



City of San Antonio

Agenda Memorandum

File Number:19-4442

Agenda Item Number: 33.

Agenda Date: 6/20/2019

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Verónica R. Soto, AICP, Director

COUNCIL DISTRICTS IMPACTED: City-Wide

SUBJECT:

On-Call Lead and Asbestos Consultant Services Awards for housing rehabilitation programs funded by Housing and Urban Development (HUD) grants and other funding sources.

SUMMARY:

Consideration of an ordinance to approve awarding contracts to four firms: AEHS, Incorporated, ATC Group Services, LLC, Clean Environments, Inc., and Professional Services Industries, Inc. to provide on-call lead and asbestos consultant services for NHSD administered housing rehabilitation programs. Contracts with each firm are capped at \$75,000.00 annually with the option for two additional, one year extensions. In aggregate, the contracts will not exceed \$900,000.00 over three years. The consultants will test for lead-based paint, mold and asbestos, develop scopes of work for remediation and provide clearance testing. Projects will be part of the Green and Healthy Homes Initiative (GHHI), the Owner-Occupied Rehabilitation and Reconstruction program (OORR) and the Minor Home Repair (MR) program. Funding for the programs is allocated from the U.S. Department of Housing and Urban Development's (HUD) Lead Hazard Reduction Demonstration Grant program (LHRDG), the Community Development Block Grant program (CDBG) and the HOME Investment Partnerships program (HOME). Projects also receive funding from the General Fund, subject to future appropriations.

BACKGROUND INFORMATION:

The City of San Antonio (the City) has authorized the GHHI, OORR and MR programs to enable health and safety remediation and rehabilitation to the homes of low-income households. Each of these programs requires that homes built prior to 1978 be tested for lead-based paint and if lead-based paint is present it must be

remediated if the household otherwise qualifies for one of the programs. Asbestos and mold remediation may also be necessary.

To test for lead-based paint, a qualified firm must be used. Qualified firms are required to possess the Lead Risk Assessors/Inspectors Certification from the Texas Department of State Health Services.

Prior to the proposed contracts, the City had contracts with AEHS, Incorporated, Clean Environments, Inc., and Professional Services Industries, Inc. to provide these services. These contracts expired.

ISSUE:

On March 26, 2019 the City issued the Request for Proposal for On-Call Lead and Asbestos Consultant Services RFP 019-055 RFX # 6100011376 (the RFP). The RFP closed on May 2, 2019 and seven firms responded. The RFP sought firms for consulting scopes of work in accordance with state and federal regulations. Scopes of work may include conducting Lead Inspections/Risk Assessments (LIRAs), writing Occupant Protection Plans (OPPs), performing clearances, conducting asbestos inspections in properties with four or more units, performing Environmental Record Reviews (ERRs), and performing healthy homes assessments. Through the RFP, the City is to establish a list of one or more approved certified firms. City staff will determine the services needed per residence and coordinate the various service providers into the homes.

On May 20, 2019 the RFP review panel scored the seven responses and determined that the four highest scoring firms met the qualification requirements and would be recommended to receive contracts for services. The final scoring matrix is attached. Individual firms will provide services for approximately 25 homes under each contract.

ALTERNATIVES:

An alternative would be to award one contract to a single firm for all services. However, awarding one contract would reduce the timeliness of project completion. Another alternative would be to award no contracts; however, this would result in noncompliance with programmatic rules and regulations.

FISCAL IMPACT:

Ordinance awarding on-call lead and asbestos consultant services contracts to AEHS, Incorporated, ATC Group Services, LLC, Clean Environments, Inc., and Professional Services Industries, Inc. Contracts with each firm are for \$75,000.00 for a total value of \$300,000 annually. The term of the contract is one year with the option for two additional, one year extensions and will not exceed \$900,000.00 over three years. Funding for these contracts is available from sources including, but not limited to the FY 2019 Neighborhood and Housing Services Adopted General Fund Budget and US Housing and Urban Development (HUD) Grant Funds.

Funds are not encumbered by this ordinance. All expenditures will be in accordance with the Department's adopted budget approved by City Council. Purchases made by the Department are as needed and dependent upon available funds within their adopted budget. Of the annual contract value, \$15,300 is available in the FY 2019 General Fund Adopted Budget. The remaining \$284,700 is contingent upon City Council approval of the Annual Budget.

RECOMMENDATION:

Staff recommends approval of an ordinance to approve awarding on-call lead and asbestos consultant services contracts to AEHS, Incorporated, ATC Group Services, LLC, Clean Environments, Inc., and Professional Services Industries, Inc. Contracts with each firm are capped at \$75,000.00 annually with the option for two additional, one year extensions. In aggregate, contracts will not exceed \$900,000 over three years.