



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: 19

Agenda Date: February 23, 2022

In Control: Audit and Accountability Committee Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Verónica R. Soto

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

INDIVIDUAL - Post-Solicitation High Profile Briefing for Construction Contractors for Rehabilitation of Various Residential Properties

SUMMARY:

The Neighborhood and Housing Services Department (NHSD) solicited proposals from qualified Construction Contractors for Rehabilitation of Various Residential Properties Funded by the City of San Antonio HOME Investment Partnerships Program, Community Development Block Grant Program and General Fund.

The Neighborhood and Housing Services Department is seeking qualifications from contractors that demonstrate the capability and the proven experience to perform general construction and housing rehabilitation services for third-party beneficiaries (qualified homeowners) of the City's HOME Investment Partnerships program (HOME), the Community Development Block Grant program (CDBG) and the City's General Fund. NHSD plans to create a list of qualified and capable

contractors for upcoming projects.

BACKGROUND INFORMATION:

The proposed term of contracts is four (4) years. Contractors shall be selected for placement on the pre-approved list for an initial term of one (1) year. After such initial one (1) year period, the City shall have the sole option to renew (keep the contractor on the pre-approved list) under the same terms and conditions for three (3) additional, one (1) year extensions. The Request for Qualification (RFQ) has a total contract value of \$41 million over the 4-year term.

Projects may include single-family home rehabilitation or reconstruction, minor home repairs, and roof replacements. The City estimates the number of rehabilitation projects to be completed by type over a 12-month period to be as follows:

Type of Rehabilitation	Estimated Number of Units to Complete Annually
Roof replacement for single-family homes	450
Minor home rehabilitation	175
Substantial home rehabilitation	71
Home reconstruction	10

Rehabilitation/ Reconstruction Contractor will perform rehabilitation or reconstruction work as determined in the Scope of Work (SOW) developed by the City or the City's on-call inspector and the contract for services between the Respondent (the Contractor) and the homeowner. Rehabilitation scopes of work will vary from roof replacement (up to \$14,000), minor repair/rehabilitation (up to \$25,000), substantial rehabilitation (up to 130,000) and reconstruction (up to \$145,000). These amounts may be adjusted by the City at any time based upon the City's budget and priorities.

The City will enter into funding agreements with third-party beneficiaries, namely qualified homeowners receiving HOME, CDBG or General Funds from NHSD's housing programs to fund City-approved SOW that meet applicable federal, state and local requirements. Third-party beneficiaries (homeowners) will contract directly with a qualified contractor from NHSD's approved list developed from this Request for Qualifications (RFQ) to perform the SOW as approved by the City.

ISSUE:

For briefing purposes only

FISCAL IMPACT:

For briefing purposes only

ALTERNATIVES:

For briefing purposes only

RECOMMENDATION:

Staff recommends approval to proceed with scheduling fourteen contracts for City Council consideration to provide the Neighborhood and Housing Services Department with construction contractors for rehabilitation of various residential properties funding by the City of San Antonio HOME Investment Partnerships Program, Community Development Block Grant Program, and General Fund. These contracts have an estimated total value of up to \$41,000,000.00 for a term of 1 year with 3, 1-year options to renew.