

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED
ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL**

ORDINANCE

ORDINANCE APPROVING THE SELECTION OF BG CONSTRUCTION SERVICES: PROMASTERS REMODELING, GEOFILL MATERIAL TECHNOLOGIES, MM WEATHERIZATION, JGG INTEGRATED, AJ BRINEGAR LLC, AND BYRDSON SERVICES LLC FOR THE REHABARAMA HOUSING PRESERVATION PROGRAM TO ASSIST WITH THE REHABILITATION OF RESIDENTIAL PROPERTIES; FUNDED BY THE GENERAL FUND FY2024 ADOPTED BUDGET IN AN AMOUNT NOT TO EXCEED \$500,000.

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WHEREAS, the City of San Antonio's Office of Historic Preservation administers REHABARAMA, a housing preservation program focused on prolonging the useful life of San Antonio's existing housing stock and on building the hands-on preservation trades and emphasizes retention and preservation of original building materials and architectural character; and,

WHEREAS, approximately 25% of San Antonio's existing housing was constructed prior to 1960; and older housing stock provides a higher proportion of "naturally occurring" affordable housing that remains largely unsubsidized and unprotected; and

WHEREAS, qualified homeowners of the REHABARAMA preservation program are eligible to receive assistance with home repair and maintenance projects focused on prolonging the useful life of the home and maintaining a living environment that is safe, dry, and warm; and

WHEREAS, REHABARAMA projects include partial home rehabilitation to address building envelope, structural, or property maintenance code issues such as foundation or skirting repair, structural reinforcement, siding repair, window repair and weatherization, or porch repair; and

WHEREAS, REHABARAMA program goals include: (1) preserve historic and aging housing stock to allow for aging in place and generational wealth; (2) leverage volunteer and sponsor contributions to expand value of projects; and (3) integrate trades education and learning opportunities; and,

WHEREAS, prioritizing repair and maintenance programs for our older housing stock is supported by the City's Strategic Housing Implementation Plan as an environmentally and economically sustainable method of housing preservation; and,

WHEREAS, on February 21, 2024, 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; and,

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WHEREAS, on April 16, 2024, an evaluation panel of City staff evaluated the nine (9) applications received in response to the RFQ and selected the seven (7) highest scoring qualified construction contractors

WHEREAS, this ordinance approves the selection of the seven (7) highest scoring qualified construction contractors for the rehabilitation of various residential properties: (1) BG Construction Services; (2) ProMasters Remodeling; (3) Geofill Material technologies; (4) MM Weatherization; (5) JGG Integrated; (6) AJ Brinegar LLC; and (7) Byrdson Services LLC; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Council hereby approves the the following the seven (7) highest scoring qualified construction contractors: (1) BG Construction Services; (2) ProMasters Remodeling; (3) Geofill Material technologies; (4) MM Weatherization; (5) JGG Integrated; (6) AJ Brinegar LLC; and (7) Byrdson Services LLC, a non-exclusive list of pre-qualified contractors available to assist homeowners participating in the City's Office of Historic Preservation REHABARAMA housing preservation program.

SECTION 2. This ordinance does not create a contract between the City and any pre-qualified contractors available to assist homeowners participating in the City's Office of Historic Preservation REHABARAMA housing preservation program.

SECTION 3. The Director of City's Office of Historic Preservation (OHP) or designee, without further action by City Council, is authorized to execute any document and to take all steps necessary to effectuate the purpose of this ordinance. The Director of OHP or designee, without further action by City Council, may remove a pre-qualified contractors if the Director determines that doing so is in the best interests of the City or the homeowners participating in the REHABARAMA housing preservation program.

SECTION 4. Funding in an amount not to exceed \$500,000.00 from the FY 2024 Adopted Budget is hereby authorized and allocated for home repair and maintenance projects expenditures under the City's REHABARAMA housing preservation program and consistent with the applicable to the program requirements.

SECTION 5. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Fund Numbers, Project Definitions, WBS Elements, Internal Orders, Fund Centers, Cost Centers, Functional Areas, Funds Reservation Document Numbers, and GL Accounts as necessary to carry out the purpose of this Ordinance.

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SECTION 6. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 11th day of January, 2024.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney