

# HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

**HDRC CASE NO:** 2019-027  
**ADDRESS:** 6175 OLD PEARSALL RD/MILLERS POND PARK  
**LEGAL DESCRIPTION:** NCB 15250 BLK LOT P-46B  
**ZONING:** R-6  
**CITY COUNCIL DIST.:** 4  
**APPLICANT:** Mark V Padilla/MP Studio Landscape Architecture  
**OWNER:** City of San Antonio  
**TYPE OF WORK:** Park improvements  
**APPLICATION RECEIVED:** January 18, 2019  
**60-DAY REVIEW:** March 19, 2019

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a shade structure with light fixtures over an existing basketball court.
2. Construct an ADA path to an existing trail, to include ADA parking lot improvements.
3. Construct an ADA accessible floating fishing pier.

## APPLICABLE CITATIONS:

*UDC Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.*

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

*UDC Sec 35-642. – New Construction of Buildings and Facilities:*

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

(a) Site and Setting.

(1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.

(2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.

(3) Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.

(4) Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

(b) Building Design.

(1) Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio

and should be responsive to the time and place in which they were constructed.

(2) Buildings shall be in scale with their adjoining surroundings and shall be in harmonious conformance to the identifying quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.

(3) Materials shall be suitable to the type of building and design in which they are used. They shall be durable and easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to be understood and appreciated by someone on foot. Materials should be selected that respect the historic character of the surrounding area in texture, size and color.

(4) Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.

(5) Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected.

(6) Mechanical equipment or other utility hardware should be screened from public view with materials compatible with the building design. Where possible, rooftop mechanical equipment should be screened, even from above. Where feasible, overhead utilities should also be underground or attractively screened. Exterior lighting shall be an integral part of the design. Interior lighting shall be controlled so that the spillover lighting onto public walkways is not annoying to pedestrians.

(7) Signs which are out of keeping with the character of the environment in question should not be used. Excessive size and inappropriate placement on buildings results in visual clutter. Signs should be designed to relate harmoniously to exterior building materials and colors. Signs should express a simple clear message with wording kept to a minimum.

(8) Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

## **FINDINGS:**

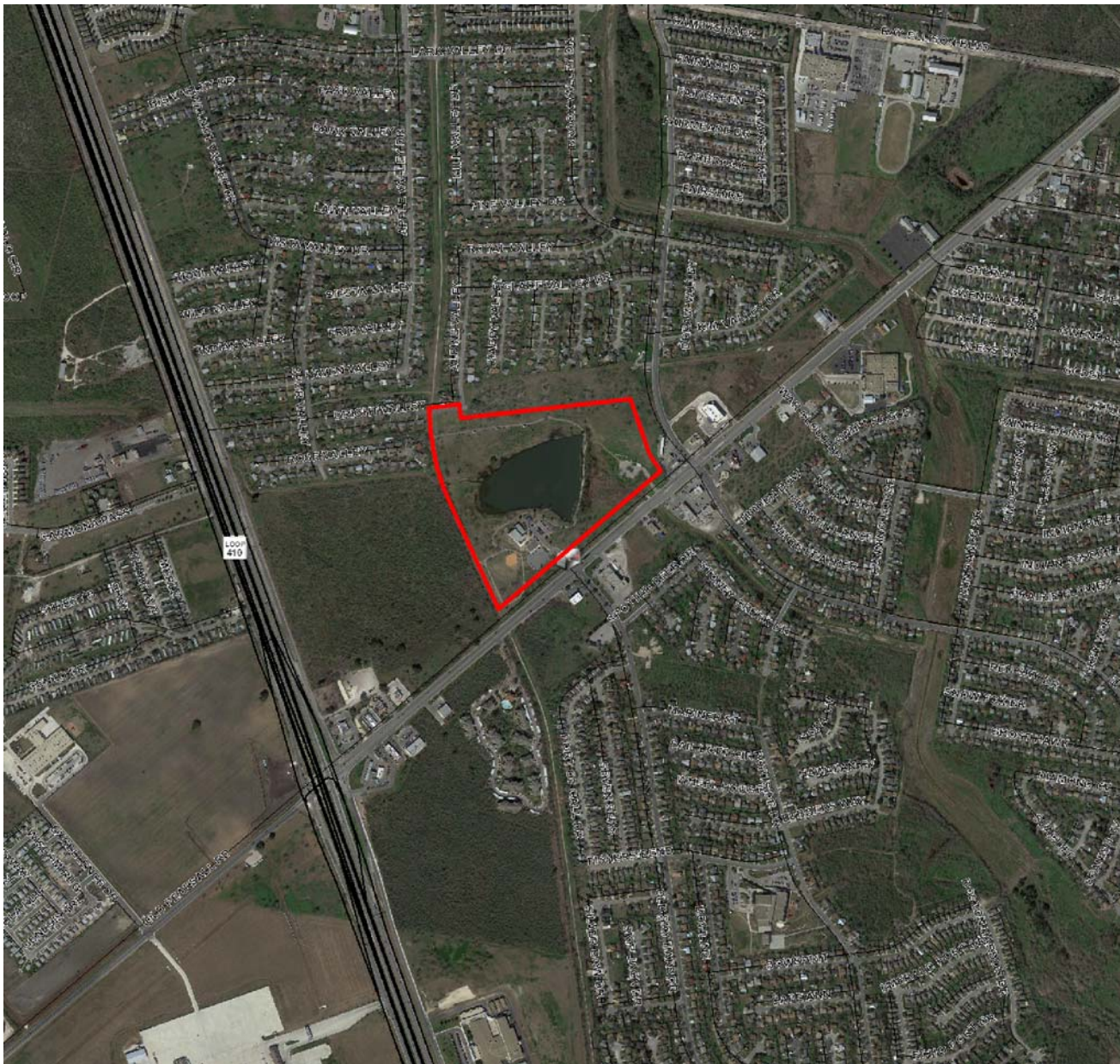
- a. The property located 6175 Old Pearsall Rd, commonly known as Millers Pond Park, is a public park located near the southwestern boundary of San Antonio. The park features several City facilities including a fishing pond, basketball court, and picnic areas.
- b. SHADE STRUCTURE – The applicant has proposed to construct a shade structure to cover an existing basketball court. The shade structures will feature metal and fabric canopy elements supported by a metal superstructure. Staff finds the proposal consistent with the UDC Sec. 35-642 (b).
- c. LIGHTING – The applicant has proposed to install pedestrian lighting at the proposed shade structure locations and nearby areas where required. Staff finds the proposal consistent with the UDC.
- d. PEDESTRIAN PATHS AND IMPROVEMENTS – The applicant has proposed to construct an ADA path to an existing trail and perform ADA improvements in the existing parking lot. According to UDC Section 35-646, pedestrian movement should be pleasant, allow for a diversity of experiences, be accessible, and should feature durable, aesthetically pleasing materials that feature contrast to ensure pedestrian safety. Staff finds the proposal appropriate and consistent with the UDC.
- e. FISHING PIER – The applicant has proposed to construct an ADA accessible floating fishing pier to be installed in an existing pond within the park. Staff finds the proposal generally consistent with the UDC.

## **RECOMMENDATION:**

Staff recommends approval as submitted based on findings a through e.

## **CASE MANAGER:**

Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

Printed: Feb 01, 2019

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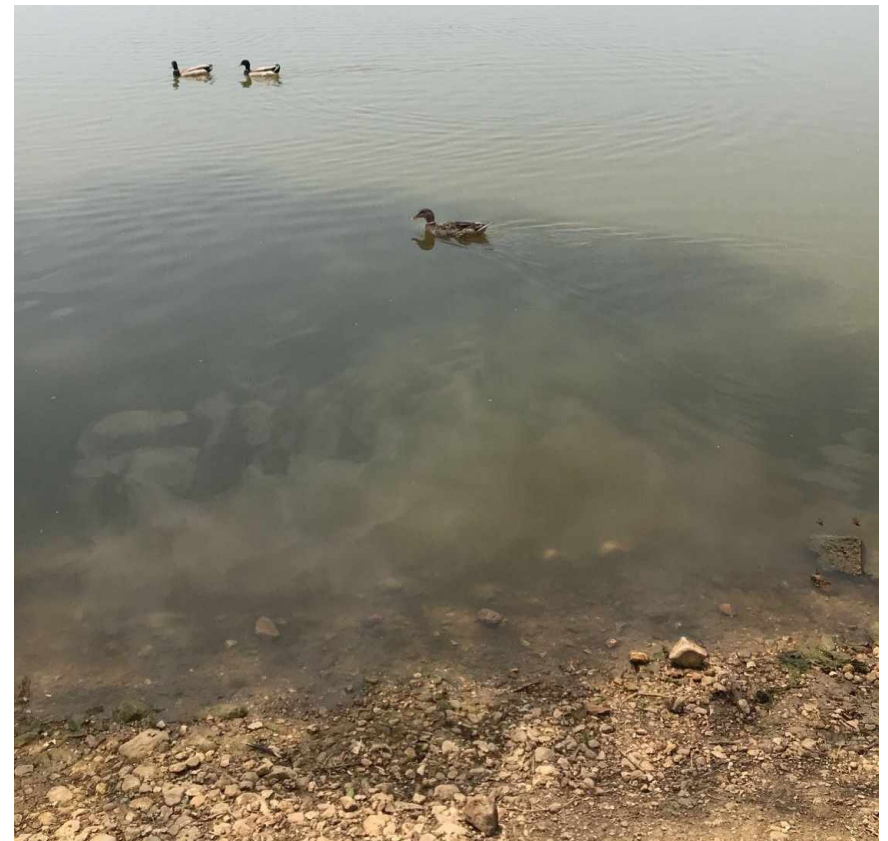
New fabric shade structure over existing basketball court.



New ADA ramp at parking lot



Proposed sidewalk to connect parking lot to existing pond trail.



Floating fishing pier to be installed along pond trail.



Budget  
\$370,000



PARKS & RECREATION  
SAN ANTONIO

WALKING TRAIL

MILLER'S POND

PLAYGROUND

COMMUNITY  
CENTER

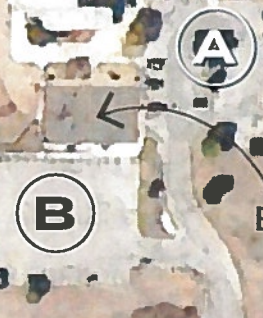
SOCCER FIELD

SOFTBALL  
FIELD

BASKETBALL  
COURT

FIVE PALMS DRIVE

OLD PEARSALL ROAD





# MILLERS POND PARK PARK ENHANCEMENTS

6175 OLD PEARSALL RD, SAN ANTONIO, TX 78242

## Sitework

CITY OF SAN ANTONIO	
mayor	council district 5
RON NIRENBERG	SHIRLEY GONZALES
city manager	council district 6
SHERYL SCULLEY	GREG BROCKHOUSE
director of parks & recreation	council district 7
XAVIER D. URRUTIA	ANA SANDOVAL
council district 1	council district 8
ROBERTO TREVINO	MANNY PELAEZ
council district 2	council district 9
CRUZ SHAW	JOHN COURAGE
council district 3	council district 10
REBECCA VIAGRAN	CLAYTON PERRY
council district 4	
REY SALDANA	

INDEX OF SHEETS			
DATE	ISSUE	SHEET TITLE	SHEET NO.
REFERENCE			
DECEMBER 3, 2018	PERMIT SET	COVER SHEET	LC 1.0
DECEMBER 3, 2018	PERMIT SET	GENERAL NOTES & MATERIAL SCHEDULE	LC 1.1
DECEMBER 3, 2018	PERMIT SET	OVERALL REFERENCE PLAN	LC 1.2
SITEWORK			
DECEMBER 3, 2018	PERMIT SET	SITE PLAN	LS 1.1
DECEMBER 3, 2018	PERMIT SET	SITE PLAN	LS 1.2
DECEMBER 3, 2018	PERMIT SET	SITE PLAN	LS 1.3
DECEMBER 3, 2018	PERMIT SET	SITE DETAILS	LS 2.1
DECEMBER 3, 2018	PERMIT SET	SITE DETAILS	LS 2.2
DECEMBER 3, 2018	PERMIT SET	SITE DETAILS	LS 2.3

A PROJECT BY		
owner	landscape architect	mep engineer
TCI - CITY OF SAN ANTONIO	MP STUDIO	CNG ENGINEERING
CONTACT: J. MARK WITTLINGER 114 WEST COMMERCE ST. SAN ANTONIO, TEXAS 78283 O: 210.207.2874 E: mark.wittlinger@sanantonio.gov	CONTACT: MARK PADILLA 201 GROVETON STREET SAN ANTONIO, TX 78210 O: 210.314.5582 E: mark@mpstud.io	CONTACT: JERRY CABALLERO 1917 N. NEW BRAUNFELS AVE. SAN ANTONIO, TX 78208 O: 210.224.8841 E: jerry.caballero@cngengineering.com



201 GROVETON | SATX 78210  
210.314.5582 | MPSTUD.IO

STATUS



12-03-18

PROJECT

**COSA MILLERS  
POND PARK**  
PARK ENHANCEMENTS

PROJECT ADDRESS

6175 OLD PEARSALL RD  
SAN ANTONIO, TX 78242

OWNER | CLIENT

TCI - CITY OF SAN ANTONIO  
114 WEST COMMERCE ST.  
SAN ANTONIO, TX 78283

OWNER'S REPRESENTATIVE

J. MARK WITTLINGER  
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Mark.Wittlinger@sanantonio.gov

SUBCONSULTANT

REVISIONS

ISSUE SETS

NO.	DATE	DESCRIPTION
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SHEET INFORMATION

PROJECT NO.

18004

DATE ISSUED

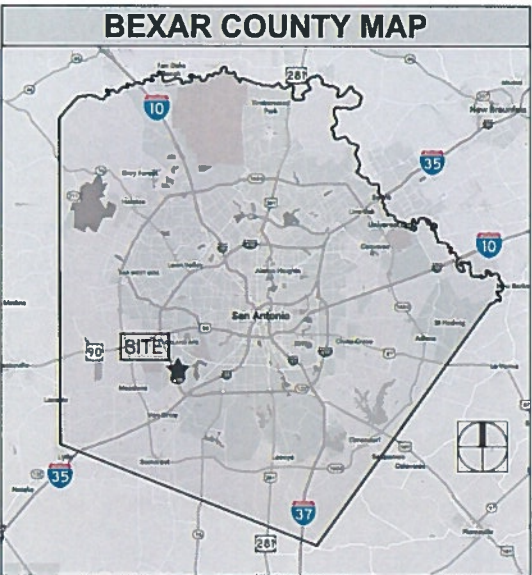
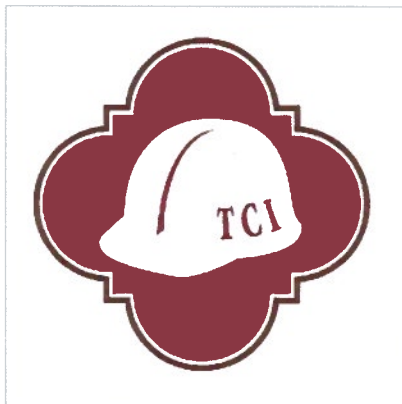
DECEMBER 3, 2018

SHEET NAME





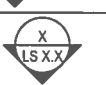
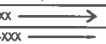

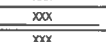
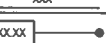
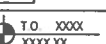
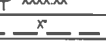



**LANDSCAPE  
COVER SHEET**

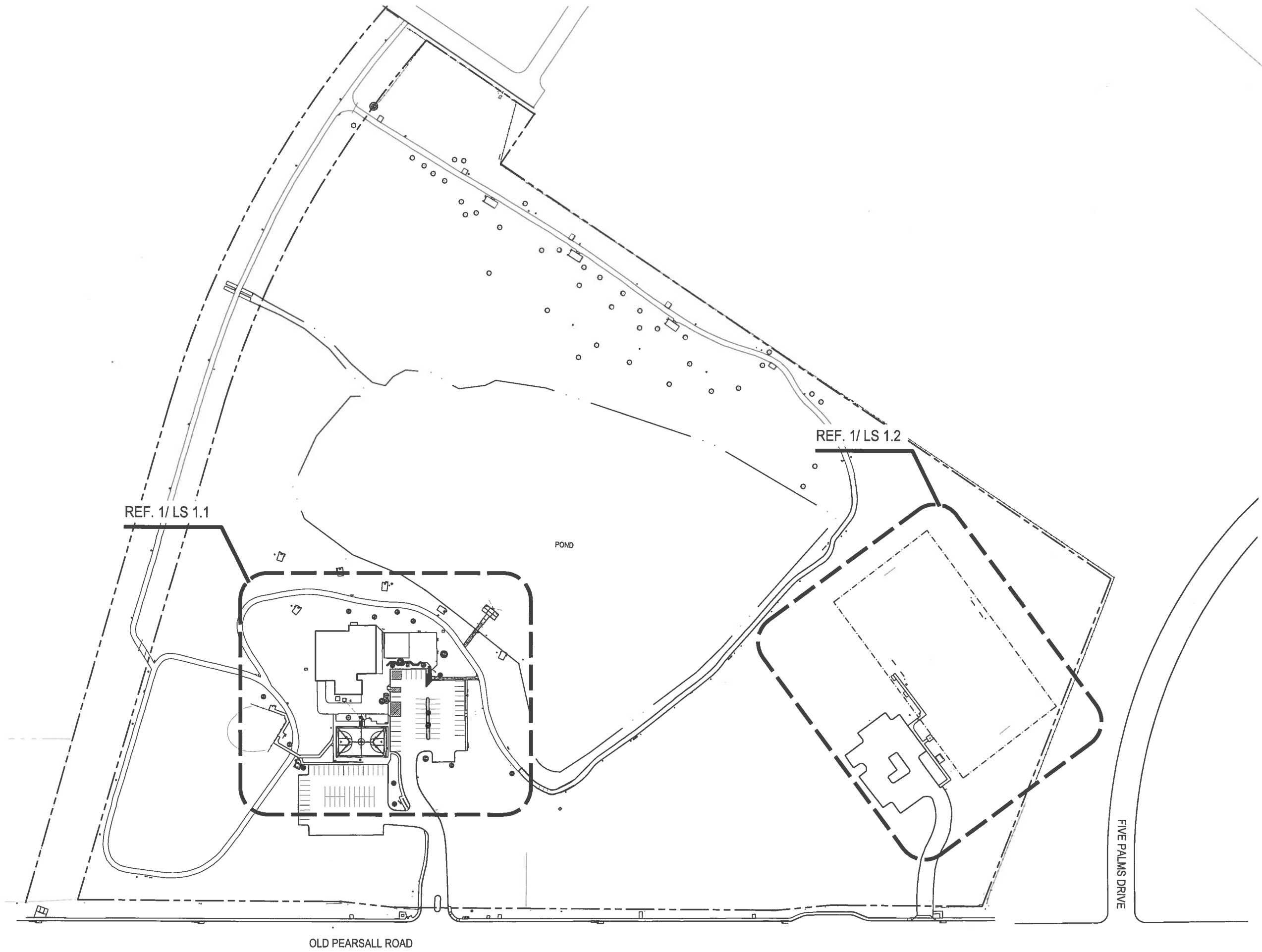
SHEET NUMBER

**LC 1.0**



GENERAL LEGEND	
ABBREVIATIONS	
SYMBOL	DESCRIPTION
B C	BOTTOM OF CURB
B P	BOTTOM OF PIPE
B O C	BACK OF CURB
L O C	LIMITS OF CONSTRUCTION
B W	BOTTOM OF WALL
C L	CENTER LINE
E J	EXPANSION JOINT
H P	HIGH POINT
E O P	EDGE OF PAVEMENT
N I C	NOT IN CONTRACT
O C	ON CENTER
O C E W	ON CENTER EACH WAY
P A	PLANTING AREA
ESMT.	EASEMENT
P O B	POINT OF BEGINNING
P O T	POINT OF TANGENCY
R O W	RIGHT OF WAY
T D	TOP OF DRAIN
F.H.	FIRE HYDRANT
T C	TOP OF CURB
T.F.	TOP OF FOOTING
S.S.	SANITARY SEWER
T W	TOP OF WALL
W D	WATER DEPTH
W.L.	WATER LEVEL
U.N.O.	UNTIL NOTED OTHERWISE

SYMBOLS & LINE TYPES	
SYMBOL	DESCRIPTION
REF: 	ENLARGEMENT AREA W/ CALLOUT
	DETAIL CALLOUT
	MATERIALS & FINISHES CALLOUT
	SECTION CALLOUT
	ELEVATION CALLOUT
	SITEWORK LABEL
	PLANTING LABEL
	EXISTING TOPOGRAPHY-MINOR
	EXISTING TOPOGRAPHY-MAJOR
	PROPOSED TOPOGRAPHY-MINOR
	PROPOSED TOPOGRAPHY-MAJOR
	PROPOSED SPOT ELEVATION
	PROPOSED DATUM ELEVATION
	



201 GROVETON | SATX 78210  
210.314.5582 | MPSTUD.IO

STATUS



PROJECT

**COSA MILLERS  
POND PARK**  
PARK ENHANCEMENTS

PROJECT ADDRESS

6175 OLD PEARSALL RD  
SAN ANTONIO, TX 78242

OWNER | CLIENT

**TCI - CITY OF SAN ANTONIO**  
114 WEST COMMERCE ST.  
SAN ANTONIO, TX 78283

OWNER'S REPRESENTATIVE

**J. MARK WITTLINGER**  
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SUBCONSULTANT

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE SETS

NO.	DATE	DESCRIPTION
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SHEET INFORMATION

PROJECT NO.

18004

DATE ISSUED

DECEMBER 3, 2018

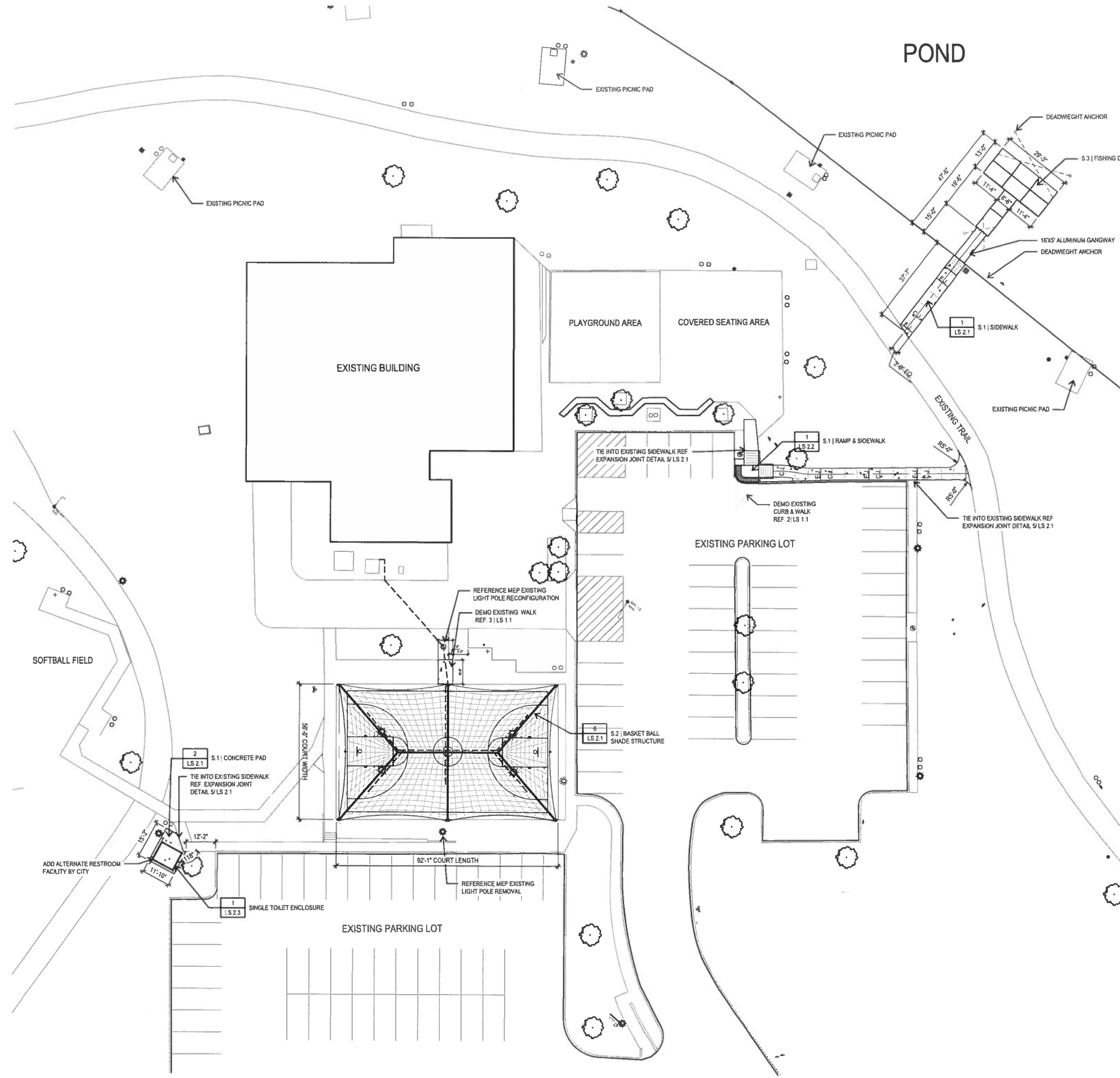
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**OVERALL REFERENCE  
PLAN**

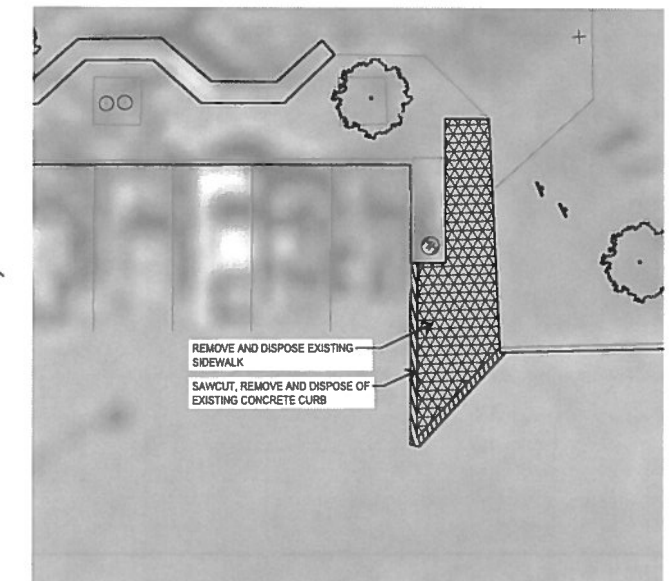
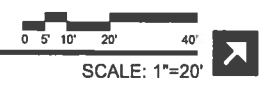
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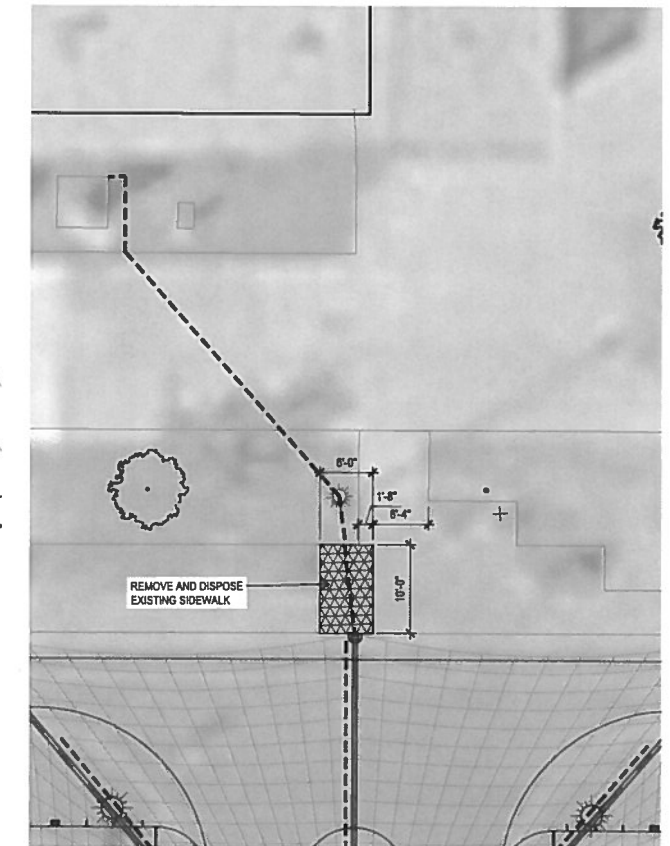
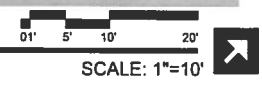




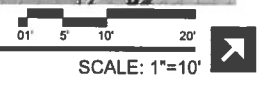
1 SITEWORK OVERALL  
PLAN



2 SITEWORK DEMOLITION  
PLAN



3 SITEWORK DEMOLITION  
PLAN



201 GROVETON | SATX 78210  
210.314.5582 | MPSTUD.IO

STATUS



12-03-18

PROJECT

# COSA MILLERS POND PARK PARK ENHANCEMENTS

PROJECT ADDRESS

6175 OLD PEARSON RD  
SAN ANTONIO, TX 78242

OWNER | CLIENT

TCI - CITY OF SAN ANTONIO  
114 WEST COMMERCE ST.  
SAN ANTONIO, TX 78283

OWNER'S REPRESENTATIVE

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SUBCONSULTANT

REVISIONS

NO.	DATE	DESCRIPTION

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SHEET INFORMATION

PROJECT NO.

18004

DATE ISSUED

DECEMBER 3, 2018

SHEET NAME

SITEWORK PLAN

SHEET NUMBER

# LS 1.1





1 SITEWORK PLAN  
PLAN

0 5' 10' 20' 40'  
SCALE: 1"=20'



201 GROVETON | SATX 78210  
210.314.5582 | MPSTUDIO

STATUS



12-03-18

PROJECT

**COSA MILLERS  
POND PARK**  
PARK ENHANCEMENTS

PROJECT ADDRESS

6175 OLD PEARSALL RD  
SAN ANTONIO, TX 78242

OWNER | CLIENT

**TCI - CITY OF SAN ANTONIO**  
114 WEST COMMERCE ST.  
SAN ANTONIO, TX 78283

OWNER'S REPRESENTATIVE

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REVISIONS


ISSUE SETS

NO.	DATE	DESCRIPTION
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SHEET INFORMATION

PROJECT NO.

18004

DATE ISSUED

DECEMBER 3, 2018

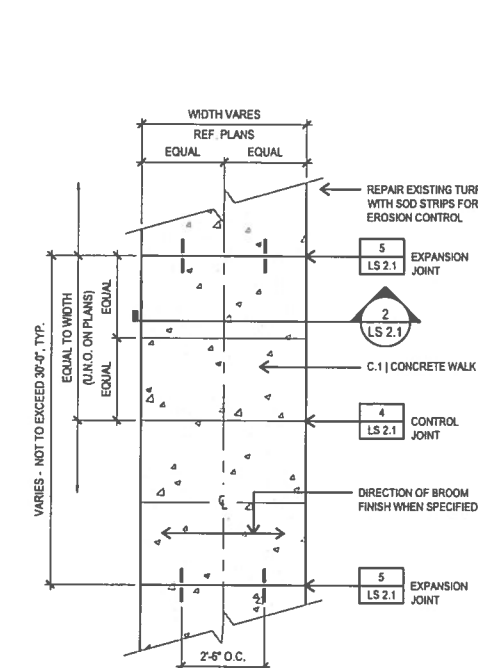
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SITEWORK PLAN

SHEET NUMBER

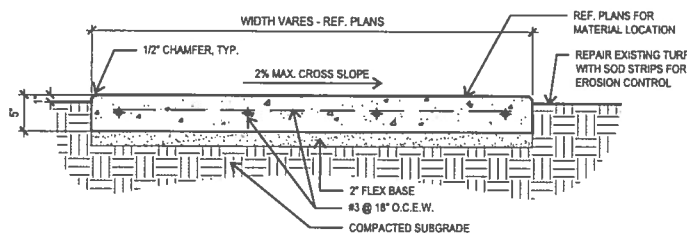
**LS 1.2**



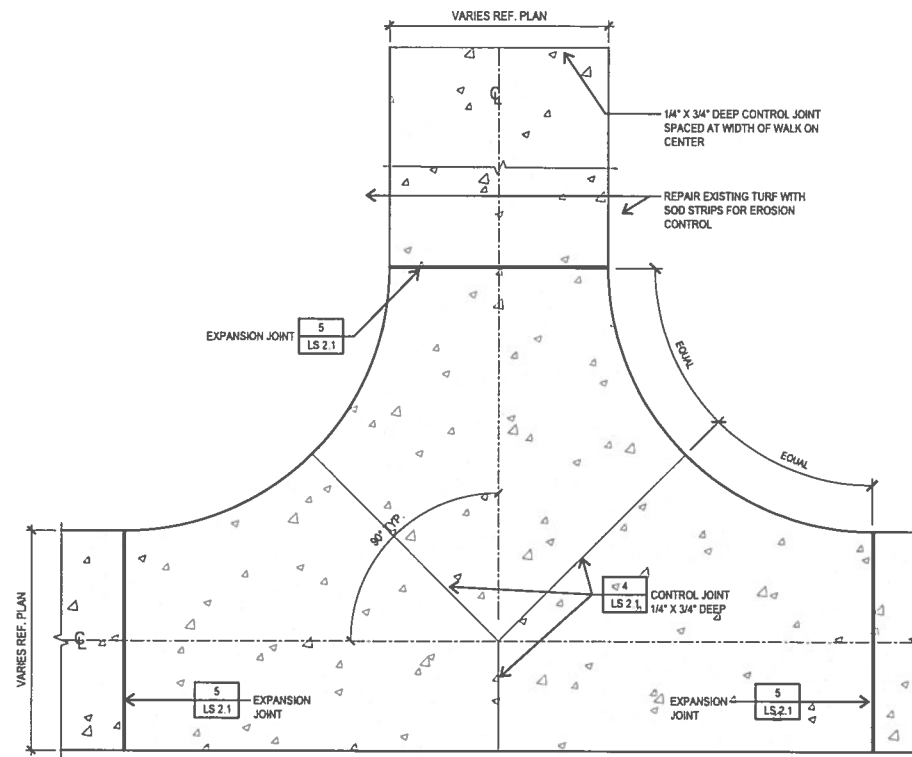


**1 SIDEWALK**  
PLAN  
SCALE: 3/8"=1'-0"

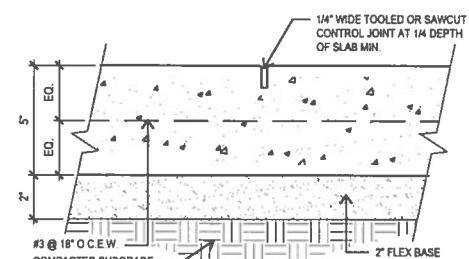
NOTE:  
EXCAVATE FOR SIDEWALK AS NECESSARY TO  
PROVIDE FOR POSITIVE DRAINAGE ACROSS TOP OF WALK.  
SLOPE OF SURROUNDING LANDSCAPE AREA VARIES.



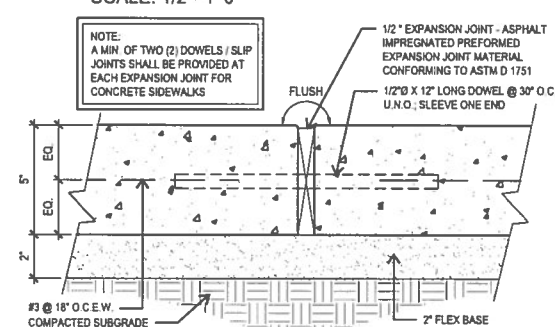
**2 SIDEWALK**  
SECTION  
SCALE: 1"=1'-0"



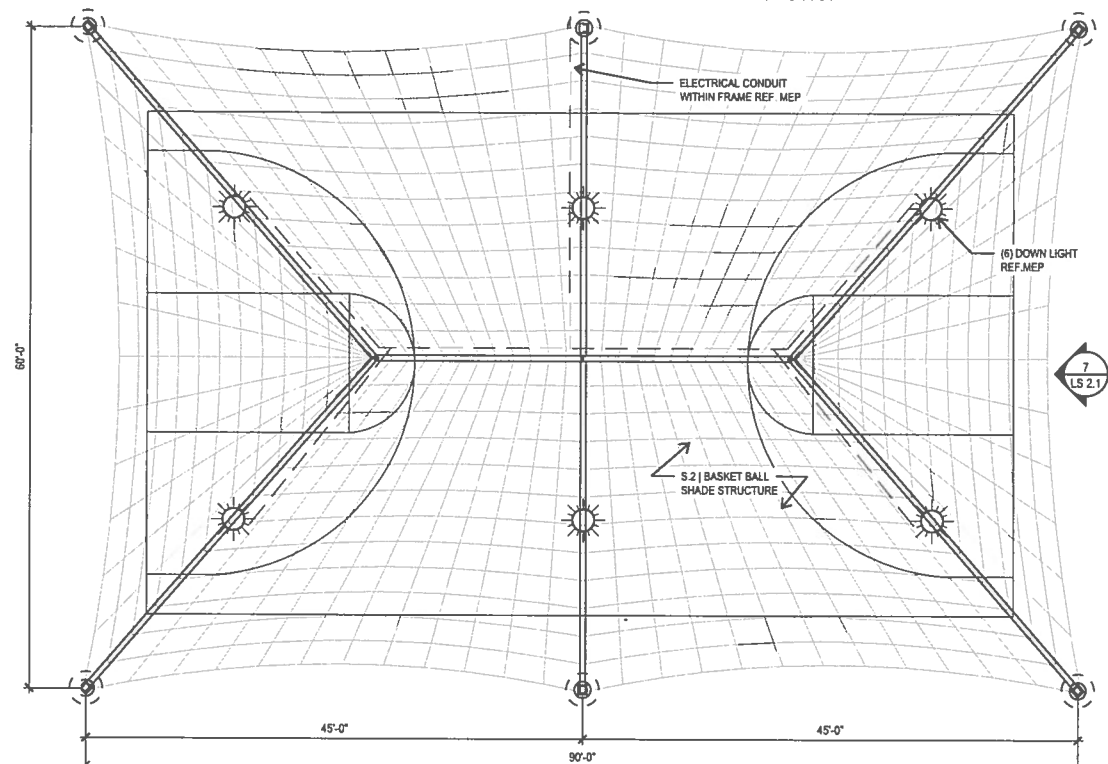
**3 SIDEWALK INTERSECTION**  
PLAN  
SCALE: 1/2"=1'-0"



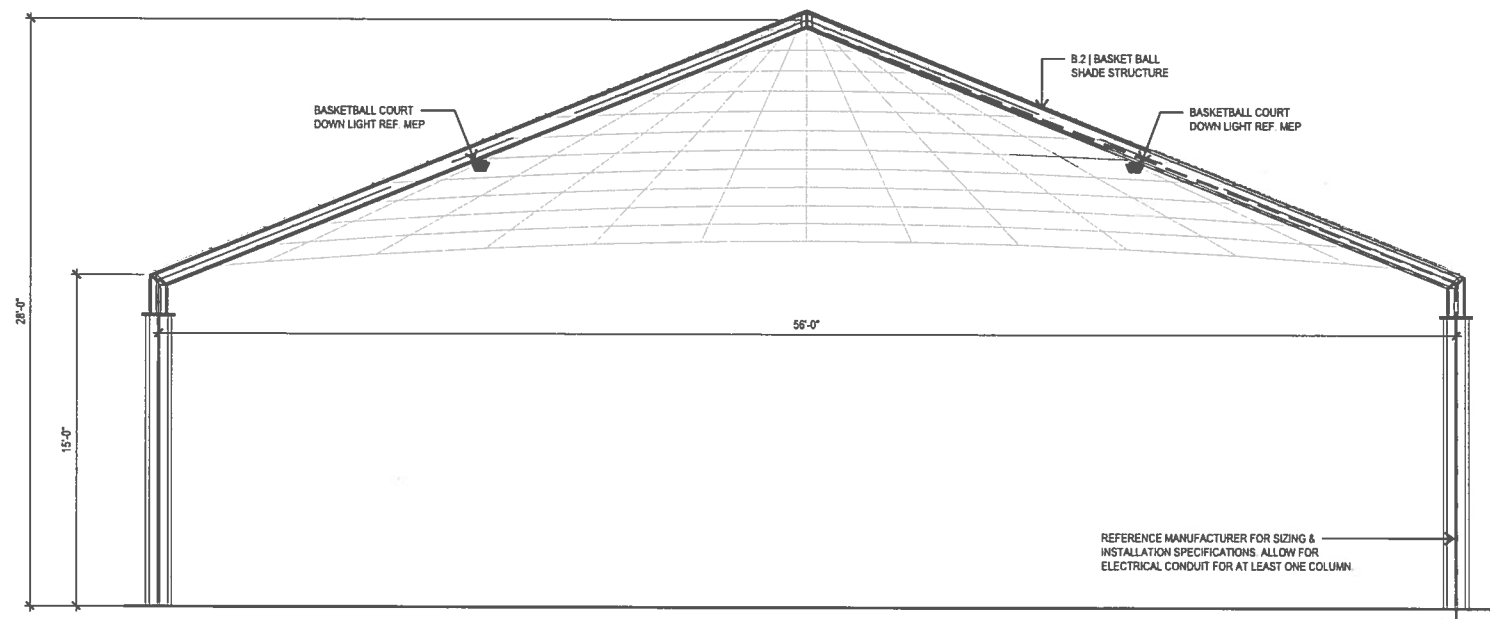
**4 SIDEWALK CONTROL JOINT**  
SECTION  
SCALE: 3"=1'-0"



**5 SIDEWALK EXPANSION JOINT**  
SECTION  
SCALE: 3"=1'-0"



**6 LIGHTING @ SHADE STRUCTURE**  
PLAN  
SCALE: 1/8"=1'-0"



**7 LIGHTING @ SHADE STRUCTURE**  
SECTION  
SCALE: 1/4"=1'-0"

ISSUE SETS

NO.	DATE	DESCRIPTION
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SHEET INFORMATION

PROJECT NO.

18004

DATE ISSUED

DECEMBER 3, 2018

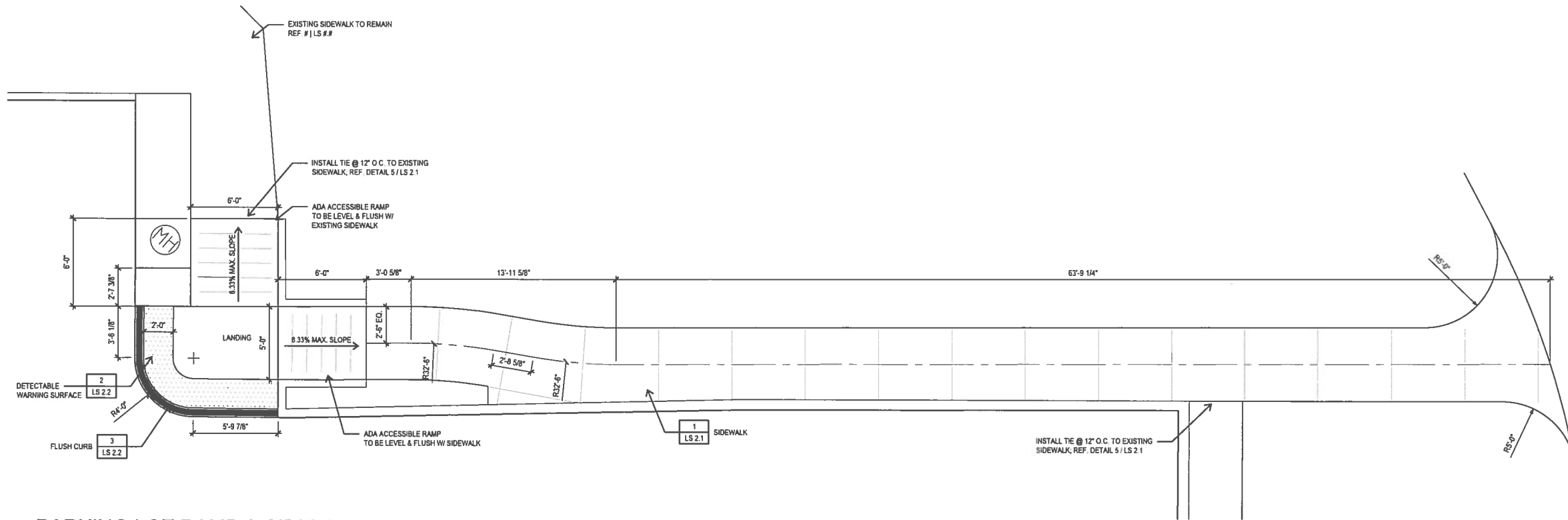
SHEET NAME

SITework DETAILS

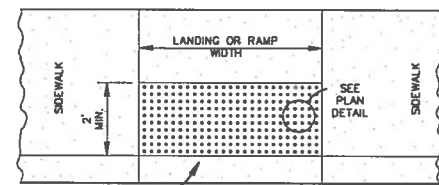
SHEET NUMBER

**LS 2.1**

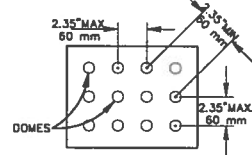




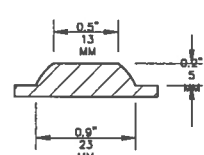
1 PARKING LOT RAMP & SIDEWALK



DETECTABLE WARNING SURFACE NO SCALE



PLAN DETAIL NO SCALE

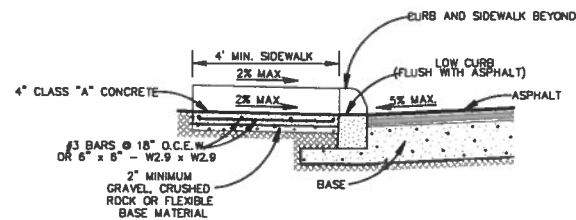


DOMES SECTION NO SCALE

NOTE: STAMPED CONCRETE TRUNCATED DOMES WILL NOT BE ALLOWED TO BE USED FOR DETECTABLE WARNING ON WHEELCHAIR RAMPS. CONTRACTOR MUST SUBMIT TRUNCATED DOME INFORMATION THAT IS TO BE USED ON WHEELCHAIR RAMPS TO THE PROJECT MANAGER FOR APPROVAL AT LEAST 30 DAYS PRIOR TO INSTALLATION.

2 DETECTABLE WARNING SURFACE DETAILS

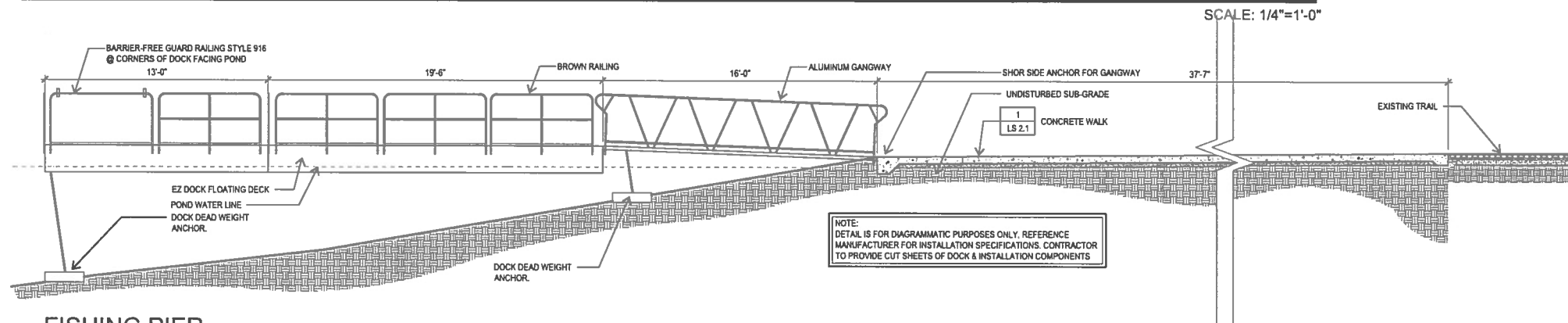
SCALE: 3/8"=1'-0"



3 FLUSH RAMP LANDING

SECTION

SCALE: 3/8"=1'-0"



4 FISHING PIER ELEVATION

SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"



12-03-18

COSA MILLERS  
POND PARK  
PARK ENHANCEMENTS

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SAN ANTONIO, TX 78242

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114 WEST COMMERCE ST.  
SAN ANTONIO, TX 78283

J. MARK WITTLINGER  
210.207.2874  
Mark.Wittlinger@sanantonio.gov

ISSUE SETS		
NO	DATE	DESCRIPTION
1	03.03.2018	XXX XX XXXXXXX SET

SHEET INFORMATION	
PROJECT NO.	
18004	
DATE ISSUED	
DECEMBER 3, 2018	
SHEET NAME	

SITework DETAILS

LS 2.2





## LS 2.3



NOTES:  
-THESE DRAWINGS ARE A PICTORIAL REPRESENTATION OF FABRIC AND STEEL ONLY. NONE OF THE REQUIRED ATTACHMENT OR CONNECTION DETAILS HAVE BEEN DEPICTED.  
-ALL DIMENSIONS AND HEIGHTS MUST BE FIELD VERIFIED PRIOR TO ANY FINAL DESIGN, FABRICATION OR INSTALLATION WORK.

CUSTOMER:  
**MP STUDIO**  
  
PROJECT NAME:  
**MILLERS POND PARK**  
LOCATION:  
**SAN ANTONIO, TX**

STRUCTURE TYPE:  
**SS SIX HIP**

SIZE:  
**56' X 90' X 15' e**

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF  
USA SHADE & FABRIC STRUCTURES, INC.  
AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION

**USA SHADE**  
Fabric Structures, Inc.  
CORPORATE HEADQUARTERS  
8505-A CHANCELLOR ROW  
DALLAS, TX. 75247  
800-966-5005

CERTIFICATIONS:  
IAS CERTIFICATION No: FA-428  
CLARK COUNTY MANUFACTURER  
CERTIFICATION NUMBER (NEVADA): 355

REV  
DESCRIPTION  
DATE  
DRW  
CHK  
ENG

Drawn By :	YH	06/21/17
Checked By :	YH	06/21/17
Approved By :	YH	06/21/17

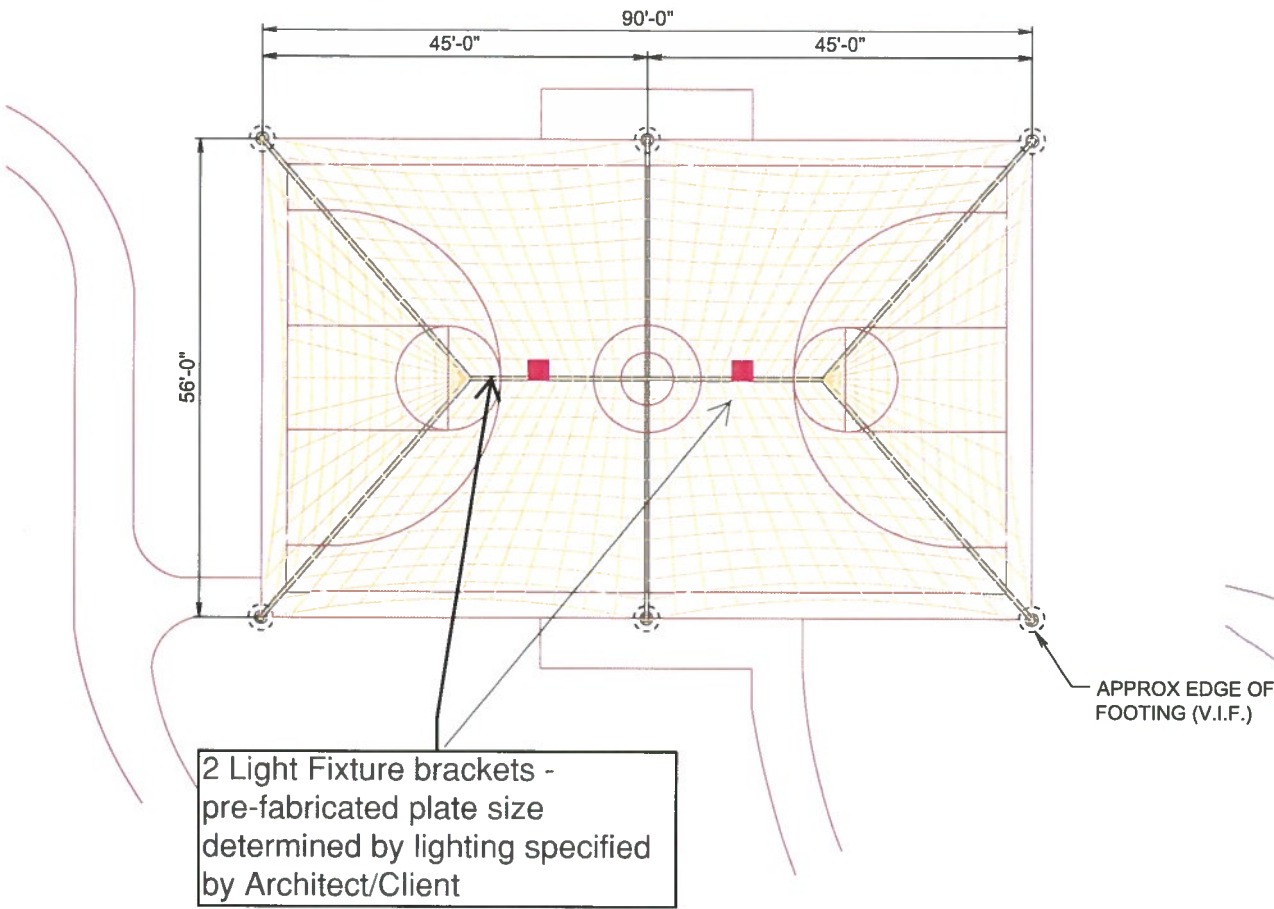
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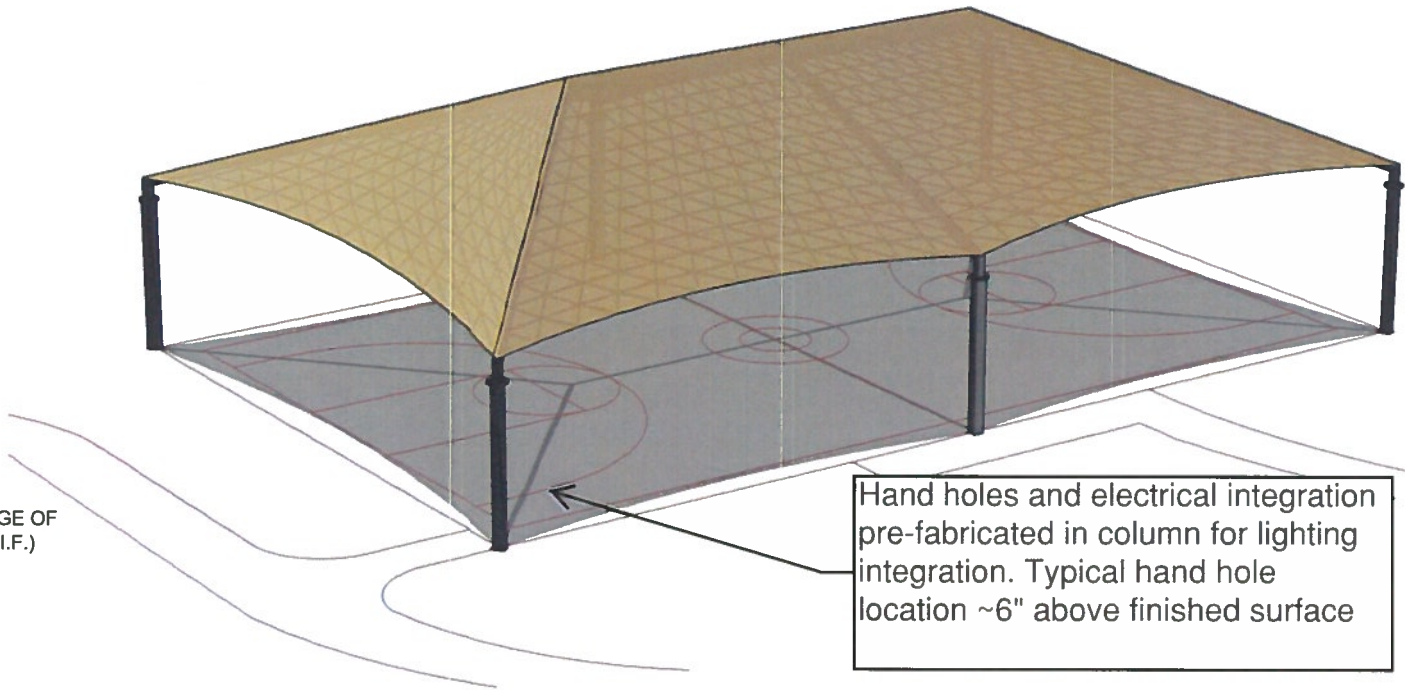
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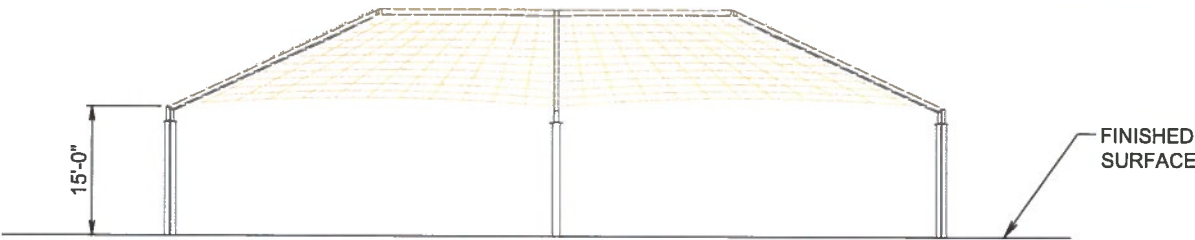


PLAN VIEW



PERSPECTIVE VIEW

Shade Structure: Single (1) 56' x 90' 6-Post Super Span  
Model # SBB-6PSSH-56-90-15  
Fabric Roof Color: TBD  
Powdercoat Steel Color: TBD  
As manufactured and installed by USA SHADE & Fabric Structures, Inc.  
Contact: Michelle Botha (512) 937-6430  
Email: Mbotha@usa-shade.com  
Electrical integration does not include electrical hook up or light fixtures.



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION

Shore  
Anchor  
Pont

Shore  
Anchor  
Pont

5' x 16'  
Aluminum Gangway  
with ADA Handrails

Shore  
Hinge

16'

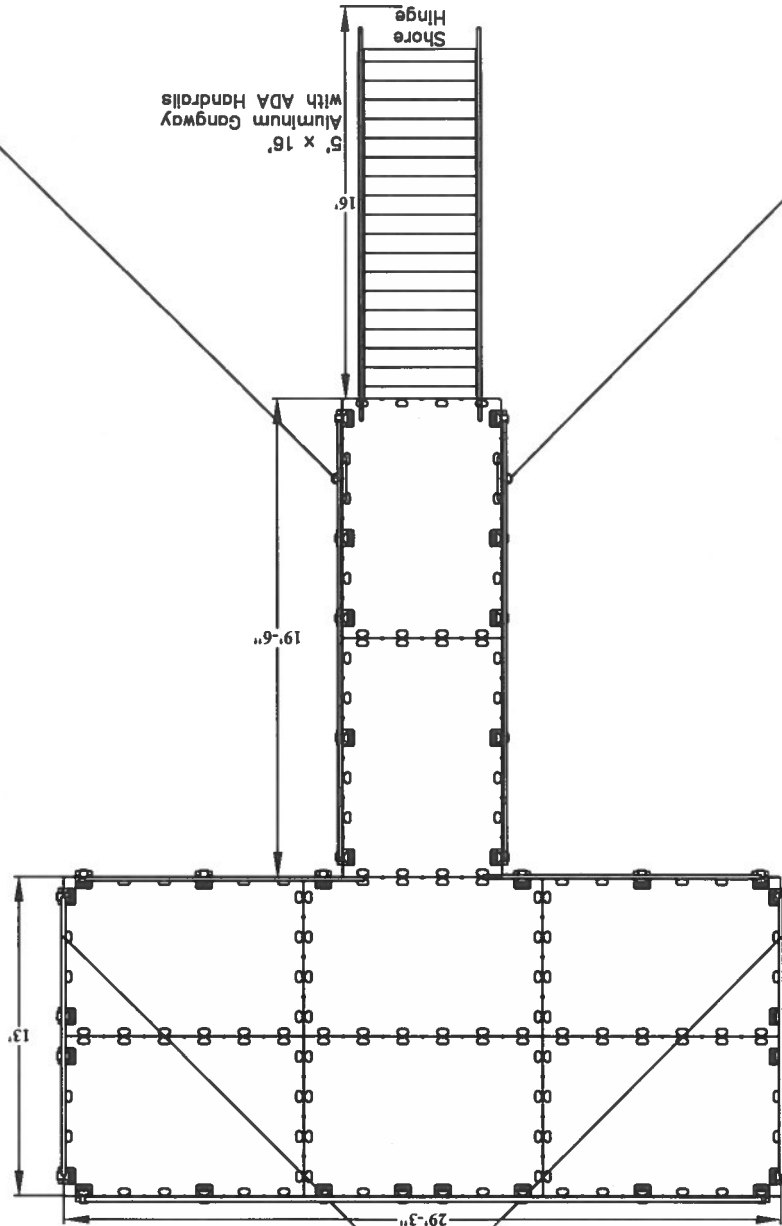
19'-6"

13'

29'-3"

1200# Deadweight

1200# Deadweight





# EZ Dock of Texas, L.P.

3500 Raider Drive

Hurst, TX 76053



## Customer Name

City of San Antonio - Finance

ATTN: Accounts Payable

P.O. Box 839976

San Antonio, TX 78283-3976

ap@sanantonio.gov

## Proposal

### Date

11/19/2018

### Quote #

11811

### Terms

Net 30

### Salesman

David

Qty	Item	Description	Price	Total
6	WBHR	BULKHEAD HINGE RAIL (PER LINEAR FOOT)	49.45	296.70
1	W60	60" GANGWAY PIN FOR SHORE ABUTMENT HINGE	217.35	217.35
5	BOLT	1/2" SS WEDGE ALL CONCRETE ANCHOR BOLTS	22.00	110.00
1	W500515ADA	5' WIDE X 15' LONG ALUMINUM GANGWAY WITH ADA HANDRAILS	4,670.00	4,670.00
1	W400850	4 POCKET HINGE BRACKET FOR 4' & 5' ALUMINUM GANGWAY - 62.5" BRACKET W/60" PIN	679.65	679.65
2	W400401-12	48" x 12" TRANSITION PLATE	239.00	478.00
1	ACE-3648-20	GANGWAY FLOAT & FRAME FOR ALUMINUM GANGWAY	455.40	455.40
8	208010	80" X 10' DOCK SECTION	2,085.00	16,680.00
42	301100	COUPLER SET WITH COMPOSITE HARDWARE	57.00	2,394.00
32	100900	HANDRAIL POST KIT - SINGLE POST WITH MOUNTING HARDWARE	177.00	5,664.00
120	100900-3RAIL	THREE RAILS FOR 100900 RAIL POSTS PRICE PER LINEAR FOOT	19.00	2,280.00
200	CHAIN	3/8" GALVANIZED COIL PROOF CHAIN	4.50	900.00
24	ANCHORS-CONCRETE	CONCRETE DEADWEIGHT ANCHORS - PER 100#	32.00	768.00
1	100740	HD DEADWEIGHT BRACKET SET	164.00	164.00
2	208110	SUPPLEMENTAL FLOAT POD (200#)	186.00	372.00
		INVOICE SUBTOTAL		36,129.10
	INSTALLATION	SETUP/INSTALLATION	15.00%	5,419.37
	DELIVERY	DELIVERY CHARGE	1,500.00	1,500.00

### Subtotal

\$43,048.47

### Sales Tax (0.0%)

\$0.00

### Total

\$43,048.47

Customer is responsible for permits that might be required for any products that are to be installed. All warranties are by the manufacturer and cover defects in materials & workmanship only. Damage due to abuse or lake/weather conditions is not covered by warranty. EZ Dock of Texas, L.P. warrants all labor for one year from date of installation. Labor warranty does not cover damage due to abuse or lake/weather conditions. Any warranty claim must be returned to EZ Dock facilities for processing. Any project quote that requires bonding will incur additional 3% Bonding Surcharge.

Customer Acceptance & Date: \_\_\_\_\_

Phone #

817-684-0202

Fax #

817-510-7909

E-mail EZ Dock of Texas

[sales@ezdocktexas.com](mailto:sales@ezdocktexas.com)

EZ Dock of Texas, L.P. Website

[www.ezdocktexas.com](http://www.ezdocktexas.com)

## SECTION 13 31 23 PRE-ENGINEERED SHADE STRUCTURES

### PART 1 – GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General Conditions and Division 1 Specification Sections apply to this section.

#### 1.2 SUMMARY

- A. The shade structure contractor shall be responsible for the design, engineering, fabrication, supply, and installation (including foundations) of the work specified herein. The intent of this specification is to have only one single contractor be responsible for all the above functions.

#### 1.3 REFERENCES

- A. Shade Structures must comply with the latest revision of applicable codes and regulations including IBC 2018.
- B. American Society for Testing Materials (ASTM)
- C. American Welding Society: Structural Welding Code AWS D1.1: Symbols for Welding and Nondestructive Testing AWS 2.3.
- D. International Accreditation Services (IAS)
- E. American Institute of Steel Construction (AISC): Specifications for the design, fabrication, and erection of structural steel.

#### 1.4 SUBMITTALS

- A. Provide proof of installed reference sites with six structures for similar scope of project and installation that are engineered to IBC Specifications.
- B. Provide a minimum of 13 fabric samples to demonstrate fabric color range and powder color selections.
- C. Provide proof of all quality assurance items including:
  - 1. A list of at least three reference projects that have been installed in the last 10 years.
  - 2. Proof of general liability, professional liability, and umbrella insurance as per section 1.5 C.
  - 3. Proof of a minimum of \$6,000,000 aggregate bonding capacity as per Section 1.5 D.
  - 4. Proof of IAS Certification per Section 1.5 E.
  - 5. Proof of current status as an ISNetwork Member Contractor.
  - 6. Proof of a Corporate Safety Program along with an Injury & Illness Prevention Program.
  - 7. Proof of Corporate Quality Control Manual as per Section 1.5 F

#### 1.5. QUALITY ASSURANCE

Fabrication and erection are limited to firms with proven experience in design and construction of fabric shade structures and such firms shall meet the following minimum requirements. No substitutions shall be allowed for the following:

- A. A single shade contractor shall design, engineer, manufacture, and erect the fabric shade structures including the foundations.
- B. All bidders shall have at least 15 years' experience in the design, engineering, manufacturing, and installation of shade structures.
- C. All bidders shall engineer to IBC 2018 requirements with similar scope.
- D. All bidders shall be able to provide proof of a minimum of \$1,000,000 general/public liability insurance, \$3,000,000 professional liability (PL) insurance, and an additional \$5,000,000 umbrella/excess liability insurance.



- E. All bidders shall be licensed and bonded with a minimum bonding capacity of \$6,000,000.
- F. Steel manufacturer shall be accredited by IAS (International Accreditation Service) for Structural Steel Fabrication under UBC 97 & 2000 Section 1701.7 and IBC 2012 Section 1704.2.2.
- G. Proof of current status as an ISNetworld Member Contractor.
- H. The shade contractor shall have a Corporate Quality Control program and manual describing their complete quality assurance program.
- I. All bidders must have an in-house warranty & service department and local office to assist in repairs and service calls.

#### 1.6 WARRANTY

- A. The successful bidder shall provide a 12-month warranty on all labor and materials.
- B. A supplemental warranty from the manufacturer shall be provided for a period of 10 years (pro-rated) on fabric and 10 years on the structural integrity of the steel from the date of substantial completion.
- C. The warranty shall not deprive the Owner of other rights under the provisions of the Contract Documents and will be in addition to and run concurrent with other warranties made by the Contractor under requirements of the Contract Documents.

### PART 2 – PRODUCTS

#### 2.1 GENERAL

Scope: The shade structure Model # SBB-6PSSH-56-90-15 shall consist of one (1) Six Post Super Span Hip per CON-JUN-037-17 (1000)

- A. Structures shall measure 56' wide x 90' in length with an entry height of 15' and columns shall be minimum of HSS10 x 10 x 3/8", and upper framing shall be HSS8 x 6 x 3/8". No exceptions. Steel columns and upper frame must be designed and built to accommodate integrated wiring and lighting fixtures. Appropriate openings (with covers) shall be designed to allow wiring to be pulled through the hollow inside of the structure's steel, resulting in electrical power to be available for light fixtures, which will be attached to the steel's upper frame. Wiring and lighting fixtures will be installed by others after the erection of the steel structure. Once wiring is placed, fitted covers in the same steel texture and color shall be placed over the openings to create a polished look.
- B. The structures shall be manufactured by Shade Structures, Inc., d/b/a USA SHADE & Fabric Structures, or approved equivalent and include the structural steel frame, fabric roof, steel cables, all fasteners, and installation. Project management and foundations will also be included.
 

Contact:           Shade Structures, Inc.  
                       dba USA SHADE & Fabric Structures  
                       8505 Chancellor Row  
                       Dallas, Texas 75247  
                       Contact Name: Michelle Botha – Phone: 512-937-6430;  
                       [mbotha@usa-shade.com](mailto:mbotha@usa-shade.com)
- C. To qualify as an approved equivalent, please submit product documentation, fabric samples and all quality assurance criteria as per Section 1.4 at least 10 days prior to bid date. Approved equals will be issued by addendum only prior to bid date.

- D. The shade structure shall conform to the current adopted version of the International Building Code 2018 and local agency additions and amendments.
- E. All shade structures are engineered and designed to meet a minimum of 90 mph wind load, Exposure C and live load of 5 lbs/sf<sup>2</sup>. All shade structures shall be engineered with a zero wind pass-through factor on the fabric. When ASD Steel Design Method is used based on IBC 2018 Section 1605.3.1 the Dead + 0.75 of Live + 0.75 of Wind Load cases must be combined. NO EXCEPTIONS.
- F. Steel:
  - 1. All steel members of the shade structure shall be designed in strict accordance with the requirements of the "American Institute of Steel Construction" (AISC) Specifications and the "American Iron and Steel Institute" (AISI) Specifications for Cold Formed Members and manufactured in a IAS (International Accreditation Service) accredited facility for Structural Steel Fabrication as per IBC 2018 Section 1704.2.2.
  - 2. All connections shall have a maximum internal sleeving tolerance of .0625 inches using high tensile strength steel sections with a minimum sleeve length of 6 inches.
  - 3. All non-hollow structural steel members shall comply with ASTM A-36. All hollow structural steel members shall be cold formed, high strength steel and comply with ASTM A-500, Grade C. All steel plates shall comply with ASTM A-572, Grade 50. All galvanized steel tubing shall be triple coated for rust protection using an in-line electro-plating coat process. All galvanized steel tubing shall be internally coated with zinc and organic coatings to prevent corrosion.
- G. Welding:
  - 1. All shop-welded connections of the shade structure shall be designed and performed in strict accordance with the requirements of the "American Welding Society" (AWS) Specifications. Structural welds shall be made in compliance with the requirements of the "Prequalified" welded joints where applicable and by certified welders. No onsite or field welding shall be permitted.
  - 2. All full penetration welds shall be continuously inspected by an independent inspection agency and shall be tested to the requirement of IBC 2018 and local agency additions and amendments.
- H. Powder Coating:
  - 1. Galvanized steel tubing preparation prior to powder coating shall be executed in accordance to solvent cleaning SSPC-SP1. Solvent such as water, mineral spirits, xylol, toluol, which are to be used to remove foreign matter from the surface. A mechanical method prior to solvent cleaning prior to surface preparation shall be executed according to Power Tool Cleaning SSPC-SP3 and utilizing wire brushed abrasive wheels and needle gun, etc.
  - 2. Carbon structural steel tubing preparation prior to powder coating shall be executed in accordance to commercial blast cleaning SSPC-SP6 or NACE #3. A commercial blast cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, mill scale, rust, coating, oxides, corrosion, products and other foreign material.
  - 3. Powder coating shall be sufficiently applied, with a minimum three mils thickness and cured at the recommended temperature to provide proper adhesion and stability to meet salt spray and adhesion tests as defined by the American Society of Testing Materials.
  - 4. Powder used in the powder coat process shall have the following characteristics:
    - a. Specific Gravity: 1.77 +/- 0.05 g/cm<sup>3</sup>
    - b. Coverage at 1.0 mils: 109sq.ft/lb/mil
    - c. Storage: 80° F
    - d. Interpron 800 HR is a series of high durability TGIC powder coatings designed for exterior exposure. Tested against the most severe specifications, Interpron 800 HR gives significantly improved gloss retention and resistance to color change.



- a. Rust Protection Powder Under Coat Primer will be required on all structures. POWDURA® Epoxy Powder Coating Z.R. Primer shall be applied in accordance with the manufacturers' specifications. Primer should be fused only and then top coated with the selected powder coat to ensure proper intercoat adhesion.
- I. Tension Cable: Steel cable is determined based on calculated engineering loads.
  - 1. For light and medium loads, 1/4" (nominal) galvanized 7 x 19 strand cable to be used.
  - 2. For heavy loads, 3/8" (nominal) galvanized 7 x 19 cable to be used.
- J. Fabric Roof Systems
  - 1. UV shade fabric is made of UV stabilized Shadesure® cloth as manufactured by MultiKnit Ltd and made of a UV stabilized high-density polyethylene mesh. Mesh shall be raschel knitted with monofilament and tape yarn filler to ensure that material will not unravel if cut. Panels to be 10ft. wide.
  - 2. Fabric Properties:
    - a. Life Expectancy: A minimum of 8 years continuous exposure to the sun
    - b. Fading: Minimum fading after 5 years (3 years for red)
    - c. Fabric Mass: 2.43-2.58 oz/sqft (190-200g/sm)
    - d. Fabric Width: 9.8425 (3m)
    - e. Roll Length: 164.04 (50m)
    - f. Roll Dimensions: 62.99"x16.5354" (160 cm x 42 cm)
    - g. Roll Weight: +/- 66 lbs (+/-30 kg)
    - h. Minimum Temperature: -13°F (-25° C)
    - i. Maximum Temperature: +176°F (80° C)
  - 3. Stitching & Thread:
    - a. All sewing threads are to be double stitched.
    - b. Thread shall be GORE Tenara Sewing Thread manufactured from 100% expanded PTFE (Teflon); mildew resistant exterior approved thread. Thread shall meet or exceed the following:
      - 1) Flexible temperature range
      - 2) Very low shrinkage factor
      - 3) Extremely high strength, durable in outdoor climates
      - 4) Resists flex and abrasion of fabric
      - 5) Unaffected by cleaning agents; acid rain, mildew, salt water and rot resistant, unaffected by most industrial pollutants
      - 6) Treated for prolonged exposure to the sun

## 2.2 SHIPPING AND HANDLING

- A. All steel surfaces touched by tie down straps are to be padded before final clinching. This can be accomplished by using carpet pads or factory manufactured padding.
- B. All dunnage must be padded before painted products are set in place. Smaller and loose pieces must be padded and totally separate from paint padding.
- C. Unloading: Lift forks to be covered with padding. All dunnage must be padded vertically and horizontally to prevent damage to painted surfaces. When unloading, take care to prevent tools and other hard surface items from making contact.

## PART 3 – EXECUTION

### 3.1 INSTALLATION

Millers Pond Park – City of San Antonio  
San Antonio, TX

- A. The installation of fabric shade structures shall be performed by manufacturer or manufacturer-approved contractor, which shall be bonded and holding a current contractor's license with the State of Texas Contractors State License Board. All installation personnel must have experience in the erection of tensioned fabric structures.
- B. The contractor installing the structure shall comply with manufactures instructions for assembly, installation, and erection per approved drawings.
- C. Concrete:
  - 1. Unless noted otherwise for footing and piers by General Contractor's Engineer, concrete specification for footings, piers, slabs, curbs and walkways shall meet a minimum 2,500 psi at 28-day strength.
  - 2. Concrete work is executed in strict accordance with the latest American Concrete Institute Building Code (ACI 318-99).
  - 3. Slump 4" maximum.
  - 4. Whenever daily ambient temperatures are below 80 degrees Fahrenheit, the contractor may have mix accelerators and hot water added at the batch plant.
    - a. Temperature range between 75-80 degrees, 1% accelerator High Early (non-calcium)
    - b. Temperature range between 70-75 degrees, 2% accelerator High Early (non-calcium)
    - c. Temperature range below 70 degrees, 3% accelerator High Early (non-calcium)
  - 5. The contractor shall not pour any concrete when daily ambient temperature is below 55 degrees Fahrenheit.

Temperature Range	% Accelerator	Type Accelerator
75-80 degrees	1%	High Early (non-calcium)
70-75 degrees	2%	High Early (non-calcium)
Below 70 degrees	3%	High Early (non-calcium)

- D. Foundations:
  - 1. All Anchor Bolts set in new concrete shall be ASTM A-325
  - 2. All Anchor Bolts shall be Hot Dipped Galvanized
  - 3. Pier Footings shall be a minimum:  
Minimum footing size of 30" diameter x 12' depth, reinforced with full rebar cage and placed in accordance with/and conform to manufacturers engineered specifications and drawings.

**END OF SECTION 13 31 23**