



City of San Antonio

Agenda Memorandum

File Number:20-2440

Agenda Item Number: 5.

Agenda Date: 4/2/2020

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Verónica R. Soto, AICP, Director

COUNCIL DISTRICTS IMPACTED: City-Wide

SUBJECT:

Ordinance awarding Standby Contractor Agreements for Texas Certified Lead Abatement Contractor Services for housing rehabilitation and lead abatement programs funded by U.S. Department of Housing and Urban Development (HUD) grants.

SUMMARY:

Consideration of an ordinance to approve awarding contracts to five firms: BG Contractor Solutions, LLC., J.G.G. Integrated Construction, LLC, South West Texas Environmental Contractors, Inc., TLI & Environmental, Inc., and Watson Consolidated to provide standby lead abatement and other lead remediation services for NHSD administered housing rehabilitation and lead abatement programs. The term of the contracts with each firm is three years with the option for two additional, one-year extensions. Each contractor is anticipated to receive approximately the same amount of funds but the amount of work awarded to each contractor will depend on the complexity of each job and each contractor's availability, capacity and interest. In aggregate, the contracts will not exceed \$5,892,000 over the term. Contractors must conduct lead hazard control work as stated in the Master Specifications and Occupant Protection Plan (OPP) completed by the environmental consultants and in accordance with the Program's Policies and Procedures, local, state and federal regulations. 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 Grant program (LHRG), the Community Development Block Grant program (CDBG) and the HOME Investment Partnerships program (HOME).

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. These programs require that homes built prior to 1978 and meeting other criteria, 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.

To provide lead abatement services, qualified firms are required to possess the Texas Department of State Health Services' Lead Firm Certification.

Prior to the proposed contracts, the City had contracts with BG Contractor Solutions, LLC., J.G.G. Integrated Construction, LLC, South West Texas Environmental Contractors, Inc., TLI & Environmental, Inc., and Watson Consolidated. These contracts expire April 1, 2020.

ISSUE:

On November 25, 2019, the City issued the Request for Proposal for Texas Certified Lead Abatement Contractor Services (the RFP). The RFP was advertised in the San Antonio Express News, TVSA channel and an email notification was released to a list of potential Respondents. Additionally, the RFP was posted to the City's Bidding and Contracting Opportunities website. The RFP closed on January 22, 2020 and five firms responded. The RFP sought firms for abating and instituting interim controls for lead hazards in accordance with state and federal regulations. 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 February 14, 2020, the RFP review panel, which included representatives from the City Manager's Office, the Neighborhood and Housing Services Department and AEHS, scored the five responses. The evaluation committee determined that each respondent met the qualification requirements and would be recommended to receive contracts for services. The committee based its decision on several weighted factors, including Experience, Background, and Qualifications; Proposed Plan; Price and Veterans-Owned Small Business Preference Program. Due to federal regulations, the recommended award is an exception to the Local Preference Program. The Small Business Economic Advocacy Program requirements did not apply. The Veteran-Owned Small Business Preference Program was applied in the evaluation of responses received for this contract and two of the ranked responses are veteran-owned small businesses. The final scoring matrix is attached.

The RFP results were presented to the Audit and Accountability Committee on March 17, 2020.

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:

This ordinance awards standby contractor agreements to BG Contractor Solutions, LLC., J.G.G. Integrated Construction, LLC, South West Texas Environmental Contractors, Inc., TLI & Environmental, Inc., and Watson

Consolidated for lead abatement and remediation services. The term of the contracts with each firm is three years with the option for two additional, one-year extensions. In aggregate, the contracts will not exceed \$5,892,000 over the term.

No funds are appropriated by this action. Funding for these contracts shall be allocated from specific funding sources at the time the work is required. Funding for these contracts is available from sources including, but not limited to the US Housing and Urban Development (HUD) Grant Funds.

RECOMMENDATION:

Staff recommends approving contracts to five firms: BG Contractor Solutions, LLC., J.G.G. Integrated Construction, LLC, South West Texas Environmental Contractors, Inc., TLI & Environmental, Inc., and Watson Consolidated to provide standby lead abatement and other lead remediation services. The term of the contracts with each firm is three years with the option for two additional, one-year extensions. In aggregate, the contracts will not exceed \$5,892,000 over the term.

These contracts were procured by means of Request for Proposals and the Contracts Disclosure Forms are attached.