

AN ORDINANCE 2015-09-10-0769

AUTHORIZING A TASK ORDER TO A JOB ORDER CONTRACT WITH F.A. NUNNELLY CO., FOR THE FARMERS MARKET RESTROOM RENOVATION PROJECT, A FY 2015 MARKET SQUARE FUNDED PROJECT LOCATED IN COUNCIL DISTRICT 1, FOR AN AMOUNT NOT TO EXCEED \$244,382.03 AND APPROPRIATING AN ADDITIONAL \$50,000.00 FROM THE MARKET SQUARE FUND.

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WHEREAS, the Farmers Market Building located at 612 W. Commerce, houses one of the largest markets in the U.S., where visitors shop at 56 vendor shops; and

WHEREAS, this project provides for the improvement of the women's and men's restrooms located inside the Farmers Market Building; and

WHEREAS, the existing restroom facilities contain outdated fixtures and finishes that are in need of replacement within the two restrooms in the Farmers Market Building; and

WHEREAS, improvements include new wall tile, sinks, toilets, paint, toilet partitions, ceiling, light fixtures, changing stations, Americans with Disabilities Act (ADA) toilet stalls, restroom accessories, and a polished concrete floor; and

WHEREAS, coordination with the Center City Development Department will be made to ensure accommodations are made to keep the facility accessible to patrons and residents during construction; and

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

WHEREAS, assignment of a JOC contractor 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), cost and/or managing a specific trade needed to carry out the job; and

WHEREAS, of the ten (10) contractors, F.A. Nunnelly Co., was selected to submit an estimate and project schedule for this project; and

WHEREAS, the Job Order Contract was awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract; and

WHEREAS, the Goal Setting Committee set a 23% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise (AABE) subcontracting goal; and

WHEREAS, F.A. Nunnelly Co., has committed to meeting the assigned Job Order Contract subcontractor goals on a quarterly basis; **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 with F.A. Nunnelly Co., for the Farmers Market Restroom Renovation Project, located in Council District 1, in an amount not to exceed \$244,382.03. A copy of the task order is attached hereto and incorporated herein for all purposes as **Attachment I**.

SECTION 2. The amount of \$500,000.00 is appropriated in SAP Fund 29604001, Market Square Improvements Trust Fund, SAP Internal Order # 390000001878, SAP GL account 6102100 - Interfund Transfer Out entitled Transfer to 23-01505-90-14-01. The amount of \$500,000.00 is authorized to be transferred to SAP Fund 40099000.

SECTION 3. The budget in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 23-01505, Farmers Market Restroom Renovations, shall be revised by increasing SAP WBS element 23-01505-90-14-01 entitled Trf Fr I/O# 390000001878, SAP GL account 6101100 - Interfund Transfer In, in the amount of \$500,000.00.

SECTION 4. The amount of \$500,000.00 is appropriated in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 23-01505, Farmers Market Restroom Renovations, and the budget shall be revised by increasing SAP WBS Elements as follows:

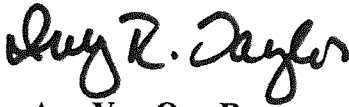
WBS NO.	WBS NAME	G/L	G/L NAME	PLAN VERSION 0 REVISION/ Appropriation
23-01505-04-02	Environmental-City	5201040	Fees to Prof Contr	1,000.00
23-01505-05-02-01	Construction-City	5201140	Construction Cost	460,425.54
23-01505-05-04	Construction-Cap Admin	5402030	Cap Admin-Direct	8,752.51
23-01505-05-04	Construction-Cap Admin	5402050	Cap Admin-Indirect	4,375.60
23-01505-05-06	Project Contingency	5201140	Construction Cost	21,596.35
23-01505-06-01	Other	5201040	Fees to Prof Contr	3,850.00
			Totals	500,000.00

SECTION 5. Payment in the amount not to exceed \$244,382.03 in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 23-01505, Farmers Market Restroom Renovations, is authorized to be encumbered and made payable to F.A. Nunnelly Co., for restroom renovations.

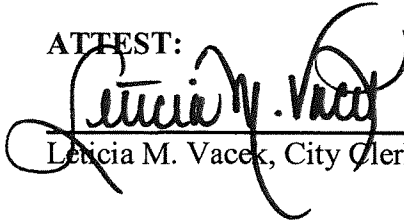
SECTION 6. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, 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 7. This ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

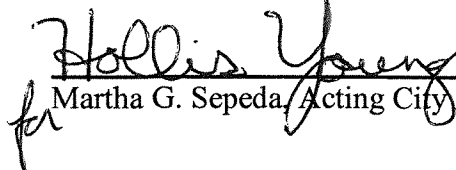
PASSED AND APPROVED this 10th day of September, 2015.


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Martha G. Sepeda, Acting City Attorney

Agenda Item:	12
Date:	09/10/2015
Time:	11:27:41 AM
Vote Type:	Motion to Approve
Description:	An Ordinance for the Farmers Market Restroom Renovation Project authorizing a Job Order Contract to F.A. Nunnelly Co. for restroom renovations in an amount not to exceed \$244,382.03, and appropriating \$500,000.00 within the Market Square Fund, a FY 2015 Market Square Funded project located in Council District 1 [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		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				x



**City of San Antonio Job Order Contract
PROPOSAL**

Date: August 6, 2015
Project: COSA – Farmers Market Restroom Renovation
Coordinator: Mr. Jaime Camero Jr.

This Proposal is offered as set forth in the terms and conditions of the 2011 San Antonio Job Order Contract and statement of work as amended by a more detailed statement of work attached.

1. The scope of work shall be performed per the plans and specification provided by Debra J Dockery Architects. Dated 06/23/2015
2. As a Joint Scope in accordance with current industry standards, OSHA safety compliance and all governing code requirements.
3. No other work requirements are acknowledged except as clarified herein.

Assumptions and Clarifications:

1. Full access to the work space area.
2. Construction plan will be reviewed and approved by Owner's representatives.
3. Escort requirements are not in effect.
4. No additional work or repairs are included.
5. Work to be performed during normal business hours.
6. No liquidated damages.
7. Warranty of this scope of work will be limited to one year.

Total Proposal: **\$ 244,382.03**

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Mosegard', is written over a horizontal line.

Tim Mosegard
JOC Project Manager
F.A. Nunnelly Co.

Attachments: RS Means Estimate Summary, Statement of Work.



COSA JOC - STATEMENT OF WORK

Date: August 6, 2015
Project: COSA – Farmers Market Restroom Renovation
Coordinator: Mr. Jaime Camero Jr.

Work shall include:

1) General

- Phase 1 – Rooms 103, 103A, 103B
- Phase 2 – Rooms 102, 102A, 102B
- Phase 3 – Room 101
- Provide daily supervision of all work scope.
- Coordinate any Outages and or interruptions in services.
- Provide daily clean-up and final clean-up.
- Remove all construction debris daily and at end of project.
- Provide all safety requirements for facility to remain open to public during construction.

2) Restroom Renovation- all work to be performed per the plans and specifications.

- Trade Permits Only
- Mobilize and setup Screened Temp Fence to isolate work area.
- Demo Tile surfaces and Wall & Ceiling materials as required.
- Demo All Plumbing Electrical Fixtures.
- Mechanical, Plumbing and Electrical.
- Vent Fan Allowance of 7,500.00 per Note 4 sheet MD1.01
- Finish Work, Metal Framing/Drywall, Painting, Tile and Flooring.
- Signage, Partitions and Accessories as scheduled.

Exclusions:

- Premium time.
- Right of way permit Fees
- Commercial Parking Permits
- Low Voltage/ Communications
- Fire Sprinkler or Alarm Systems
- Mockups
- Waterproofing
- Work outside of what's listed above.
- **Any notes from design consultants in the construction documents that refer to contractor doing additional work that is not specifically indicated.**
- Hazardous material and or abatement

Certain Material Lead time approximately: 4-6 Weeks

Approximate Construction Duration: 8 Weeks.



City of San Antonio

Detail View

File Number: 15-4310

Agenda Date: 9/10/2015

Status: Pending

In Control: City Council A Session

File Type: Capital Improvements

POSTING LANGUAGE: An Ordinance for the Milam Wesley Tealer Park Improvements Project, a 2012-2017 Bond-funded project located in Council District 2, authorizing a task order to a Job Order Contract with Straight Line Management for construction improvements in an amount not to exceed \$172,000.00. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT: Contract Award: (Job-Order Contract) Milam Wesley Tealer Park Improvements Project

SUMMARY:

An ordinance for the Milam Wesley Tealer Park Improvements Project, a 2012-2017 Bond-funded project located in Council District 2, authorizing a task order to a Job Order Contract with Straight Line Management for construction improvements in an amount not to exceed \$172,000.00.

BACKGROUND INFORMATION:

Project Background

Under the voter approved 2012-2017 Bond Program, \$250,000.00 was approved for park improvements at Milam Wesley Tealer Park, (formerly Lakeside Park renamed through ordinance 2014-01-09-0018). The balance of the Project funds will be used for design services, environmental services and project management.

A public input meeting was held in September 2013 to gather feedback for the Milam Wesley Tealer Park Project. As a result of the community input, Milam Wesley Tealer Park improvements will provide for replacement of the granite gravel loop trail and installation of a shade structure for the existing playground. The approximate length of the trail is 3,200 linear feet. Project construction is anticipated to begin September 2015 and estimated to be completed by December 2015.

Coordination will be made with the Parks and Recreation Department to ensure accommodations are made to keep the majority of the park accessible to patrons during construction.

Procurement of Services

This Project was selected to utilize the Job Order Contracting (JOC), an alternative project delivery method, through which ten contractors were approved through Ordinance 2015-01-15-0013 by City Council on January 15, 2015. The use of the JOC delivery method has provided the City with on-call construction, renovation and maintenance services for City buildings and facilities. Assignment of a JOC contractor to 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. Of the ten (10) contractors, Straight Line Management was selected to submit an estimate and project schedule for this Project.

The Job Order Contract was awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee set a 23% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise (AABE) subcontracting goal. Straight Line Management has committed to meeting the assigned Job Order Contract subcontractor goals on a quarterly basis.

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.

ISSUE:

This ordinance is for the Milam Wesley Tealer Park Improvements Project, a 2012-2017 Bond-funded project located in Council District 2, authorizing a task order to a Job Order Contract with Straight Line Management for construction improvements in an amount not to exceed \$172,000.00.

This Project provides for replacement of the granite gravel loop trail and installation of a shade structure for the existing playground. Project construction is anticipated to begin September 2015 and estimated to be completed by December 2015.

ALTERNATIVES:

As an alternative, this Project could be delivered utilizing another delivery method. However, considering the additional time required for another solicitation process, this would adversely affect the timely completion of the Project.

FISCAL IMPACT:

This is one-time capital improvement expenditure, in the amount of \$172,000.00 to Straight Line Management. Funds are available from the 2012-2017 Bond Program and are included in the FY 2015-2020 Capital Improvement Budget for Lakeside Park.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in an amount not to exceed \$172,000.00 to Straight Line Management for the Milam Wesley Tealer Park Improvements Project.

FISCAL ORDINANCE LANGUAGE:



City of San Antonio

Agenda Memorandum

File Number:15-4310

Agenda Item Number:

Agenda Date: 9/10/2015

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT: Contract Award: (Job-Order Contract) Milam Wesley Tealer Park Improvements Project

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FISCAL IMPACT:

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RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in an amount not

to exceed \$172,000.00 to Straight Line Management for the Milam Wesley Tealer Park Improvements Project.

Section 1. Payment in an amount not to exceed \$172,000.00 in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00366, Lakeside Park, is authorized to be encumbered and made payable to Straight Line Management, for construction services.

Section 2. 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.



Preliminary Estimate, by estimates

Sherrika Arch

Straight Line Management

RFCSP-TCI-10172014TN - 2015 City of San Antonio Straight Line JOC - Basic

Contract Year - 2/25/2015 to 2/24/2016

Lakeside Park - 2015-05

Estimator: Sherrika Arch

Lakeside Park

Project Scope: Remove and intall trail, canapy and trees.

Division Summary (MF04)

01 - General Requirements	\$24,450.00
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)	

Totalling Components

Priced Line Items	\$200,244.49
RSMeans SAN ANTONIO, TX CCI 2015Q1, 83.80%	\$(32,439.61)
2015 City of San Antonio Straight Line Other Priced ()	

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

Material:	\$27,580.25
Labor:	\$55,940.10
Equipment:	\$67.15
Other:	\$116,656.99
Laborhours:	488.23
Green Line Items:0	\$0.00

26 - Electrical	
27 - Communications	
28 - Electronic Safety and Security	
31 - Earthwork	\$12,512.50
32 - Exterior Improvements	\$46,625.00
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	\$116,656.99
Trades	
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$200,244.49

Nonpriced Line Items

2015 City of San Antonio Straight Line Other Nonpriced (5.0000%)	
2015 City of San Antonio Straight Line Bond (2.5000%)	\$4,195.12

Priced/Non-Priced

Total Priced Items:	11	\$200,244.49	
Total Non-Priced Items:	0	\$0.00	0.00%
	11	\$200,244.49	

Grand Total \$172,000.00

Preliminary Estimate, by estimates

Estimator: Sherrika Arch						Lakeside Park	
Item	Description	UM	Quantity	Unit Cost	Total	Book	
01 - General Requirements							
1	01-31-13-20-0220 Field personnel, project manager, maximum	Week	3.0000	\$4,225.00	\$12,675.00	RSM15FAC L, O&P P	
2	01-31-13-20-0280 Field personnel, superintendent, maximum	Week	3.0000	\$3,925.00	\$11,775.00	RSM15FAC L, O&P P	
01 - General Requirements Total					\$24,450.00		
31 - Earthwork							
3	31-22-13-20-0100 Rough grading sites, rough grade sites, 400 S.F. or less Soil preparation and install filter fabric.	Ea.	11.0000	\$755.00	\$8,305.00	RSM15FAC L, O&P P	
4	31-23-23-17-1300 General fill, spread dumped material, gravel fill, alternate pricing method, 12" deep Install 2' Hydromulch and topsoil	E.C.Y.	85.0000	\$49.50	\$4,207.50	RSM15FAC M, L, E, O&P P	
31 - Earthwork Total					\$12,512.50		
32 - Exterior Improvements							
5	32-14-40-10-1550 Stone pavers, granite blocks, 3-1/2" x 3-1/2" x 3-1/2" Install New Decomposed Granite	S.F.	1,050.0000	\$25.00	\$26,250.00	RSM15FAC M, L, O&P P	
6	32-94-13-20-0800 Edging, steel edge strips, including stakes, 1/4" x 5" Install steel edges to entire trail.	L.F.	2,500.0000	\$8.15	\$20,375.00	RSM15FAC M, L, O&P P	
32 - Exterior Improvements Total					\$46,625.00		
Alternates							
7	04-05-05-10-0010 SELECTIVE DEMOLITION Remove existing steel edge and remove exisiting decomposed granite trail. Disposal.	LSum	1.0000	\$22,650.00	\$22,650.00	CUSTOM O&P P	
8	09-91-13-30-0010 FENCES Wire back reinforced filter fabic fence and install tree protection(orange plastic fence).	LSum	1.0000	\$17,445.14	\$17,445.14	CUSTOM O&P P	
9	12-24-13-10-0010 SHADES 30'x60' Shade Canopy	LSum	1.0000	\$40,300.00	\$40,300.00	CUSTOM O&P P	
10	31-06-60-15-0010 MOBILIZATION	LSum	1.0000	\$30,750.00	\$30,750.00	CUSTOM O&P P	
11	32-91-13-16-0010 MULCHING Install engineered fiber playground mulch (top dress 2")	LSum	1.0000	\$5,511.85	\$5,511.85	CUSTOM O&P P	

Preliminary Estimate, by estimates

Estimator: Sherrika Arch					Lakeside Park	
Alternates						
Item	Description	UM	Quantity	Unit Cost	Total	Book
Alternates Total						\$116,656.99
Estimate Grand Total						172,000.00