SW/vv
03/12/15
Item #14

AN ORDINANCE 2015-03-12-0186

AUTHORIZING THE EXECUTION OF A TASK ORDER FOR THE ROOF RENOVATIONS AT THE COMMANDER'S HOUSE IN AN AMOUNT NOT TO EXCEED $181,423.95, FUNDED FROM THE PARKS AND RECREATION GENERAL FUND OPERATING BUDGET, PAYABLE TO F.A. NUNNELLY, LOCATED IN COUNCIL DISTRICT 1.

* * * * *

WHEREAS, the Commander's House is located at 622 S. Flores and is an adult and senior center providing an array of programming; and

WHEREAS, the project for this roof replacement was identified in the City's five-year facility deferred maintenance program and funds have been allocated from the General Fund operating budget for this project; and

WHEREAS, this project was selected to utilize the Job Order Contract (JOC) delivery method to provide the City with on-call construction, renovation and maintenance services for City buildings and facilities; and

WHEREAS, of the ten contractors approved through Ordinance 2015-01-15-0013, F.A. Nunnelly was selected based upon the contractor's current workload, overall capacity, familiarity with the facility, expertise in completing specific tasks and managing the specific trade needed to carry out the job; and

WHEREAS, in addition, F.A. Nunnelly has experience with historic buildings and the specific roofing structure to be able to manage roof replacement; **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 Parks and Recreation Department or his designee, is authorized to execute a Task Order for roof renovations to the Commander's House, in an amount not to exceed $181,423.95, funded from the Parks and Recreation General Fund operating budget, payable to F.A. Nunnelly, located in Council District 1. A copy of the task order, in substantially final form, is attached hereto and incorporated herein for all purposes as **Attachment I.**

SECTION 2. Payment in the amount not to exceed $181,423.95 in SAP Fund 40099000, Other Capital Project, SAP Project Definition 26-00628, DM Parks - Commander's House, is authorized to be encumbered and made payable to F.A. Nunnelly, for roof 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 12th day of March, 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:	**14 (in consent vote: 7, 8, 9, 10, 11, 12, 14, 17, 18B, 19A, 19B, 20, 21, 22, 24, 25, 26, 28, 30, 31)**
Date:	03/12/2015
Time:	10:06:53 AM
Vote Type:	Motion to Approve
Description:	An Ordinance authorizing a Job Order Contract for roof renovations at the Commander's House in an amount of $181,423.95, funded from the Parks and Recreation General Fund operating budget, payable to F.A. Nunnelly, located in Council District 1. [Gloria Hurtado, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	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	

Attachment I

F.A. NUNNELLY
GENERAL CONTRACTOR

City of San Antonio Job Order Contract
PROPOSAL

Date: November 21, 2014

Attn: Carlos Banda
City of San Antonio
5800 Old Hwy. 90 W
San Antonio, Texas 78227

Subject: COSA- Parks Dept. Commanders House Roof Replacement & Repair

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 as provided by site visit 11/03/2014
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. Escort requirements are not in effect.
3. No additional work or repairs are included.
4. Work to be performed during normal business hours.
5. No liquidated damages.
6. Warranty of this scope of work will be limited to one year.
7. Lead Time: **2-3 Weeks**

Total Proposal: **$ 181,423.95**

ALT 01 – Roof Deck Repair: $9.85/SF

12-3-14

Sincerely,

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

Attachments: Statement of Work, RS Means JOCWorks Line Item Estimate

2922 N. Pan Am Expressway, San Antonio, Texas 78208
Ph: (210) 227-7070 Fax: (210) 227-7072

F.A. NUNNELLY
GENERAL CONTRACTOR

COSA JOC - STATEMENT OF WORK

Date: November 21, 2014
Project: COSA- Parks Dept. Commanders House Roof Replacement
Contact: Carlos Banda

Work shall include:

1) **General**
   - Provide daily supervision of all work scope.
   - 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.
   - Provide special care to preserve the natural conditions of the building and or area.

2) **ROOF REPLACEMENT**
   - Remove Existing Clay Tile Roof and Gutters, Stack all re-usable tile.
   - Remove Underlayment membrane
   - Inspect roof deck for unforeseen conditions, report any issues to owner.
   - Repairs to roof deck are additional work, see proposal for pricing.
   - Install waterproofing roofing underlayment.
   - Install Clay Tiles and replace any damaged or defective tiles
   - Install New Gutters
   - Remove Metal Roof System and Gutters
   - Remove Underlayment membrane
   - Inspect roof deck for unforeseen conditions, report any issue to owner.
   - Inspect all Flashing
   - Install new Metal Roof System and Gutters
   - Remove OLD antenna.

Exclusions:

- No Electrical or Mechanical work.
- No handling of hazardous material.
- No premium time.
- Unforeseen conditions

Lead time: 2-3 Weeks
Duration: 10-15 days

F.A. NUNNELLY
GENERAL CONTRACTOR

Final Estimate

F. A. Nunnelly CO.
2011-01-20-0053 - 2011 City of San Antonio JOC - Basic Contract Year - 3/01/2011 to 2/29/2012
Commanders House - 1404-JO032
Tim Mosegard

Estimator:

Commanders House - 03 Replace All Roofing

Division Summary (MF04)

01 - General Requirements	$7,780.00	26 - Electrical	
02 - Existing Conditions		27 - Communications	
03 - Concrete		28 - Electronic Safety and Security	
04 - Masonry		31 - Earthwork	
05 - Metals		32 - Exterior Improvements	
06 - Wood, Plastics, and Composites		33 - Utilities	
07 - Thermal and Moisture Protection		34 - Transportation	
08 - Openings		35 - Waterway and Marine Transportation	
09 - Finishes		41 - Material Processing and Handling Equipment	
10 - Specialties		44 - Pollution Control Equipment	
11 - Equipment		46 - Water and Wastewater Equipment	
12 - Furnishings		48 - Electric Power Generation	
13 - Special Construction		Alternates	$156,486.25
14 - Conveying Equipment		Trades	
21 - Fire Suppression		Assemblies	
22 - Plumbing		FMR	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)		**MF04 Total (Without totalling components)**	$164,266.25

Totalling Components

Priced Line Items	$7,780.00	Nonpriced Line Items	$156,486.25
RSMeans SAN ANTONIO, TX CCI 2014Q4, 85.40%	$(885.99)	2011 City of San Antonio FANunnelly Normal Nonpriced (10.0000%)	$15,648.63
2011 City of San Antonio FANunnelly Normal Priced (-22.0000%)	$(1,711.60)	BOND (2.5000%)	$4,106.66
		Grand Total	**$181,423.95**

Estimator: Tim Mosegard — **Commanders House - 03 Replace All Roofing**

	Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements							
1	01-31-13-20-0200	Field personnel, project manager, average	Week	0.3000	$3,600.00	$1,080.00	RSM14FAC L, O&P
2	01-31-13-20-0260	Field personnel, superintendent, average	Week	2.0000	$3,350.00	$6,700.00	RSM14FAC L, O&P
		01 - General Requirements Total					$7,780.00
Alternates							
3	07-32-13-10-0640	Roofing Subcontractor	LSUM	1.1500	$136,075.00	$156,486.25	CUSTOM S, O&P
		Furnish all labor materials and equpment to Remove Clay tiles. Remove and replace underlayment with Ice-shield. Reinstall Clay tile and replace any damaged or defective clay tile. Remove Metal roof and replace with new BerridgeZee-Lock SSMR. Color to match existing. Work also includes replacement of gutters. Crew: 1 ROTS, Output: 2.4, Labor Hours: 3.333					
		Alternates Total					$156,486.25
		Estimate Grand Total					181,423.95

TOPSIDE contracting

703 Cupples
San Antonio, TX 78237

Phone. (210) 438 1030
Fax: (210) 436-1911
www.topsidecontracting.com

HUB Certified Contractor / Federal 8A Certified Contractor

To: F.A. Nunnelly Phone: 210-227-7070 Date: 11/18/2014
Attn: Tim Mosegard Fax: 210-885-0984

email: tim@fanunnelly.com Addendums Acknowledged: 0

Project: **Commanders House - ALTERNATE**
Address: 645 Main Ave.
San Antonio, Texas

SCOPE OF WORK

Section Clay Tile Roofing
Section Standing Seam Metal Roof
Section Gutter and Downspouts

Clay Tile Roof: $75,828
SSMR: $58,095

Exclusions: Bonding
Lightning Protection
Sheet Metal other than Roofing
Mechanical, Electrical, Structural
Stairs and Ladders
Skylights
Contingencies
Plywood, Blocking & Sheathing
Roof Hatch

Clarifications: Remove Existing Ludowici Tile and Replace with New Claymex Danish Tile (Alternate)
Copper Flashing at Chimneys
Remove Existing Metal Roof and Repalce with New Berridge Zee-Lock SSMR
Remove and Replace all Gutters and Downspouts
Waterproofing Underlayment Included at Clay Tile and Standing Seam Metal Roof
Any Plywood Decking that Needs Replacing ADD $8.55 per Square Foot

Topside Contracting standard terms and conditions apply.

Respectfully submited,
Jason Fernandez
(210) 601-2708 (cell)
jason.fernandez@topsidecontracting.com