

Selection of Construction Contractors for Rehabilitation of Various Residential Properties



City Council A Session

April 20, 2023

Presented by: Veronica Garcia, Director, Neighborhood & Housing Services Department

Summary



- An ordinance awarding nineteen (19) qualified construction contractor firms to be utilized for rehabilitation of various residential properties.
- The City assists low-to-moderate income families with rehabilitation services (Major Rehab, Minor Rehab including roof shingle replacement) to address health, safety and code concerns.
 - Bond funded projects will prioritize families at **50% AMI or below**.
- Homeowners apply through Home Rehab Application and selected using an **Equity Scoring Matrix** prioritizing lower AMI levels, older adults, families with disabilities and homeowners with longer length of ownership.
- With these awards, NHSD will create a list of qualified contractors for upcoming 2022-2027 Housing Bond projects.

NHSD Project Management



NHSD develops
**Scope of Work
(SOW)**

Contractor
selected from
Qualified List

NHSD Project
Manager
oversees
Construction

NHSD/DSD
confirm permits
& inspections
completed

NHSD assigns
project lead for
Homeowner
through
process



RFQ Timeline



Request for
Qualifications
(RFQ)

RFQ Release Date: November 21, 2022

Submission Deadline: January 18, 2023

of Proposals Received: 20

Application Evaluation Date: February 17, 2022

Evaluation – Bond Rehab Contractors



Criteria	Maximum Points
Experience, Background, Qualifications	40
Proposed Plan	35
Small Business Economic Development Advocacy (SBEDA) <ul style="list-style-type: none">• Emerging Small Business Enterprise (10 points)• Minority/Women Owned Business (10 points)	Up to 20
Veteran Preference	5
Total Points Possible	100

Fiscal Impact



- The term of the contract is one (1) year with the option for four (4), one (1) year renewals for an estimated total value up to \$45,000,000.

Recommendation



- Staff recommends selection of nineteen (19) qualified construction contractor firms for rehabilitation of various residential properties funded by the 2022-2027 Housing Bond Program and General Fund in the FY 23 Adopted.
- Contracts have an estimated total value up to \$45,000,000 for a 1-year term with 4, 1-year options to renew for a total of 5 years.

Contractors Recommended for Award



- 1) AJ Brinegar, LLC dba Brinegar Roof and Paint
- 2) American Best Home Improvements, Inc.
- 3) BG Constructor Solutions, LLC
- 4) Camilo Garcia Construction, Inc.
- 5) CTT Enterprises
- 6) DHMSA Construction, LLC
- 7) DSW Homes, LLC
- 8) Geofill Material Technologies, LLC
- 9) Guillen Roofing
- 10) Habitat for Humanity of San Antonio, Inc.
- 11) Ivy Enterprise
- 12) J.G.G. Integrated Construction, LLC
- 13) Johnson Construction Management, LLC
- 14) ProMasters Remodeling, LLC
- 15) Rojo Consulting and Construction Management
- 16) Seal Construction, LLC
- 17) Tijerina Construction, LLC
- 18) Two Brothers Roofing and Exteriors
- 19) VGC Real Estate Services, LLC



Thank You

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