



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 10

Agenda Date: April 3, 2025

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Job Order Contract (Task Order) Citywide Public Health and Safety Facility & Resiliency Improvements (South Police Substation) (2022 Bond)

SUMMARY:

An ordinance approving a task order to a Job Order Contract with Con-Cor, Inc. in the amount of \$566,733.58, including one additive alternate for the Citywide Public Health and Safety Facility & Resiliency Improvements (South Police Substation) project, located in Council District 5. Funds are available from the 2022 General Obligation Bond and included in the FY 2025 Capital Budget.

BACKGROUND INFORMATION:

Project Background

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

SAPD Academy. The Citywide Public Health and Safety Facility & Resiliency Improvements (South Police Substation) project is anticipated to begin construction by Spring 2025 and is estimated to be completed by Fall 2026.

The South Police Substation is located at 711 Mayfield Boulevard, which has a combination of wood and chain link fencing. Additionally, the property's entrance currently lacks vehicle access control. This project will enhance the security of the SAPD Substation property by installing new commercial-grade security fencing throughout the entire premises and establishing a controlled vehicle access at the main entrance of the property.

Procurement of Services

This task order utilizes the Job Order Contracting (JOC) approved by the City Council on October 31, 2024. 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 are 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 perform the requested repair or rehabilitation. Of the eight contractors approved as part of the JOC, Con-Cor, Inc. is the JOC 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. Con-Cor, Inc. 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 \$566,733.58 including one additive alternate for the construction of improvements for the Citywide Public Health and Safety Facility & Resiliency Improvements (South Police Substation) project.

This task order will enhance the security of the SAPD Substation property by securing the premises with commercial-grade security fencing. Additionally, a new controlled access gate will be implemented at the vehicle entrance along Mayfield Boulevard to ensure a safer environment at the facility. Construction is anticipated to begin in Spring 2025 and is estimated to be completed by Fall 2026.

The South Police Substation will remain open while construction is underway. The project is not expected to have a measurable impact on City services provided by staff working at the location.

ALTERNATIVES:

Alternatively, this project could be delivered utilizing another delivery method. However, considering the additional time required for the solicitation process, this would adversely affect the project's timely completion.

FISCAL IMPACT:

This ordinance approves a one-time capital improvement expenditure in the amount not to exceed \$566,733.58 payable to Con-Cor, Inc. for the Citywide Public Health and Safety Facility & Resiliency Improvements (South Police Substation) project. Funds are available from the 2022 General Obligation Bond and included in the FY 2025 Capital Budget.

RECOMMENDATION:

Staff recommends approval.