

AN ORDINANCE **2016-05-12-0337**

**AUTHORIZING A TASK ORDER TO A JOB ORDER CONTRACT
WITH THE SABINAL GROUP, FOR THE JAPANESE TEA
GARDENS IMPROVEMENT PROJECT IN AN AMOUNT NOT TO
EXCEED \$165,436.08, A 2012 BOND PROJECT, LOCATED IN
COUNCIL DISTRICT 2.**

* * * * *

WHEREAS, the 2012 - 2017 General Obligation Bond Program approved \$750,000.00 for general facility improvements to the Japanese Tea Gardens; and

WHEREAS, in 2012, the City of San Antonio's Parks and Recreation Department entered into a Funding Agreement with the San Antonio Parks Foundation, to improve the observation deck at the Japanese Tea Gardens for a total of \$250,000.00; and

WHEREAS, the remaining funds were to be utilized for construction of a perimeter fence, wall stabilization and flagstone paving at the Japanese Tea Gardens; and

WHEREAS, this project funding of \$165,436.08 provides construction of the flagstone paving portion of the overall Project; and

WHEREAS, this project will remove the floor area which consists of "limestone gravel chat" in the area of the Pavilion and Jingu House and replace it with flagstone paving to match the existing flagstone paving in the same general area of the garden; and

WHEREAS, this phase of the project will begin in July 2016 and will be completed in October 2016; and

WHEREAS, the flagstone paving is the third phase of the Japanese Tea Gardens Improvement Project; and

WHEREAS, the first phase included construction of a perimeter fence, performed by another Job Order Contract (JOC) contractor in winter 2014-2015, ordinance 2014-08-21-0590; and

WHEREAS, the second phase included improvements to two failing historic stone walls adjacent to the lower entrance of the Japanese Tea Gardens, completed by a JOC task order under \$100,000.00 to The Sabinal Group in April 2016; 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 has provided 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, cost, 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 ten contractors, The Sabinal Group was selected to submit an estimate and project schedule for this project; and

WHEREAS, The Sabinal Group is a small, minority-owned business that has committed to 23% Minority/Women Business Enterprise and 3% African-American Business subcontractor participation; 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 with The Sabinal Group, in an amount not to exceed \$165,436.08 for the Japanese Tea Gardens Improvement Project. 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 \$165,436.08 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 The Sabinal Group, for the removal of the existing limestone gravel chat floor in the area of the Pavilion and Jingu House and replace it with flagstone paving.

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 12th day of May, 2016.



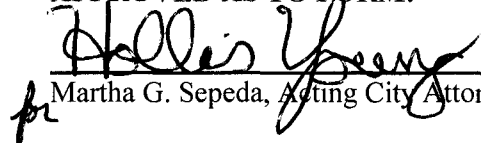
M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacell, City Clerk

APPROVED AS TO FORM:



for Martha G. Sepeda, Acting City Attorney

Agenda Item:	7 (in consent vote: 4, 5, 6, 7, 10, 11, 12, 14, 15, 16, 17, 18, 19)						
Date:	05/12/2016						
Time:	09:26:39 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance for the Japanese Tea Garden Improvement Project authorizing a task order to a Job Order Contract with The Sabinal Group, in an amount not to exceed \$165,436.08, a 2012-2017 Bond Project, located in Council District 2. [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			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				

SABINAL GROUP

CITY OF SAN ANTONIO
JOB ORDER CONTRACT

DATE: 3/11/16

Jamaal Moreno
Landscape Architect
Capital Improvements Management Services (CIMS)
CITY OF SAN ANTONIO
San Antonio, Texas 78285-3966

RE: JAPANESE TEA GARDEN – Flagstone Paving at Pavilion Area

OWNER:	CITY OF SAN ANTONIO
COSA CONTRACT DATE:	TBD
OWNER'S REP:	JAMAAL MORENO
CONTRACTOR:	THE SABINAL GROUP
PROJECT MANAGER:	RON GONZALES
RFP No:	<u>TBD</u>

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. TBD
- 2.) As a joint scope in accordance with current industry standards, OSHA safety compliance and all governing code requirements.
- 3.) No other related work requirements are acknowledged.

Assumptions & Clarifications:

- 1.) Full access to the wall area at the Tea Garden Pavilion area.
- 2.) Work to be done under normal business hours

- 3.) No liquidated damages
- 4.) Price is contingent upon execution of a mutually acceptable contract & project schedule.
- 5.) Price is valid for 60 days.

Total Contract:

\$ 165,436.08

Sincerely,

The Sabinal Group

A handwritten signature in black ink, appearing to read "Ron Gonzales", with a large, stylized flourish at the end.

Ron Gonzales
Project Manager

Attachments:

- **Statement of Work**
- **RS Means Line Item Estimate**

SABINA GROUP

STATEMENT OF WORK – JOINT SCOPE

Date: 3-11-2016

Project: Japanese Tea Garden
Flagstone Paving at Pavilion Area

RFP: _____

Location: St. Mary's St.

Coordinator: Jamaal Moreno

Statement of Work

Work shall include the necessary labor and materials to demo out the existing chat material and prep the subgrade with new compacted base material under the flagstone paving. New limestone Dryden flagstone to match existing. All work to be completed during normal business hours.

Scope of work.

1. Set up erosion control around site perimeter.
2. Demo and remove all existing chat material as required & haul off.
3. Excavate and prep the subgrade.
4. Furnish, place and compact base material.
5. Furnish & Install new "Limestone Dryden Flagstone" to match existing.
6. New expansion joint installed as needed along wall.
7. *Area of flagstone paving based on sketch provided. Attached.*
8. Protection and daily clean up.
9. Includes 1-year installation and workmanship warranty.

Exclusions:

- No Premium Time.
- Sales Tax.

Estimator: Ron Gonzales

Tea Garden - Flagstone at Pavilion

Division Summary (MF04)

01 - General Requirements	\$40,779.00
02 - Existing Conditions	
03 - Concrete	
04 - Masonry	\$242,050.00
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	\$6,800.00
32 - Exterior Improvements	
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	
Alternate	
Trades	
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$289,629.00

Totalling Components

Priced Line Items	\$289,629.00
RSMeans SAN ANTONIO, TX CCI 2015, 84.00%	\$(46,340.64)
2015 City of San Antonio JOC Sabinal Normal Hours (-32.0000%)	\$(77,852.28)

Nonpriced Line Items	
2015 City of San Antonio JOC Sabinal Nonpriced Normal Hours (-30.0000%)	

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

Material:	\$160,270.00
Labor:	\$95,765.00
Equipment:	\$2,640.00
Other:	\$30,954.00
Laborhours:	1,314.90
Green Line Items:0	\$0.00

Priced/Non-Priced

Total Priced Items:	7	\$289,629.00	
Total Non-Priced Items:	0	\$0.00	0.00%
	7	\$289,629.00	

Grand Total	\$165,436.08
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Estimator: Ron Gonzales

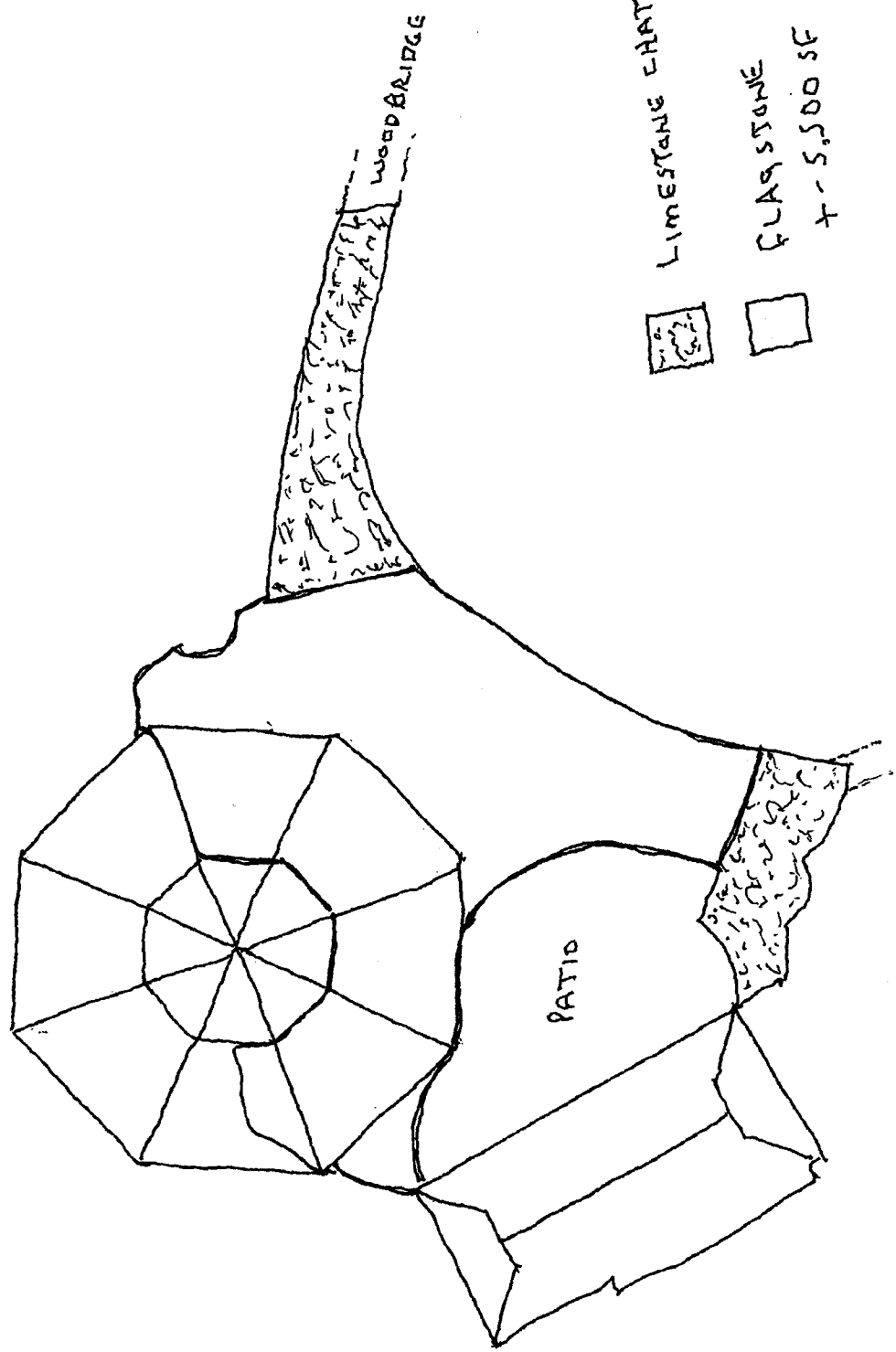
Tea Garden - Flagstone at Pavilion

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1 01-31-13-20-0260	Field personnel, superintendent, average	Week	3.0000	\$3,275.00	\$9,825.00	RSM13FAC L, O&P P
2 01-31-13-30-0050	Insurance, builders risk, standard, maximum	Job	165,000.0000	0.6400%	\$1,056.00	RSM13FAC O&P P
3 01-31-13-30-0250	Insurance, all-risk type, maximum	Job	165,000.0000	0.6200%	\$1,023.00	RSM13FAC O&P P
4 01-31-13-70-0080	Overhead, as a percent of installing contractors direct costs, includes an allowance for home office expenses, FICA, risk and public liability insurance and unemployment, average	%	165,000.0000	15.0000%	\$24,750.00	RSM13FAC O&P P
5 01-31-13-90-0100	Performance bond, for buildings, maximum	Job	165,000.0000	2.5000%	\$4,125.00	RSM13FAC O&P P
01 - General Requirements Total					\$40,779.00	
04 - Masonry						
6 04-43-10-80-0550	Slate, exterior paving, natural cleft, 1" thick, 24" x 24", Vermont - unfading green, S.F. mottled green and purple, gray and purple New Flagstone Paving on a setting mud bed w/ WW set in mortar.		4,700.0000	\$51.50	\$242,050.00	RSM13FAC M, L, O&P P
04 - Masonry Total					\$242,050.00	
31 - Earthwork						
7 31-23-16-42-9000	Excavating, bulk bank measure, minimum labor/equipment charge Demo existing chat material and haul off.	Job	10.0000	\$680.00	\$6,800.00	RSM13FAC L, E, O&P P
31 - Earthwork Total					\$6,800.00	
Estimate Grand Total					165,436.08	

3-11-16

Jinqua House - Pavilion

Krisch Construction Company, Ltd
P.O. Box 7516
San Antonio, TX 78207-0516



LIMESTONE CHAT
FLAGSTONE
+/- 5,500 SF

OVERLOOK