

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

**ORDINANCE**

**APPROVING THE EXECUTION OF EIGHT (8) JOB ORDER CONTRACTS (JOCS) WITH ALPHA BUILDING CORPORATION, AMSTAR, INC., BELT BUILT CONTRACTING, LLC., CON-COR, INC., HJD CAPITAL ELECTRIC, INC., LEE CONSTRUCTION AND MAINTENANCE COMPANY (DBA LMC), TEJAS PREMIER BUILDING CONTRACTOR, INC., AND THE SABINAL GROUP, LLC., FOR THE PROVISION OF JOB ORDER CONTRACTING (JOC) PROGRAM AS AN ALTERNATIVE PROJECT DELIVERY METHOD FOR INCIDENTAL DEMOLITION, CONSTRUCTION, REPAIR, REHABILITATION, ALTERATION AND DEFERRED MAINTENANCE ON CITY-OWNED AND LEASED BUILDINGS, PARKS AND OTHER FACILITIES OF INTEREST TO THE CITY. EACH CONTRACT IS FOR AN INITIAL TERM OF TWO YEARS WITH AN OPTION TO RENEW FOR TWO ADDITIONAL ONE-YEAR EXTENSIONS AT THE CITY'S DISCRETION IN AN AMOUNT OF \$3,000,000.00 ANNUALLY FOR A TOTAL AMOUNT OF \$12,000,000.00 PER CONTRACT; AND APPROVING THE RECOMMENDATION TO INCREASE THE TASK ORDER AMOUNT THRESHOLD ISSUED UNDER THE JOC PROGRAM REQUIRING CITY COUNCIL APPROVAL FROM \$100,000.00 TO \$250,000.00.**

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**WHEREAS**, a Job Order Contract (JOC) is often referred to as an Indefinite Delivery Indefinite Quantity (IDIQ) construction delivery method, under SECTION 2269.401 of the Texas Local Government Code, that allows facility projects, include building and park maintenance, repairs, renovations and minor construction improvements, to be completed through a readily available competitively awarded contract; and

**WHEREAS**, any task order that exceeds \$100,000.00 requires City Council approval per City Ordinance 2007-03-29-0342 approved on March 29, 2007; and

**WHEREAS**, a JOC contract allows minor facility improvements necessitating a quick turnaround to be completed and allows companies the opportunity to build their construction business and establish a professionally reliable relationship between the City and contractors; and

**WHEREAS**, a Request for Competitive Sealed Proposals seeking JOC services was advertised on March 25, 2021, a pre-submittal conference was held on April 14, 2021, and responses were due on May 25, 2021 with twenty-three (23) firms responded and deemed eligible for evaluation; and

**WHEREAS**, a selection committee made up of staff from City Manager's Office, Public Works Department; San Antonio Public Library; Office of the City Clerk; Convention & Sports Facilities Department; a member of the San Antonio Chapter of Associated General Contractors; and a member of the American Institute of Architects, evaluated and ranked the submissions on July 7, 2021 with the eight (8) highest-ranked respondents recommended for contract award; and

**WHEREAS**, these contracts 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 to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee set a 24% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise subcontracting goal; and

**WHEREAS**, each contract is for an initial term of two years with an option to renew for two additional one-year extensions at the City's discretion in an amount of \$3,000,000.00 annually for a total amount of \$12,000,000.00 per contract; and

**WHEREAS**, a post solicitation briefing to the Audit and Accountability Committee for these contracts was held on November 1, 2021 and included staff's recommendation to increase the task order amount threshold under the JOC program requiring City Council approval from \$100,000.00 to \$250,000.00; and

**WHEREAS**, it is recommended the task order amount threshold issued under the JOC contract requiring City Council approval increase from \$100,000.00 to \$250,000.00 as a result of increased labor and material costs since the threshold was established in 2007, allowing administrative approval of approximately ten JOC task orders annually between \$100,000.00 and \$250,000.00 in value resulting in expedited delivery of projects and aligning practices with other Texas cities; and

**WHEREAS**, this ordinance also approves the recommendation to increase the task order amount threshold issued under the JOC program requiring City Council approval from \$100,000.00 to \$250,000.00; and

**WHEREAS**, this ordinance authorizes the execution of eight (8) Job Order Contracts (JOCs) with Alpha Building Corporation, Amstar, Inc., Belt Built Contracting, LLC., Con-Cor, Inc., HJD Capital Electric, Inc., Lee Construction and Maintenance Company (DBE LMC), Tejas Premier Building Contractor, Inc., and The Sabinal Group, LLC., for the provision of Job Order Contracting (JOC) program as an alternative project delivery method for incidental demolition, construction, repair, rehabilitation, alteration, and deferred maintenance on City-owned and leased buildings, parks, and other facilities of interest to the City; **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 eight (8) Job Order Contracts (JOCs) with Alpha Building Corporation, Amstar, Inc., Belt Built Contracting, LLC., Con-Cor, Inc., HJD Capital Electric, Inc., Lee Construction and Maintenance Company (DBE LMC), Tejas Premier Building Contractor,

Inc., and The Sabinal Group, LLC., for the provision of Job Order Contracting (JOC) program as an alternative project delivery method for incidental demolition, construction, repair, rehabilitation, alteration, and deferred maintenance on City-owned and leased buildings, parks, and other facilities of interest to the City, each contract is for an initial term of two years with an option to renew for two additional one-year extensions at the City's discretion in an amount of \$3,000,000.00 annually for a total amount of \$12,000,000.00 per contract, and approves the recommendation to increase the task order amount threshold issued under the JOC program requiring City Council approval from \$100,000.00 to \$250,000.00.

**SECTION 2:** Funding for this ordinance 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:** Payment not to exceed \$1,500,000.00 is authorized to be encumbered with a purchase order and made payable to Alpha Building Corporation for as-needed facility maintenance and repair projects citywide.

**SECTION 4:** Payment not to exceed \$1,500,000.00 is authorized to be encumbered with a purchase order and made payable to Amstar, Inc. for as-needed facility maintenance and repair projects citywide.

**SECTION 4:** Payment not to exceed \$1,500,000.00 is authorized to be encumbered with a purchase order and made payable to Belt Built Contracting, LLC for as-needed facility maintenance and repair projects citywide.

**SECTION 6:** Payment not to exceed \$1,500,000.00 is authorized to be encumbered with a purchase order and made payable to Con-Cor, Inc. for as-needed facility maintenance and repair projects citywide.

**SECTION 7:** Payment not to exceed \$1,500,000.00 is authorized to be encumbered with a purchase order and made payable to HJD Capital Electric, Inc. for as-needed facility maintenance and repair projects citywide.

**SECTION 8:** Payment not to exceed \$1,500,000.00 is authorized to be encumbered with a purchase order and made payable to Lee Construction and Maintenance Company for as-needed facility maintenance and repair projects citywide.

**SECTION 9:** Payment not to exceed \$1,500,000.00 is authorized to be encumbered with a purchase order and made payable to Lee Construction and Maintenance Company (DBE LMC) for as-needed facility maintenance and repair projects citywide.

**SECTION 10:** Payment not to exceed \$1,500,000.00 is authorized to be encumbered with a purchase order and made payable to Tejas Premier Building Contractor, Inc. for as-needed

facility maintenance and repair projects citywide.

**SECTION 11:** Payment not to exceed \$1,500,000.00 is authorized to be encumbered with a purchase order and made payable to The Sabinal Group, LLC. for as-needed facility maintenance and repair projects citywide.

**SECTION 12:** Additional funding in the amount of \$36,000,000.00, for subsequent years 2 through 4 is contingent upon City Council approval of subsequent budgets within the term length of the contracts.

**SECTION 13:** 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 14.** This Ordinance is effective immediately upon its passage by eight or more affirmative votes; otherwise it is effective on the tenth day after passage.

**PASSED and APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2022.

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Debbie Racca-Sittre, Acting City Clerk

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Andrew Segovia, City Attorney