

AN ORDINANCE 2014-11-06-0846

AUTHORIZING A TASK ORDER TO A JOB ORDER CONTRACT FOR THE WEST END PARK IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$262,362.82, PAYABLE TO ALPHA BUILDING CORPORATION, A 2012-2017 BOND FUNDED PROJECT, LOCATED IN COUNCIL DISTRICT 1.

* * * * *

WHEREAS, the renovation of West End Park will include resurfacing and installation of a super shade structure over existing basketball court, site furniture, bike rack, seating, trash receptacles, sidewalk accessibility, group pavilion, picnic units, portable toilet enclosures, lighting and general grading and drainage, walkways and ADA Access; and

WHEREAS, project construction is anticipated to begin in November 2014 and completed by July 2015; and

WHEREAS, the project was selected to utilize the Job Order Contracting (JOC) an alternative project delivery method which ten 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 has provided the City with on-call construction, renovation and maintenance services for City buildings and facilities; and

WHEREAS, assignment of JOC contractors 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 JOC contractors, Alpha Building Corporation was selected for the project based on the City's necessity to expedite the work, the similarity in the scope of work within each park site, the proximity and geographical locations of the parks, and Alpha's previous successful completion of similar type projects; and

WHEREAS, the JOC contract associated with this agreement was advertised in 2010 prior to the implementation of the revised SBEDA ordinance; and

WHEREAS, therefore, the solicitation required respondents to make a good faith effort to meet aspirational goals 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 Corporation; 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 for the work detailed in the Proposal attached hereto as **Attachment I** in an amount not to exceed \$262,362.82, payable to Alpha Building Corporation, for the West End Park Improvements Project, a 2012-2017 Bond funded Project located in Council District 1.

SECTION 2. Payment in the amount of \$262,362.82 in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00400, West End Park, is authorized to be encumbered and made payable to Alpha Building Corporation, for construction services. Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with approved operating and/or capital budgets for current and future fiscal years.

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 6th day of November, 2014.

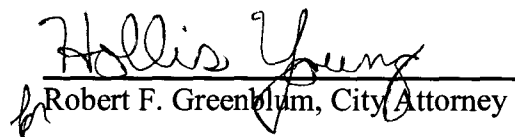


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Robert F. Greenblum, City Attorney

Agenda Item:	7						
Date:	11/06/2014						
Time:	10:51:21 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance for the West End Park Improvements Project authorizing the execution of a task order to a Job Order Contract in an amount not to exceed \$262,362.82 payable to Alpha Building Corporation, a 2012-2017 Bond funded Project, located in Council District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1		x			x	
Keith Toney	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				



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)	

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	
Alternates	\$162,281.00
Trades	
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$186,342.35

Totalling Components

RMeans Subtotal	\$24,061.35
RMeans SAN ANTONIO, TX CCI 2014Q3, 85.50%	\$(3,488.90)
JOC Coefficient Standard (-30.4000%)	\$(6,254.02)

Non-Pre-Priced Items	\$162,281.00
NPPI Coefficient (19.0000%)	\$30,833.39

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

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	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	P
3	01-31-13-20-0260	Field personnel, superintendent, average	Week	3.0000	\$3,350.00	\$10,050.00 RSM14FAC L, O&P	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	P
01 - General Requirements Total						\$13,701.35	
02 - Existing Conditions							
5	02-41-19-19-0840	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	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 Crr, M, L, O&P	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	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	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	N
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	N
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	N
12	12-93-23-10-2000	BBQ Pit	Ea.	3.0000	\$550.00	\$1,650.00 CUSTOM M, L, E, O&P	N
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	N

Final Estimate

Estimator: Michael R. Perez

Combined estimates...

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 N
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 N
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 N
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
TBP# # F-1048 TBP# # F-10107501
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SHEET INDEX

LANDSCAPE ARCHITECTURE

L0.00 EPIC	10/10/14
G1.01 GENERAL NOTES	10/10/14
TP1.01 TREE PRESERVATION PLAN	10/10/14
L1.01 SCOPE & SITE PLAN	10/10/14
L1.02 LAYOUT & DIMENSIONING PLANS	10/10/14
L1.03 LAYOUT & DIMENSIONING PLANS	10/10/14
L2.01 CONSTRUCTION DETAILS	10/10/14
L2.02 CONSTRUCTION DETAILS	10/10/14

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

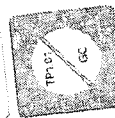
DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

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 copies of certain sets that are available, if any from the bidding process. All other sets and documents required by the Contractor, for the purposes of construction of this project, shall be obtained and paid by the Contractor.

BURY

PROJECT NO.	100-100-00000-0000
DATE	08/15/2018
DESIGNED BY	ALAN HARRIS
CHECKED BY	ALAN HARRIS
SCALE	AS SHOWN
PROJECT NUMBER	100-100-00000-0000
DATE	08/15/2018
DESIGNED BY	ALAN HARRIS
CHECKED BY	ALAN HARRIS
SCALE	AS SHOWN

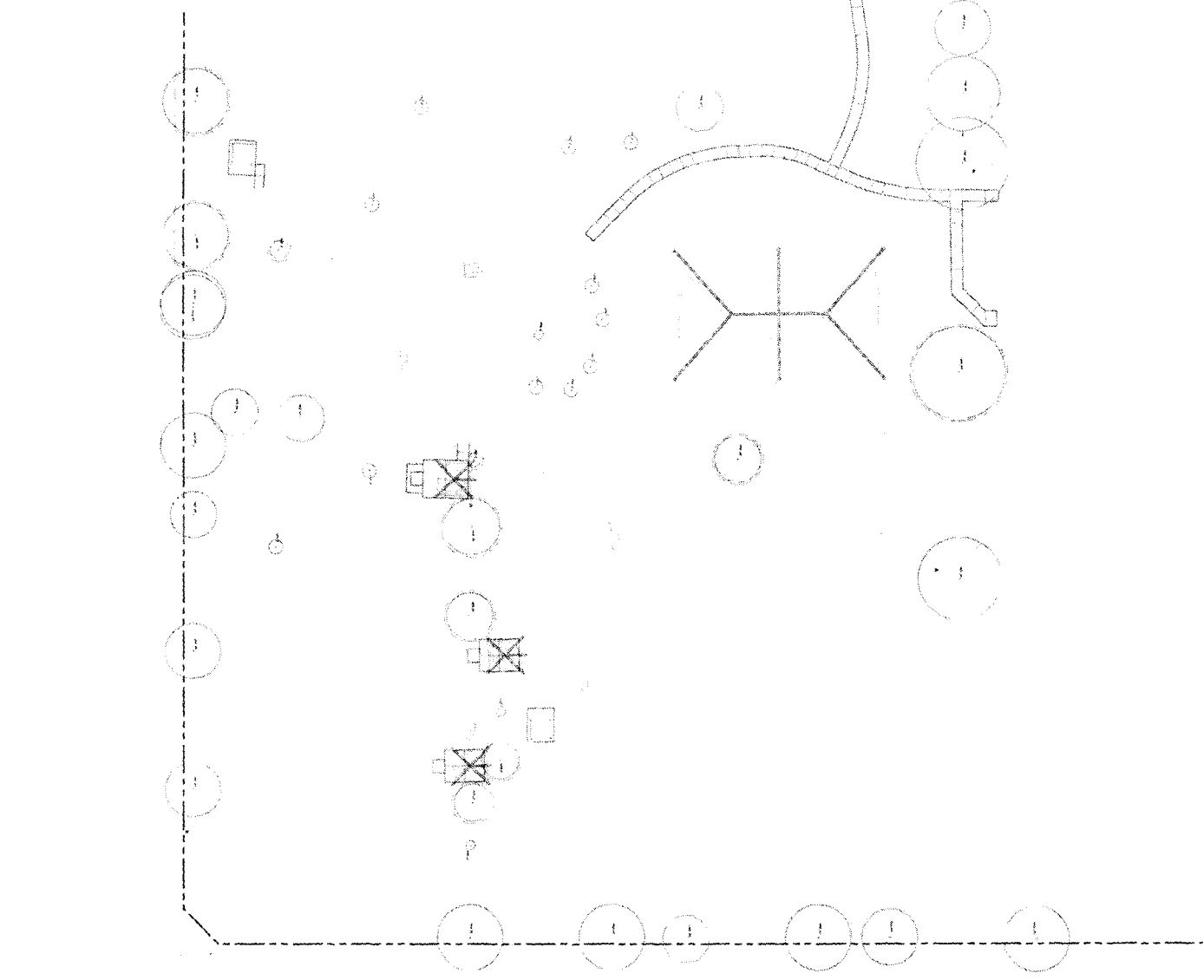
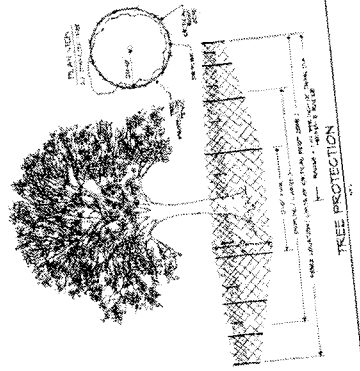
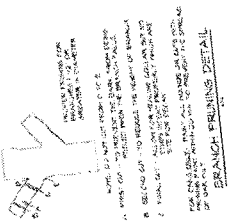


**WEST END PARK
SITE IMPROVEMENTS
TREE PRESERVATION PLAN**

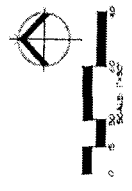
**CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT
SERVICES DIVISION**
1500 MARSHALL AVENUE, 15TH FLOOR
SAN ANTONIO, TEXAS 78202-4500
TEL: (210) 204-3000



- 1. All trees shown on this plan are to be preserved unless otherwise noted.
- 2. All trees shown on this plan are to be preserved unless otherwise noted.
- 3. All trees shown on this plan are to be preserved unless otherwise noted.
- 4. All trees shown on this plan are to be preserved unless otherwise noted.
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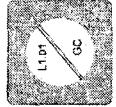


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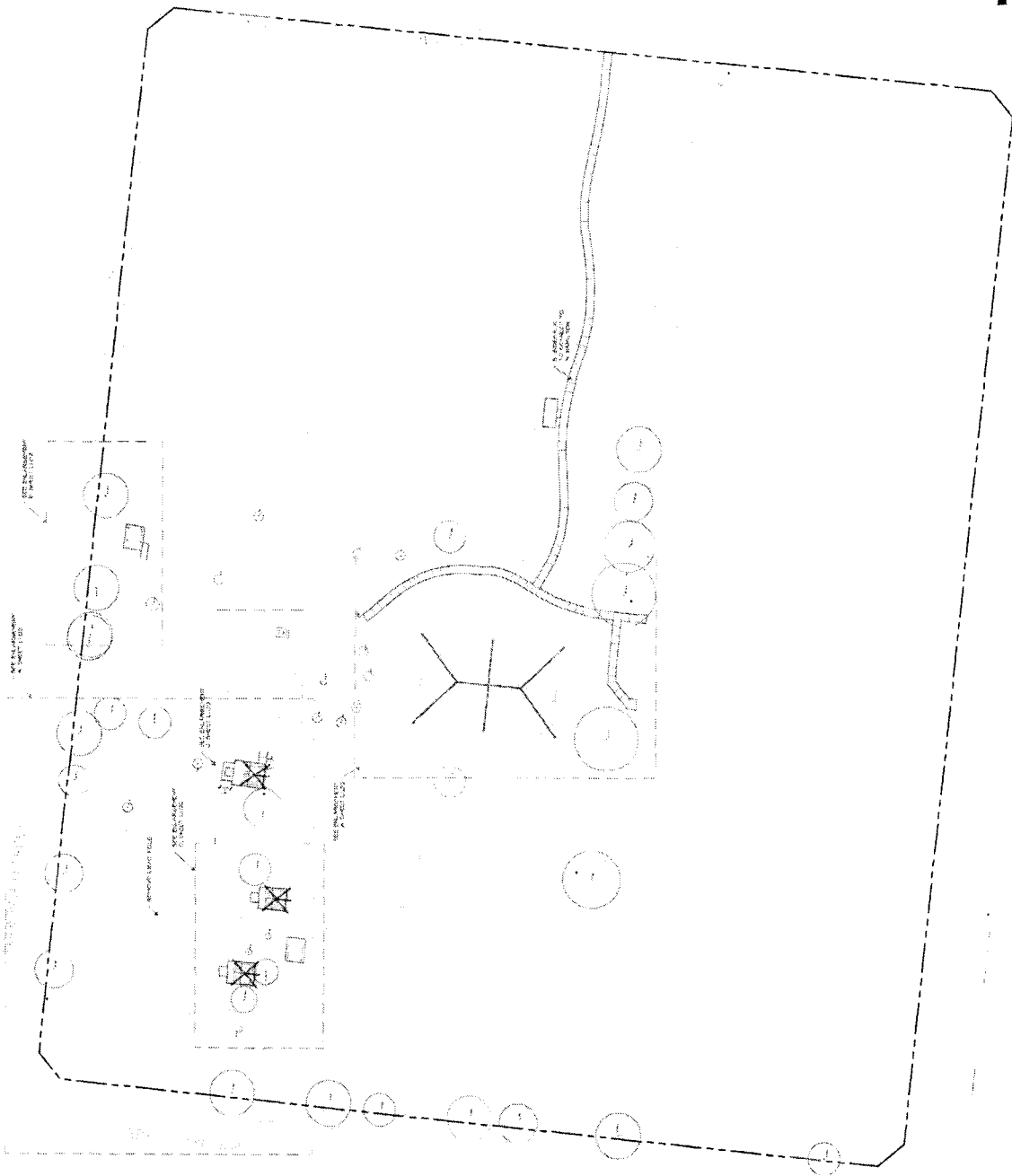
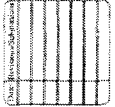
822 West End Ave. Suite 100
San Antonio, TX 78204
Tel: (214) 520-9700
Fax: (214) 520-9701
www.bury.com

PROJECT NO.	10000000000000000000
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SCALE	AS SHOWN
DRAWN BY	10000000000000000000
CHECKED BY	10000000000000000000
DATE	10/1/2010



WEST END PARK
SITE IMPROVEMENTS
SCOPE & SITE PLAN

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT
SERVICES DIVISION
MUNICIPAL PLANNING DIVISION
1500 N. HAMILTON
San Antonio, Texas
P.O. BOX 6900
TEL: (214) 493-2300
FAX: (214) 520-2100



BURY



100% SCALE
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PROJECT NUMBER: 14010000000000000000
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CHECKED BY: [Name]
DATE: 08/11/2014

100% SCALE
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PROJECT NUMBER: 14010000000000000000
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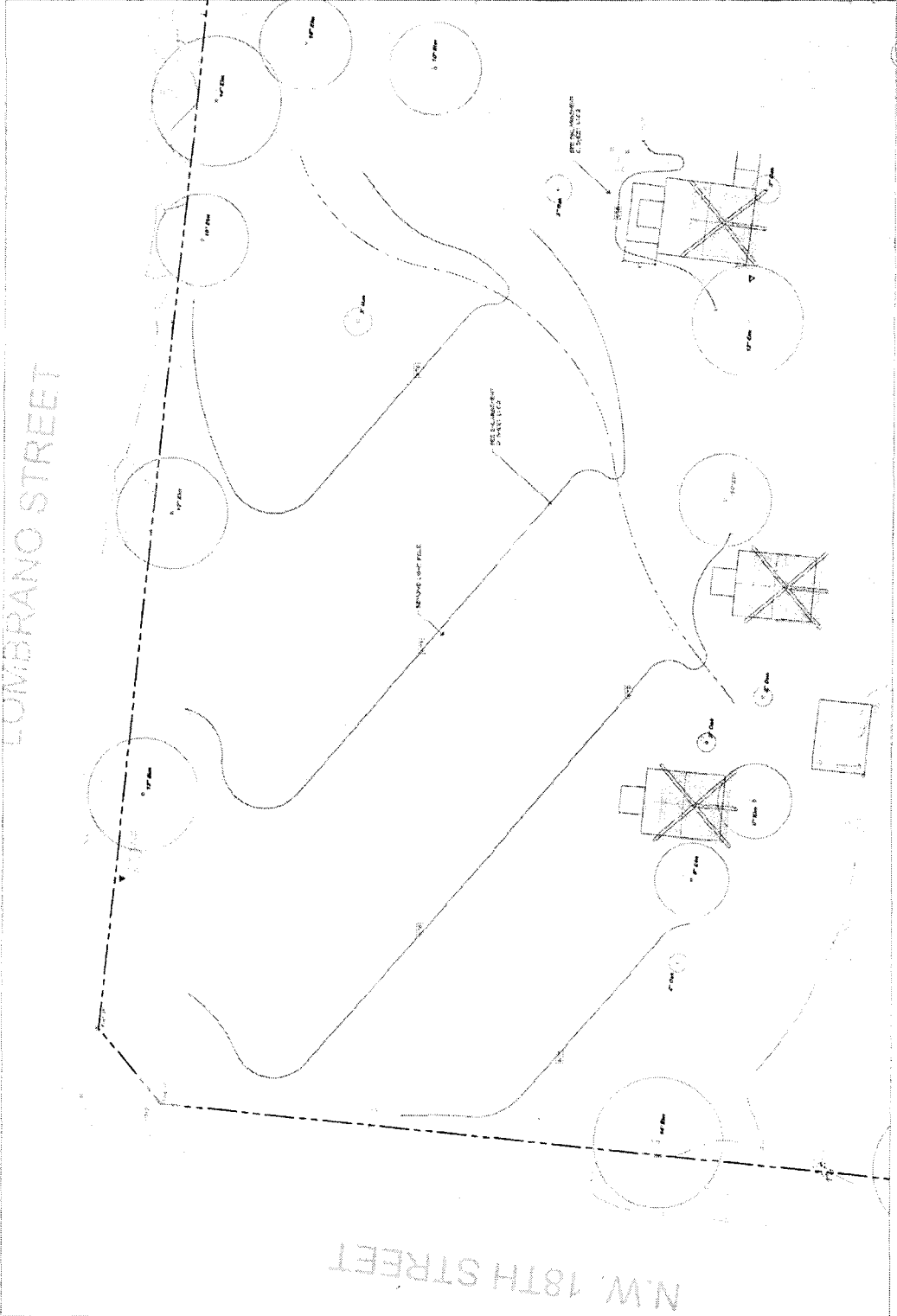
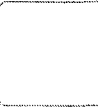
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DATE: 08/11/2014

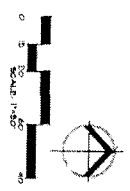
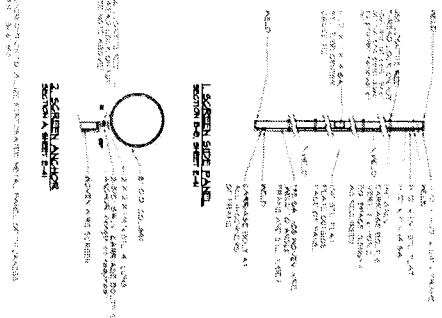
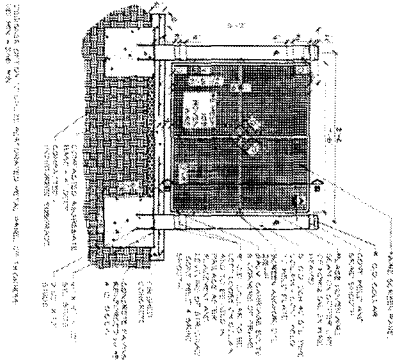
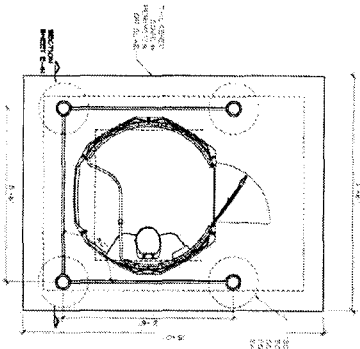
WEST END PARK
SITE IMPROVEMENTS
LAYOUT AND DIMENSIONING PLAN

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT
SERVICES DIVISION
MUNICIPAL PLAZA BUILDING 114 W. Commerce
750 BOX 999000 San Antonio, Texas
78209-0990
TEL: (210) 204-3000 FAX: (210) 204-3000



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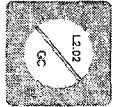
A TOILET ENCLOSURE PLAN VIEW



BURY

422 South Main Street, Suite 100
 San Antonio, TX 78214
 Tel: (214) 524-4444 Fax: (214) 524-4444
 TDD: (214) 524-4444
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Project No.	14-00000000
Drawn By	...
Checked By	...
Scale	AS SHOWN
Revision	...



WEST END PARK
SITE IMPROVEMENTS
 1405 N. HAMILTON
 San Antonio, Texas
CONSTRUCTION DETAILS

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT
SERVICES DIVISION
 MUNICIPAL PLAZA BUILDING 114 W. Commerce
 P.O. BOX 93966
 San Antonio, Texas 78209-3966
 TEL: (214) 925-2249 FAX: (214) 925-2249

