

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

ORDINANCE

**APPROVING THE FOLLOWING ITEMS RELATED TO THE
PERRIN HOMESTEAD HISTORIC CENTER PROJECT, A
GENERAL OBLIGATION BOND, CERTIFICATES OF
OBLIGATION AND TAX NOTES FUNDED PROJECT, LOCATED
IN COUNCIL DISTRICT 10: (A) THE EXECUTION OF A TENDER,
RELEASE AND SUBSTITUTION AGREEMENT WITH US
CASUALTY AND SURETY INSURANCE COMPANY (“US
CASUALTY”) TO ACCEPT FUNDS IN AN AMOUNT NOT TO
EXCEED \$831,235.00 FROM US CASUALTY AND TO ACCEPT US
CASUALTY’S TENDERED CONTRACTOR, J.C. STODDARD
CONSTRUCTION (B) THE AWARD OF THE CONSTRUCTION
CONTRACT TO J.C. STODDARD CONSTRUCTION IN THE
AMOUNT OF \$1,689,017.00 FOR THE COMPLETION OF THE
PERRIN HOMESTEAD HISTORIC CENTER PROJECT; (C) THE
EXECUTION OF AN AMENDMENT IN THE INCREASED
AMOUNT OF \$77,745.00 FOR A TOTAL PROFESSIONAL DESIGN
SERVICES AGREEMENT AMOUNT OF \$314,049.53 WITH
REHLER VAUGHN AND KOONE (“R.V.K.”) TO PERFORM
CONSTRUCTION ADMINISTRATION SERVICES; (D) AND
AUTHORIZING THE ALLOCATION OF THE \$831,235.00
ACCEPTED FROM US CASUALTY, AND REALLOCATION OF
\$262,113.46 IN 2017 GENERAL OBLIGATION BOND FUNDS AND
\$337,886.54 IN GENERAL FUNDS, ALL TOTALING AN
ADDITIONAL \$1,431,235.00, TO THE PERRIN HOMESTEAD
HISTORIC CENTER PROJECT INCLUDED IN THE FY 2024 – FY
2029 CAPITAL IMPROVEMENT PROGRAM**

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WHEREAS, on May 6, 2017, San Antonio voters approved the City of San Antonio's 2017-2022 Bond Program, of which \$1,000,000.00 was approved for the rehabilitation and adaptive reuse of the historic Perrin Homestead and property owned by the City of San Antonio, continuing the City of San Antonio's commitment to preserving and improving city-owned facilities for the community's continued use; and

WHEREAS, on October 14, 2021, the City Council approved a construction contract with Longhorn Tejas Property Builders, LLC, for \$831,235.00 for the Perrin Homestead Historic Center project through Ordinance 2021-10-14-0778; and

WHEREAS, on April 7, 2023, the City of San Antonio terminated the contract with Longhorn Tejas Property Builders, LLC; and

WHEREAS, as a result of the termination and as part of the required performance bond, US Casualty and Surety Insurance Company (“US Casualty”) will pay the maximum amount allowable under the bond for performance and completion of the construction contract and will obtain and tender a new contractor to complete the remaining work; and

WHEREAS, the approval of the Tender, Release, and Substitution Agreement allows for the maximum allowable reimbursement of funds to cover remaining project cost, acceptance of US Casualty’s tendered contractor, and awarding of the construction contract to J.C. Stoddard to complete the construction of the project; and

WHEREAS, on October 5, 2017, the City Council approved the design services agreement with Rehler Vaughn and Koone (“R.V.K.”) for the Perrin Homestead Historic Center Project in the amount of \$70,731.00 as part of the 2017 Bond Program Mass Selection through Ordinance 2017-10-05-0742; and

WHEREAS, contract amendments to modify and enhance this project have increased the agreement by \$165,573.53, and this proposed amendment will increase the agreement capacity by \$77,745.00 for a revised agreement value of \$314,049.53, as illustrated by the following table::

Item	Amount
Original Contract Value	\$ 70,731.00
Previous Amendments	\$ 165,573.53
Proposed Amendment	\$ 77,745.00
Revised Contract Value	\$ 314,049.53

WHEREAS, this amendment will compensate the consultant for the work and costs associated with construction administration services related to the Perrin Homestead Historic Center project; and

WHEREAS, this ordinance approves the execution of a Tender, Release and Substitution Agreement with US Casualty to accept funds in an amount not to exceed \$831,235.00 from US Casualty; accepts US Casualty’ tendered contractor, J.C. Stoddard Construction and awards the construction contract to J.C. Stoddard Construction in the amount of \$1,689,017.00 for the completion of the Perrin Homestead Historic Center Project, executes an amendment in the increased amount of \$77,745.00 for a total Professional Design Services Agreement amount of \$314,049.53 with R.V.K. to perform construction administration services, and authorizes the allocation of the \$831,235.00 accepted from US Casualty, and reallocation of \$262,113.46 in 2017 General Obligation Bond funds and \$337,886.54 in General Funds, all totaling an additional \$1,431,235.00, to the Perrin Homestead Historic Center project included in the FY 2024 – FY 2029 Capital Improvement Program

WHEREAS, construction is anticipated to resume in Spring 2024 and complete in Summer 2025;
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 execute a Tender, Release and Substitution Agreement with US Casualty and Surety Insurance Company (“US Casualty”) to accept funds in an amount not to exceed \$831,235.00 from US Casualty, accept US Casualty’s tendered contractor, J.C. Stoddard Construction, and award the construction contract to J.C. Stoddard Construction in the amount of \$1,689,017.00 for the completion of the Perrin Homestead Historic Center Project.

SECTION 2. The City Manager or designee, or the Director of the Public Works Department or designee, is authorized to execute an amendment in the increased amount of \$77,745.00 for a total Professional Design Services Agreement amount of \$314,049.53 with Rehler Vaughn and Koone (“R.V.K.”) to perform additional construction administration services for the Perrin Homestead Historic Center Project.

SECTION 3. The budget in Fund 45910302, Project GO-00291, WBS Element GO-00291-01-01-57 and GL Account 6102100 is authorized to be appropriated in the amount of \$40,246.23.

SECTION 4. The budget in Fund 45910402, Project GO-00297, WBS Element GO-00297-01-01-57 and GL Account 6102100 is authorized to be appropriated in the amount of \$221,867.23.

SECTION 5. The budget in Fund 11001000, Internal Order 39000000xxxx and GL Account 6102100 is authorized to be appropriated in the amount of \$337,886.54.

SECTION 6. The budget in Fund 45099000, Project 23-01696, WBS Element 23-01696-90-01-17-03 and GL Account 6101100 is authorized to be appropriated in the amount of \$40,246.23.

SECTION 7. The budget in Fund 45099000, Project 23-01696, WBS Element 23-01696-90-01-17-04 and GL Account 6101100 is authorized to be appropriated in the amount of \$221,867.23.

SECTION 8. The budget in Fund 45099000, Project 23-01696, WBS Element 23-01696-90-14-01 and GL Account 6101100 is authorized to be appropriated in the amount of \$337,886.54.

SECTION 9. The budget in Fund 45099000, Project 23-01696, WBS Element 23-01696-90-10-01 and GL Account 4502280 is authorized to be appropriated in the amount of \$831,235.00.

SECTION 10. The budget in Fund 45099000, Project 23-01696, WBS Element 23-01696-01-02-01 and GL Account 5201170 is authorized to be appropriated in the amount of \$77,745.00.

SECTION 11. The budget in Fund 45099000, Project 23-01696, WBS Element 23-01696-05-02-01 and GL Account 5201140 is authorized to be appropriated in the amount of \$522,255.00.

SECTION 12. The budget in Fund 45099000, Project 23-01696, WBS Element 23-01696-05-02-08 and GL Account 5201140 is authorized to be appropriated in the amount of \$831,235.00.

SECTION 13. Payment not to exceed \$1,689,017.00 is authorized to be encumbered with a purchase order and made payable to J.C. Stoddard for construction related services. Payment is in

support of Project 23-01696 and GL Account 5201140. Funding is provided by General Obligation bonds and bond release funds from National Claims Services and is included in the FY 2024 – FY 2029 CIP Budget.

SECTION 14. Payment not to exceed \$77,745.00 for the contract amendment is authorized to be encumbered with a purchase order and made payable to Rehler Vaughn and Koone for construction administration services. Payment is in support of Project 23-01696 and GL Account 5201170. Funding is provided by General Obligation bonds and bond release funds from National Claims Services and is included in the FY 2024 – FY 2029 CIP Budget.

SECTION 15. 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 16. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 8th day of May, 2024.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney