



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 9

**Agenda Date:** May 16, 2024

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

Job Order Contract (Task Order): Citywide Public Health and Safety Facility & Resiliency Improvements (Northeast Clinic)

**SUMMARY:**

An ordinance approving a task order to a Job Order Contract with Con-Cor, Inc. in the amount of \$517,591.55 for the Citywide Public Health and Safety Facility & Resiliency Improvements (Northeast Clinic) project located in Council District 10. Funds are available from the 2022 General Obligation Bond Program funds included in the FY 2024 – FY 2029 Capital Improvements Program.

**BACKGROUND INFORMATION:**

***Project Background***

On May 7, 2022, San Antonio voters approved the City of San Antonio's 2022-2027 Bond Program, of which \$15,825,000.00 was approved for Citywide Public Health and Safety Facility and Resilience Improvements. Funding will be used to improve and rehabilitate public health and safety facilities with facility upgrades to improve their condition, increase sustainability, and extend their life cycle. The facilities included in this project include Eastside Branch Clinic, Northeast Clinic, Buena Vista Clinic, and Public Safety substations.

The Citywide Public Health and Safety Facility (Northeast Clinic) is a city-owned building located at 4020 Naco-Perrin Boulevard in Council District 10. The Metropolitan Health Department operates the Northeast Clinic, which provides primary and acute minor care for all ages and prenatal and children's health services. On June 23, 2023, an assessment report was conducted, which identified that the current exam rooms require upgrades to meet department needs and comply with Americans with Disabilities Act (ADA) requirements.

This project will provide for upgraded improvements to include the installation of accessible restrooms and drinking fountain, repairs to existing interior doors and removal of delaminated paint from interior walls, upgraded fixtures in all exam rooms, and an expanded Independent Distribution frame (IDF) with a mini-split HVAC, cabinetry replacement in the exam rooms and nurse's stations located on south end of the facility.

### ***Procurement of Services***

This proposed task order utilizes the Job Order Contracting (JOC) approved through Ordinance 2022-02-17-0107 by the City Council on February 17, 2022. The JOC delivery method provides the City with on-call construction, renovation, and maintenance services for City buildings and facilities. Assignment of JOC contractors to a specific job is based on the contractor's current workload, overall capacity, familiarity with a specific facility, expertise in completing a specific task, and managing a specific trade needed to perform the requested repair or rehabilitation. Of the eight contractors approved as part of the JOC, Con-Cor Inc. has been selected.

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 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. Belt Built, LLC has committed to meeting the subcontractor participation and goals.

The Contracts Disclosure Form is attached, as required by the City's Ethics Ordinance for all projects where subjective criteria are used to select the contractor or consultant rather than by low bid.

### **ISSUE:**

This ordinance approves a task order to a Job Order Contract with Con-Cor, Inc., in the amount of \$517,591.55 for the construction of improvements for the Citywide Public Health and Safety Facility & Resiliency Improvements (Northeast Clinic) located at 4020 Naco-Perrin Boulevard in Council District 10. Funds are available from the 2022 General Obligation Bond Program funds included in the FY 2024 – FY 2029 Capital Improvement Program.

This proposed task order will construct upgraded improvements to include the installation of accessible restrooms and drinking fountain, repairs to existing interior doors and removal of delaminated paint from interior walls, upgraded fixtures in all exam rooms, and an expanded

Independent Distribution frame (IDF) with a mini-split HVAC, cabinetry replacement in the exam rooms and nurse's stations located on south end of the facility. Construction is anticipated to begin in Summer 2024 and is estimated to be completed by Fall 2024.

**ALTERNATIVES:**

Alternatively, the City Council could recommend that staff deliver these projects using another method. However, considering the additional time required for the solicitation process, this would adversely affect the timely completion of these projects.

**FISCAL IMPACT:**

This ordinance approves a one-time capital improvement expenditure in the amount of \$517,591.55, payable to Con-Cor, Inc. Funds are available from the 2022 General Obligation Bond Program funds included in the FY 2024 – FY 2029 Capital Improvement Program.

**RECOMMENDATION:**

Staff recommends approving a task order to a Job Order Contract with Con-Cor, Inc. in the amount of \$517,591.55 for the construction of improvements for the Citywide Public Health and Safety Facility & Resiliency Improvements (Northeast Clinic) project.