



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: {{item.number}}

Agenda Date: April 17, 2025

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Abatement Contractor Services for Housing Rehabilitation Programs

SUMMARY:

An Ordinance approving the award of on-call contracts for Texas Certified Lead Abatement Contractor Services to Alamo Environmental, Inc. dba Alamo1, Bexar Environmental, Inc., BG Contractor Solutions, LLC., Tijerina Construction, LLC, J.G.G. Integrated Construction, LLC, and TLI & Environmental Services, Inc. for an aggregate amount not to exceed \$6,500,000. Each firm's contract is for two years with the option for three additional, one-year extensions. Funding is included in the FY 2025 Adopted Budget, 2022-2027 General Obligation Bond Funds and from U.S Department of Housing and Urban Development Grants.

BACKGROUND INFORMATION:

San Antonio has approximately 103,915 houses constructed prior to 1960 when lead based paint was heavily used on the interior and exterior of homes. From 1960 to 1978, lead based paint use in residential construction was less common and eventually stopped due to federal regulation. As part of the NHSD lead abatement programs, the Texas Certified Lead Abatement contractors will conduct lead hazard control activities and address healthy home hazards on approximately 135 owner-occupied and tenant-occupied residential properties. Based on the average of 2.5

children per household, these 135 units are projected to provide lead safe affordable housing for over 270 children. Community partners will aid in referring families to the program.

On October 23, 2024, the City issued the Request for Proposal for Texas Certified Lead Abatement Contractor Services RFP 25-007, RFX 6100018548 (the RFP). The RFP closed on December 13, 2024, and seven 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 will establish a list of approved certified firms. State certified city staff will determine the services needed per residence and coordinate the construction.

On January 27, 2025, the RFP review panel scored the seven responses and determined that six respondents met the qualification requirements and would be recommended to receive contracts for services. The Audit Committee was briefed on February 28, 2025.

Projects utilizing these services may include, but are not limited to, 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), the HOME Investment Partnerships program (HOME), General Fund and the 2022-2027 Housing Bond.

ISSUE:

The term of the contract with each firm is for two years with the option for three additional, one-year extensions. Each contract is anticipated to receive approximately the same amount of funds, but work authorized will be awarded dependent on the complexity of the job and contractor's availability, capacity, and skill. In aggregate, the contracts will not exceed \$6,500,000 over the term.

Contractors will conduct lead hazard control work in compliance with the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, 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.

ALTERNATIVES:

Should these contracts not be approved, NHSD would not be able to perform lead abatement or other lead remediation services resulting in noncompliance with programmatic rules and regulations. NHSD would need to re-solicit services to meet these programmatic requirements.

FISCAL IMPACT:

This Ordinance awards on-call contracts to Alamo Environmental, Inc. dba Alamo1, Bexar Environmental, Inc., BG Contractor Solutions, LLC., Tijerina Construction, LLC., J.G.G. Integrated Construction, LLC, and TLI & Environmental Services, Inc. for lead abatement and remediation services. The term of the contracts with each firm is two years with the option for three additional, one-year extensions for an aggregate of \$6,500,000 over the term. Funding is included in the FY 2025 Adopted Budget, 2022-2027 General Obligation Bond Funds and from U.S Department of Housing and Urban Development Grants.

RECOMMENDATION:

Staff recommends approval.