



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 27

Agenda Date: June 13, 2024

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Lead Abatement Contractor Services for Housing Rehabilitation Programs

SUMMARY:

This ordinance authorizes the award of contracts to three certified firms: ISL Contractors, Trebor, Inc, and F&L Landscaping and Construction, to provide standby lead abatement and other lead remediation services for housing rehabilitation and lead abatement programs. The term of the contracts with each firm is one year, which will commence upon City Council approval. In aggregate, the contracts will not exceed \$2,000,000.00 over the term. Projects will be part of the Green and Healthy Homes Initiative (GHHI) and other Home Rehabilitation Programs. 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 has authorized the Green and Healthy Homes Initiative (GHHI), Major Rehabilitation and Minor Rehabilitation Programs to enable health and safety remediation and rehabilitation for homes of families with an Area Median Income (AMI) of 80% or less. When using federal funding for rehabilitation programs for homes built prior to 1978, the City is

required to test for lead-based paint hazards, and if lead-based paint hazards are present, the hazards must be remediated.

To provide lead abatement services, qualified firms are required to possess the Texas Department of State Health Services' Lead Firm Certification. The City currently has contracts with BG Contractor Solutions, LLC., J.G.G. Integrated Construction, LLC, Southwest Texas Environmental Contractors, Inc., and TLI & Environmental, Inc. Over the last few years, the City's federally funded home rehabilitation projects have increased, which has led to an increase in the number of lead assessments and lead abatement projects.

ISSUE:

On November 25, 2019, the City issued the Request for Proposals (RFP) for Texas Certified Lead Abatement Contractor Services. The RFP sought firms to abate lead hazards in accordance with state and federal regulations. Through the RFP, City Council approved five certified firms on April 2, 2020 to provide on-call lead assessment and remediation services. Since that time, the department has exercised annual renewals with four of the five firms.

The number of federally funded home rehabilitation projects has increased and led to an increase in the number of lead assessments and lead abatement services. This item is seeking City Council approval to expand the number of available on-call lead contractors to support lead activities.

ALTERNATIVES:

City Council has the option to not approve all three contracts for lead abatement and remediation services. The limited number of available existing on-call lead contractors may create delays in providing lead services to home rehabilitation projects.

FISCAL IMPACT:

This item will provide three additional on-call contractors, including ISL Contractors, Trebor, Inc, and F&L Landscaping and Construction, for lead abatement and remediation services. The term of the contracts with each firm is one year, which will commence upon City Council approval, and for an aggregate amount not to exceed \$2,000,000.00 over the term. Funding for these contracts is available from the Lead Hazard Reduction Grant (LHRG), Healthy Homes Production Grant, Community Development Block Grant (CDBG), and HOME Investment Partnerships program (HOME).

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.

There is no fiscal impact to the City's General Fund in the form of a cash match.

RECOMMENDATION:

Staff recommends approval.