



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-2496  
**Type:** Capital Improvements  
**In control:** City Council A Session  
**On agenda:** 5/12/2016  
**Title:** 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]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Contract Disclosure Form\_Japanese Tea Garden, 2. Map\_Japanese Tea Gardens, 3. Draft Ordinance, 4. Ordinance 2016-05-12-0337

Date	Ver.	Action By	Action	Result
5/12/2016	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Council District 2

**SUBJECT:**

Contract Award: (Job-Order Contract) Japanese Tea Gardens - Flagstone Paving

**SUMMARY:**

An ordinance for the Japanese Tea Gardens 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 Bond funded project, located in Council District 2.

**BACKGROUND INFORMATION:**

Project Background

The 2012 - 2017 General Obligation Bond Program approved \$750,000.00 for general facility improvements to

the Japanese Tea Gardens. 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 Garden for a total of \$250,000.00. The remaining funds were to be utilized for construction of a perimeter fence, wall stabilization and flagstone paving at the Japanese Tea Gardens.

The Project provides for the construction of flagstone paving within the area of the Pavilion and the Jingu House and will replace the current "limestone gravel chat" in the same area. This phase of the Project will begin in July 2016 and will be complete in October 2016. The pricing of the flagstone is approximately \$30 per square foot. Factors that contributed to this higher than average pricing include several factors. First, the "limestone gravel chat" must be removed by a Texas Historic Commission approved mason which automatically limits the contractors that perform such work. Secondly the layout of the Tea Gardens provides poor access for the contractor, and requires each and every stone or rock to be removed and hand carried to the dump site the contractor provides. A tractor cannot be driven through the Gardens. Lastly, the contractor has to coordinate the project around the Japanese Tea Gardens Committee events schedule which requires the contractor to mobilize and demobilize at least two times to construct the flagstone paving in two or more phases.

The construction of a perimeter fence was performed by another JOC contractor in winter 2014-2015, ordinance 2014-08-21-0590. The improvements to two failing historic stone walls adjacent to the lower entrance of the Japanese Tea Garden was completed by a JOC task order under \$100,000 by the The Sabinal Group in April 2016.

#### Procurement of Services

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. 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 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. Of the ten contractors, The Sabinal Group was selected to submit an estimate and project schedule for this Project.

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.

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:**

An ordinance for the Japanese Tea Gardens 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 Bond funded project, located in Council District 2.

This Project provides 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 to match the existing flagstone paving in the same general area of the garden. This Project will begin in July 2016 and will be complete in October 2016.

The Transportation and Capital Improvements Department has coordinated with the Parks and Recreation Department, Texas Historical Commission, the Japanese Tea Garden Committee and vendors leasing space at the Japanese Tea Gardens' Jingu House. The facility will remain accessible to patrons and vendors during construction.

**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 \$165,436.08, payable to The Sabinal Group. Funds are available from 2012 General Obligation Bonds and are included in the FY 2016-2021 Capital Budget.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in an amount not to exceed \$165,436.08, to The Sabinal Group for the Japanese Tea Garden Improvement Project.