENCE
- Gate Legend**
- \* VEHICLE GATES
  - # PEDESTRIAN GATES

**perimeter fence plan**

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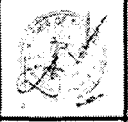
**A**  
**3** 8' Architectural Wire Fence



**B**  
**3** 8' Architectural Wire Gates

NOTE: PRODUCT MANUFACTURER IS AN OFFICIAL SPECIFICATION AND REFLECTS THE SPIRIT AND INTENT OF DESIGN. ANY VARIATION IN STYLE AND FABRICATION MUST BEET OR EXCEED THIS PRODUCT.

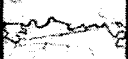
**8' ARCHITECTURAL WIRE FENCE AND GATES**



80%  
Construction  
Document

City  
of  
San Antonio  
Japanese  
Tea  
Garden

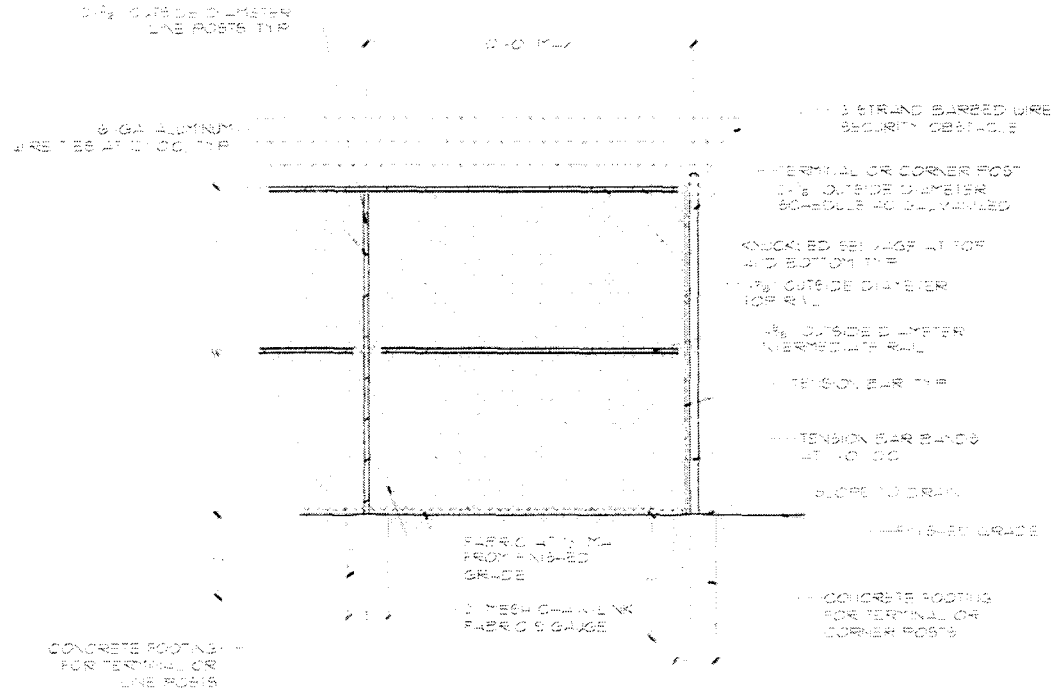
Preliminary  
Construction  
Plans



Dixie Watkins III  
& Associates  
10000 N. Loop West  
Suite 200  
Dallas, TX 75243  
Phone: 972.281.1111  
Fax: 972.281.1112

Date: 08-20-14  
Drawn By: CS  
Checked By: DW

Revision:



4' Architectural Wire Fence

8' CHAIN-LINK SECURITY FENCE WITH BARBED WIRE DETAIL



80% Construction Document

City of San Antonio Japanese Tea Garden

Preliminary Construction Plans

Dixie Watkins III & Associates

10000 N. Loop West, Suite 100, Dallas, Texas 75243

Date: 02-26-10  
Drawn By: DG  
Checked By: EW

Revisions