

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

**AN ORDINANCE**

**ACCEPTING THE LOWEST RESPONSIVE BID, INCLUDING FOUR ADDITIVE ALTERNATES AND AWARDING A SINGLE CONSTRUCTION CONTRACT TO ALLBRITE CONSTRUCTORS OF TEXAS, INC. IN THE AMOUNT OF \$4,940,987.00 FOR THE DISTRICT 3 COMMUNITY CENTER AND SOUTHSIDE LIONS PARK, BOTH 2012-2017 BOND-FUNDED PROJECTS LOCATED IN COUNCIL DISTRICT 3.**

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**WHEREAS**, under the voter approved 2012-2017 Bond Program, \$6,000,000.00 was designated for the development of a multigenerational community center in District 3 and \$750,000.00 for the Southside Lions Park Project; and

**WHEREAS**, several sites within District 3 were considered for this project with the selection of a site within South Side Lions Park being the preferred option by the public; and

**WHEREAS**, the District 3 Senior Community Center Project provides for an approximately 13,000 square foot metal, stone and glass building located on the site of the existing unused tennis courts and restroom building in Southside Lions Park; and

**WHEREAS**, the building will consist of a reception area, classrooms for arts and crafts, computers, offices, area for health screening, exercise and dance facilities, meeting rooms, pool table, lounge areas, large multi-purpose dining room and a warming kitchen; and

**WHEREAS**, the design also includes a large front porch overlooking a great lawn and Southside Lions Lake beyond; and

**WHEREAS**, the site improvements will include parking for 162 vehicles, including 22 handicap-accessible spaces, sidewalks, vehicular drop off areas, native and low water use landscaping, site drainage improvements, outdoor activity spaces and connection to public transportation on Pecan Valley Drive; and

**WHEREAS**, the Southside Lions Park Project provides for general park improvements to include construction of a dog park; and

**WHEREAS**, the Parks and Recreation Department decided to co-locate the dog park with the Community Center, in order to share infrastructure and enliven an underutilized area of Southside Lions Park; and

**WHEREAS**, the dog park will include separate play areas for both small and large dogs, fencing, benches, water fountains, trash receptacles and signage; and

**WHEREAS**, project construction is anticipated to begin late October 2015 and is estimated to be completed by November 2016; and

**WHEREAS**, these projects were advertised in July 2014 for construction bids in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily, on TVSA and through the Transportation and Capital Improvements Small Business Office in July 2014; and

**WHEREAS**, plans also were available for review by potential bidders at the office of Debra J. Dockery, Architect, PC, located at 118 Broadway, Suite 516, San Antonio, Texas; and

**WHEREAS**, bids were opened on August 11, 2015, and five (5) bidders responded, of these, Allbrite Constructors of Texas, Inc., submitted the lowest responsive bid; 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 22% Minority/Women Business Enterprise (M/WBE) subcontracting goal, and a 3% African American Business Enterprise (AABE) Subcontracting Goal; and

**WHEREAS**, Allbrite Constructors of Texas, Inc. has committed to 21.5% M/WBE subcontractor participation and 3% AABE subcontractor participation; and

**WHEREAS**, Allbrite Constructors of Texas, Inc. is a small business; and

**WHEREAS**, this construction contract was developed utilizing the low bid process; therefore, a Discretionary Contracts Disclosure Form is not required; **NOW THEREFORE:**

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

**SECTION 1.** The lowest responsive bid in the amount of \$4,940,987.00, from Allbrite Constructors of Texas, Inc., including four additive alternates, for the District 3 Community Center and Southside Lions Park, both 2012-2017 Bond-funded projects, located in Council District 3 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. A copy of Allbrite Constructors of Texas, Inc.'s executed Formal Invitation for Bids and Contract is attached hereto and incorporated herein for all purposes as **Attachment I**.

**SECTION 2.** The budget in SAP Fund 43099000, Certificates Of Obligation Capital Projects, SAP Project Definition 20-00011, Replacement Fire Station 2, shall be revised by decreasing SAP WBS Element 20-00011-05-02-01 entitled Construction-City, SAP GL account 5201140, by the amount of \$143,000.00.

**SECTION 3.** The budget in SAP Fund 43099000, Certificates Of Obligation Capital Projects, SAP Project Definition 20-00011, Replacement Fire Station 2, shall be revised by decreasing SAP WBS element 20-00011-90-16-02 entitled FY 2016 Unissued CO's, SAP GL account 6101100, by the amount of \$143,000.00.

**SECTION 4.** The budget in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00415, Fire Station 18 Replacement, shall be revised by decreasing SAP WBS Element 40-00415-05-02-01 entitled Construction-City, SAP GL account 5201140, by the amount of \$32,000.00.

**SECTION 5.** The budget in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00415, Fire Station 18 Replacement, shall be revised by decreasing SAP WBS element 40-00415-90-02-01 entitled FY 2016 Unissued CO's, SAP GL account 6101100, by the amount of \$32,000.00.

**SECTION 6.** The budget in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00416, Fire Station 30 Replacement, shall be revised by decreasing SAP WBS Element 40-00416-05-02-01 entitled Construction-City, SAP GL account 5201140, by the amount of \$185,000.00.

**SECTION 7.** The budget in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00416, Fire Station 30 Replacement, shall be revised by decreasing SAP WBS element 40-00416-90-02-01 entitled FY 2016 Unissued CO's, SAP GL account 6101100, by the amount of \$185,000.00.

**SECTION 8.** The amount of \$261,990.00 is appropriated in SAP Fund 110010001, General Funds, SAP Internal Order # 39000000XXXX, SAP GL account 6102100 - Interfund Transfer out entitled From 110010001 to 40-00348-90-14-01. The amount of \$261,990.00 is authorized to be transferred to SAP Fund 45099000.

**SECTION 9.** The budget in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00348, District 3 Community Center, shall be revised by increasing SAP WBS Element 40-00348-90-14-01 entitled Transfer from I/O# 39000000XXXX, SAP GL Account 6101100 - Interfund Transfer In, by the amount of \$261,990.00.

**SECTION 10.** The budget in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00348, District 3 Community Center, shall be revised by increasing SAP WBS element 40-00348-90-02-01 entitled FY 2016 Unissued CO's, SAP GL account 6101100 - Interfund Transfer In, by the amount of \$360,000.00.

**SECTION 11.** The amount up to \$621,990.00 is appropriated in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00348, District 3 Community Center, SAP WBS Element 40-00348-05-02-01, entitled Construction-City, SAP GL Account 5201140.

**SECTION 12.** Payment in the amount of \$4,890,987.00 in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00348, District 3 Community Center, is authorized to be encumbered and made payable Allbrite Constructors of Texas, Inc., for construction services. Payments for services are contingent upon the availability of funds and the sale of future City of San Antonio, Certificates of Obligation in accordance with the adopted capital budget. 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 13.** Payment in the amount of \$50,000.00 in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00393, Southside Lions Park, is authorized to be encumbered and made payable to Allbrite Constructors of Texas, Inc., for construction services.

**SECTION 14.** 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 15.** 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 \_\_\_\_\_, 2015.

**M A Y O R**  
Ivy R. Taylor

**ATTEST:**

**APPROVED AS TO FORM:**

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Leticia M. Vacek, City Clerk

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Martha G. Sepeda, Acting City Attorney