

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

ORDINANCE

**APPROVING A CONTRACT AMENDMENT TO INCREASE THE
CONTRACT SPENDING AUTHORIZATION CAPACITY FOR THE JOB
ORDER CONTRACTS (JOCs) PROGRAM IN THE AMOUNT OF
\$24,000,000, AMENDING THE ASSOCIATED JOC AGREEMENTS TO
INCREASE SPENDING AUTHORIZATION CAPACITY AS NEEDED
WITH ALPHA BUILDING CORPORATION, LEE CONSTRUCTION AND
MAINTENANCE COMPANY, AMSTAR, INC., CON-COR, INC., BELT
BUILT CONTRACTING, LLC., THE SABINAL GROUP, LLC., TEJAS
PREMIERE BUILDING CONTRACTOR, INC., AND HJD CAPITAL
ELECTRIC, INC.**

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WHEREAS, a Job Order Contract (JOC) is an Indefinite Delivery Indefinite Quantity (IDIQ) construction delivery method that allows facility projects to be completed through a readily available, competitively awarded contract. Facility projects include building and park maintenance, repairs, renovations, and minor construction improvements. The JOC delivery method is governed under Chapter 2269, Subchapter J of the Texas Government Code; and

WHEREAS, the JOC method is an innovative contracting technique created specifically for facility maintenance and construction services. Using a JOC contract allows minor facility improvements to be completed quicker than a traditional method with long lead times for procurement and award to a contractor. JOC enables construction companies to build their business and establish a professional and reliable relationship with the City. As facility improvement needs are identified, the City may assign task orders to an awarded JOC contractor; and

WHEREAS, on February 17, 2022, through Ordinance 2022-02-17-0107, Council approved the current JOC Program, authorizing a total program budget of \$72,000,000 for contracting with eight selected contractors: Alpha Building Corporation, Amstar, Inc., Belt Built Contracting, LLC., Con-Cor, Inc., HJD Capital Electric, Inc., Lee Construction and Maintenance Company, Tejas Premiere Building Contractor, Inc., and The Sabinal Group, LLC. The terms of the contract were for a one- year base term, with two optional one-year discretionary extensions; and

WHEREAS, on November 2, 2023, City Council approved the increase to the contract spending authorization capacity for the Job Order Contracts (JOCs) Program in the amount of \$24,000,000, amending the associated JOC agreements to increase spending authorization capacity and repealed the former annual contract limits for Alpha Building Corporation, Lee Construction and Maintenance Company, Amstar Inc., Con-Cor, Inc., Belt-Built Contracting, LLC., The Sabinal Group, LLC., Tejas Premier Building Contractor, Inc., and HJD Capital Electric, Inc; and approved the task order threshold amount issued under the JOC program requiring City Council

approval from \$250,000 to the statutory limit of \$500,000 in accordance with Texas Government Code Section 2269.403

WHEREAS, the current JOC Program is projected to reach its capacity before the expiration of the last term of the contract on March 1, 2025. The City has expended over \$95,000,000.00 of the \$96,000,000.00 authorized spending capacity. The JOC program will require additional spending authority to meet the projected JOC use during the remaining months of program capacity; and

WHEREAS, this amendment increases the contract spending authorization in the amount of \$24,000,000 and revises the program spending authority total amount and its agreement limits to allow maximum flexibility for using JOCs on the projected work for the remaining term of the JOC Program. The other terms of the JOC agreement, such as participating in the Small Business Economic Development Advocacy (SBEDA) Program, will continue to apply.

The following table illustrates the previously authorized amendments since the execution of the JOC Program, the proposed amendment and proposed contract amount:

Item	Amount
Original Program Value	\$72,000,000
Previous Program Amendments	\$24,000,000
Proposed Program Amendment	\$24,000,000
Revised Program Value	\$120,000,000

WHEREAS, staff recommends approving an amendment to increase the contract spending authorization capacity for the Job Order Contracts (JOCs) Program in the amount of \$24,000,000, amending the associated JOC agreements to increase spending authorization capacity as needed with Alpha Building Corporation, Lee Construction and Maintenance Company, Amstar, Inc., Con-Cor, Inc., Belt Built Contracting, LLC., The Sabinal Group, LLC., Tejas Premiere Building Contractor, Inc., and HJD Capital Electric, Inc.; **NOW THEREFORE:**

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

SECTION 1. The City Manager or designee, or the Director of the Public Works Department or designee, is authorized to approve an amendment to increase the Job Order Contract spending authorization in the amount of \$24,000,000.00 to Alpha Building Corporation, Lee Construction and Maintenance Company, Amstar, Inc., Con-Cor, Inc., Belt Built Contracting, LLC., The Sabinal Group, LLC., Tejas Premiere Building Contractor, Inc., and HJD Capital Electric, Inc., for on-call construction and professional services.

SECTION 2. Funding for this ordinance in the increased amount of \$24,000,000.00 will be identified when work orders are issued. If funding for any work orders is not previously appropriated, funding will be identified and appropriated through subsequent City Council action. Payment is limited to the amounts budgeted in the Operating, Grants, and/or Capital Budget funding sources identified. All expenditures will comply with Operating, Grants, and/or Capital Budgets for current and future fiscal years.

SECTION 3. Additional payments from this contract amendment not to exceed \$24,000,000.00 is authorized to be encumbered with purchase orders and made payable to the various vendors selected.

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Fund Numbers, Project Definitions, WBS Elements, Internal Orders, Fund Centers, Cost Centers, Functional Areas, Funds Reservation Document Numbers, and 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 August, 2024.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney