

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

AN ORDINANCE

AUTHORIZING THE NEGOTIATION AND EXECUTION OF THREE ON-CALL, ONE-YEAR JOB ORDER CONTRACTS EACH FOR AN AMOUNT NOT TO EXCEED \$2,000,000.00 WITH THE OPTION TO RENEW FOR ONE, ONE-YEAR EXTENSION WITH ALLBRITE CONSTRUCTORS OF TEXAS, INC., ALPHA BUILDING CORPORATION, AND TEJAS PREMIER BUILDING CONTRACTOR, INC. FOR THE CITY'S OWNER OCCUPIED REHABILITATION PROGRAM, A HOME INVESTMENT PARTNERSHIP (HOME) FUNDED PROGRAM FOR HOME REHABILITATION AND RECONSTRUCTION PROJECTS.

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WHEREAS, the City Council has approved the use of HOME Investment Partnerships Program (HOME) funds for the City of San Antonio's Owner-Occupied Rehabilitation Program ("Program"); and

WHEREAS, the Program is designed to bring eligible homes into compliance with applicable, locally adopted housing rehabilitation standards to (i) reduce ongoing and future maintenance costs, (ii) promote energy efficiency, and (iii) preserve decent affordable owner-occupied housing by providing a deferred, forgivable loan for up to 15 years; and

WHEREAS, Job Order Contracts (JOC) is recognized as an ideal project delivery method to complete rehabilitation and reconstruction projects easily and quickly; and

WHEREAS, the City Council approved JOC as an alternative delivery method by resolution on November 2, 2006; the inaugural group of JOC Contractors were approved by Ordinance 2007-03-29-0342 on March 29, 2007, and the second group of successful applicants through Ordinance 2011-01-20-0053 on January 20, 2011; and

WHEREAS, it is the desire of the City Council to authorize the negotiation and execution of three (3) On-Call Job Order Contracts in an amount each not to exceed \$2,000,000.00, for a one-year period with the option to renew for a one (1) one-year term with Allbrite Constructors of Texas, Inc., Alpha Building Corporation, and Tejas Premier Building Contractor, Inc. for eligible home rehabilitation and reconstruction projects; and

WHEREAS, City Council approval is required for projects utilizing JOC over \$100,000.00;
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 Department of Transportation and Capital Improvement or his designee is hereby authorized to negotiate and execute three (3) On-Call Job Order Contracts with Allbrite Constructors of Texas, Inc., Alpha Building Corporation, and Tejas Premier Building Contractor, Inc. for the home rehabilitation and reconstruction projects, in an amount each not to exceed \$2,000,000.00, for a one-year period with the option to renew for a one (1) one-year term. The executed job order contracts will be in substantially the same form as the contract template attached hereto and incorporated herein for all purposes as **Attachment I**.

SECTION 2. The following financial adjustment is hereby approved:

- a) Funding for this Ordinance will be identified when work orders are issued. If funding for any work order is not previously appropriated, funding will be identified and appropriated through subsequent City Council action. Payment is limited to the amounts budgeted in the HOME Program funding sources identified. All expenditures will comply with the HOME Program Budget for current and future fiscal years.
- b) Payment not to exceed \$2,000,000.00 per Job Order Contract, is authorized to be encumbered with a purchase order and made payable to the three (3) authorized on-call Contractors listed in this Ordinance to provide construction, renovation, and rehabilitation projects in eligible home under the Program.

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 _____ day of _____, 2015.

M A Y O R
Ivy R. Taylor

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Martha G. Sepeda, Acting City Attorney