

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

ORDINANCE

APPROVING A TASK ORDER TO A JOB ORDER CONTRACT WITH LEE CONSTRUCTION AND MAINTENANCE COMPANY IN THE AMOUNT OF \$828,851.70 FOR THE FOREST HILLS BRANCH LIBRARY PROJECT LOCATED IN COUNCIL DISTRICT 7; AND AUTHORIZING THE ACCEPTANCE, APPROPRIATION AND AMENDING OF THE FY 2022 – FY 2027 CAPITAL IMPROVEMENTS PROGRAM WITH A DONATION FROM THE KELSO FOUNDATION IN THE AMOUNT OF \$25,000.00 FROM THE LIBRARY DONATION FUND TO THE FOREST HILLS REPAIR PROJECT FOR THE FOREST HILLS BRANCH LIBRARY CHILDREN’S AREA. FUNDING IS AVAILABLE FROM PREVIOUSLY AUTHORIZED DEBT PROCEEDS, OTHER FUNDING SOURCES AND IS INCLUDED IN THE FY 2022 – FY 2027 CAPITAL IMPROVEMENTS PROGRAM.

* * * * *

WHEREAS, the Forest Hills Branch Library project is a 2017 Bond project originally scheduled for completion in February 2021. However, due to the winter storm freeze during the week of February 15, 2021, the library building experienced damage from a pipe burst which flooded the building’s interior. This task order will provide for the necessary improvements included in the 2017 Bond project which consists of new carpet, floor tile, ceiling tiles, interior paint and some new furniture and shelving; and

WHEREAS, construction is anticipated to begin in January 2022 and is estimated to be completed by September 2022; and

WHEREAS, this task order utilizes the Job Order Contracting (JOC) approved through Ordinance 2019-02-21-0134 by City Council on February 21, 2019. 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, familiarity with a specific facility, expertise in completing a specific task and/or managing a specific trade needed to carry out the requested repair or rehabilitation. Of the ten contractors approved as part of the JOC, Lee Construction and Maintenance Company was selected.

WHEREAS, this contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts to be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract and

maximize the amount of small, minority and women-owned business participation on the contract; and

WHEREAS, the Goal Setting Committee set a 24% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 4% African American Business Enterprise (AABE) subcontracting goal that Lee Construction and Maintenance Company has committed to meeting the subcontractor participation goal; and

WHEREAS, this ordinance authorizes a task order to a Job Order Contract with Lee Construction and Maintenance Company in the amount of \$828,851.70 for the Forest Hills Branch Library Project located in Council District 7 and authorizes the acceptance, appropriation and amending of the FY 2022 – FY 2027 Capital Improvements Program with a donation from the Kelso Foundation in the amount of \$25,000.00 from the Library Donation Fund to the Forest Hills Repair Project for the Forest Hills Branch Library children's area; **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 a task order to a Job Order Contract (JOC) with Lee Construction and Maintenance Company in the amount of \$828,851.70 for the Forest Hills Branch Library Project located in Council District 7.

SECTION 2. Funds are authorized to be received from Kelso Foundation to Fund 29804000 Library Donations in the amount of \$25,000.00, and the budget for Fund 29804000, GL 4502220 Contributions Private Donors Restricted and Internal Order 804000000360, GL 6102100 Interfund Transfers Out shall be increased by \$25,000.00.

SECTION 3. The amount of \$25,000.00 is authorized to be transferred from Fund 29804000 Library Donations, Internal Order 804000000360, SAP GL account 6102100 Transfer Out entitled Trf to Fund 29660000, WBS 04-00068-90-10-02.

SECTION 4. The budget in SAP Fund 29660000 Special Projects, Project 04-00068 Forest Hills Repair, shall be revised by increasing WBS Element 04-00068-90-10-02 entitled Trf fr 804000000360 (29084000) with GL 6101100 Transfer In, and WBS 04-00068-05-06-01 with GL 5201140 each by the amount of \$25,000.00.

SECTION 5. Payment is authorized to be encumbered and made payable to Lee Construction and Maintenance Company in an amount not to exceed \$828,851.70.

Payment of \$728,851.70 is in support of the Forest Hills Repair Project using Fund 29660000 with the WBS element 04-00068-05-02-01 and GL 5201140. Funding for this project is provided by the February 2021 Freeze Fund and the Kelso Foundation and is in the FY2022-FY2027 CIP Budget.

Payment of \$100,000.00 is in support of the Forest Hills Branch Library Project using Fund 45099000 with the WBS element 23-01721-05-02-01 and GL 5201140. Funding for this project is provided by GO Bonds, CO Bonds, and Tax Notes, and is in the FY2022-FY2027 CIP 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 6. 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 7. 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 _____, 2021.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, Acting City Clerk

Andrew Segovia, City Attorney