

AN ORDINANCE 2015-09-17-0794

AUTHORIZING A TASK ORDER TO A JOB ORDER CONTRACT WITH THE SABINAL GROUP, FOR THE MARKET SQUARE EL MERCADO BUILDING RESTROOM RENOVATION PROJECT, A MARKET SQUARE FUND PROJECT LOCATED IN COUNCIL DISTRICT 1, FOR AN AMOUNT NOT TO EXCEED \$178,312.00.

* * * * *

WHEREAS, the El Mercado Building, located at 514 W. Commerce, houses one of the largest markets in the United States where visitors shop at 32 vendor shops; and

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

WHEREAS, the existing restroom facilities contain outdated fixtures and finishes that are in need of replacement; and

WHEREAS, improvements include new wall tile, sinks, toilets, paint, toilet partitions, ceiling, light fixtures, changing stations, ADA toilet stalls, restroom accessories and polished concrete floor; and

WHEREAS, coordination with the Center City Development Office will be made to ensure the facility is 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, the assignment of the 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, The Sabinal Group 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, The Sabinal Group 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 The Sabinal Group, for the Market Square El Mercado Building Restroom Renovation Project, a Market Square fund project located in Council District 1, in an amount not to exceed \$178,312.00. 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 \$178,312.00 in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 23-01505, the Farmers Market Restroom Renovations, is authorized to be encumbered and made payable to The Sabinal Group, for restroom renovations.

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.

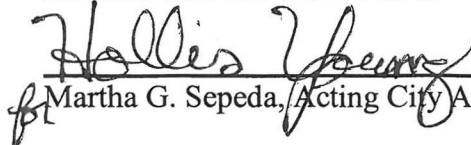
PASSED AND APPROVED this 17th day of September, 2015.


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Martha G. Sepeda, Acting City Attorney

| Agenda Item: | 20 (in consent vote: 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22A, 22B, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 40, 41, 42, 43) | | | | | | |
|---------------------|--|--------------------|------------|------------|----------------|---------------|---------------|
| Date: | 09/17/2015 | | | | | | |
| Time: | 10:02:11 AM | | | | | | |
| Vote Type: | Motion to Approve | | | | | | |
| Description: | An Ordinance for the Market Square El Mercado Building Restroom Renovation Project authorizing a Job Order Contract to The Sabinal Group for restroom renovations in an amount not to exceed \$178,312.00, a Market Square Fund 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 | | | x | |
| Cris Medina | District 7 | | x | | | | |
| Ron Nirenberg | District 8 | | x | | | | |
| Joe Krier | District 9 | | x | | | | |
| Michael Gallagher | District 10 | | x | | | | |

SABINAL GROUP

PROJECT ESTIMATE BASED UPON DRAWINGS DATED: June 2015

Project : **Market Square Restroom Reno** Bid Time : 3:00 PM
 Address : **514 W. Commerce St.** Bid Date : 8/20/2015
 San Antonio, Texas 78207 Floor Level : ONE
 Architect : Debra J. Dockery, Architect, PC Square Footage : 750

| NO. | COST CODE | AIA CAT | DESCRIPTION | BID AMOUNT | % OF TOTAL | \$ PER SF | REMARKS |
|-----|-----------|---------|---------------------------------|------------------|----------------|-----------------|-----------------|
| 1 | 2050 | | Asbestos Abatement | NIC | 0.00% | \$0.00 | |
| 2 | 1410 | | Testing | N/A | 0.00% | \$0.00 | |
| 3 | 2200 | | Demolition | \$5,700 | 3.20% | \$7.60 | Sabinal |
| 4 | 3100 | | Concrete (Turn-Key) | \$2,000 | 1.12% | \$2.67 | IVF |
| | 03001 | | Masonry | \$2,000 | 1.12% | \$2.67 | |
| 5 | 5100 | | Misc. Steel Fabrication | \$2,250 | 1.26% | \$3.00 | Fusion/Rivets |
| 6 | 6100 | | Rough Carpentry | \$563 | 0.32% | \$0.75 | Allowance |
| 7 | 6220 | | Millwork | N/A | 0.00% | \$0.00 | |
| 8 | 7510 | | Roofing | N/A | 0.00% | \$0.00 | |
| 9 | 7900 | | Caulking & Sealants | \$250 | 0.14% | \$0.33 | Allowance |
| 10 | 8120 | | Doors / Frames / Hardware | \$7,050 | 3.95% | \$9.40 | Hull |
| 11 | 8800 | | Glass & Glazing | in T. Access | 0.00% | \$0.00 | |
| 12 | 9200 | | Lath & Plaster | \$1,500 | 0.84% | \$2.00 | Patch Allowance |
| 13 | 9250 | | Drywall & Acoustical | \$7,550 | 4.23% | \$10.07 | Sabinal |
| 14 | 9600 | | Ceramic Tile | \$22,384 | 12.55% | \$29.85 | J & R Tile |
| 15 | 9600 | | Flooring & Base | N/A | 0.00% | \$0.00 | |
| 16 | 9700 | | Sealed Concrete Floors | \$2,725 | 1.53% | \$3.63 | K-Stone |
| 17 | 9900 | | Painting | \$3,719 | 2.09% | \$4.96 | Travis |
| 18 | 10601 | | Toilet Partitions & Accessories | \$11,374 | 6.38% | \$15.17 | Klinger |
| 19 | 10400 | | Signage | \$250 | 0.14% | \$0.33 | Allowance |
| 20 | 10520 | | Fire Extinguishers & Cabinets | NIC | 0.00% | \$0.00 | |
| 21 | 15100 | | Mechanical | \$10,571 | 5.93% | \$14.09 | Flo-Aire |
| 22 | 15400 | | Plumbing | \$37,693 | 21.14% | \$50.26 | Bolin |
| 23 | 15300 | | Fire Protection | \$1,800 | 1.01% | \$2.40 | Enterprise |
| 24 | 16100 | | Electrical | \$16,734 | 9.38% | \$22.31 | BB |
| 25 | 16700 | | Telephone / Data Cabling | BY OWNER | 0.00% | \$0.00 | |
| 26 | 16150 | | Fire Alarm | \$2,000 | 1.12% | \$2.67 | Allowance |
| 27 | 16750 | | Security Systems | BY OWNER | 0.00% | \$0.00 | |
| 28 | | | | | | | |
| 29 | | | Owners Contingency Allowance | \$2,500 | 1.40% | \$3.33 | Signage |
| 30 | | | | | | | |
| 31 | | | Subtotal (Hard Costs) | \$140,613 | 78.86% | \$187.48 | |
| 32 | | | General Conditions | \$25,779 | 14.46% | \$34.37 | |
| 33 | | | | | | | |
| 34 | | | Subtotal | \$166,392 | 93.32% | \$221.86 | |
| 35 | | 5.00% | Fee | \$8,320 | 4.67% | \$11.09 | |
| 36 | | | | | | | |
| 37 | | | Subtotal | \$174,712 | 97.98% | \$232.95 | |
| 38 | | 2.06% | P&P Bond Cost | \$3,600 | 2.02% | \$4.80 | |
| 39 | | | | | | | |
| 40 | | | Construction Total | \$178,312 | 100.00% | \$237.75 | |
| 41 | | 0.000% | Sales Tax (Exempt) | \$0 | 0.00% | \$0.00 | |
| 42 | | | | | | | |
| | | | GRAND TOTAL | \$178,312 | 100.0% | \$237.75 | per square foot |