SW/vv
09/17/15
Item #20

AN ORDINANCE 2015-09-17-0794

AUTHORIZING A TASK ORDER TO A JOB ORDER CONTRACT WITH THE SABINAL GROUP, FOR THE MARKET SQUARE EL MERCADO BUILDING RESTROOM RENOVATION PROJECT, A MARKET SQUARE FUND PROJECT LOCATED IN COUNCIL DISTRICT 1, FOR AN AMOUNT NOT TO EXCEED $178,312.00.

* * * * *

WHEREAS, the El Mercado Building, located at 514 W. Commerce, houses one of the largest markets in the United States where visitors shop at 32 vendor shops; and

WHEREAS, this project provides for the improvement of the women's and men's restrooms located inside the El Mercado Building; and

WHEREAS, the existing restroom facilities contain outdated fixtures and finishes that are in need of replacement; and

WHEREAS, improvements include new wall tile, sinks, toilets, paint, toilet partitions, ceiling, light fixtures, changing stations, ADA toilet stalls, restroom accessories and polished concrete floor; and

WHEREAS, coordination with the Center City Development Office will be made to ensure the facility is accessible to patrons and residents during construction; and

WHEREAS, this project was selected to utilize the Job Order Contracting (JOC), an alternative project delivery method, through 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, the assignment of the JOC contractor to a specific job is based on the contractor's current workload, overall capacity, familiarity with a specific facility, expertise in completing specific task(s), cost and/or managing a specific trade needed to carry out the job; and

WHEREAS, of the ten (10) contractors, The Sabinal Group was selected to submit an estimate and project schedule for this project; and

WHEREAS, the Job Order Contract was 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

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WHEREAS, the Goal Setting Committee set a 23% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise (AABE) subcontracting goal; and

WHEREAS, The Sabinal Group has committed to meeting the assigned Job Order Contract subcontractor goals on a quarterly basis; **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, for the Market Square El Mercado Building Restroom Renovation Project, a Market Square fund project located in Council District 1, in an amount not to exceed $178,312.00. 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 $178,312.00 in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 23-01505, the Farmers Market Restroom Renovations, is authorized to be encumbered and made payable to The Sabinal Group, for restroom 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 17th day of September, 2015.

Ivy R. Taylor

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:	**20 (in consent vote: 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22A, 22B, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 40, 41, 42, 43)**
Date:	09/17/2015
Time:	10:02:11 AM
Vote Type:	Motion to Approve
Description:	An Ordinance for the Market Square El Mercado Building Restroom Renovation Project authorizing a Job Order Contract to The Sabinal Group for restroom renovations in an amount not to exceed $178,312.00, a Market Square Fund project located in Council District 1 [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				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x			x	
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Attachment I

SABINAL GROUP

PROJECT ESTIMATE BASED UPON DRAWINGS DATED: June 2015

Project : **Market Square Restroom Reno** Bid Time : 3:00 PM
Address : 514 W. Commerce St. Bid Date : 8/20/2015
San Antonio, Texas 78207 Floor Level : ONE
Architect : Debra J. Dockery, Architect, PC **Square Footage : 750**

NO.	COST CODE	AIA CAT	DESCRIPTION	BID AMOUNT	% OF TOTAL	$ PER SF	REMARKS
1	2050		Asbestos Abatement	NIC	0.00%	$0.00	
2	1410		Testing	N/A	0.00%	$0.00	
3	2200		Demolition	$5,700	3.20%	$7.60	Sabinal
4	3100		Concrete (Turn-Key)	$2,000	1.12%	$2.67	IVF
	03001		Masonry	$2,000	1.12%	$2.67	
5	5100		Misc. Steel Fabrication	$2,250	1.26%	$3.00	Fusion/Rivets
6	6100		Rough Carpentry	$563	0.32%	$0.75	Allowance
7	6220		Millwork	N/A	0.00%	$0.00	
8	7510		Roofing	N/A	0.00%	$0.00	
9	7900		Caulking & Sealants	$250	0.14%	$0.33	Allowance
10	8120		Doors / Frames / Hardware	$7,050	3.95%	$9.40	Hull
11	8800		Glass & Glazing	in T. Access	0.00%	$0.00	
12	9200		Lath & Plaster	$1,500	0.84%	$2.00	Patch Allowance
13	9250		Drywall & Acoustical	$7,550	4.23%	$10.07	Sabinal
14	9600		Ceramic Tile	$22,384	12.55%	$29.85	J & R Tile
15	9600		Flooring & Base	N/A	0.00%	$0.00	
16	9700		Sealed Concrete Floors	$2,725	1.53%	$3.63	K-Stone
17	9900		Painting	$3,719	2.09%	$4.96	Travis
18	10601		Toilet Partitions & Accessories	$11,374	6.38%	$15.17	Klinger
19	10400		Signage	$250	0.14%	$0.33	Allowance
20	10520		Fire Extinguishers & Cabinets	NIC	0.00%	$0.00	
21	15100		Mechanical	$10,571	5.93%	$14.09	Flo-Aire
22	15400		Plumbing	$37,693	21.14%	$50.26	Bolin
23	15300		Fire Protection	$1,800	1.01%	$2.40	Enterprise
24	16100		Electrical	$16,734	9.38%	$22.31	BB
25	16700		Telephone / Data Cabling	BY OWNER	0.00%	$0.00	
26	16150		Fire Alarm	$2,000	1.12%	$2.67	Allowance
27	16750		Security Systems	BY OWNER	0.00%	$0.00	
28							
29			Owners Contingency Allowance	$2,500	1.40%	$3.33	Signage
30							
31			**Subtotal (Hard Costs)**	$140,613	78.86%	$187.48	
32			General Conditions	$25,779	14.46%	$34.37	
33							
34			**Subtotal**	$166,392	93.32%	$221.86	
35		5.00%	Fee	$8,320	4.67%	$11.09	
36							
37			**Subtotal**	$174,712	97.98%	$232.95	
38		2.06%	P&P Bond Cost	$3,600	2.02%	$4.80	
39							
40			**Construction Total**	$178,312	100.00%	$237.75	
41		0.000%	Sales Tax (Exempt)	$0	0.00%	$0.00	
42							
			GRAND TOTAL	**$178,312**	100.0%	**$237.75**	per square foot