



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 18

Agenda Date: April 10, 2025

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Dangerous Premise Abatement Lot Clean and Securing of Structures

SUMMARY:

This ordinance authorizes contracts with Legacy Vision Preservation, LLC; Mauro Monita; Michael A. Ramirez DBA Top Notch Services; MJC Contracting, LLC DBA Alamo Utility Service and Raul M. Cerda for dangerous premise abatement lot clearing and securing of structures at various locations for the Development Services Department for an estimated cost of \$1,017,396 annually and an estimated total cost of \$5,086,980 over the contract term. The initial term of the agreements will be for a one-year period beginning May 1, 2025 through April 30, 2026, with four additional one-year renewal options. Funding is available from the FY 2025 General Fund Adopted Budget. Funding for subsequent years is contingent upon City Council approval of the annual budget.

BACKGROUND INFORMATION:

Submitted for City Council consideration and action are proposals submitted by Legacy Vision Preservation, LLC; Mauro Monita; Michael A. Ramirez DBA Top Notch Services; MJC Contracting, LLC DBA Alamo Utility Service and Raul M. Cerda for dangerous premise abatement lot clearing and securing of structures at various locations. No volume of work under

this contract is guaranteed. Once the contracts are executed, specific projects will be identified and may be performed under this contract on an “as needed” basis. The contractor will furnish all labor, equipment and material to clear debris and mow grass and weeds and remove all brush, rubbish, rocks, bricks and trash; paint over graffiti; when necessary, secure accessible structures by attaching plywood to first floor windows; and when necessary, clear debris from structures as required on properties identified by the City.

The City issued a Request for Proposals (RFP) for “Dangerous Premise Abatement Lot Clean and Securing of Structures” (RFP 24-124; RFx 6100018384) on September 11, 2024, with a submission deadline of November 21, 2024. The RFP was advertised in the HartBeat, TVSA channel, the City’s Bidding & Contracting Opportunities website, the San Antonio e-Procurement System and an email notification was released to a list of potential Respondents. Eight proposals were received, and one proposal was deemed non-responsive due to the firm’s failure to submit required proposal documents.

The evaluation committee consisted of representatives from the City Manager’s Office, the Development Services Department and the Center City Development & Operations Department. The Finance Department, Procurement Division assisted by ensuring compliance with City procurement policies and procedures. The evaluation of each proposal was based on a total of 100 points: 35 points allotted for experience, background and qualifications; 30 points allotted for proposed plan; 10 points allotted for respondent’s price schedule; 5 points allotted for the Small Business Enterprise (SBE) Prime Contract Program; 5 points allotted for the Minority Women Business Enterprise (M/WBE) Prime Contract Program; 10 points allotted for the Local Preference Program and 5 points allotted for the Veteran-Owned Small Business (VOSB) Preference Program. Additional categories of consideration included references and financial qualifications.

The evaluation committee met to discuss and score the seven proposals on January 9, 2025. The five top ranked firms were Legacy Vision Preservation, LLC; Mauro Monita; Michael A. Ramirez DBA Top Notch Services; MJC Contracting, LLC DBA Alamo Utility Service and Raul M. Cerda and are recommended for award.

A pre-solicitation briefing was presented to the Audit Committee on January 9, 2024, prior to the solicitation being released. In addition, a post-solicitation briefing was presented to the Audit Committee on February 28, 2025, with staff’s recommendation for Council award.

The initial term of the agreements will be for a one-year period beginning May 1, 2025, through April 30, 2026, and four additional one-year renewals at the City’s option will also be authorized by this ordinance.

ISSUE:

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program.

The Local Preference Program was applied to this solicitation and three of the recommended firms are local businesses.

The Veteran-Owned Small Business Preference Program was applied to this contract, however none of the recommended firms are veteran-owned small businesses.

All five firms have acknowledged to comply with the Heat Illness Prevention Ordinance, approved on August 31, 2023, through Ordinance #2023-08-31-0585.

ALTERNATIVES:

Should these contracts not be approved, the Development Services Department may be required to process individual procurements on an as needed basis thus effecting the appearance of the San Antonio dangerous premises or use Development Services Department staff to perform the work which may result in overtime and / or reduced staff capacity for other duties.

FISCAL IMPACT:

This ordinance will approve contracts with Legacy Vision Preservation, LLC; Mauro Monita; Michael A. Ramirez DBA Top Notch Services; MJC Contracting, LLC DBA Alamo Utility Service and Raul M. Cerda for dangerous premise abatement lot clearing and securing of structures at various locations for the Development Services Department for an estimated cost of \$1,017,396 annually and an estimated total cost of \$5,086,980. The initial term of the agreements will be for a one-year period beginning May 1, 2025, through April 30, 2026, with four additional one-year renewal options. Funding is available from the FY 2025 General Fund Adopted Budget. Funding for subsequent years is contingent upon City Council approval of the annual budget.

RECOMMENDATION:

Staff recommends approval of this ordinance.

This contract was procured by means of a Request for Proposals and Contracts Disclosure Forms are required.