

THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.

AN ORDINANCE

AUTHORIZING A TASK ORDER TO A JOB ORDER CONTRACT FOR A STRUCTURAL STABILIZATION PROJECT OF THE DULLNIG HOUSE LOCATED IN COUNCIL DISTRICT 2, IN THE AMOUNT OF \$425,000.00 FUNDED FROM THE PARKS AND RECREATION GENERAL FUND OPERATING BUDGET, DEFERRED MAINTENANCE, PAYABLE TO DAVILA CONSTRUCTION, INC.

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WHEREAS, the Dullnig House is situated inside the Healy Murphy Historic District and has been designated as a local historic landmark; and

WHEREAS, the Dullnig House, located at 204 Nolan Street at the intersection of Live Oak Street and Nolan Avenue, is a 2,000 square foot building on a ½ acre site; and

WHEREAS, the building was occupied for over 20 years by Centro del Barrio Clinic until they relocated their program to Haven for Hope in 2009; and

WHEREAS, Healy Murphy Center, Inc. occupied the building for administrative offices during the renovation of their campus for a one-year period ending in the spring of 2012; and

WHEREAS, currently the property is leased to Sherry M. Chaudhry and the tenant is responsible for the operation and maintenance of the property and has yet to occupy the property due to structural issues; and .

WHEREAS, the Parks Department was notified by the Office of Historic Preservation (OHP) of the Dullnig House being identified as a vacant property, and the need to register it as such under the Vacant Buildings Registration Program; and

WHEREAS, consequently, OHP staff conducted an inspection and identified needed repairs to comply with the minimum standards of care; and

WHEREAS, the department had a structural evaluation conducted and a recommendation was made to stabilize and rehabilitate the structure; and

WHEREAS, 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; and

WHEREAS, the use of the JOC delivery method provides the City with on-call construction, renovation and maintenance services for City buildings and facilities; and

WHEREAS, assignment of JOC contractors to specific jobs is based on the contractor's current workload, overall capacity, and familiarity with a specific facility, expertise in completing specific task and/or managing a specific trade needed to carry out the requested repair or rehabilitation; and

WHEREAS, of the ten contractors, Davila Construction, Inc. was selected to submit an estimate and project schedule for this Project; and

WHEREAS, Davila Construction, Inc. has committed to 23% Minority/Women Business Enterprise and 3% African-American Business subcontractor participation and was selected based on their capacity and familiarity with the Dullnig House; and

WHEREAS, the scope of work will stabilize and level the foundation, replace the roof, rehabilitate the exterior including the stone walls, remove and repair the windows and exterior doors, remove and rebuild the front porch, and demolish the most current room additions; **NOW THEREFORE:**

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

SECTION 1. The City Manager or her designee 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 Davila Construction, Inc., for the Dullnig House, structural stabilization project, located in Council District 2, in an amount not to exceed \$425,000.00. A copy of the task order is attached hereto and incorporated herein for all purposes as **Attachment I**.

SECTION 2. NO FISCAL LANGUAGE AVAILABLE

SECTION 3. NO FISCAL LANGUAGE AVAILABLE

SECTION 4. 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 5. This ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this ____ day of _____.

SW/ah
xx/xx/xx
Item No. 18-1785

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney