



City of San Antonio

Agenda Memorandum

File Number: 19-7071

Agenda Item Number: 5.

Agenda Date: 10/17/2019

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon, PE, CBO

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Vacant Lot Abatement Services - Contract Award

SUMMARY:

An Ordinance awarding contracts with American Abatement, Big Tex Contractors, A+ Lawn Service, Mauro Monita, Raul's Landscape Services, and Mendoza and Mendoza for Vacant Lot Abatement Services for the Development Services Department for a one (1) year period. The City shall have an option to extend the contract for four (4) additional one (1) year periods.

BACKGROUND INFORMATION:

Submitted for Council consideration and action are the proposals submitted by American Abatement, Big Tex Contractors, A+ Lawn Service, Mauro Monita, Raul's Landscape Services, and Mendoza and Mendoza to provide Vacant Lot Abatement Services for the Development Services Department as required. The contractor will furnish all labor, materials, and equipment to mow grass and weeds and remove all brush, rubbish, rocks, bricks, and trash as required on vacant lots - properties that do not have a structure - identified by the City. No volume of work under this contract is guaranteed. Once the contract is executed, specific projects will be identified and may be performed under this contract on an "as-needed" basis.

A Request for Proposal (RFP 19-053) was issued on April 24, 2019, with a submission deadline of June 10, 2019. The RFP was identified as High-Profile due to the cumulative amount of the contract. The RFP was advertised in the San Antonio Express-News; SA Legal News, dba The Heartbeat; TVSA channel; City's SAePS e-procurement portal and an email notification was released to a list of potential Respondents identified by the

Development Services Department. Additionally, the RFP was posted to the City's Bidding and Contracting Opportunities website. A total of seven (7) firms responded to the RFP and were deemed eligible for review.

The proposals were reviewed by the selection committee on August 30, 2019, which included representatives from the City Manager's Office, Development Services Department, and the Parks and Recreation Department. The committee evaluated all proposals and the committee finalized their scores. Proposals were evaluated and scored based on the published evaluation criteria in the RFP, which included Background, Experience, and Qualifications (30 points); Proposed Plan (25 points); Price Schedule (10 points); Small Business Enterprise (SBE) and Minority/Women Owned Business Enterprise (M/WBE) Prime Contract Program (20 points); Local Preference Program (LPP) (up to 10 points); and the Veteran-Owned Small Business (VOSB) (5 points).

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee applied the Small and Minority/ Women-Owned Business Enterprise Prime Contract Program with twenty (20) evaluation preference points awarded to American Abatement, Big Tex Contractors and A+ Lawn Service as they are a certified SBE and M/WBE firm located within the San Antonio Metropolitan Statistical Area.

ISSUE:

This contract will provide the Development Services Department with six contractors to provide vacant lot abatement services to properties identified as a danger to public health and safety. The Development Services Department follows a process to identify vacant lots requiring the abatement of vegetation and/or removal of debris and to notify property owners that the lot must be cleared. If a property owner fails to abide by the City's notification, the Development Services Department, following due process and at the owner's expense, will take the necessary action to mow any excessive vegetation and remove any debris and trash. The description of these services includes mowing grass and weeds and removing and legally disposing of any and all brush, tree limbs, leaves, grass/weed clippings, trash, rubbish, bricks, and rocks as required.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee applied the Small and Minority/ Women-Owned Business Enterprise Prime Contract Program with twenty (20) evaluation preference points awarded to American Abatement, Big Tex Contractors, and A+ Lawn Service, as they are certified SBE and M/WBE firms located within the San Antonio Metropolitan Statistical Area.

In accordance with Local Preference Program, five (5) of the recommended respondents received 10 points for being headquartered within the incorporated San Antonio city limits.

The Veteran-Owned Small Business Preference Program was applied in the evaluation of responses received for this contract; however, none of the recommended respondents are veteran-owned small businesses.

ALTERNATIVES:

Should this contract not be approved, Development Services Department would be required to process individual procurements to provide the vacant lot clearing as needs arise due to the fact that the department

does not have the staff to perform these services in-house. Processing individual procurements would likely increase the cost of services due to the non-contract pricing and will negatively affect the timelines of response to requests for services.

FISCAL IMPACT:

This ordinance authorizes contracts with American Abatement, Big Tex Contractors, A+ Lawn Service, Mauro Monita, Raul's Landscape Services, and Mendoza and Mendoza to provide Vacant Lot Abatement Services for a one (1) year period with the option to extend the contract for four (4) additional one (1) year periods. Funding in the amount not to exceed \$659,732 is available in the FY 2020 General Fund Budget. Funding for future years of the contract is subject to City Council approval of the annual budget.

RECOMMENDATION:

Staff recommends the approval of this contract with American Abatement, Big Tex Contractors, A+ Lawn Service, Mauro Monita, Raul's Landscape Services, and Mendoza and Mendoza to provide the Development Services Department with Vacant Lot Abatement Services for vacant lots that are determined to be a hazard to the community in a cumulative amount not to exceed \$659,732.00 annually.

These contracts are procured by means of Request for Proposal and Contracts Disclosure Forms are required.