



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 27

**Agenda Date:** September 19, 2024

**In Control:** City Council A Session

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**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 (Buena Vista Clinic)

**SUMMARY:**

An ordinance approving a task order to a Job Order Contract with Amstar Inc, in the amount of \$650,000, for the Citywide Public Health & Safety Facility & Resiliency Improvements (Buena Vista Clinic) project located in Council District 5. Funds are available from 2022 General Obligation Bond 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 Buena Vista Clinic is located at 2322 Buena Vista in Council District 5. The Metropolitan Health Department operates this facility, which serves as a non-emergency clinic and offers the Special Supplemental Nutrition Program for Women, Infants, and Children and WIC services to pregnant, postpartum, and breastfeeding women, infants, and children younger than 5 years old. An assessment of the facility identified that upgrades were needed to improve and continue services to clinic users.

This task order will provide a Heating, Ventilation, and Air Conditioning (HVAC) system and electrical upgrades, including the construction of a new Independent Distribution Frame (IDF) room with a mini-split HVAC system for cooling. Construction is anticipated to begin in late Summer 2024 and is estimated to be completed by late Fall 2024.

### ***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/or managing a specific trade needed to perform the requested repair or rehabilitation. Of the eight contractors approved as part of the JOC, Amstar 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 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. Amstar 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 Amstar Inc, in the amount of \$650,000 for the Citywide Public Health & Safety Facility & Resiliency Improvements (Buena Vista Clinic) project. Funds are available from 2022 General Obligation Bond funds included in the FY 2024 – FY 2029 Capital Improvements Program.

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### **ALTERNATIVES:**

Another delivery method could be used to deliver this project. 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 of \$650,000 payable to Amstar, Inc., for the construction of improvements for the Citywide Public Health & Safety Facility & Resiliency Improvements (Buena Vista Clinic) project. Funds are available from the 2022 General Obligation Bond funds included in the FY 2024 – FY 2029 Capital Improvement Program.

**RECOMMENDATION:**

Staff recommends approving a task order to a Job Order Contract with Amstar Inc., in the amount of \$650,000 for the Citywide Public Health & Safety Facility & Resiliency Improvements (Buena Vista Clinic) project.