

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

**ORDINANCE**

**AWARDING A CONSTRUCTION CONTRACT TO M-COMPANY  
GENERAL CONTRACTORS INC. IN AN AMOUNT NOT TO EXCEED  
\$2,394,694.00 FOR THE CONSTRUCTION OF THE ZERNONA S. BLACK  
CENTER (ZBC), INC. MULTI-GENERATIONAL  
CULTURAL/COMMUNITY CENTER LOCATED IN COUNCIL  
DISTRICT 2. FUNDS ARE AVAILABLE FROM BEXAR COUNTY, THE  
TEXAS EDUCATION AGENCY AND 2017 GENERAL OBLIGATION  
BOND PROGRAM FUNDS INCLUDED IN THE FY 2022 - FY 2027  
CAPITAL IMPROVEMENT PROGRAM.**

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**WHEREAS**, the new ZerNona S. Black Center (ZBC), Inc. Multi-Generational Cultural/Community Center facility will serve as a host to community offerings revolving around social services and providing much-needed assistance and resources to economically disadvantaged individuals and families in the surrounding area. Some of the programs proposed when the center opens are pre-school and after-school activities, adult education courses, and senior citizen day-care; and

**WHEREAS**, On September 16, 2021, City Council approved a tri-party funding agreement between the City of San Antonio, Bexar County and Zernona S. Black Center Inc. through Ordinance 2021-09-16-0696; and

**WHEREAS**, this project will provide the construction of the new 7,700 square foot facility, including an events center and two classrooms with support spaces, a landscaped courtyard, and associated sitework; and

**WHEREAS**, this project was advertised on August 18, 2021, seven bids were received, bids we opened on October 19, 2021 of these M-Company General Contractors Inc. submitted the lowest responsive bid; and

**WHEREAS**, this contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program and M-Company General Contractors Inc. has committed to satisfying the 25% Minority and/ or Women-Owned Business Enterprise (M/WBE) subcontracting goal and the 3% African American Business Enterprise (AABE) subcontracting goal; and

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

**WHEREAS**, this ordinance accepts the lowest responsive bid and awards a construction contract to M-Company General Contractors Inc. in an amount not to exceed \$2,394,694.00 for the construction of the ZerNona S. Black Center (ZBC), Inc. Multi-Generational Cultural/Community Center project located in Council District 2; **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 ZerNona S. Black Center (ZBC), Inc. Multi-Generational Cultural/Community Center project with to M-Company General Contractors Inc in an amount not to exceed \$2,394,694.00. Funds are available from Bexar County, the Texas Education Agency and 2017 General Obligation Bond Program funds included in the FY 2022 - FY 2027 Capital Improvement Program.

**SECTION 2.** Payment is authorized to be encumbered and made payable to M-Company General Contractors Inc. in an amount not to exceed \$2,394,694.00. Payment is in support of the ZerNona Black Multi-Gen Cultural/Community Center Project using Fund 45099000 with the WBS elements and GL accounts in the table below. Funding for this project is provided by GO Bonds, Bexar County and the Texas Education Agency and is in the FY2022-FY2027 CIP Budget.

WBS	GL	AMOUNT
23-01731-05-02-01	5201140	\$1,394,694.00
23-01731-05-02-08	5201140	500,000.00
23-01731-05-02-09	5201140	500,000.00
TOTAL		\$2,394,694.00

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 3.** 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 4.** 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:**

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Debbie Racca-Sittre, Acting City Clerk

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Andrew Segovia, City Attorney