



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 23

Agenda Date: April 20, 2023

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Bond Residential Rehab Construction Contractors

SUMMARY:

Consideration of an ordinance approving the selection of nineteen (19) qualified construction contractor firms to be placed on a list for up to five (5) years for the city's home rehabilitation programs, funded in part by the 2022-2027 Housing Bond Program, to fund home rehabilitations in an amount not to exceed \$45,000,000.00.

BACKGROUND INFORMATION:

The City assists low-to-moderate income families with rehabilitation services to address health, safety, and code deficiencies with their homes. Assisting these families preserves affordable housing units and the cultural integrity of our neighborhoods. The rehabilitation services are provided through the voter approved 2022-2027 Housing Bond Program. The ordinance will approve nineteen (19) qualified contractor firms to be maintained on a list for homeowners accepted into the city's rehabilitation programs to utilize upon their request.

If selected by the homeowner, the contractors on the list will perform rehabilitation or reconstruction work as determined in a scope of work (SOW) approved by the City for the Owner Occupied Rehabilitation, Minor Repair, or similar programs. Rehabilitation scopes of work will vary from minor repair/rehabilitation (up to \$25,000), substantial rehabilitation (up to \$130,000) and reconstruction (up to \$145,000) to address health, safety and code issues depending on the selected homes. Homeowners with an income of 50% AMI or less, prioritizing families at 30% AMI or less, may participate in the program.

ISSUE:

On November 23, 2022, the City issued a Request for Qualifications (RFQ) from contractors that demonstrate the capability and the proven experience to perform general construction and housing rehabilitation services for homeowners approved by the city for the home rehabilitation programs. Funding for the rehabilitation of the homes will be from the City's 2022- 2027 Housing Bond Program and the City's General Fund. NHSD sought to create a list of qualified contractors for upcoming projects with a goal of having at least (15) qualified and capable contractors on the list. Proposals were due on January 18, 2023. The City received applications from twenty (20) respondents:

- AJ Brinegar, LLC dba Brinegar Roof and Paint
- American Best Home Improvements, Inc.
- BeI4Yeu, LLC
- BG Constructor Solutions, LLC
- Camilo Garcia Construction, Inc.
- CTT Enterprises
- DHMSA Construction, LLC
- DSW Homes, LLC
- Geofill Material Technologies, LLC
- Guillen Roofing
- Habitat for Humanity of San Antonio, Inc.
- Ivy Enterprise
- J.G.G. Integrated Construction, LLC
- Johnson Construction Management, LLC
- ProMasters Remodeling, LLC
- Rojo Consulting and Construction Management
- Seal Construction, LLC
- Tijerina Construction, LLC
- Two Brothers Roofing and Exteriors
- VGC Real Estate Services, LLC

Proposals were evaluated on February 17, 2023, by a panel that consisted of: Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services; Shannon Shea Miller, Director, Office of Historic Preservation; Ann Eaton, Housing Production Administrator, Neighborhood and Housing Services; and Abraham Diaz, Special Projects Manager, Neighborhood and Housing Services. Applications were assessed using the following

criteria:

Evaluation Criteria	Maximum Points
Experience, Background, Qualifications	40
Proposed Plan	35
Small Business Economic Development Advocacy (SBEDA) Program	10
Emerging Small Business Minority/Women Owned Business	10
Veteran Preference	5
Total Points	100

The RFP review panel scored the twenty (20) responses and selected the nineteen (19) highest scoring firms that met the requirements and identified for homeowners to utilize for rehabilitative services. The nineteen (19) highest scoring qualified construction contractors identified were as follows:

- AJ Brinegar, LLC dba Brinegar Roof and Paint
- American Best Home Improvements, Inc.
- BG Constructor Solutions, LLC
- Camilo Garcia Construction, Inc.
- CTT Enterprises
- DHMSA Construction, LLC
- DSW Homes, LLC
- Geofill Material Technologies, LLC
- Guillen Roofing
- Habitat for Humanity of San Antonio, Inc.
- Ivy Enterprise
- J.G.G. Integrated Construction, LLC
- Johnson Construction Management, LLC
- ProMasters Remodeling, LLC
- Rojo Consulting and Construction Management
- Seal Construction, LLC
- Tijerina Construction, LLC
- Two Brothers Roofing and Exteriors
- VGC Real Estate Services, LLC

The contractors may be selected by homeowners for single family home rehabilitation or reconstruction, minor home repairs, and roof replacements. The City estimates the number of rehabilitation projects to be completed by the 2022-2027 Housing Bond is as follows:

Type of Rehabilitation	Estimated Number of Projects to Complete
Major Rehab/Reconstruction	Up to 275 Projects
Minor Rehab	Up to 400 Projects

The contractors will perform rehabilitation or reconstruction work as determined in the Scope of Work (SOW) approved by the City or the City’s on-call inspector that meet applicable federal, state, and local requirements. The City will not enter into contracts with the contractors on the list. Rather, contracts for the rehabilitation/reconstruction services will be between the homeowner and the contractor.

Contractors will be selected for placement on the pre-approved list for a period of one (1) year. After one year, the City shall have the sole option to keep the contractor on the pre-approved list for four (4) additional years. The amount of Bond funds supporting home rehabilitation programs will be approximately \$45 million over the 5-year period the pre-approved list will be in effect.

ALTERNATIVES:

An alternative to approving the selection of the nineteen (19) qualified construction contractors would be to reject the recommendation; however, the recommended contractors demonstrate the necessary experience and capacity to assist the City in meeting the established goals set forth in the City’s 2022-2027 Housing Bond and FY2023 Adopted Budget. In addition, any other alternative to selecting these contractors for inclusion on the list of qualified contractors could result in an administrative burden from not having enough identified contractors to support production goals, ultimately leading to an operational deficiency. As a result, this alternative could further delay the timely commitment and expenditure of bond and general funds.

FISCAL IMPACT:

The ordinance approving a list of nineteen (19) qualified construction contractor firms for the city’s home rehabilitation and reconstruction programs will authorize an expenditure of up to \$45,000,000.00 over a period of up to five years. Funding is available from the 2022-2027 Housing Bond and General Fund as part of the FY2023 Adopted Budget. Requirements and associated work activities will be detailed when projects are identified. The City makes no minimum guarantee pertaining to the volume of work. Expenditures for these projects are subject to available funding and authorized by individual project budgets when work is requested. If funding for any work activities is not previously appropriated, funding will be identified and appropriated through

subsequent City Council action.

RECOMMENDATION:

Staff recommends approval of an ordinance to approve a list of nineteen (19) qualified construction contractor firms and authorizing funding in the amount of up to \$45,000,000.00 for work performed for the city's home rehabilitation and reconstruction programs from the 2022-2027 Housing Bond and General Fund as part of the FY2023 Adopted Budget to be in effect for a period of up to five years.