

AN ORDINANCE 2014 - 10 - 09 - 0775

**AUTHORIZING THE EXECUTION OF A CONSTRUCTION CONTRACT FOR THE HEMISFAIR HISTORIC HOMES STABILIZATIONS AND EXTERIOR REHABILITATIONS PROJECT IN AN AMOUNT NOT TO EXCEED \$2,190,000.00, TO J.C. STODDARD CONSTRUCTION, A 2012-2017 GENERAL OBLIGATION BOND FUNDED PROJECT, LOCATED IN COUNCIL DISTRICT 1.**

\* \* \* \* \*

**WHEREAS**, the voter approved 2012-2017 Bond Program included four (4) projects totaling \$15 million for Parks, Recreation and Open Space Improvements at HemisFair Park; and

**WHEREAS**, the projects are: 1) HemisFair Play Escape Project also known as Yanaguana Park; 2) Magik Theatre Restoration; 3) Historic Homes and; (4) the Civic Park; and

**WHEREAS**, this contract provides for the stabilization and exterior rehabilitation of five (5) historic homes (Amaya, Espinoza, Kampmann/Solomon, Koehler and Pereida Homes) and the stabilization only of five (5) other historic homes (Acosta/Halff, Mayer/Halff, Schultze, Smith and Sweeney Homes) within HemisFair Park; and

**WHEREAS**, the construction work scope is derived from construction documents completed by Fisher Heck, Inc., Architects; and

**WHEREAS**, project construction is anticipated to begin in October 2014 and estimated to be completed by July 2015; and

**WHEREAS**, three (3) of the ten (10) homes included in the scope of this project (Koehler House, Pereida House & Kampmann House) are currently occupied by tenants in lease agreements with the City of San Antonio; and

**WHEREAS**, the Center City Development & Operations Department (CCDO) is currently working with the Alamo City Chamber of Commerce and the San Antonio Parks Foundation to help relocate their offices from buildings that will be affected by upcoming construction work; and

**WHEREAS**, the Alamo Chamber of Commerce is currently located in the Pereida House and scheduled to relocate to an office at St. Paul Square; and

**WHEREAS**, the San Antonio Parks Foundation is currently located in the Koehler House and is scheduled for relocation to 400 N. St. Mary's Street; and

**WHEREAS**, both relocations will be complete in October 2014 prior to commencement of construction activities; and

**WHEREAS**, the Kampmann house will remain occupied by Magik Theatre throughout the construction period; and

**WHEREAS**, the General Contractor will be responsible for coordinating with the tenant, to ensure safe site conditions and minimize potential for disruption to the occupant's activities; and

**WHEREAS**, a previously executed Professional Design Services contract with Fisher Heck, Inc., Architects, to provide professional services for the design of the HemisFair Historic Homes Stabilizations and Exterior Rehabilitations Project in the amount of \$340,000.00, was approved by City Council on January 30, 2014 through Ordinance 2014-01-30-0049; and

**WHEREAS**, design work for the HemisFair Historic Homes Stabilizations and Exterior Rehabilitations Project began in February 2014 and was completed in June 2014; and

**WHEREAS**, a Request for Competitive Sealed Proposals was advertised for construction services in July 2014, in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily, on TVSA, and through the TCI Small Business Office; and

**WHEREAS**, responses were due in August 2014 and six (6) submittals were received and a selection committee consisting of a representative from Transportation and Capital Improvements, HemisFair Park Redevelopment Corporation, Center City Development evaluated, scored and ranked the submissions; and

**WHEREAS**, scoring was based on the published evaluation criteria, which included Evaluation of Background, Experience and Qualifications of Prime Firm, Project Management Plan, Team's Experience with San Antonio Region issues, past experience with City of San Antonio contracts and participation in the SBE Prime Contract Program; and

**WHEREAS**, this contract will be 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 15% Minority/Women Business Enterprise (M/WBE) subcontracting goal and 1% African-American Business Enterprise (AABE) subcontracting goal; and

**WHEREAS**, the Economic Development Department approved a partial waiver submitted by J.C. Stoddard Construction because the contractor demonstrated a good faith effort to provide subcontracting opportunities for small, minority, and women-owned businesses; and

**WHEREAS**, based on the evaluations and rankings made in the selection process, staff recommends J.C. Stoddard Construction; and

**WHEREAS**, this contract was developed utilizing a formal request for qualifications and proposal process; therefore, as required by the Ethics Ordinance, a Discretionary Contracts Disclosure Form has been included herein as an attachment; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The Proposal in the amount of \$2,190,000.00 from J. C. Stoddard Construction Company for the HemisFair Historic Homes Stabilizations and Exterior Rehabilitations Project is hereby accepted. The contract described herein shall become effective upon the deposit of all required bonds and insurance certificates so long as such deposits are accomplished within sixty (60) days from the effective date of this ordinance. All other bids will be considered rejected upon the contract becoming effective or the expiration of sixty (60) days from the effective date hereof, whichever occurs first. A copy of the contractor's Proposal is attached hereto and incorporated herein for all purposes as **Attachment I**.

**SECTION 2.** Payment in the amount of \$2,190,000.00 in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00357, HemisFair Park, is authorized to be encumbered and made payable to J.C. Stoddard Construction, for construction services. Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with approved operating and/or capital budgets for current and future fiscal years.

**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.

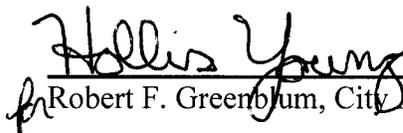
PASSED AND APPROVED this 9th day of October, 2014.

  
M A Y O R  
Ivy R. Taylor

ATTEST

  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

  
Robert F. Greenblum, City Attorney

<b>Agenda Item:</b>	7 ( in consent vote: 4, 5, 6, 7, 8, 11, 12, 13, 14, 16, 17, 18, 19 )
<b>Date:</b>	10/09/2014
<b>Time:</b>	09:27:39 AM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	An Ordinance authorizing the execution of a construction contract for the HemisFair Historic Homes Stabilizations and Exterior Rehabilitations Project in an amount not to exceed \$2,190,000.00, to J.C. Stoddard Construction, a 2012-2017 General Obligation Bond funded project, located in Council District 1. [Peter Zanoni, Deputy City Manager, Mike Frisbie, Director, Transportation and Capital Improvements]
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1		x				
Keith Toney	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Mari Aguirre-Rodriguez	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9	x					
Michael Gallagher	District 10		x			x	

FORM 6  
PROPOSAL FORM

CITY OF SAN ANTONIO

Project Name: Hemisfair Historic Homes Rehabilitation and Stabilization

Date Issued: July 7, 2014

Project No.: 40-00357C

Note: The estimated construction budget for this Project is \$2,100,000.00

I. BASE BID

Respondent's amount of its Construction Base Bid

Insert each Amount in Numbers for each itemized Home listed below:

Sweeney House - Building 2:

\$ 86,000.00

Schultze House - Building 4:

\$ 100,000 -

Mayer Halff House - Building 5:

\$ 270,000 -

Acosta House - Building 7:

\$ 410,000 -

Smith House - Building 16:

\$ 183,000 -

Kampmann House - Building 6:

\$ 325,000

Pereida House - Building 11:

\$ 220,000 -

Koehler House - Building 13:

\$ 150,000 -

Espinoza House - Building 14:

\$ 145,000 -

Amaya House - Building 15:

\$ 40,000.00

TOTAL BASE BID (Insert Amount in Words and Numbers)

ONE MILLION NINE HUNDRED TWENTY FOUR THOUSANDS 1,924,000 -

**II. ALLOWANCES**

Respondent's projected cost for overhead, profit, insurance and bonds associated with this Allowance shall not be included by Respondent in Respondents Base Bid amount and those associated costs incurred by Respondent, upon City's exercise of this Allowance, will be negotiated at the time of the Allowance's use. Kindly note, at the completion of the Contract, all unused Allowance shall be retained by the Owner.

**A. A fixed allowance amount of SEVEN THOUSAND DOLLARS (\$7,000.00) shall be included in the Respondent's total amount of its bid, listed below: consisting of the following:**

- 1. Section 07 7210-Bird Spikes: Include the stipulated sum of TWO THOUSAND DOLLARS (\$2,000.00) for purchase, delivery, and installation of bird spikes.**
- 2. Section 08 6100-Window Restoration and Replication: Include the stipulated sum of FIVE THOUSAND DOLLARS (\$5,000.00) for purchase, delivery, and installation of sash weights.**

**III. Respondent's Total Bid: (Base Bid + \$7,000.00 Project Allowance)  
Insert Amount in Words and Numbers:**

ONE MILLION NINE HUNDRED THIRTY SIX THOUSAND \$ 1,936,000.00

**IV. ALTERNATES**

Respondent's amount for each of the Project's listed Alternates:

**Alternate #1 - Kampmann House - Building 6: Exterior Wood Shutters**

**Total Amount of Bid for Alternate #1 (Insert Amount in Words and Numbers):**

Eight Thousand Dollars \$ 8,000.00

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**Alternate #2 - Pereida House - Building 11: Exterior Wood Shutters**

**Total Amount of Bid for Alternate #2 (Insert Amount in Words and Numbers):**

Seven Thousand Dollars \$ 7,000.00

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**Alternate #3 - Espinoza House - Building 14: Exterior Wood Shutters**

**Total Amount of Bid for Alternate #3 (Insert Amount in Words and Numbers):**

Nine Thousand Dollars \$ 9,000.00

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**Alternate #4 - Kampmann House - Building 6: Existing Wood Windows**

**Total Amount of Bid for Alternate #4 (Insert Amount in Words and Numbers):**

Credit of Seventeen Thousand Dollars \$ (17,000.00)

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**Total amount of all four (4) Alternates (Insert Amount in Words and Numbers):**

Seven Thousand Dollars \$ 7,000.00

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The Owner reserves the right to select alternates in the order of its choice and at its discretion.

BY MY SIGNATURE BELOW, I certify I legally am authorized to bind Respondent to the terms and conditions contained in this submitted RFCSP Proposal. I further certify the information contained in this submittal accurately reflects data regarding my organization/firm, the work to be performed and the estimates of planned/delivered services. By signing this Proposal Cover/Contract Signature Page, I understand and agree, if awarded a contract in response to this RSCSP, Respondent shall be ready, willing and able to comply with all representations made by Respondent in this Submittal and during the RFCSP Solicitation process.

Respondent certifies it fully shall comply with all of Contract Documents, pursuant to this RFCSP solicitation, for the amount(s) shown and details contained in Respondent's accompanying Proposal Form. Respondent confirms all work proposed by this RFCSP, when fully completed, shall be performed and acceptable to the entire satisfaction of City. As the legal representative of Respondent, I certify all prices contained in this proposal carefully have been checked and are submitted as true, correct and final.

As the legally authorized representative of Respondent, I submit this proposal and, by my signature below, acknowledge that I have received and read the entire RFCSP and each of the RFSCP attachments and agree, on behalf Respondent, to be bound by the terms therein. I further acknowledge I have received all Addenda and agree with and Respondent shall be bound by the terms, conditions and requirements of this submitted proposal, all documents listed in the RFCSP Submittal Checklist and Table of Contents, the enabling City Ordinance and all of the associated documentation that form the entire Contract to which Respondent shall be bound, upon the approval of the San Antonio City Council.

I certify any objections Respondent may have with the General Conditions for City of San Antonio Construction Contracts, labeled as RFCSP "Exhibit B" hereto and incorporated herein, have been listed and included in Respondent's written comments under Tab 8 hereto. I further certify all provisions contained in this submitted Proposal shall remain valid for 120 calendar days following the posted deadline date for submissions and, if Respondent is awarded a contract, throughout the entire term of the awarded contract.

Complex Contracting, Inc. dba JC Stoddard Construction

Official Name of Company (legal)

  
Signature of Authorized Individual

August 19, 2014

Date

12445 Old O'Connor Road

Company Address

San Antonio, Texas 78233

City, State and Zip Code

210-653-1324

Telephone No.

Jeron C. Stoddard, Sr.

Typed Name of Authorized Individual

President

Typed Title of Authorized Individual

210-653-6127

Fax No.

jcs@jcostoddard.com

E-mail Address

Name of the proposed Project Manager: Jeron C. Stoddard, Jr.

Name of the proposed Site Superintendent: Dwight B. Rapp, Jr.

CITY OF SAN ANTONIO

UNIT PRICING FORM 6

PROJECT NAME: Hemisfair Historic Homes Rehabilitation and Stabilization

Project No. 40-00357C

ITEM NO.	BID ITEM DESCRIPTION	UNIT OF MEASURE	UNIT BID PRICE
<b>The City only will accept bid pricing to the hundredths. Any pricing extended out to three decimal points will be truncated to two decimal points in the City's favor.</b>			
1	Concealed infill replacement of deteriorated wood roof decking using nominal 1 x 6 boards	S.F.	6.00
2	Replacement of deteriorated beaded board soffits to match existing at porches.	S.F.	16.00
3	Replacement of whole roof or large areas of deteriorated wood, only at concealed roof decking, using 3/4 inch plywood.	S.F.	4.00
4	Replacement of two (2) weights per sash.	Per Sash	200.00
5	Installation of bird spikes.	L.F.	10.00
6	Replacement of lime plaster due to test failure by sounding the plaster.	S.F.	20.00 <sup>00</sup>
<p>Complex Contracting, Inc. dba JC Stoddard Construction hereby certifies that the unit prices shown on this form in this bid proposal are the unit prices intended for this project. These unit prices are 'complete and in place', and include but are not limited to: necessary superintendence, labor, machinery, equipment, tools, materials, mobilization, insurance, overhead and other miscellaneous items and cost to complete the proposed work. It is further understood that these unit prices will be used by the City of San Antonio to adjust the final bid or contract amount through additions to or deletions from the scope and amount of work for the project, at the sole discretion of the City of San Antonio.</p> <p>Complex Contracting, Inc. dba JC Stoddard Construction agrees to the terms, conditions, and requirements of the bidder's bid proposal.</p>			
Signed:			Date: August 19, 2014
Title:	President		

PROJECT ID: 40-00357C