

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

ORDINANCE

AWARDING A CONSTRUCTION CONTRACT TO MARC III GENERAL CONTRACTORS, LLC IN THE AMOUNT NOT TO EXCEED \$3,360,612.34 FOR THE CONSTRUCTION OF THE GREATER LOVE MULTI-GENERATIONAL CULTURAL COMMUNITY CENTER LOCATED IN COUNCIL DISTRICT 2; AND, AUTHORIZING THE AMENDING OF THE FY 2022 – FY 2027 CAPITAL IMPROVEMENT PROGRAM WITH THE REALLOCATION OF FUNDS IN THE AMOUNT OF \$750,000.00 FROM CERTIFICATES OF OBLIGATION INCLUDED IN THE FY 2022 DISTRICT 2 INFRASTRUCTURE IMPROVEMENT PITTMAN-SULLIVAN PARK PROJECT AND THE ACCEPTANCE OF CONTRIBUTED FUNDS IN THE AMOUNT OF \$500,000.00 FROM BEXAR COUNTY AND \$290,812.34 FROM THE TEXAS EDUCATION AGENCY TO THE GREATER LOVE MULTI-GENERATIONAL CULTURAL COMMUNITY CENTER PROJECT. FUNDS IN THE AMOUNT OF \$1,819,800.00 ARE AVAILABLE FROM THE 2017 - 2022 GENERAL OBLIGATION BOND PROGRAM INCLUDED IN THE FY 2022 - FY 2027 CAPITAL IMPROVEMENT PROGRAM.

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WHEREAS, on May 6, 2017, voters approved the 2017 Bond Program, which authorized leveraged funding in the amount of \$2,000,000.00 for construction of the Greater Love Multi-Generational Cultural Community Center located at 1534 Peck Avenue, San Antonio, Texas 78210; and

WHEREAS, on December 2, 2020, City Council approved a tri-party funding agreement between the City of San Antonio, Bexar County and Greater Love Ministries, Inc. through Ordinance 2020-12-03-0839; and

WHEREAS, the new Greater Love Multi-Generational Cultural Community Center facility will host a variety of community services revolving around social services to provide much-needed assistance and resources to economically disadvantaged individuals and families in the surrounding area. Some of the programs proposed when the center opens include pre-school and after-school activities, adult education courses and senior citizen day-care; and

WHEREAS, this project will construct a new 11,705 square foot single-story facility to include classrooms, a large multi-purpose dining room, warming kitchen, adult gathering space, nurses' station, offices, support spaces and an outdoor playground; and

WHEREAS, this project was advertised on September 3, 2021, three bids were received, bids were opened on October 8, 2021 of these Marc III General Contractors, LLC submitted the lowest responsive bid; and

WHEREAS, this contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program and Marc III General Contractors, LLC has committed to satisfying the 29% Minority and/ or Women-Owned Business Enterprise (M/WBE) subcontracting goal and the 5% African American Business Enterprise (AABE) subcontracting goal; and

WHEREAS, construction is anticipated to begin in February 2022 and is estimated to be completed by February 2023; and

WHEREAS, his ordinance also authorizes the amending of the FY 2022 – FY 2027 Capital Improvement Program with the reallocation of funds in the amount of \$750,000.00 from Certificates of Obligation included in the FY 2022 District 2 Infrastructure Improvement Pittman-Sullivan Park project and the acceptance of contributed funds in the amount of \$500,000.00 from Bexar County and \$290,812.34 from the Texas Education Agency to the Greater Love Multi-Generational Cultural Community Center project

WHEREAS, this ordinance accepts the lowest responsive bid and awards a construction contract to Marc III General Contractors, LLC in an amount not to exceed \$3,360,612.34 for the construction of the Greater Love Multi-Generational Cultural Community Center project located in Council District 2; and, authorizes the amending of the FY 2022 – FY 2027 Capital Improvement Program with the reallocation of funds in the amount of \$750,000.00 from Certificates of Obligation included in the FY 2022 District 2 Infrastructure Improvement Pittman-Sullivan Park project and the acceptance of contributed funds in the amount of \$500,000.00 from Bexar County and \$290,812.34 from the Texas Education Agency to the Greater Love Multi-Generational Cultural Community Center project; **NOW THEREFORE**,

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

SECTION 1. The City Manager, or designee, is authorized to execute a construction contract for the Greater Love Multi-Generational Cultural Community Center project with Marc III General Contractors, LLC in an amount not to exceed \$3,360,612.34; and, authorized the amending of the FY 2022 – FY 2027 Capital Improvement Program with the reallocation of funds in the amount of \$750,000.00 from Certificates of Obligation included in the FY 2022 District 2 Infrastructure Improvement Pittman-Sullivan Park project and the acceptance of contributed funds in the amount of \$500,000.00 from Bexar County and \$290,812.34 from the Texas Education Agency to the Greater Love Multi-Generational Cultural Community Center project.

SECTION 2. Section 1: The amount of \$750,000.00 is authorized to be transferred from Fund 45099000 CO Capital Projects, WBS 23-03841-90-02-22-01, GL account 6102100 Transfer out entitled Trf to 23-03841-90-02-22-01, to Fund 45099000, WBS 23-01722-90-02-22-xx GL 6101100.

SECTION 3. The budget in Project 23-03841 Pittman-Sullivan Park, shall be revised by decreasing WBS 23-03841-09-02-22-01 with GL 6101100 and WBS 23-03841-05-02-01 with

GL 5201140 each by \$750,000.00.

SECTION 4. The budget in Project 23-01722 Greater Love Multi-Gen Cultural/Community Center, shall be revised by increasing WBS 23-01722-90-02-22-xx with GL 6101100 and WBS 23-23-01722-05-02-01-05-02-01 with GL 5201140 each by \$750,000.00.

SECTION 5. A contribution in the amount of \$500,000.00 shall be received from Bexar County to Fund 45099000. The budget in Project 23-01722 Greater Love Multi-Gen Cultural/Community Center, shall be revised by increasing WBS 23-01722-90-07 with GL 4502280 and WBS 23-01722-05-02-01 with GL 5201140 each by \$500,000.00.

SECTION 6. A contribution in the amount of \$290,812.34 shall be received from Texas Education Agency to Fund 45099000. The budget in Project 23-01722 Greater Love Multi-Gen Cultural/Community Center, shall be revised by increasing WBS 23-01722-90-10-01 with GL 4502280 and WBS 23-01722-05-02-01 with GL 5201140 each by \$290,812.34.

SECTION 7. Payment is authorized to be encumbered and made payable to Marc III General Contractors, LLC in an amount not to exceed \$3,360,612.34. Payment is in support of the Greater Love Multi-Gen Cultural/Community Center Project using Fund 45099000 with the WBS element 23-01722-05-02-01 and GL account 5201140. Funding for this project is provided by GO Bonds, CO Bonds, Bexar County and the Texas Education Agency and is in the FY2022-FY2027 CIP Budget as amended above.

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 8. 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 9. 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

Andrew Segovia, City Attorney