



# OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE MEETING



**SEP. 19  
2019**



**SAHA** | SAN ANTONIO  
HOUSING AUTHORITY  
Opportunity Lives Here






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**BOARD OF COMMISSIONERS**

Morris A. Stribling, DPM  
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Jessica Weaver  
Vice Chair

Charles Clack  
Commissioner

Jo-Anne Kaplan  
Commissioner

Sofia A. Lopez  
Commissioner

Marie R. McClure  
Commissioner

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**PRESIDENT & CEO**

David Nisivoccia

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**SAN ANTONIO HOUSING AUTHORITY**  
**OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE or**  
**\*\*SPECIAL BOARD MEETING**  
**1010 Locke St., San Antonio, TX 78208**  
**2:00 p.m., Thursday, September 19, 2019**

The Board of Commissioners will convene for a Committee, or Special Board meeting, in the Community Room of the Park at Sutton Oaks Apartments located at 1010 Locke St., San Antonio, TX, 78208, for discussion on the following matters:

**MEETING CALLED TO ORDER**

1. The Board of Commissioners or its Committee may hold a closed meeting pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters. The Board or Committee reserves the right to enter into closed meeting at any time, during the course of the meeting.

**PUBLIC COMMENT**

2. Public Comment - Citizens are provided three minutes each to speak to any agenda items.

**OPERATIONS**

3. Consideration and appropriate action regarding Resolution 5971, authorizing the President and CEO to approve and proceed with a self-funded, third-party provider of SAHA employee medical and dental plans plus fully insured vision, short-term disability, long-term disability, life insurance benefit plans and an electronic benefits enrollment platform for calendar year 2020, at a total cost not to exceed \$5,215,705.00 (Muriel Rhoder, Chief Administrative Officer; Janie Rodriguez, Director of Human Resources)
4. Consideration and appropriate action regarding Resolution 5967, authorizing the award of a contract for insurance broker of record for commercial property casualty and other SAHA insurance related services to McGriff, Seibels & Williams, Inc. for an annual cumulative amount not to exceed \$24,000.00 for year one, \$25,000.00 for year two, \$26,000.00 for year three, \$27,000.00 for year four, and \$28,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Diana Kollodziej Fiedler, Director of Finance and Accounting)
5. Consideration and appropriate action regarding Resolution 5966, authorizing the award of a contract for Technical Accounting and GASB Consulting Services to CliftonLarsonAllen, LLP for an annual cumulative amount not to exceed \$100,000.00 for year one, and \$50,000.00 each year for year two through year five; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Diana Kollodziej Fiedler)

6. Consideration and appropriate action regarding Resolution, 5968, authorizing the award of a contract for removal and replacement of bathtubs, shower pans, and associated repairs at various SAHA properties to Harper Painting and Construction, Inc. for an annual cumulative amount not to exceed \$170,000.00 for year one, \$180,000.00 for year two, \$210,000.00 for year three, and \$235,000.00 for year four and year five; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Brandee Perez, Director of Federal Housing Programs)
7. Consideration and appropriate action regarding Resolution 5969, authorizing the award of a contract for natural gas operator qualification training to Gasti, Inc. (HABE) for an amount not to exceed \$70,000.00 for a two year period; for a period of one year with the option to renew one additional one-year term (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)
8. Consideration and appropriate action regarding Resolution 5970, authorizing the award of a contract for Cassiano burn units rehabilitation to Geofill Material Technologies, LLC (SBE, Section 3 Business) for an amount not to exceed \$1,143,437.00 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)
9. Consideration and appropriate action regarding Resolution 5965, authorizing the award of a contract for development services construction project management staff augmentation to WTP America, LLC for an annual cumulative amount not to exceed \$250,000.00; for a period of one year with the option to renew up to one additional one-year term (Steven Morando, Director of Procurement and General Services; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
10. Consideration and appropriate action regarding Resolution 5964, authorizing the conveyance of Phillis Wheatley Park, located at 723 Arthur Street, San Antonio, Texas 78202, to the City of San Antonio to own, maintain, and operate as part of the Wheatley Choice Neighborhood Implementation Grant Initiative (Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
11. Consideration and appropriate action regarding Resolution 5963, authorizing the conveyance of two vacant residential lots located at 1533 Hays St. and 1535 Hays St., San Antonio, TX 78202, from the San Antonio Homeownership Opportunities Corporation to the San Antonio Housing Authority to be used for construction of affordable homes under the Wheatley Choice Neighborhood Infill Strategy; and the execution of any and all documents necessary to consummate such transaction (Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

#### **CHOICE NEIGHBORHOOD**

12. Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization; Adrian Lopez, Director of Community Development Initiatives; Arrie Porter, Consultant)

#### **INDIVIDUAL ITEMS FOR CONSIDERATION**

13. Update and discussion regarding the Strategic Plan (Richard Milk, Director of Policy and Planning)
14. Adjournment

\*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For

convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk, when the Board determines there is a need and a closed meeting is permitted.

**\*\*Note:** If a quorum of the Board of Commissioners attends the Committee Meeting, this meeting becomes a Special Meeting of the Board, but no Board action will be taken other than recommendations to the full Board, unless the full Board is present.

“Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun.”

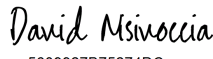


“Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly.



**SAN ANTONIO HOUSING AUTHORITY****SEPTEMBER 19, 2019**

**BOARD OF COMMISSIONERS**  
**Operations and Choice Neighborhood Committee**

**RESOLUTION 5971, AUTHORIZING THE PRESIDENT AND CEO TO APPROVE AND PROCEED WITH A SELF-FUNDED, THIRD-PARTY PROVIDER OF SAHA EMPLOYEE MEDICAL AND DENTAL PLANS PLUS FULLY INSURED VISION, SHORT-TERM DISABILITY, LONG-TERM DISABILITY, LIFE INSURANCE BENEFIT PLANS AND AN ELECTRONIC BENEFITS ENROLLMENT PLATFORM FOR CALENDAR YEAR 2020, AT A TOTAL COST NOT TO EXCEED \$5,215,705.00**

<p>DocuSigned by:    <small>50099270752740C...</small>  <b>David Nisivoccia</b>  <b>President and CEO</b></p>	<p>DocuSigned by:    <small>338B3CF0A21E47D...</small>  <b>Muriel Rhoder</b>  <b>Chief Administrative Officer</b></p>	<p>DocuSigned by:    <small>D5308BF4063C401...</small>  <b>Janie Rodriguez</b>  <b>Director of Human Resources</b></p>
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**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5971, authorizing the President and CEO to approve and proceed with a self-funded, third-party provider of SAHA employee medical and dental plans plus fully insured vision, short-term disability, long-term disability, life insurance benefit plans and an electronic benefits enrollment platform for calendar year 2020, at a total cost not to exceed \$5,215,705.00.

**FINANCIAL IMPACT:**

The total proposed cost for the SAHA self-funded (self-insured) medical and dental plans for January 1, 2020, through December 31, 2020, is projected to be \$5,055,476.00. Included in this projected cost is the annual administrative fee for the operation of the self-funded plan of \$101,374.00, projected claims costs of \$4,006,014.00, and an estimated stop loss premium of \$948,088.00.

SAHA will implement programs to control costs in the area of prescriptions. Presently, SAHA participates in the Blue Cross Blue Shield (BCBS) Basic Drug Formulary. A move to a Balanced Formulary and the addition of Step Therapy and Prior Authorization will present a total savings of \$142,216.00. When allowed to do so, staff will grandfather current employees in various programs to minimize impact. However, twenty-five employees, representing approximately 6% of our total population may find themselves requiring additional steps in obtaining their current prescriptions. SAHA will also implement Livongo, a program of enhanced care for those individuals with diabetes. The projected cost of \$41,950.00 covers approximately fifty employees. Similarly, an incremental fee of \$650.00 for the year will further support cessation efforts for employees that wish to stop using nicotine products. The net effect of these programs is a savings of \$99,616.00.

The total proposed cost for SAHA's fully insured programs of vision, employer paid life/accidental death and dismemberment (ad&d), short-term and long-term disability and the Employee Assistance Plan is \$260,804.00. The agency will maintain Avesis as the carrier for vision coverage. However, for Employer Paid Life and Accidental Death & Dismemberment (1X Base Salary), plus Short Term Disability and Long Term Disability, the agency proposes to move forward with a new provider. Dearborn National Life Insurance Company, which is affiliated with

**SAN ANTONIO HOUSING AUTHORITY****SEPTEMBER 19, 2019**

Blue Cross Blue Shield. A transfer from Prudential to Dearborn National Life Insurance Company will afford SAHA the following:

- A first year discount of \$45,000.00 for the bundling of our medical/dental products with our disability and employer paid life and ad&d products.
- The ability to match current voluntary products for Supplemental Life and Accidental Death and Dismemberment for Employee, Spouse and Child coverage.
- The ability to offer extended Voluntary products for Critical Illness and Accident Coverage.
- The ability to provide 3rd party services for the management of FMLA and ADA claims. This partnership is to minimize compliance and risk issues that can arise if claims are mismanaged. The costs for the services is projected to be \$11,967.00.

In addition to the Voluntary products, the Agency requests the opportunity to offer MetLife at no cost to the organization. MetLife benefits include access to a network of attorneys to assist with:

- Identity Theft
- Estate Planning
- Elder Care Issues

Over the past two years, SAHA has utilized an electronic benefits enrollment system (SmartBen) and an electronic system (Accord), for issuing required forms under the Affordable Care Act. The two programs have a combined cost of \$32,074.00.

These costs are reflected in the approved 2019 - 2020 budget and represent a total decrease of 11.18% from the 2019 budget projections.

**SUMMARY:**

In 2008, SAHA moved to a self-funded (self-insured) plan to help control the rising costs of health care. Two PPO plans are offered to employees: a standard (lower cost) PPO plan and a richer (higher cost) PPO plan for which the employee bears a larger share of the cost. There are currently 405 employees in the plans; 302 are enrolled in the low PPO plan and 103 are enrolled in the high PPO plan.

McGriff, Seibels & Williams of Texas, Inc. (MSW) is the current Benefits Consultant. MSW issued a Request for Proposals on SAHA's behalf for 2020 for a carrier for Life (Basic, Voluntary and Accidental Death and Dismemberment, Short Term Disability, Long Term Disability and other Voluntary Products.

The BCBS medical and dental plans are under a rate guarantee for 2020. SAHA reviews benefits and funding of the plan annually. There will be no increase to employee contributions or SAHA's funding level. There will also be no increase to deductibles nor co-pays.

A stop-loss premium increase of 15% is included in the 2020 projections. Stop-loss proposals require additional claims experience before costs can be finalized. Final Stop Loss costs are expected to be available by December 1, 2019.

**SAN ANTONIO HOUSING AUTHORITY****SEPTEMBER 19, 2019**

SAHA remains highly competitive and favorable in comparison to other employers with an average employer contribution of 85% compared to the 15% employee contribution. The same holds true for deductible amounts, out of pocket maximums, and copayments, as compared to other similar employer packages.

**Ongoing Health and Wellness Initiatives:**

- Reimbursements for certified weight loss programs and gym memberships
- Reimbursements for participation in health and wellness events
- Annual health and safety fairs
- Monthly vitamin shot clinics
- Spring event with exercise demonstrations and various fitness activities

The proposed benefits program for SAHA employees in 2020 will include the most competitive:

- Health care carrier as the third-party provider of employee medical and dental plans
- Provider for the employee vision plan
- Third-party provider of employee long-term and short-term disability plans
- Provider for employee life insurance and accidental death and dismemberment
- Provider for enhanced voluntary products
- Provider for employee Section 125 Flexible Spending Plan
- Provider for 3rd party FMLA and ADA administration

**Timeline:**

August 8, 2019 - Review BCBS Claims Activity (January to June 2019)

August 8, 2019 - Review Results of RFP

September 19, 2019 - Present at Operations and Choice Neighborhood Committee

October 3, 2019 - Obtain approval at the Board Meeting

October to November 2019 - Open Enrollment

**STRATEGIC GOAL:**

Invest in our greatest resource - our employees - and establish a track record for integrity, accountability, collaboration and strong customer service.

**ATTACHMENTS:**

Resolution 5971

SAHA Benefit Comparison - Medical

SAHA Benefit Comparison - Dental

Projected Benefit Expense for 2020

**San Antonio Housing Authority  
Resolution 5971**

**RESOLUTION 5971, AUTHORIZING THE PRESIDENT AND CEO TO APPROVE AND PROCEED WITH A SELF-FUNDED, THIRD-PARTY PROVIDER OF SAHA EMPLOYEE MEDICAL AND DENTAL PLANS PLUS FULLY INSURED VISION, SHORT-TERM DISABILITY, LONG-TERM DISABILITY, LIFE INSURANCE BENEFIT PLANS AND AN ELECTRONIC BENEFITS ENROLLMENT PLATFORM FOR CALENDAR YEAR 2020, AT A TOTAL COST NOT TO EXCEED \$5,215,705.00**

**WHEREAS**, the San Antonio Housing Authority (SAHA) desires to provide a wide range of insurance benefits for its employees; and

**WHEREAS**, the current employee self-insured administration contracts will terminate on December 31, 2019; and

**WHEREAS**, the total cost for the SAHA self-funded (self-insured) medical and dental plans for January 1, 2020, through December 31, 2020, is projected to be \$5,055,476.00; and

**WHEREAS**, included in this projected cost is the total annual administrative fee paid to Blue Cross Blue Shield for the operation of the self-funded plan of \$101,374.00, the stop loss fee of \$948,088.00, and a projected claims amount of \$4,006,014.00; and

**WHEREAS**, SAHA will implement programs to control costs in the area of prescriptions with projected savings of \$142,216.00. SAHA will fund a program to support extended diabetes care at a cost of \$41,950.00 and nicotine cessation at \$650.00 per year. These combined programs are projected to produce a net savings of \$99,616.00; and

**WHEREAS**, the total proposed cost for SAHA's fully insured programs of vision, life, short term, and long term disability is \$260,804.00, and SAHA proposes to move forward with Dearborn National Life Insurance Company as a new carrier for Basic Life and Accidental Death and Dismemberment, Short Term Disability and Long Term Disability. Dearborn will offer other Voluntary products to include Critical Illness and Accident Coverage; and

**WHEREAS**, the addition of Dearborn National Life Insurance Company will result in first year savings of \$45,000.00 and the ability to utilize third party services in the administration of Family and Medical Leave Act (FMLA) and Americans with Disability Act (ADA) claims. These services are projected to cost \$11,967.00; and

**WHEREAS**, the proposed approximate annual cost for an electronic benefits enrollment platform, and a third party provider of tax forms required per the Affordable Care Act is \$32,074.00; and

**WHEREAS**, the costs are within the Board approved FY 2019-2020 operating budget; and

**WHEREAS**, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents necessary to carry out the various transactions described above.



**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of SAHA hereby:

- 1) Approves Resolution 5971, authorizing the President and CEO to approve and proceed with a self-funded, third-party provider of SAHA employee medical and dental plans plus fully insured vision, short term disability, long term disability, and life insurance benefit plans, an electronic benefits enrollment platform for calendar year 2020, and third party providers for administrative services at a total cost not to exceed \$5,215,705.00.
- 2) Authorizes the President and CEO, or designee, to execute all documents necessary to carry out the various transactions authorized above.

**Passed and approved the 3rd day of October 2019.**

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**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**David Nisivoccia**  
**President and CEO**

Page 10 of 115

SAHA 2020 Proposed Dental Benefits		
	SAHA Dental PPO 2019	SAHA Dental PPO 2020
<b>Calendar Year Deductible</b> Individual Family	PPO \$50 \$150	PPO \$50 \$150
<b>Preventive (ded. waived)</b>	100%	100%
<b>Basic</b>	80%	80%
<b>Major</b>	80%	80%
<b>Calendar Year Maximum</b>	\$2,500	\$2,500
<b>Orthodontia (child only)</b>	50%	50%
<b>Orthodontia deductible</b>	None	None
<b>Orthodontia Lifetime Maximum</b>	\$2,000	\$2,000
	2019	2020
<b>Monthly Employee Contributions</b>		
Employee Only	\$13.01	\$13.01
Employee + Spouse	\$28.33	\$28.33
Employee + Child(ren)	\$35.51	\$35.51
Employee + Family	\$51.27	\$51.27

# Projected Benefit Expense for January 1, 2020 through December 31, 2020

## SELF FUNDED

### BCBS Medical & Dental

Medical Claims \$3,776,999.00  
 Medical Admin Fee \$81,113.40  
 Stop Loss Estimate \$948,088.00  
**Subtotal Medical \$4,806,200.40**

Dental Claims \$229,014.73  
 Admin Fee \$20,260.80  
**Subtotal Dental \$249,275.53**

### TOTAL MEDICAL & DENTAL

**\$5,055,475.93**

### New Rx Programs

Balanced Drug List \$67,936.00  
 Step Therapy \$1,502.00  
 Prior Authorization \$72,778.00  
**Total Savings \$142,216.00**

### New Treatment Programs

Livongo Diabetes Treatment \$41,950.00  
*Estimate 50 Employees*  
 Tobacco Cessation \$650.00  
*.11 cents PEPM*  
**Total New Expense \$42,600.00**

### Net Savings

**-\$99,616.00**





FULLY INSURED	New Product Savings	Discount for New STD/LTD & Life Products Bundled Package, \$30,000 one time only, and \$15,000 each of the 3 years	-\$45,000.00	
	Fees for Admin Support	3rd Party FMLA Administration	\$7,323.00	
		3rd Party ADA Administration	\$4,644.00	
		<b>Net Savings</b>	<b>-\$33,033.00</b>	
		<b>TOTAL SAVINGS</b>		<b>-\$132,649.00</b>
FULLY INSURED	Avesis Vision		\$14,426.87	
	Employer Paid Basic Life & AD&D		\$28,846.68	
	Employer Paid STD		\$113,522.28	
	Employer Paid LTD		\$90,813.24	
	Logical Management Solutions		\$13,194.72	
		<b>TOTAL FOR FULLY INSURED</b>		<b>\$260,803.79</b>
ELECTRONIC ENROLLMENT	SmartBen		\$26,069.76	
ACA COMPLIANCE	Accord		\$6,004.25	
		<b>TOTAL FOR ENROLLMENT &amp; ACA</b>		<b>\$32,074.01</b>
		<b>PROJECTED GRAND TOTAL</b>		<b>\$5,215,704.73</b>


**SAN ANTONIO HOUSING AUTHORITY****September 19, 2019**

**BOARD OF COMMISSIONERS**  
**Operations and Choice Neighborhood Committee**

**RESOLUTION 5967, AUTHORIZING THE AWARD OF A CONTRACT FOR INSURANCE BROKER OF RECORD FOR COMMERCIAL PROPERTY CASUALTY AND OTHER SAHA INSURANCE RELATED SERVICES TO MCGRUFF, SEIBELS & WILLIAMS, INC. FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$24,000.00 FOR YEAR ONE, \$25,000.00 FOR YEAR TWO, \$26,000.00 FOR YEAR THREE, \$27,000.00 FOR YEAR FOUR, AND \$28,000.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

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**David Nisivoccia**  
**President and CEO**

DocuSigned by:  
  
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**Steven Morando**  
**Director of Procurement**  
**and General Services**

DocuSigned by:  
  
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**Diana Fiedler**  
**Director of Finance and**  
**Accounting**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5967, authorizing the award of a contract for insurance broker of record for commercial property casualty and other SAHA insurance related services to McGriff, Seibels & Williams, Inc. for an annual cumulative amount not to exceed \$24,000.00 for year one, \$25,000.00 for year two, \$26,000.00 for year three, \$27,000.00 for year four, and \$28,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms.

**FINANCIAL IMPACT:**

The current award recommendation for the insurance broker of record for commercial, property, casualty, and other SAHA insurance related services is not expected to exceed an annual cumulative amount of \$24,000.00 for year one, \$25,000.00 for year two, \$26,000.00 for year three, \$27,000.00 for year four, and \$28,000.00 for year five and will be funded through the operating budgets and/or available reserves.

**SUMMARY:**

SAHA requires a Broker of Record (BOR) to ensure compliance with the U. S. Department of Housing and Urban Development (HUD) and lender insurance requirements. In addition, the BOR assists SAHA in its annual insurance renewal or placement process to protect its assets – real property, human capital, program participants/visitors and operational processes.

The current BOR is McGriff, Seibels, and Williams (MSW). The local branch of MSW is exclusively a broker for public entities including public housing authorities (PHAs). MSW has proven to be a knowledgeable, hands-on, strategic partner who understands the public housing business well. They bring many tools and relevant experience to the table including, but not limited to, loss prevention, loss control, analysis, trending data and creative solutions to assist on matters of risk. MSW also brings consultation services, training resources and licenses that allow premium

**SAN ANTONIO HOUSING AUTHORITY****September 19, 2019**

comparisons in the market.

SAHA's primary insurer for property developments is HAI Group. SAHA has an historic and vested interest in HAI Group who is an insurer for PHAs only nationwide. In the mid-1980s, the public housing community faced a crisis as insurance companies refused to insure PHAs. PHAs were labeled as high risk and rising premiums reached unaffordable levels despite being required by HUD. In 1987, a solution emerged -- the Housing Authority Insurance Group (HAI Group) was formed; it is a member owned organization originally funded by the PHAs it insures. Founding PHAs, including SAHA, became member owners in 1987, when they paid into HAI Group to fund insuring fellow member/owner PHAs. The initial investment has paid for itself many times over and SAHA's current equity stands at about \$640,000.00.

HAI Group remains the most competitive insurer for PHAs. Staff conducts market penetration studies every two years to remain current and relevant in premium comparisons. HAI Group has a reciprocal relationship with its members. SAHA receives annual dividend disbursements from HAI Group, averaging \$100,000.00 a year. These dividends are paid to all member owners based on the annual performance of the insurance company, global catastrophic losses, and loss prevention measures executed by staff.

On July 12, 2019, SAHA issued a Request For Proposals #1906-953-52-4937 for Insurance Broker of Record for Commercial, Property, Casualty, and other SAHA insurance Related Services that closed on August 12, 2019. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to fifty-six firms. A total of four proposals were received in response to this solicitation: Arthur J Gallagher Risk Management Services (Austin), Arthur J Gallagher Risk Management Services (Dallas), McGriff, Seibels & Williams, Inc., and USI Southwest, Inc. All proposals were evaluated on the following criteria: experience and capacity of consultant, quality and methodology, disclosures/financial capability, fees/cost, strength of the consultant's Section 3 Utilization Plan, and Strength of the consultant's SWMBE Plan. Based on the above, we are recommending contract award to McGriff Seibels & Williams, Inc. They are the highest rated responsive and responsible proposer.

McGriff, Seibels & Williams, Inc. was founded in 1886, and is headquartered in Birmingham, Alabama, with field office locations in Denver, Colorado; Atlanta, Georgia; New Orleans, Louisiana; St. Louis, Missouri; Portland, Oregon; Philadelphia, Pennsylvania; Addison, Houston, and San Antonio, Texas; and Seattle, Washington. This firm provides commercial insurance, construction risk, employee benefits, energy and marine, financial services, recreation marine and surety. McGriff, Seibels & Williams, Inc. is currently under contract with SAHA as the insurance broker of record for property, casualty, and workers' compensation and benefits consulting services. Their Housing Authority clients include Brownsville Housing Authority; Corpus Christi Housing Authority; Dallas Housing Authority; Pinellas County Housing, Florida; West Virginia Housing Development; Housing Authority of the City of Allentown, Pennsylvania; and Housing Authority of the City of Kokomo, Indiana. McGriff, Seibels & Williams is utilizing the services of a Certified Section 3 Business as a subcontractor.

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Diana Kollodziej Fiedler, Director of Finance and

**SAN ANTONIO HOUSING AUTHORITY**

**September 19, 2019**

Accounting, and Jennifer Gonzales, Risk Manager, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance report on a monthly basis, monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan, provide annual contract performance evaluation survey to end users, and assist departments in the contract renewal or new solicitation process.

**STRATEGIC GOAL:**

Transform core operations to be a high performing and financially strong organization.

**ATTACHMENTS:**

Resolution 5967

Scoring Matrix

Advertisement List



**San Antonio Housing Authority  
Resolution 5967**

**RESOLUTION 5967, AUTHORIZING THE AWARD OF A CONTRACT FOR INSURANCE BROKER OF RECORD FOR COMMERCIAL PROPERTY CASUALTY AND OTHER SAHA INSURANCE RELATED SERVICES TO MCGRUFF, SEIBELS & WILLIAMS, INC. FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$24,000.00 FOR YEAR ONE, \$25,000.00 FOR YEAR TWO, \$26,000.00 FOR YEAR THREE, \$27,000.00 FOR YEAR FOUR, AND \$28,000.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, on July 12, 2019, SAHA issued a Request For Proposals #1906-953-52-4937 for Insurance Broker of Record for Commercial, Property, Casualty, and other SAHA insurance Related Services that closed on August 12, 2019; and

**WHEREAS**, four proposals were received in response to the RFP; and

**WHEREAS**, we are recommending contract award to McGriff Seibels & Williams, Inc. They are the highest rated responsive and responsible proposer; and

**WHEREAS**, the current award recommendation for the insurance broker of record for commercial, property, casualty, and other SAHA insurance related services is not expected to exceed an annual cumulative amount of \$24,000.00 for year one, \$25,000.00 for year two, \$26,000.00 for year three, \$27,000.00 for year four, and \$28,000.00 for year five and will be funded through the operating budgets and/or available reserves; and

**WHEREAS**, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of SAHA hereby:

- 1) Approves Resolution 5967, authorizing the award of a contract for insurance broker of record for commercial property casualty and other SAHA insurance related services to McGriff, Seibels & Williams, Inc. for an annual cumulative amount not to exceed \$24,000.00 for year one, \$25,000.00 for year two, \$26,000.00 for year three, \$27,000.00 for year four, and \$28,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 3rd day of October 2019.**

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**Morris A. Stribling, DPM**  
**Chair, Board of Commissioner**

**Attested and approved as to form:**

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**David Nisivoccia**  
**President and CEO**

1906-953-52-4937 Insurance Broker of Record for Commercial Property					Scoring Matrix		
Criterion Description	Max Points Weights	McGriff, Seibels & USI Southwest Williams, Inc.	Casualty and other SAHA Insurance Related Services	Arthur J. Gallagher Risk Management Services, Inc. (Austin)	Arthur J. Gallagher Risk Management Services, Inc. (Dallas)		
<b>Experience:</b>	1-5 25%						
<b>Rater 1</b>		4.00	3.00	3.00	4.00		4.00
<b>Rater 2</b>		4.00	4.00	4.00	3.00		3.00
<b>Rater 3</b>		4.00	3.00	3.00	2.00		2.00
<b>Total Score</b>		12.00	10.00	10.00	9.00		9.00
<b>Average Score</b>		4.00	3.33	3.33	3.00		3.00
<b>Weighted Score</b>		1.00	0.83	0.83	0.75		0.75
<b>Quality and Methodology:</b>	1-5 20%						
<b>Rater 1</b>		4.00	2.00	2.00	4.00		4.00
<b>Rater 2</b>		4.00	3.00	3.00	4.00		4.00
<b>Rater 3</b>		4.00	3.00	3.00	4.00		4.00
<b>Total Score</b>		12.00	6.00	6.00	12.00		12.00
<b>Average Score</b>		4.00	2.67	2.67	4.00		4.00
<b>Weighted Score</b>		0.80	0.53	0.53	0.80		0.80
<b>Capacity Financial Viability:</b>	1-5 20%						
<b>Rater 1</b>		1.00	0.00	1.00	0.00		0.00
<b>Rater 2</b>		2.00	0.00	2.00	1.00		1.00
<b>Rater 3</b>		1.00	1.00	1.00	1.00		1.00
<b>Total Score</b>		4.00	1.00	4.00	2.00		2.00
<b>Average Score</b>		1.33	0.33	1.33	0.67		0.67
<b>Weighted Score</b>		0.27	0.07	0.27	0.13		0.13
<b>Price proposal:</b>	1-5 25%						
<b>Total Score</b>		5.00	1.44	0.79	1.82		1.82
<b>Weighted Score</b>		1.25	0.36	0.20	0.45		0.45
<b>Strength of the Section 3 plans:</b>	1-5 5%						
<b>Rater 1</b>		4.00	3.00	0.00	0.00		0.00
<b>Rater 2</b>		4.00	4.00	0.00	0.00		0.00
<b>Rater 3</b>		3.00	3.00	0.00	0.00		0.00
<b>Total Score</b>		11.00	10.00	0.00	0.00		0.00
<b>Average Score</b>		3.67	3.33	0.00	0.00		0.00
<b>Weighted Score</b>		0.18	0.17	0.00	0.00		0.00
<b>Strength of the SWIMBE plans:</b>	1-5 5%						
<b>Rater 1</b>		5.00	5.00	0.00	3.00		3.00
<b>Rater 2</b>		3.00	3.00	0.00	3.00		3.00
<b>Rater 3</b>		3.00	2.00	1.00	1.00		1.00
<b>Total Score</b>		11.00	10.00	1.00	7.00		7.00
<b>Average Score</b>		3.67	3.33	0.33	2.33		2.33
<b>Weighted Score</b>		0.18	0.17	0.02	0.12		0.12
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.							
Category I: As detailed in Attachment D	5 (25)						
Category II: As detailed in Attachment D	4 (20)						
Category III: As detailed in Attachment D	3 (15)						
Category IV: As detailed in Attachment D	2 (10)						
<b>Total Weighted Score</b>		<b>3.68</b>	<b>2.13</b>	<b>1.85</b>			<b>2.25</b>

**Advertisement List**  
**Solicitation #1906-953-52-4937**  
**Insurance Broker of Record Property Casualty Services**

Associations /Vendors	Contact Name	Email	Notes
<b>Associations Revised as of 2/7/2019</b>			
African American Chamber of Commerce of San Antonio	Lou Miller	<a href="mailto:blackchamber@aol.com">blackchamber@aol.com</a>	
Alamo Asian American Chamber of Commerce	Elva Adams	<a href="mailto:elva.adams@wellsfargo.com">elva.adams@wellsfargo.com</a>	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	<a href="mailto:info@alamocitychamber.org">info@alamocitychamber.org</a>	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	<a href="mailto:anne@acectx.org">anne@acectx.org</a>	
American Institute of Architects	Paula	<a href="mailto:paula@aiaa.org">paula@aiaa.org</a>	
American Subcontractors Association	Jennifer Swinney	<a href="mailto:jennifer@asasanantonio.org">jennifer@asasanantonio.org</a>	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	<a href="mailto:steve@abcsouthtexas.org">steve@abcsouthtexas.org</a>	
Builders Exchange	Jeannette Olguin	<a href="mailto:jeannette@virtualbx.com">jeannette@virtualbx.com</a>	
Construct Connect	Mark Ibero	<a href="mailto:content@constructconnect.com">content@constructconnect.com</a>	
CFMA	Kelly Dando	<a href="mailto:cfmasatx@gmail.com">cfmasatx@gmail.com</a> <a href="mailto:kimr@avacpa.com">kimr@avacpa.com</a>	
Chinese Chamber of Commerce	Jing Hao	<a href="mailto:jing.hao@gsaccc.org">jing.hao@gsaccc.org</a>	
Goodwill Industries	Steven Hussain Angelique de Oliveira Mark Ramirez Melissa Joy Winn	<a href="mailto:shussain@goodwill.sa.org">shussain@goodwill.sa.org</a> <a href="mailto:adeoliveira@goodwillsa.org">adeoliveira@goodwillsa.org</a> <a href="mailto:mramirez@goodwillsa.org">mramirez@goodwillsa.org</a> <a href="mailto:mwinn@goodwillsa.org">mwinn@goodwillsa.org</a>	
Greater San Antonio Builders Association	Kristi Sutterfield	<a href="mailto:ksutterfield@sabuilders.com">ksutterfield@sabuilders.com</a>	
The San Antonio Chamber of Commerce	Dave Petersen	<a href="mailto:dpetersen@sachamber.org">dpetersen@sachamber.org</a>	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	<a href="mailto:exdir@hcadesa.org">exdir@hcadesa.org</a> <a href="mailto:admin@hcadesa.org">admin@hcadesa.org</a> <a href="mailto:dave@hcadesa.org">dave@hcadesa.org</a>	
Home Depot Pro Accounts	Darren Friesenhahn	<a href="mailto:Darren_Friesenhahn@homedepot.com">Darren_Friesenhahn@homedepot.com</a>	
IEC	Julie Howard	<a href="mailto:jhoward@iecsanantonio.com">jhoward@iecsanantonio.com</a> <a href="mailto:rvasquez@iecsanantonio.com">rvasquez@iecsanantonio.com</a>	
MCA-SMACNA		<a href="mailto:mca-smacna@mca-smacna.org">mca-smacna@mca-smacna.org</a>	
Minority Business Council	Hector Garcia	<a href="mailto:hector@hegarciacpa.com">hector@hegarciacpa.com</a>	
National Alliance of Craftsmen Association	Victor Landa	<a href="mailto:arvelasquez01@yahoo.com">arvelasquez01@yahoo.com</a>	
National Association of Women in Construction (NAWIC)	Sandee Morgan	<a href="mailto:nawicerin@gmail.com">nawicerin@gmail.com</a> <a href="mailto:nawicsatx@gmail.com">nawicsatx@gmail.com</a>	

**Advertisement List**  
**Solicitation #1906-953-52-4937**  
**Insurance Broker of Record Property Casualty Services**

NAWBO San Antonio	Madeline Slay	<a href="mailto:Madeline@masarchitecture.com">Madeline@masarchitecture.com</a>	
Plumbing Heating Cooling Contractors Association	Heidi Timble	<a href="mailto:Heidi@phcc-sanantonio.org">Heidi@phcc-sanantonio.org</a>	
Professional Engineers in Private Practice	Diane Hoskins	<a href="mailto:bexarpepp@sbcglobal.net">bexarpepp@sbcglobal.net</a>	
Real Estate Council of San Antonio	Martha Mangum	<a href="mailto:martham@recsanantonio.com">martham@recsanantonio.com</a>	
SAABE	Melodie	<a href="mailto:mg.assoc.mgmt@gmail.com">mg.assoc.mgmt@gmail.com</a>	
San Antonio Board of Realtors	Suzanne	<a href="mailto:Suzanne@sabor.com">Suzanne@sabor.com</a>	
SA Chapter of the Associated General Contractors	Dana Marsh	<a href="mailto:sanantonioagc@gmail.com">sanantonioagc@gmail.com</a>	
San Antonio Hispanic Chamber of Commerce	Dave Peterson Brianna Dimas	<a href="mailto:dpetersen@sachamber.org">dpetersen@sachamber.org</a> <a href="mailto:briannad@sahcc.org">briannad@sahcc.org</a>	
San Antonio Masonry Contractors Association	Debbie Mason	<a href="mailto:thesamca@gmail.com">thesamca@gmail.com</a>	
San Antonio Women's Chamber of Commerce	Cindy Libera	<a href="mailto:admin@sawomenschamber.org">admin@sawomenschamber.org</a>	
SmartApartmentData.com		<a href="mailto:constructionadmin@smartlocating.com">constructionadmin@smartlocating.com</a>	
South Central Regional Certification Agency	Charles Johnson	<a href="mailto:cjohnson@sctrca.org">cjohnson@sctrca.org</a>	
South San Antonio Chamber of Commerce	Al Arreola Jr	<a href="mailto:al@southsa.org">al@southsa.org</a>	
Southwest Minority Supplier Diversity Council	Robert Casas	<a href="mailto:smsdc@smsdc.org">smsdc@smsdc.org</a> <a href="mailto:carol@smsdc.org">carol@smsdc.org</a> <a href="mailto:gabrielle@smsdc.org">gabrielle@smsdc.org</a>	
Surety Association of South Texas, Inc.	Jim Swindle	<a href="mailto:jim@alamobonds.com">jim@alamobonds.com</a>	
Texas Society of Professional Engineers	Laura Campa	<a href="mailto:jennifer@tspe.org">jennifer@tspe.org</a>	
TIBH Industries	Robert Olivo	<a href="mailto:robertolivo@tibh.org">robertolivo@tibh.org</a>	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	<a href="mailto:orestes.hubbard@utsa.edu">orestes.hubbard@utsa.edu</a> <a href="mailto:jennifer.mort@utsa.edu">jennifer.mort@utsa.edu</a> <a href="mailto:Jacqueline.Jackson@utsa.edu">Jacqueline.Jackson@utsa.edu</a>	
UTSA Procurement Technical Assistance Center	Terri Williams	<a href="mailto:ptac@utsa.edu">ptac@utsa.edu</a>	
West San Antonio Chamber of Commerce	Julie Jimenez	<a href="mailto:info@westsachamber.org">info@westsachamber.org</a> <a href="mailto:julie@westsachamber.org">julie@westsachamber.org</a>	
Women's Business Enterprise	Avery Smith	<a href="mailto:bids@wbea-texas.org">bids@wbea-texas.org</a>	
NAHRO	Web Site	<a href="http://nahro.economicengine.com">http://nahro.economicengine.com</a> <a href="mailto:support@internationaleprocurement.com">support@internationaleprocurement.com</a>	
Public Purchase	Web Site	<a href="http://www.publicpurchase.com">www.publicpurchase.com</a>	
Texas ESBD	Web Site	<a href="https://portal.cpa.state.tx.us/">https://portal.cpa.state.tx.us/</a>	
North San Antonio Chamber of Commerce	Web Site	<a href="mailto:info@northsachamber.com">info@northsachamber.com</a>	
<b>Direct Solicits as of 11/15/18</b>			
	<b>HUBS on CMBL</b>		

**Advertisement List**  
**Solicitation #1906-953-52-4937**  
**Insurance Broker of Record Property Casualty Services**

SICURO ADVISORS, LLC	John David Vincent	<a href="mailto:David.Vincent@SicuroAdvisors.com">David.Vincent@SicuroAdvisors.com</a>	
TRUSTAR SYSTEMS, INC.	JOHN D. FALCON	<a href="mailto:JFALCON@TEAMSMED.COM">JFALCON@TEAMSMED.COM</a>	
THE HANNUSCH GROUP, LLC	President/Lisa Hannusch	<a href="mailto:TheHannuschGroup@gmail.com">TheHannuschGroup@gmail.com</a>	
PROTECTOR'S INSURANCE AND FINANCIAL SERVI	Howard E. Jefferson	<a href="mailto:mwilliams@protectorsinsurance.com">mwilliams@protectorsinsurance.com</a>	
MERLION ADVISORY GROUP, L.L.C.	EDWIN A. TYLER	<a href="mailto:ATYLER@MERLIONADVISORY.COM">ATYLER@MERLIONADVISORY.COM</a>	
SOLOMON-JOSEPH, LLC	Joseph Long	<a href="mailto:joe.long@solomon-joseph.com">joe.long@solomon-joseph.com</a>	
APS SYSTEMS INC	A. GOEL	<a href="mailto:agoel@aps-systems.com">agoel@aps-systems.com</a>	
XCUTION INC.	Henry, Jane	<a href="mailto:jane@xcution.com">jane@xcution.com</a>	
DELTA POINT SAFETY	Annabell Martinez	<a href="mailto:annabell@deltapointsafety.com">annabell@deltapointsafety.com</a>	
SIGMA RISK MANAGEMENT CONSULTING, LLC	Noel Orsak	<a href="mailto:noel@sigmariskmanagement.com">noel@sigmariskmanagement.com</a>	
AGM INSURANCE GROUP, LLC	Principal/Ana Montalbano	<a href="mailto:agis3@live.com">agis3@live.com</a>	
NAVARRO INSURANCE GROUP, L.P.	Demetrius Navarro	<a href="mailto:Demetrius@navarroig.com">Demetrius@navarroig.com</a>	
RESOLUTION OVERSIGHT CORPORATION	President / Ernesto A. Garza	<a href="mailto:egarzasdr@aol.com">egarzasdr@aol.com</a>	
GRAND PEA, INC.	Andrea Hoxie	<a href="mailto:mail@grandpea.com">mail@grandpea.com</a>	
CHARLES TRYON & ASSOCIATES	Charles Tryon	<a href="mailto:tryon.charles@gmail.com">tryon.charles@gmail.com</a>	
KEYSTONE ADVISORS LLC	Veronica Neal	<a href="mailto:veronica@keystonema.com">veronica@keystonema.com</a>	
MILES INSURANCE AGENCY	Borris L. Miles	<a href="mailto:cfoster@bmilesinsurance.com">cfoster@bmilesinsurance.com</a>	
THE JENKINS AGENCY, INC.	Prinicpal/Jeffery S. Jenkins	<a href="mailto:dale@thejenkinsagencyinc.com">dale@thejenkinsagencyinc.com</a>	
HM RISK GROUP, LLC	Owner/Ashley M. Hunter	<a href="mailto:ashley@hmriskgroup.com">ashley@hmriskgroup.com</a>	
SUQUTRA, LLC	Principal / Elizzia Pace	<a href="mailto:lpac@suqutra.com">lpac@suqutra.com</a>	
NEWKIRK & NEWKIRK, INC.	Pierre Newkirk	<a href="mailto:Pierre.newkirk@voyafa.com">Pierre.newkirk@voyafa.com</a>	
TRINITY REVIEW SERVICES, INC.	Johnny L Rogers	<a href="mailto:johnnyr@trinityreviews.com">johnnyr@trinityreviews.com</a>	
HORIZON MEDICAL REVIEWS, LLC	PRESIDENT/CHRISTINE ELLOIAN	<a href="mailto:christine@horizonmrs.com">christine@horizonmrs.com</a>	
MILEND CORPORATION	Nicole Clarke-Smith	<a href="mailto:nsmith@milendllc.com">nsmith@milendllc.com</a>	
SAMS CONTRACTING CONSULTING AND TRAINING	Aaron Sams	<a href="mailto:aaron@samsctt.com">aaron@samsctt.com</a>	
KMR CONSULTS AND INVESTIGATIONS	Kenneth M. Riley	<a href="mailto:kriley@thekmrfirm.com">kriley@thekmrfirm.com</a>	
EMKAY ASSOCIATES, INC.	President/Margo Kirkpatrick	<a href="mailto:margo.kirk@earthlink.net">margo.kirk@earthlink.net</a>	
DAVID E. KELLEY INSURANCE AGENCY	DAVID E. KELLEY	<a href="mailto:AGENTUKEEP@CS.COM">AGENTUKEEP@CS.COM</a>	
NINO INSURANCE GROUP, LLC	Nino Insurance Group, LLC	<a href="mailto:agent@edwardnino.com">agent@edwardnino.com</a>	
CRANDALL & ASSOCIATES	Crandall Culp, Shirley	<a href="mailto:accounting@crandallassoc.com">accounting@crandallassoc.com</a>	


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INC.			
APPLE OF HIS EYES LEARNING CENTER INC	Joy Fisher-Afolabi	<a href="mailto:joy@appleofhiseyesn.com">joy@appleofhiseyesn.com</a>	
CONSOLIDATED ENTITIES, LLC	ABAYOMI A. OWOLABI	<a href="mailto:realty@cosolent.com">realty@cosolent.com</a>	
OPTIMA RG GROUP, LLC	Managin Dtr/Ray Garcia, Jr.	<a href="mailto:ray.garciajr@optimarggroup.com">ray.garciajr@optimarggroup.com</a>	
MILFORD CONSULTING, LLC	President / Kathy Milford	<a href="mailto:milfordconsulting@gmail.com">milfordconsulting@gmail.com</a>	
ALL 4 HIM TRADING	CYNTHIA ARNOLD	<a href="mailto:CINDYARNOLD18@YAHOO.COM">CINDYARNOLD18@YAHOO.COM</a>	
NOEL ORSAK, INC.	Pres./Noel Orsak	<a href="mailto:noel@noshconsulting.com">noel@noshconsulting.com</a>	
VALLEY RISK CONSULTING INC.	Rogelio Garza	<a href="mailto:roger@vrctx.com">roger@vrctx.com</a>	
MARTEX TRADING, INC.	HENRY A. SCHULLE	<a href="mailto:martex@texas.net">martex@texas.net</a>	
ROBUST SERVICES & SOLUTIONS INC	Clarance Lasana	<a href="mailto:robustserve0@gmail.com">robustserve0@gmail.com</a>	
VARGAS, P.C.	President/Arturo Vargas	<a href="mailto:avargas@vargascpa.com">avargas@vargascpa.com</a>	
EMCARE CONSULTING LLC	Elaine Watson Flanagan	<a href="mailto:elaine@emcareconsulting.com">elaine@emcareconsulting.com</a>	
DKJ GROUP, INC.	PRESIDENT/DARWIN K. JOHNSON	<a href="mailto:darkay@aol.com">darkay@aol.com</a>	
TRAINING AND LEADERSHIP CONSULTING	Demetra Jones	<a href="mailto:info@tlconsultingusa.com">info@tlconsultingusa.com</a>	
CANYON INSURANCE GROUP	Vonair Ealy	<a href="mailto:vonair@thecanyoninsurancegroup.com">vonair@thecanyoninsurancegroup.com</a>	
THE WARREN GROUP	MICHAEL C. WARREN, CPA	<a href="mailto:warrengroup@comcast.net">warrengroup@comcast.net</a>	
MERCER HEALTH & BENEFITS LLC	Anna Deschenes	<a href="mailto:GHSC.RFPTeam@mercer.com">GHSC.RFPTeam@mercer.com</a>	
NATIONAL HOUSECHECK CORPORATION	Francy Forbes	<a href="mailto:francy.forbes@housecheck.com">francy.forbes@housecheck.com</a>	
AMES & GOUGH INSUR/RISK MGMT, INC.	Dan Knise	<a href="mailto:dknise@amesgough.com">dknise@amesgough.com</a>	
LEADING EDGE CLAIMS SERVICE, LLC	Thomas D. Noonan	<a href="mailto:tnoonan@leadingedgeclaims.com">tnoonan@leadingedgeclaims.com</a>	
LOCKTON COMPANIES	Debra P Testa	<a href="mailto:dtesta@lockton.com">dtesta@lockton.com</a>	
LEWIS & ELLIS, INC.	David M Dillon	<a href="mailto:ddillon@lewisellis.com">ddillon@lewisellis.com</a>	
J.A. WHITE & ASSOCIATES, INC.	Jeffery White	<a href="mailto:jawwhite@jawwhite.com">jawwhite@jawwhite.com</a>	
ARTHUR J. GALLAGHER RISK MANAGEMENT SERV	Cheryl Kelley, Area Vice President	<a href="mailto:cheryl_Kelley@ajg.com">cheryl_Kelley@ajg.com</a>	
PALOMAR FINANCIAL, LC	Mark F. Bennett	<a href="mailto:mbennett@palomarfin.com">mbennett@palomarfin.com</a>	
DELOITTE CONSULTING LLP	Bryan Cloar	<a href="mailto:bcloar@deloitte.com">bcloar@deloitte.com</a>	
GARY INSURANCE SERVICES INC.	Girish Talati	<a href="mailto:girish_talati@hotmail.com">girish_talati@hotmail.com</a>	


**SAN ANTONIO HOUSING AUTHORITY****September 19, 2019**

**BOARD OF COMMISSIONERS**  
**Operations and Choice Neighborhood Committee**

**RESOLUTION 5966, AUTHORIZING THE AWARD OF A CONTRACT FOR TECHNICAL ACCOUNTING AND GASB CONSULTING SERVICES TO CLIFTONLARSONALLEN, LLP FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$100,000.00 FOR YEAR ONE, AND \$50,000.00 EACH YEAR FOR YEAR TWO THROUGH YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

DocuSigned by:  
  
5609927B75274DC...  
**David Nisivoccia**  
**President and CEO**

DocuSigned by:  
  
5AC93CF03F5A422...  
**Steven Morando**  
**Director of Procurement**  
**and General Services**

DocuSigned by:  
  
032799A6EC8245A...  
**Diana Fiedler**  
**Director of Finance and**  
**Accounting**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5966, authorizing the award of a contract for Technical Accounting and GASB Consulting Services to CliftonLarsonAllen, LLP for an annual cumulative amount not to exceed \$100,000.00 for year one, and \$50,000.00 each year for year two through year five; for a period of one year with the option to renew up to four additional one-year terms.

**FINANCIAL IMPACT:**

The current award recommendation for technical accounting and GASB consulting services is not expected to exceed an annual cumulative amount of \$100,000.00 for year one and \$50,000.00 each year for year two through year five and will be funded through the operating budget and/or available reserves.

**SUMMARY:**

SAHA requires the services of a consultant to provide advice and technical assistance on complex accounting and financial reporting matters. Additionally, the consultant will be required to conduct a review of new GASB or other applicable accounting pronouncements to include providing recommendations for implementation, as well as, guidance with Uniform Guidance. SAHA does not possess the in-house resources necessary to keep pace with the plethora of emerging accounting rules and compliance requirements. A consultant which SAHA can utilize on an as-needed basis is a viable option due to limited resources, reduced staffing, and ongoing funding issues. The most imminent accounting issue is GASB 87, Leases, which will require a comprehensive review of all of SAHA's leases and assistance with implementing the standard.

On July 25, 2019, SAHA issued a Request For Proposals #1905-918-49-4931 for Technical Accounting and GASB Consulting Services that closed on August 26, 2019. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 112 firms. A total of seven proposals were received in response to this solicitation: Aprio, LLP, BDO USA, LLP, BDK, LLP, Citrin Cooperman, LLP, CliftonLarsonAllen, LLP, Deloitte & Touche, LLP, and Innovative Financial Housing Solutions, Inc. (WBE). All proposals were evaluated on the following criteria: experience and capacity of consultant, quality and methodology, disclosures/financial capability, fees/cost, strength of the

**SAN ANTONIO HOUSING AUTHORITY****September 19, 2019**

consultant's Section 3 and SWMBE Utilization plans. Based on the above, we are recommending contract award to CliftonLarsonAllen, LLP. They are the highest rated responsive and responsible proposer.

CliftonLarsonAllen, LLP was established in 2012, and is the union of CliftonGunderson, founded in 1960, and LarsonAllen, founded in 1953. This firm has more than 120 locations across the United States with Texas locations in Austin, Dallas, Fort Worth, Plano, and San Antonio. They offer planning and guidance services to include audit (includes assistance with implementing GASB standards), accounting, and assurance; consulting; global; human resources and search; outsourcing; tax; wealth advisory; business and leadership transitions; employee benefit plans; growth strategies; mergers and acquisitions and investment banking; cybersecurity and risk management; and tax education for CPAs. This firm has received no prior awards from SAHA. Their Texas clients include, but are not limited to, CapMetro, City of Amarillo, City of Georgetown, City of New Braunfels, City of Odessa, State of Texas, Texas Commission on Environmental Quality (TCEQ), and the Texas Department of Transportation. They also work with Housing Authorities to include, but not limited to, Boston Housing Authority, Massachusetts; Cuyahoga Metropolitan Housing Authority, Ohio; District of Columbia Housing Authority, District of Columbia; Fort Worth Housing Authority, Texas; Harris County Housing Authority, Texas; Housing Authority of Baltimore City, Maryland; Sacramento Housing and Redevelopment Agency, California. CliftonLarsonAllen's Section 3 Good Faith Effort Plan includes providing a training program and on-the-job experience on audit and consulting engagements for Section 3 individuals.

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Diana Kollodziej Fiedler, Director of Finance and Accounting, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance report on a monthly basis, monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan, provide annual contract performance evaluation survey to end users, and assist departments in the contract renewal or new solicitation process.

**STRATEGIC GOAL:**

Transform core operations to be a high performing and financially strong organization.

**ATTACHMENTS:**

Resolution 5966  
Scoring Matrix  
Advertisement List



**San Antonio Housing Authority  
Resolution 5966**

**RESOLUTION 5966, AUTHORIZING THE AWARD OF A CONTRACT FOR TECHNICAL ACCOUNTING AND GASB CONSULTING SERVICES TO CLIFTONLARSONALLEN, LLP FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$100,000.00 FOR YEAR ONE AND \$50,000.00 EACH YEAR FOR YEAR TWO THROUGH YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, on July 25, 2019, SAHA issued a Request For Proposals #1905-918-49-4931 for Technical Accounting and GASB Consulting Services that closed on August 26, 2019; and

**WHEREAS**, seven proposals were received in response to the RFP; and

**WHEREAS**, we are recommending contract award to CliftonLarsonAllen, LLP. They are the highest rated responsive and responsible proposer; and

**WHEREAS**, the current award recommendation for technical accounting and GASB consulting services is not expected to exceed an annual cumulative amount of \$100,000.00 for year one and \$50,000.00 each year for year two through year five and will be funded through the operating budget and/or available reserves; and

**WHEREAS**, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of SAHA hereby:

- 1) Approves Resolution 5966, authorizing the award of a contract for Technical Accounting and GASB Consulting Services to CliftonLarsonAllen, LLP for an annual cumulative amount not to exceed \$100,000.00 for year one and \$50,000.00 each year for year two through year five; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 3rd day of October 2019.**

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**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**David Nisivoccia**  
**President and CEO**

Scoring Matrix							
1905-918-49-4931 Technical Accounting and GASB Consulting Services							
Criterion Description	Max Points	Clifton Larson Allen LLP	BKD, LLP	Deloitte & Touche LLP	Citrin Cooperman LLP	BDO USA, LLP	Innovative Financial Housing Solutions Inc
<u>Experience and Capacity of Consultant:</u>	1-5 25%						
Rater 1		4.00	5.00	4.00	3.00	3.00	3.00
Rater 2		4.00	5.00	4.00	3.00	3.00	2.00
Rater 3		4.00	5.00	4.00	2.00	3.00	2.00
Total Score		12.00	15.00	12.00	8.00	9.00	7.00
Average Score		4.00	5.00	4.00	2.67	3.00	2.33
Weighted Score		1.00	1.25	1.00	0.67	0.75	0.58
<u>Quality and Methodology:</u>	1-5 25%						
Rater 1		5.00	5.00	4.00	2.00	1.00	1.00
Rater 2		5.00	4.00	4.00	2.00	1.00	1.00
Rater 3		4.00	4.00	4.00	2.00	1.00	1.00
Total Score		14.00	13.00	12.00	6.00	3.00	3.00
Average Score		4.67	4.33	4.00	2.00	1.00	1.00
Weighted Score		1.17	1.08	1.00	0.50	0.25	0.25
<u>Disclosures/Financial Capability:</u>	1-5 15%						
Rater 1		4.00	5.00	5.00	3.00	3.00	3.00
Rater 2		3.00	5.00	3.00	3.00	3.00	3.00
Rater 3		3.00	4.00	3.00	3.00	3.00	3.00
Total Score		10.00	14.00	11.00	9.00	9.00	9.00
Average Score		3.33	4.67	3.67	3.00	3.00	3.00
Weighted Score		0.50	0.70	0.55	0.45	0.45	0.45
<u>Fees/Cost:</u>	1-5 25%						
Total Score		3.02	2.38	1.85	3.27	3.92	5.00
Weighted Score		0.76	0.60	0.46	0.82	0.98	1.25
<u>Strength of Section 3 plan:</u>	1-5 5%						
Rater 1		4.00	0.00	3.00	3.00	3.00	0.00
Rater 2		3.00	0.00	3.00	3.00	3.00	0.00
Rater 3		3.00	0.00	3.00	3.00	3.00	0.00
Total Score		10.00	0.00	9.00	9.00	9.00	0.00
Average Score		3.33	0.00	3.00	3.00	3.00	0.00
Weighted Score		0.17	0.00	0.15	0.15	0.15	0.00
<u>Strength of the SWMBE plan:</u>	1-5 5%						
Rater 1		3.00	2.00	3.00	3.00	2.00	0.00
Rater 2		3.00	2.00	3.00	3.00	2.00	0.00
Rater 3		3.00	2.00	3.00	3.00	2.00	0.00
Total Score		9.00	6.00	9.00	9.00	6.00	0.00
Average Score		3.00	2.00	3.00	3.00	2.00	0.00
Weighted Score		0.15	0.10	0.15	0.15	0.10	0.00
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.							
Priority I: As detailed in Attachment D	5 (25)						
Priority II: As detailed in Attachment D	4 (20)						
Priority III: As detailed in Attachment D	3 (15)						
Priority IV: As detailed in Attachment D	2 (10)						
Total Weighted Score		3.74	3.73	3.31	2.73	2.68	2.53

**Advertisement List**  
**Solicitation # 1905-918-49-4931**  
**Solicitation Title: Technical Accounting and GASB Consulting Services**

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
<b>Associations Revised as of 10/1/2018</b>			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA	Tommy Wallace	wallacet@zhi.com kimr@avacpa.com	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater S A Builders Assoc.	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Julie Oltersdorf	julieo@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	

**Advertisement List****Solicitation # 1905-918-49-4931****Solicitation Title: Technical Accounting and GASB Consulting Services**

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
SA Hispanic Chamber	Mary	mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Julio Fuentes	jfuentes@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers	Laura Campa	meghan@tspe.org jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise NAHRO	Avery Smith	bids@wbea-texas.org	
Public Purchase	Web Site	http://nahro.economicengine.com	
Texas ESD	Web Site	www.publicpurchase.com	
North San Antonio Chamber of Commerce	Web Site	https://portal.cpa.state.tx.us/ https://northsachamber.chambermaster.com	
<b>Direct Solicits as of 07/11/19</b>			
	<b>HUBS on CMBL</b>		
Analytic Focus LLC	Adrian M. Cowan	a.cowan@analyticfocus.com	
Sams Contracting Consulting	Aaron Sams	aaron@samscc.com	
Sistema Technologies, Inc.	Joe Vallejo	joe@sistemattechnologies.com	
South Texas Liberty Alliance	Mark Jones	office@libertyalliancegroup.com	

## Advertisement List

Solicitation # 1905-918-49-4931

## Solicitation Title: Technical Accounting and GASB Consulting Services

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
	<b>Section 3 Bidders</b>		
Conerly & Associates	Victoria Conerly	conerlyandassociates@yahoo.com	
	<b>Direct Solicits</b>		
ABT Associates	Christina Anderson	bdu@abtassoc.com	
Accenture	Jonathan Andrews	jonathan.p.andrews@accenture.com	
Adroit Consultants, Llc	Amin Terouhid	info@adroitprojectconsultants.com	
Agile Planning Strategies, Llc	Hetal Kukadia	info@austinps.net	Not Found
Ajanta Consulting, Llc	ANIL PATEL	anil.patel@ajantaconsulting.com	
Altruant Consulting Llc	Shane R Saum	shane.saum@altruant.com	
Analytic Focus Llc	Adrian M. Cowan	a.cowan@analyticfocus.com	
Angelou Economic Advisors	Esther Angelou	eangelou@angeloueconomics.com	
B2E Global Services, Llc	Moniki Mason	monikispecks@gmail.com	
BBC Research & Consulting	Holly Earls	procurement@bbcresearch.com	
Berry, Dunn, Mcneil & Parker,	Timothy Masse	rfps@berrydunn.com	
Bill Helmich Associates	John Helmich	bhelmich@flash.net	
Brahmarsk Corporation	Sri Narayanaswamy	sri@brahmarsk.com	
Bridgepoint Consulting, Llc	Michael H. Johnson	mjohnson@bridgepointconsulting.com	
Brit Incorporated	Tracey Groomes	tgroomes@britincorporated.com	
Bunting Business Solutions	George Bunting	get.bunting@gmail.com	
Business & Financial Management Solution	Ida M. Ash	mara.ash@bfs-sp.com	
Capgemini America, Inc.	Ken Sinclair	stateandlocal.nar@capgemini.com	
Capsol Consulting, Llc	Diego Ramos	diego.ramos33@gmail.com	
Civic Initiatives	Derrek Davis	ddavis@civicinitiatives.com	
Cohnreznick Llp	Kent Burgess	Kent.burgess@cohnreznick.com	
Community Services Analysis	John Byrnes	jbyrnes@csaco.org	
Conduent State & Local Solutions, Inc.	Dereck Richman	BIDDESK.FC-SLS@conduent.com	
Convectus Solutions, Llc	Joanne Ung	joanne.ung@convectus.com	
Crowder Strategies Llc	Kobie Crowder	president@crowderstrategiesllc.com	
Crowe Horwath Llp	Delia Bruntz	proposal.center@crowehorwath.com	Not Found
Darby Consulting, Llc	Shelia Darby	sheliadarby@darbyconsulting.com	
Deloitte & Touche	Bryan Cloar	bcloar@deloitte.com	
Deloitte Consulting Llp	Bryan Cloar	bcloar@deloitte.com	
Deloitte Llp	Bryan Cloar	bcloar@deloitte.com	
DKJ Group, Inc.	DARWIN K. JOHNSON	darkay@aol.com	
DWG CPA PLLC	Darrell W Groves	info@dwgcpatx.com	
Dye Management Group	Crystal Milam	cmilam@dyemanagement.com	
ENB Consultants, Llc	Eric Smith	info@enbepc.com	Not found
Front Line Consulting	Jamahl labbe	jlabb@frontlineconsultingllc.com	
Frost And Sullivan	John Thornton	Bids@Frost.com	
Genesis & Associates, Llc	BRIAN K. DENNISON	BDENNISON@GENESIS50.COM	
Gibson Consulting Group	Brandon Ney	bney@gibsonconsult.com	
Global Force USA, Inc.	Warden, Naz	nazw@globalforce-us.com	

**Advertisement List****Solicitation # 1905-918-49-4931****Solicitation Title: Technical Accounting and GASB Consulting Services**

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
HSNA, INC	Brian Herman	brian_herman@att.net	
Huron Consulting Services Llc.	Courtney Radziewicz	els-salesenablement@huronconsultinggroup.com	rejected
ICF		bdev@icf.com	
Infravest Strategies Llc	Samuel Franco	s.franco.atx@gmail.com	
Integrity, Llc	Cynthia Nevels	cynthian@integrity.us	
Integrateus Llc	SAI KUMAR	ITSAC@integrateus.com	
Janice Dugar Davis, Llc	Janice D Davis	jdugardavis@yahoo.com	
Jenkins-Lara Corporation	Antonio Jenkins-Lara	antonio@jenkins-lara.com	
Joseph Nketia, CPA, PLLC	Joseph Nketia	jnketa@nketiacpa.com	Server Fail
Knowles Consulting Services	Walter Knowles	wknowles@knowlesconsultingservice.com	
KPMG LLP	Susan Warren	smwarren@kpmg.com	
Lewis & Ellis, Inc.	David M Dillon	ddillon@lewisellis.com	
Liberty Consulting Grp	Jennifer Tobias	admin@libertyconsultinggroup.com	
LQI Consulting Group	LaQuetta Washington	lqiconsultinggrp@gmail.com	
Man Consulting, Llc	Abraham Man	acman@manconsultingllc.com	
Maximus Consulting Svcs	Tere Ramserran	rfpinfo@maximus.com	
McConnell & Jones Llp	Ira Wayne McConnell	info@mjlm.com	
Mgt Of America Consulting	Shannon Blakey	rcvrfp@mgtamer.com	
Milford Consulting, Llc	Kathy Milford	milfordconsulting@gmail.com	
Millennial Financial Solutions	Jerel Butler	jbutler@millennial-financial.com	
Monbo Group Intl	Dee Monbo	dmonbo@monbogroup.com	
Mpact Strategic Consulting	Spurgeon Robinson	srobinson@mpact-consulting.com	
Myers And Stauffer Lc		bids@mslc.com	
Navigant Consulting, Inc.	Susan Melidosian	susan.melidosian@navigant.com	
Northbridge Group Inc	Lisa Cole	lcole@nbenvironmental.com	
Oxford Advisors Llc	Keith Hausman	khausman@oxfordadvice.com	
Petrosewicz & Company,	Norma Petrosewicz	tom@petrocpa.com	
PFM Financial Advisors	Dennis Waley	waleyd@pfm.com	
Pivot Consulting Group	Sarah Eickenhorst	sarah.eickenhorst@pivotco.com	
Point B, Inc	Diana Wagner	dwagner@pointb.com	
Public Admin Consulting, Llc.	Diane White	dw@publicadminconsulting.com	
Public Consulting Group Inc	Kate Vassallo	bids@pcgus.com	
Purdy-Mcguire Incorporated	CAMILLE BARTON	CBARTON@PURDY-MCGUIRE.COM	
R&M Global Advisors, Llc	Eric Marin	eric.marin@rmglobaladvisors.com	
R.A. Wiedemann. & Assoc	Randal Wiedemann	randal@rawiedemann.com	
Ressel & Associates, Llc	Betty Ressel	betty.ressel@swbell.net	
Robert Half International	Caleb Brooks	Caleb.Brooks@RHMR.com	
RVG International Consulting	Dr. Rossano V. Gerald	rossanogerald@hotmail.com	
Sandersen & Scheffer Pllc	Alan K Sandersen	asandersen@cpa-tx.com	
Solomonedwardsgroup, Llc	Riley Niles	rniles@solomonedwards.com	
Stache & Associates Llc	Eric Stetenfeld	e.stetenfeld@stacheresults.com	
Stackpole Consulting Inc	Morriel D Stackpole	dowell.stackpole@gmail.com	
The Loretta Higgins Business	Loretta Higgins	loretta@higginsacr.com	
The North Highland Company	Robert Flasch	austinooffice@northhighland.com	


**Advertisement List****Solicitation # 1905-918-49-4931****Solicitation Title: Technical Accounting and GASB Consulting Services**


Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
TPMG	Shannon Briggs	shannon@tpmgov.com	
Triple Double Budget Cnsltnts	Kendall C Tolbert	tdbc63@gmail.com	
TXP	Travis James	travisjames@txp.com	
VRDC Consulting Llc	V. Ruiz de Castilla	vrdec@vrdcconsulting.com	
Weaver And Tidwell, L.L.P.	Elena Westbrook	proposals@weaver.com	
Wendorf Beward & Partners,	Nancy A. Beward	NBeward@WBPConsult.com	
Whitley Penn, Llp	Gudalupe R. Garcia	lupe.garcia@whitleypenn.com	
R. Sissick Consulting	Richard Sissick	r.sissick@att.net	
		cruss@bdo.com	refused
		michael.higgins@pwc.com	
	Susan Hough	susan.hough@pwc.com	
Novogradac	Michael Derrickson Susan Wilson	Michael.Derrickson@novoco.com Susan.Wilson@novoco.com	
	Danielle Armstrong	DArmstrong@rubino.com	
Rubino & Company	Mike Stephens Patrick Curtis	mstephens@rubino.com pcurtis@rubino.com	No longer there
Baker Tilly		Patty.Wetz@bakertilly.com	
	Heagy, Mandy	Mandy.Heagy@claconnect.com	
Casterline		jason@casterline.net	
CohnReznick	Quint Gromley	quint.gromley@cohnreznick.com	Not Found
Quadel	Nicholas Murphy Joan Greer	info@quadel.com nmurphy@quadel.com jgreer@quadel.com	
Nan McKay	James Misner	ssillemon@nanmckay.com Jmisner@nanmckay.com eordonez@nanmckay.com	
Cindi Herrera Consulting	Cindi Herrera	cindiher@aol.com	
BDO	Brian Alten	balten@bdo.com	
Ernst & Young	Web Site	7-29-19 7:43 am	Web site
Urlaub Accounting	Ronald Urlaub	ronald@urlaubaccounting.com	
TDA Consulting Inc.	Henry Alvarez	halvarez@tdainc.org	
CGI	Rebecca Robinson	rebecca.robinson@cgi.com	
Grant Thornton	Web Site	7/29/19 7:46 am	Web site
Alvarez & Marsal		globalmarketing@alvarezandmarsal.com	
AHACPA	Les Sparks	les@ahacpa.org	
TXTHA	Linda Bryant	txtha@texas.net	


**SAN ANTONIO HOUSING AUTHORITY****September 19, 2019**

**BOARD OF COMMISSIONERS**  
**Operations and Choice Neighborhood Committee**

**RESOLUTION 5968, AUTHORIZING THE AWARD OF A CONTRACT FOR REMOVAL AND REPLACEMENT OF BATHTUBS, SHOWER PANS, AND ASSOCIATED REPAIRS AT VARIOUS SAHA PROPERTIES TO HARPER PAINTING AND CONSTRUCTION, INC. FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$170,000.00 FOR YEAR ONE, \$180,000.00 FOR YEAR TWO, \$210,000.00 FOR YEAR THREE, AND \$235,000.00 FOR YEAR FOUR AND YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

DocuSigned by:  
  
 5609927B75274DC...  
**David Nisivoccia**  
**President and CEO**

DocuSigned by:  
  
 5AC93CF03F5A422...  
**Steven Morando**  
**Director of Procurement**  
**and General Services**

DocuSigned by:  
  
 B007578288042A...  
**Brandee Perez**  
**Director of Federal Housing**  
**Programs**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5968, authorizing the award of a contract for removal and replacement of bathtubs, shower pans, and associated repairs at various SAHA properties to Harper Painting and Construction, Inc. for an annual cumulative amount not to exceed \$170,000.00 for year one, \$180,000.00 for year two, \$210,000.00 for year three, and \$235,000.00 for year four and year five; for a period of one year with the option to renew up to four additional one-year terms.

**FINANCIAL IMPACT:**

The current award recommendation for the replacement of bathtubs and shower pans is not expected to exceed an annual cumulative amount of \$170,000.00 for year one, \$180,000.00 for year two, \$210,000.00 for year three, and \$235,000.00 for year four and year five and will be funded by the operating budget and/or operating reserves.

**SUMMARY:**

SAHA requires the services of a contractor to remove and replace bathtubs and shower pans and provide associated repairs on an as needed basis at various SAHA properties, to include Beacon Communities.

On July 11, 2019, SAHA issued an Invitation For Bids (IFB) #1905-934-64-4930 for Removal and Replacement (R&R) of Bathtubs and Shower Pans, SAHA wide, that closed on August 5, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to sixty-four contractors. A total of eight bids were received in response to this solicitation: AAA Affordable Plumbing, Heating and Air Conditioning (HABE), AC Plumbing Services (HABE, MBE, SBE), EA Contractor (ESBE, HABE, MBE, SBE, WBE, Section 3 Business), H1 Contracting, LLC (ESBE, HABE, MBE, SBE), Harper Painting and Construction, Inc., R&J Muniz Remodeling (ESBE, HABE, MBE, SBE, WBE, Section 3 Business), Save Co Construction (HABE, Section 3 Business), TME Construction (ESBE, HABE, MBE, SBE, WBE, Section 3 Business). All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, quality, the quality of the goods or



**SAN ANTONIO HOUSING AUTHORITY****September 19, 2019**

services, extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained in the solicitation document. Based on the above, we are recommending contract award to Harper Painting and Construction, Inc. They are the lowest priced responsive and responsible bidder.

Harper Painting and Construction, Inc. was founded in 1991, and is headquartered in Adkins, Texas. They provide construction services to residential and commercial clients in the San Antonio and surrounding areas. This contractor provides services in areas to include asphalt, carpentry, concrete, drywall, electrical, housekeeping, HVAC, make ready, masonry, painting, plumbing, resurfacing, sheet rock, tile, and welding. Harper Painting & Construction, Inc. has received prior awards from SAHA for unit make ready and various exterior painting projects. Their client list includes San Antonio River Authority, Port San Antonio, Boeing, and various apartment developments. Their Section 3 Good Faith Effort Plan includes providing classes to Section 3 residents on sheetrock, tape and floating, and interview preparation.

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENTS:**

Resolution 5968

Bid Tabulation

Advertisement List

**San Antonio Housing Authority  
Resolution 5968**

**RESOLUTION 5968, AUTHORIZING THE AWARD OF A CONTRACT FOR REMOVAL AND REPLACEMENT OF BATHTUBS, SHOWER PANS, AND ASSOCIATED REPAIRS AT VARIOUS SAHA PROPERTIES TO HARPER PAINTING AND CONSTRUCTION, INC. FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$170,000.00 FOR YEAR ONE, \$180,000.00 FOR YEAR TWO, \$210,000.00 FOR YEAR THREE, AND \$235,000.00 FOR YEAR FOUR AND YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, on July 11, 2019, SAHA issued an Invitation For Bids (IFB) #1905-934-64-4930 for Removal and Replacement (R&R) of Bathtubs and Shower Pans, SAHA wide, that closed on August 5, 2019; and

**WHEREAS**, eight bids were received in response to the IFB; and

**WHEREAS**, we are recommending contract award to Harper Painting and Construction, Inc. They are the lowest priced responsive and responsible bidder; and

**WHEREAS**, the current award recommendation for the replacement of bathtubs and shower pans is not expected to exceed an annual cumulative amount of \$170,000.00 for year one, \$180,000.00 for year two, \$210,000.00 for year three, and \$235,000.00 for year four and year five and will be funded by the operating budget and/or operating reserves; and

**WHEREAS**, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of SAHA hereby:

- 1) Approves Resolution 5968, authorizing the award of a contract for removal and replacement of bathtubs, shower pans, and associated repairs at various SAHA properties to Harper Painting and Construction, Inc. for an annual cumulative amount not to exceed \$170,000.00 for year one, \$180,000.00 for year two, \$210,000.00 for year three, and \$235,000.00 for year four and year five; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 3rd day of October 2019.**

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**Morris A. Stribling, DPM**  
Chair, Board of Commissioners

**Attested and approved as to form:**

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**David Nisivoccia**  
President and CEO

**BID TABULATION**  
**Remove and Replace Tubs and Shower Pans**  
1905-934-64-4930

Item	QTY	Harper Painting and Construction, Inc.	Extension	Save Co Construction##	Extension	AC Plumbing Services	Extension	EA Contractor##	Extension
Remove and Replace 4 1/2" Steel tubs (each)	10	\$680.00	\$6,800.00	\$795.00	\$7,950.00	\$895.00	\$8,950.00	\$950.00	\$9,500.00
Remove and Replace 5" Steel tubs (each)	25	\$590.00	\$14,750.00	\$795.00	\$19,875.00	\$895.00	\$22,375.00	\$950.00	\$23,750.00
Remove and Replace 4 1/2" Fiberglass (each)	10	\$780.00	\$7,800.00	\$625.00	\$6,250.00	\$695.00	\$6,950.00	\$650.00	\$6,500.00
Remove and Replace 5" Fiberglass (each)	25	\$689.00	\$17,225.00	\$625.00	\$15,625.00	\$695.00	\$17,375.00	\$650.00	\$16,250.00
R and R up to 36" X 36" Shower Pans (each)	30	\$590.00	\$17,700.00	\$995.00	\$29,850.00	\$950.00	\$27,000.00	\$900.00	\$27,000.00
R&R Moen Chateau #2383 Single handle tub/shower valve	40	\$540.00	\$21,600.00	\$450.00	\$18,000.00	\$475.00	\$19,000.00	\$400.00	\$16,000.00
R&R Moen Chateau # 2352 Single handle shower only valve, chrome	20	\$504.00	\$10,080.00	\$450.00	\$9,000.00	\$450.00	\$9,000.00	\$450.00	\$9,000.00
R&R Moen Chateau #2982 two handle tub/shower valve, chrome (Hi-Rise boiler fed only)	20	\$504.00	\$10,080.00	\$450.00	\$9,000.00	\$450.00	\$9,000.00	\$450.00	\$9,000.00
R&R Moen Chateau #2995 three handle tub/shower valve, chrome (Hi-Rise boiler fed only)	10	\$524.00	\$5,240.00	\$495.00	\$4,950.00	\$450.00	\$4,500.00	\$450.00	\$4,500.00
R&R American Standard Single Handle tub/shower valve # 7413508 295	10	\$516.00	\$5,160.00	\$495.00	\$4,950.00	\$450.00	\$4,500.00	\$450.00	\$4,500.00
R & R 4 1/2" X 4 1/2" Ceramic Tile (sq ft)	1400	\$4.78	\$6,692.00	\$5.50	\$7,700.00	\$5.75	\$8,050.00	\$3.50	\$4,900.00
R & R 12" X 12" Ceramic Tile (sq ft)	9520	\$3.00	\$28,560.00	\$5.00	\$47,600.00	\$5.00	\$47,600.00	\$3.50	\$33,320.00
R & R 2" X 4" Framing (ln ft)	800	\$6.00	\$4,800.00	\$3.50	\$2,800.00	\$3.75	\$3,000.00	\$10.00	\$8,000.00
R & R 2" X 6" Framing (ln ft)	100	\$7.00	\$700.00	\$4.50	\$450.00	\$4.75	\$475.00	\$25.00	\$2,500.00
R & R Underlayment (sq ft)	325	\$3.75	\$1,218.75	\$3.50	\$1,137.50	\$3.75	\$1,218.75	\$10.00	\$3,250.00
R & R Cement Backer Board (sq ft)	2870	\$2.75	\$7,892.50	\$5.00	\$14,350.00	\$5.50	\$15,785.00	\$10.00	\$28,700.00
R & R Sheetrock (GWB) (sq ft)	250	\$4.20	\$1,050.00	\$4.00	\$1,000.00	\$4.50	\$1,125.00	\$10.00	\$2,500.00
R & R Vinyl Floor Tile (sq ft)	100	\$2.25	\$225.00	\$3.50	\$350.00	\$4.00	\$400.00	\$5.00	\$500.00
R & R Ceramic Floor Tile (sq ft)	125	\$3.75	\$468.75	\$5.00	\$625.00	\$5.50	\$687.50	\$15.00	\$1,875.00
R & R VCT (sq ft)	100	\$2.75	\$275.00	\$2.50	\$250.00	\$2.75	\$275.00	\$6.50	\$650.00
Labor not otherwise specified	50	\$80.00	\$4,000.00	\$35.00	\$1,750.00	\$40.00	\$2,000.00	\$75.00	\$3,750.00
<b>TOTALS</b>			<b>\$172,117.80</b>		<b>\$203,462.58</b>		<b>\$210,766.25</b>		<b>\$215,945.00</b>
<b>Total w/ Sec 3 preference</b>			<b>\$172,117.80</b>		<b>\$187,971.97</b>		<b>\$210,766.25</b>		<b>\$200,454.47</b>

Item	QTY	R & J Muniz Remodeling##	Extension	TME Construction##	Extension	HI Contracting, LLC	Extension	AAA Affordable Plumbing	Extension
Remove and Replace 4 1/2" Steel tubs (each)	10	\$969.00	\$9,690.00	\$940.00	\$9,400.00	\$970.00	\$9,700.00	\$4,753.00	\$47,580.00
Remove and Replace 5" Steel tubs (each)	25	\$996.00	\$22,400.00	\$690.00	\$17,250.00	\$970.00	\$24,250.00	\$4,758.00	\$118,950.00
Remove and Replace 4 1/2" Fiberglass (each)	10	\$669.00	\$6,690.00	\$550.00	\$5,500.00	\$625.00	\$6,250.00	\$4,770.37	\$47,703.70
Remove and Replace 5" Fiberglass (each)	25	\$779.89	\$19,497.25	\$480.00	\$12,000.00	\$625.00	\$15,625.00	\$4,708.57	\$117,864.25
R and R up to 36" X 36" Shower Pans (each)	30	\$1,125.00	\$33,750.00	\$600.00	\$18,000.00	\$925.00	\$27,750.00	\$4,692.79	\$140,783.70
R&R Moen Chateau #2363 Single handle tub/shower valve	40	\$445.89	\$17,835.60	\$380.00	\$15,200.00	\$450.00	\$18,000.00	\$676.00	\$27,040.00
R&R Moen Chateau # 2352 Single handle shower only valve, chrome	20	\$445.89	\$8,917.80	\$350.00	\$7,000.00	\$450.00	\$9,000.00	\$690.00	\$13,800.00
R&R Moen Chateau #2982 two handle tub/shower valve, chrome (Hi-Rise boiler fed only)	20	\$490.00	\$9,800.00	\$360.00	\$7,200.00	\$450.00	\$9,000.00	\$682.00	\$13,640.00
R&R Moen Chateau #2995 three handle tub/shower valve, chrome (Hi-Rise boiler fed only)	10	\$490.00	\$4,900.00	\$434.00	\$4,340.00	\$450.00	\$4,500.00	\$652.00	\$6,520.00
R&R American Standard Single Handle tub/shower valve # 7413508 295	10	\$449.00	\$4,490.00	\$362.00	\$3,620.00	\$450.00	\$4,500.00	\$672.00	\$6,720.00
R & R 4 1/2" X 4 1/2" Ceramic Tile (sq ft)	1400	\$6.69	\$9,366.00	\$10.50	\$14,700.00	\$4.00	\$5,600.00	\$7.78	\$10,892.00
R & R 12" X 12" Ceramic Tile (sq ft)	9520	\$3.49	\$33,224.80	\$10.50	\$99,960.00	\$3.00	\$28,560.00	\$5.46	\$51,977.00
R & R 2" X 4" Framing (ln ft)	800	\$7.25	\$5,800.00	\$3.50	\$2,800.00	\$15.00	\$12,000.00	\$2.51	\$2,005.00
R & R 2" X 6" Framing (ln ft)	100	\$10.00	\$1,000.00	\$4.50	\$450.00	\$25.00	\$2,500.00	\$5.50	\$550.00
R & R Underlayment (sq ft)	325	\$4.45	\$1,446.25	\$3.50	\$1,137.50	\$15.00	\$4,875.00	\$2.76	\$897.50
R & R Cement Backer Board (sq ft)	2870	\$8.25	\$23,677.50	\$5.00	\$14,350.00	\$12.00	\$34,400.00	\$3.22	\$9,254.47
R & R Sheetrock (GWB) (sq ft)	250	\$8.99	\$2,222.50	\$5.00	\$1,250.00	\$12.00	\$3,000.00	\$4.78	\$1,193.96
R & R Vinyl Floor Tile (sq ft)	100	\$11.25	\$1,125.00	\$2.70	\$270.00	\$10.00	\$1,000.00	\$5.47	\$547.37
R & R Ceramic Floor Tile (sq ft)	125	\$10.00	\$1,250.00	\$2.70	\$337.50	\$20.00	\$2,500.00	\$6.01	\$750.98
R & R VCT (sq ft)	100	\$10.00	\$1,000.00	\$2.70	\$270.00	\$7.00	\$700.00	\$5.71	\$571.37
Labor not otherwise specified	50	\$29.00	\$1,450.00	\$30.00	\$1,500.00	\$90.00	\$2,250.00	\$45.00	\$2,250.00
<b>TOTALS</b>			<b>\$219,532.78</b>		<b>\$236,535.88</b>		<b>\$228,250.00</b>		<b>\$621,291.30</b>
<b>Total w/ Sec 3 preference</b>			<b>\$204,842.17</b>		<b>\$221,044.47</b>		<b>\$228,250.00</b>		<b>\$621,291.30</b>

**Advertisement List**  
**Solicitation # 1905-934-64-4930**  
**R & R Tubs and Shower Pans**

Associations /Vendors	Contact Name	Email	Notes
<b>Associations Revised as of 2/7/2019</b>			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Assoc. of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	

**Advertisement List**  
**Solicitation # 1905-934-64-4930**  
**R & R Tubs and Shower Pans**

Associations /Vendors	Contact Name	Email	Notes
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org carol@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
<b>Direct Solicits as of 06/28/19</b>			
	<b>HUBS on CMBL</b>		
J.R.'s Plumbing	Angie Gonzales	accounting@jrsplumbing.net	

**Advertisement List**  
**Solicitation # 1905-934-64-4930**  
**R & R Tubs and Shower Pans**

Associations /Vendors	Contact Name	Email	Notes
	<b>Section 3 Bidders</b>		
Aram Plumbing	Patricia Ramirez	aram98.pr@gmail.com	
A & S Landscaping	Sam Cardenas	landscapeas@yahoo.com	
All Pro Gen Const	Raul Scott	rs@apgc.biz jorge@apgc.biz	
B & D Remodeling	Bertha Estrada	berthae1960@gmail.com	
First Aid	Chris Tobar	firstaidplumbing@yahoo.com	
Garcia Bros	Jesse Garcia	GBMR.REPAIRS@YAHOO.COM	
JGG Construction	Joseph Gonzales	Integrated02@aol.com	
MDC Painting	Alex De Campo	alexdelcampo@mdcpainting.com	
Montemayor Gen Contrctr	Nora Montemayor	mgccontractor@gmail.com	
Trevino Contractor	Arturo Trevino	trevinocont@live.com	
R & J Muniz	Rafaela Varela	munizjuan60@yahoo.com	
Josiah Const	Ricardo Guajardo	lgjosiahconstruction@gmail.com	
Jarvis Moore	Jarvis Moore	jarvisdsd@gmail.com	
Diamond Painting & Remodeling	Sofia Carrizales	diamondpaint.remodeling@gmail.com	
Commercor, LLC	Robert Broniszewski	commercorconstruction@gmail.com	
EA Contractor	Enrique Rodriguez	enrique@mtsconstructor.com adriananavarro3@hotmail.com	
JC's Construction & Remodeling, LLC	Basidalia Alvarez	jcscandrsatx@gmail.com	
Mcfarland & Mcfarland Construction & Remodeling	James Mcfarland	mcfarland9598@gmail.com	
J.C. Enriquez and Son Plumbing & Remodeling	Joe Enriquez	joey@weplumbtoplease.com	
	<b>Direct Solicits</b>		
Elite Mechanical Of Texas	Joaquin Barraza	jbarraza@elitemechanicaloftexasinc.com	
Travis Cox Plumbing Co	Victoria Anne Cox	vcox@traviscoxplumbing.com	
J & A Carpenter		J.A.carpenters10@gmail.com	
Manuel Ortiz Const		ortiz_constructionllc@yahoo.com	
Geofill Const	Jan Puente	jpunte.geofill@outlook.com	
Commercor	R Broniszewski	commercorconstruction@gmail.com	
Ariva Contracting, Llc	Adan Silva	adan@arivacontracting.com	
Robinson General Contrs	Yvette Garcia	yrobinson@robinsongc.com	
SpawGlass Contractors	Justin Calvin	Justin.calvin@spawglass.com	
RML Contracting	Mariano Garcia	marianogarcia1211@gmail.com	
Solis Constructors	Juan Puricelli	jpuricelli@solisconstructors.com	Not found
Top Notch Construction	Joe Herrera	topnotchconstructionco@gmail.com	
EA Contractor	Enrique Rodriguez	enrique@mtsconstructor.com	
Phillips Gen Contrctrs	Nathan Phillips	nathan@phillipsgeneralcontractors.com	
A Reyes Contractors	Richard Reyes	jazzkeys77@gmail.com	
Wolf Roofing & Renov	Lorin Carter	wolfroofingtx@gmail.com	
Powell Interprizes Unlmted	Darwin Powell	powellinterprizesunlimited@gmail.com	

**Advertisement List**  
**Solicitation # 1905-934-64-4930**  
**R & R Tubs and Shower Pans**

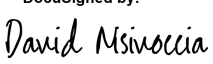
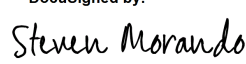
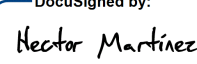
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## SAN ANTONIO HOUSING AUTHORITY

September 19, 2019

**BOARD OF COMMISSIONERS**  
**Operations and Choice Neighborhood Committee**

**RESOLUTION 5969, AUTHORIZING THE AWARD OF A CONTRACT FOR NATURAL GAS OPERATOR QUALIFICATION TRAINING TO GASTI, INC. (HABE) FOR AN AMOUNT NOT TO EXCEED \$70,000.00 FOR A TWO YEAR PERIOD; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW ONE ADDITIONAL ONE-YEAR TERM**

<p>DocuSigned by:    <small>3009927B75274DC...</small>  <b>David Nisivoccia</b>  <b>President and CEO</b></p>	<p>DocuSigned by:    <small>3AC93CF03F5A422...</small>  <b>Steven Morando</b>  <b>Director of Procurement and General Services</b></p>	<p>DocuSigned by:    <small>ABBB9B06757A4D5...</small>  <b>Hector Martinez</b>  <b>Director of Construction Services and Sustainability</b></p>
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**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5969, authorizing the award of a contract for natural gas operator qualification training to Gasti, Inc. (HABE) for an amount not to exceed \$70,000.00 for a two year period; for a period of one year with the option to renew one additional one-year term.

**FINANCIAL IMPACT:**

The current award recommendation for the Natural Gas Operator Qualification training is not expected to exceed an amount of \$70,000.00 and will be funded through the operating budgets and/or available reserves.

**SUMMARY:**

The Texas Railroad Commission (RRCT) requires natural gas operator qualification training once every three years to ensure staff are able to recognize, respond, and react to abnormal natural gas systems operating conditions. The RRCT performs a physical audit annually and are required to request task course qualifications of all SAHA personnel that could potentially perform a natural gas system abnormal operation task (CFR 49.192 Subpart N, and Subpart 192.803).

SAHA requires a vendor to provide this training to SAHA Managers, Maintenance Supervisors, and Maintenance Technicians. The training shall include all necessary components to operate natural gas distribution lines (both master metered and non-master metered) efficiently, safely and effectively. Training topics shall include **Gas Operator Safety**: characteristics and hazards of natural gas, potential ignition sources (indoor and outdoor), recognizing emergency conditions, recognizing and reporting natural gas leaks, proper fire fighting techniques, and controlling the accidental release of gas; **Customer Service Part 1**: leak classification, operating the combustible gas indicator, operating the flame ionization unit, bar hole testing and purging, leak surveys and patrols, and customer leak investigation; **Customer Services Part 2**: Combustion and ventilation air, pilot lights, gas - air adjustment, venting, pressure checks to establish gas service, and establishing and disconnecting gas; **Receiving and Dispatching**: receiving



**SAN ANTONIO HOUSING AUTHORITY****September 19, 2019**

calls, collecting information, relaying information to others, documentation of information; **Emergency Response and Restoration of Services:** plastic pipe (poly) repair, and lighting appliances. A certificate of completion will be provided to each student that successfully completes the training course.

On August 8, 2019, SAHA issued an Invitation For Bids (IFB) #1904-924-86-4912 for Natural Gas Operator Qualification Training that closed on August 26, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to eleven companies. A total of one bid was received in response to this solicitation: GASTI, Inc. (HABE). The bid was evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, the quality of the goods or services, extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained in the solicitation document. Based on the above, we are recommending contract award to GASTI, Inc. Their bid was determined to be both responsive and responsible and their pricing was deemed to be fair and reasonable.

GASTI, Inc. was established in 1999, and is located in Corpus Christi, Texas. This contractor self-certifies as an HABE. GASTI, Inc. is a safety training institute that also provides leak surveys and patrols; maintenance of natural gas lines; meter installation; gas leak repairs; installation of gas main and services; and Railroad Commission record keeping. GASTI, Inc. has received prior awards from SAHA for natural gas operator qualification training and natural gas systems inspection, patrols and reporting. Their Texas clients include City of Cotulla; City of Falfurrias; City of Marfa; and City of Ft. Stockton. Additionally, they have worked with the following housing authorities: Balmorhea Housing Authority; Eagle Pass Housing Authority; Haltom City Housing Authority; Duval County Housing Authority; and Corpus Christi Housing Authority. GASTI's Section 3 Good Faith Effort Plan includes providing safety training to Section 3 individuals on Forklift Safety.

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Hector Martinez, Director of Construction Services and Sustainability, and Mark DeLuna, Maintenance Superintendent, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance report on a monthly basis, monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan, provide annual contract performance evaluation survey to end users, and assist departments in the contract renewal or new solicitation process.

**STRATEGIC GOAL:**

Transform core operations to be a high performing and financially strong organization.

**ATTACHMENTS:**

Resolution 5969  
Bid Tabulation  
Advertisement List

**San Antonio Housing Authority  
Resolution 5969**

**RESOLUTION 5969, AUTHORIZING THE AWARD OF A CONTRACT FOR NATURAL GAS OPERATOR QUALIFICATION TRAINING TO GASTI, INC. (HABE) FOR AN AMOUNT NOT TO EXCEED \$70,000.00 FOR A TWO YEAR PERIOD; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW ONE ADDITIONAL ONE-YEAR TERM**

**WHEREAS**, on August 8, 2019, SAHA issued an Invitation For Bids (IFB) #1904-924-86-4912 for Natural Gas Operator Qualification Training that closed on August 26, 2019; and

**WHEREAS**, one bid was received in response to the IFB; and

**WHEREAS**, Gasti, Inc. is being recommended for contract award. Their bid was determined to be both responsive and responsible and their pricing was deemed to be fair and reasonable; and

**WHEREAS**, the current award recommendation for the Natural Gas Operator Qualification training is not expected to exceed an amount of \$70,000.00 for a two year period and will be funded through the operating budgets and/or available reserves; and

**WHEREAS**, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of SAHA hereby:

- 1) Approves Resolution 5969, authorizing the award of a contract for natural gas operator qualification training to Gasti, Inc. (HABE) for an amount not to exceed \$70,000.00 for a two year period; for a period of one year with the option to renew one additional one-year term.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 3rd day of October 2019.**

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**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**David Nisivoccia**  
**President and CEO**

**Revised Bid Tabulation**  
**Natural Gas Operator Qualification Training**  
**1904-924-86-4912**

Item	Course Description	UOM	Estimated Quantity	Cost per Class	Gasti, Inc.
1	Gas Operator Safety				
	Unit Price	EA	73	\$ 185.00	
	Subtotal			\$ 13,505.00	
2	Customer Service Part 1				
	Unit Price	EA	57	\$ 175.00	
	Subtotal			\$ 9,975.00	
3	Customer Service Part 2				
	Unit Price	EA	56	\$ 195.00	
	Subtotal			\$ 10,920.00	
4	Receiving & Dispatching				
	Unit Price	EA	74	\$ 195.00	
	Subtotal			\$ 14,430.00	
5	Emergency Response				
	Unit Price	EA	75	\$ 165.00	
	Subtotal			\$ 12,375.00	
<b>Grand Total</b>				<b>\$</b>	<b>61,205.00</b>

**Advertisement List**  
**Solicitation # 1412-924-86-4301**  
**Natural Gas Operator Qualification Training**

Entity	Contact Name	Email	Method of Contact(Specify)
<b>CHAMBERS &amp; ASSOCIATIONS:</b>			
ACCION Texas	Celina Pena	cpena@acciontexas.org	e-mail
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	e-mail
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	e-mail
Alamo City Black Chamber Of Commerce	Christopher Herring	Herring@alamocitychamber.org info@alamocitychamber.org shall@alamocitychamber.org	e-mail
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	e-mail
American Institute of Architects	Laura Smith	laura@aia.org	e-mail
American Subcontractors Association	Elaine Garcia	elainegarcia@asasanantonio.org	e-mail
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	e-mail
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	e-mail
CDC News		plans@cdcnews.com	e-mail
CFMA	Tommy Wallace	wallacet@zhi.com kimr@avacpa.com	e-mail
Chinese Chamber of Commerce	Jerry Jin	jerry.jin@gsaccc.org, jing.hao@gsaccc.org	e-mail
Goodwill Industries	Clark Mosely	cmosley@goodwillsa.org, maguilar@goodwillsa.org	e-mail
Greater San Antonio Builders Association	Becky Oliver	oliverpub@aol.com	e-mail
The San Antonio Chamber of Commerce	Julie Oltersdorf	julieo@sachamber.org	e-mail
Hispanic Contractors Association de San Antonio	Clarissa Perez	exdir@hcadesa.org admin@hcadesa.org	e-mail
I Square Foot Plan Room		agcquoin@isqft.com, saprojects@isqft.com	e-mail
IEC	Julie Howard	jhoward@iecsanantonio.com, rvasquez@iecsanantonio.com	e-mail
MACB	Maria Monita	info@macb-sa.org	e-mail
MCA-SMACNA	Bob Pisors	mca-smacna@mca-smacna.org, bob.pisors@mca-smacna.org	e-mail
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	e-mail
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	e-mail

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**Advertisement List**  
**Solicitation # 1412-924-86-4301**  
**Natural Gas Operator Qualification Training**

Entity	Contact Name	Email	Method of Contact(Specify)
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com, nawicsatx@gmail.com	e-mail
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	e-mail
North San Antonio Chamber of Commerce	RC Garcia	rcgarcia@northsachamber.com	e-mail
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	e-mail
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	e-mail
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	e-mail
SAABE	Melodie	mg.assoc.mgmt@gmail.com	e-mail
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	e-mail
SA Chapter of the Associated General Contractors	Dana Marsh	dmarsh@sanantonioagc.org	e-mail
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos	ramiroc@sahcc.org, mariyaf@sahcc.org	e-mail
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	e-mail
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	e-mail
South Central Regional Certification Agency	Ross Mitchell	rmitchell@sctrca.org, souber@sctrca.org	e-mail
South San Antonio Chamber of Commerce	Tom Shaw	events@southsachamber.org	e-mail
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	e-mail
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	e-mail
Texas Society of Professional Engineers	Laura Campa	meghan@tspe.org, jennifer@tspe.org	e-mail
Texas Veteran's Commission	Willie Jackson	willie.jackson@tvc.state.tx.us	e-mail
TIBH Industries	Robert Olivo	robertolivo@tibh.org	e-mail
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu, jennifer.mort@utsa.edu	e-mail
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu, grace.garcia@utsa.edu	e-mail
West San Antonio Chamber of Commerce	Gabe Farias	gfarias@westsachamber.org, info@westsachamber.org, julie@westsachamber.org	e-mail
Women's Business Center	Martha Zurita	mzurita@acciontexas.org	e-mail

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**Advertisement List**  
**Solicitation # 1412-924-86-4301**  
**Natural Gas Operator Qualification Training**

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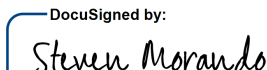
**SAN ANTONIO HOUSING AUTHORITY****September 19, 2019**

**BOARD OF COMMISSIONERS**  
**Operations and Choice Neighborhood Committee**

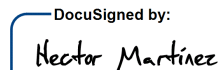
**RESOLUTION 5970, AUTHORIZING THE AWARD OF A CONTRACT FOR CASSIANO BURN UNITS REHABILITATION TO GEOFILL MATERIAL TECHNOLOGIES, LLC (SBE, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$1,143,437.00**

DocuSigned by:  


5009927B75274DC...  
**David Nisivoccia**  
**President and CEO**

DocuSigned by:  


5AC93CF03F5A42Z...  
**Steven Morando**  
**Director of Procurement**  
**and General Services**

DocuSigned by:  


ABBB9B06757A4D5...  
**Hector Martinez**  
**Director of Construction**  
**Services and Sustainability**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5970, authorizing the award of a contract for Cassiano burn units rehabilitation to Geofill Material Technologies, LLC (SBE, Section 3 Business) for an amount not to exceed \$1,143,437.00.

**FINANCIAL IMPACT:**

The current award recommendation for the Cassiano burn units rehabilitation is not expected to exceed an amount of \$1,143,437.00, to include a base bid in the amount of \$917,778.00, plus unit priced items in the amount of \$76,515.00 and a 15% contingency in the amount of \$149,144.00 that will only be used if necessary. This project will be funded by CFP Grant Funds, insurance proceeds, and/or available reserves.

**SUMMARY:**

Cassiano Homes is a Public Housing family community built in 1953, and is located on the west side of San Antonio. This community is comprised of 499 units to include 24 one-bedroom, 172 two-bedroom, 192 three-bedroom, 85 four-bedroom, and 26 five-bedroom units. SAHA requires the services of a qualified general contractor to rebuild eight units (3023 Laredo, 1501 San Carlos, 1523 San Carlos, 1818 Krock, 942 Merida, 103 San Liro, 2404 Tampico, and 2410 Chihuahua) at this community that have sustained substantial fire and water damage.

On June 24, 2019, SAHA issued an Invitation For Bids (IFB) #1905-909-23-4929 for Cassiano Burn Units Rehabilitation that closed on August 27, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 173 contractors. A total of three bids were received in response to this solicitation: All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, Section 3 Business), Cleanology Construction Services (ABE, ESBE, MBE, SBE, Section 3 Business), and Geofill Material Technologies, LLC (SBE, Section 3 Business). All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, the quality of the goods or services, extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained within the solicitation document. Based on the above, we are recommending contract award to Geofill Material Technologies, LLC. They are the lowest priced responsive and responsible bidder.

**SAN ANTONIO HOUSING AUTHORITY****September 19, 2019**

Geofill Material Technologies, LLC was founded in 2003, and is located in Schertz, Texas. This contractor has been certified as an SBE by the South Central Texas Regional Certification Agency and a Section 3 Business by SAHA. They specialize in commercial and residential services that include construction management services, new construction, rehabilitation and renovations, large and catastrophic loss, roofing, life and safety repairs, interior rehabilitation and finish out, painting and flooring, in house heating and cooling repairs and replacement, energy audits and weatherization. Geofill Material Technologies, LLC has received prior awards from SAHA for Prefabricated Metal Building for Garcia Street Urban Farm; Matt Garcia structural repairs; unit make ready for public housing; 10145 Galesburg reconstruction; H.B. Gonzalez structural and foundation repairs; and Castle Point burned units rehabilitation. They have worked with the following Housing Authorities: Floresville Housing Authority and Schertz Housing Authority. Their Texas clients include City of Aransas Pass, UT Austin Marine Science Institute, Venterra Properties, Starr Properties, and Salt Lake Baptist Church. Their Section 3 Good Faith Effort Plan includes a 30% goal for Section 3 new hires.

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Hector Martinez, Director of Construction Services and Sustainability, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance report on a monthly basis, monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan, provide annual contract performance evaluation survey to end users, and assist departments in the contract renewal or new solicitation process.

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENTS:**

Resolution 5970  
Map and Photos  
Bid Tabulation  
Advertisement List



**San Antonio Housing Authority  
Resolution 5970**

**RESOLUTION 5970, AUTHORIZING THE AWARD OF A CONTRACT FOR CASSIANO BURN UNITS REHABILITATION TO GEOFILL MATERIAL TECHNOLOGIES, LLC (SBE, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$1,143,437.00**

**WHEREAS**, on June 24, 2019, SAHA issued an Invitation For Bids (IFB) #1905-909-23-4929 for Cassiano Burn Units Rehabilitation that closed on August 27, 2019; and

**WHEREAS**, three bids were received in response to the IFB; and

**WHEREAS**, Geofill Material Technologies, LLC is being recommended for contract award. They are the lowest priced responsive and responsible bidder; and

**WHEREAS**, the current award recommendation for the Cassiano burn units rehabilitation is not expected to exceed an amount of \$1,143,437.00, to include a base bid in the amount of \$917,778.00, plus unit priced items in the amount of \$76,515.00 and a 15% contingency in the amount of \$149,144.00 that will only be used, if necessary. This project will be funded by CFP Grant Funds, insurance proceeds, and/or available reserves; and

**WHEREAS**, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of SAHA hereby:

- 1) Approves Resolution 5970, authorizing the award of a contract for Cassiano burn units rehabilitation to Geofill Material Technologies, LLC (SBE, Section 3 Business) for an amount not to exceed \$1,143,437.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 3rd day of October 2019.**

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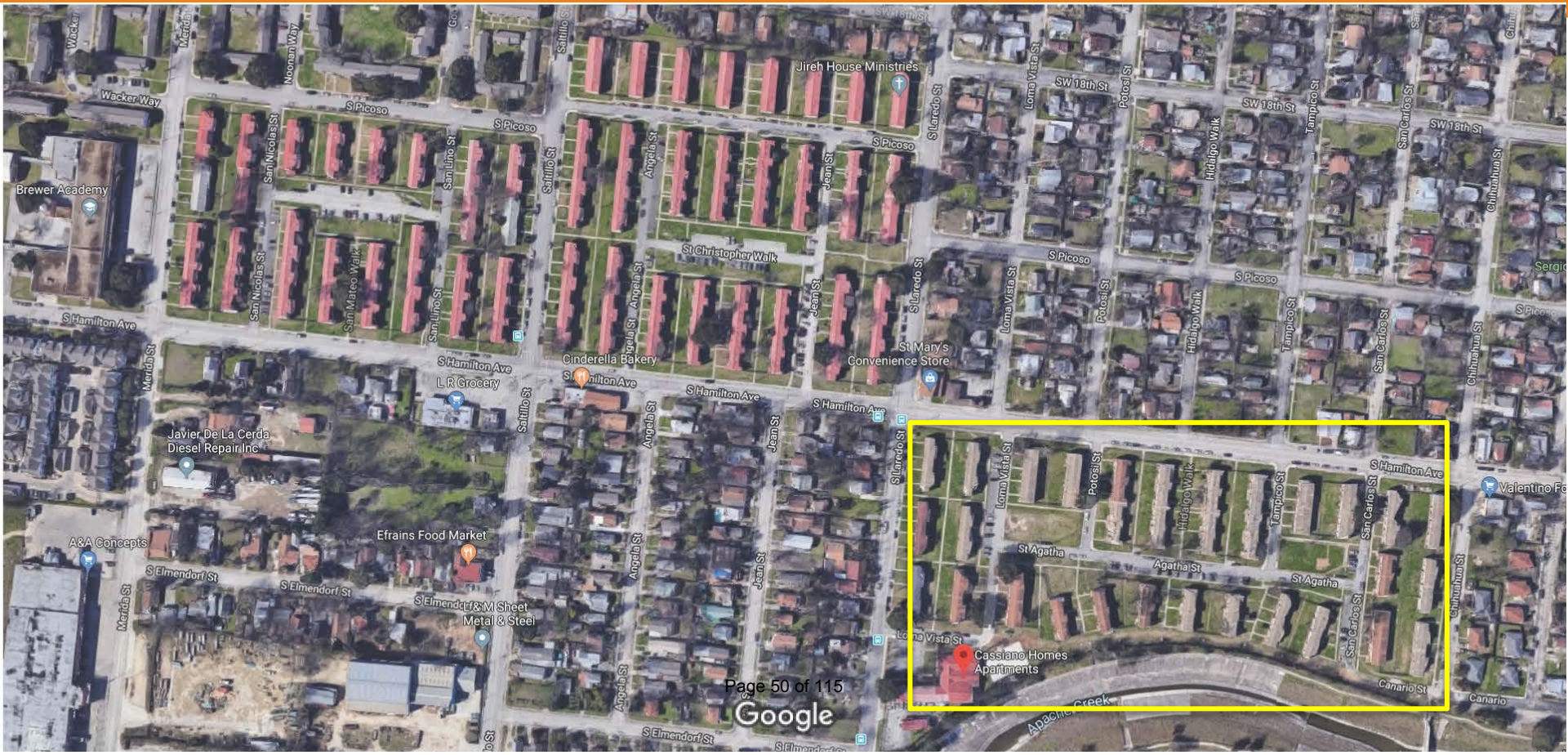
**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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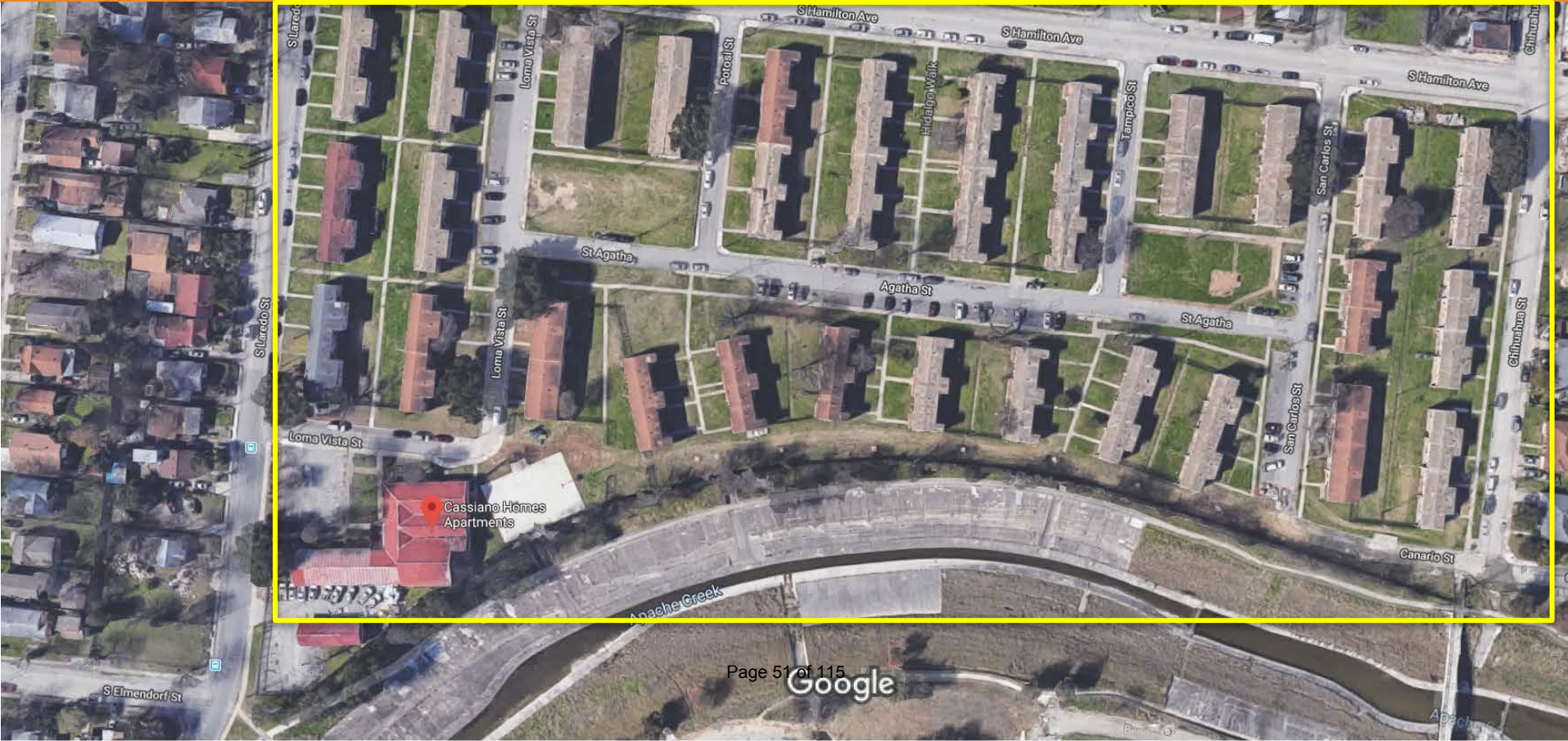
**David Nisivoccia**  
**President and CEO**

# CASSIANO HOMES MAP





# CASSIANO HOMES MAP

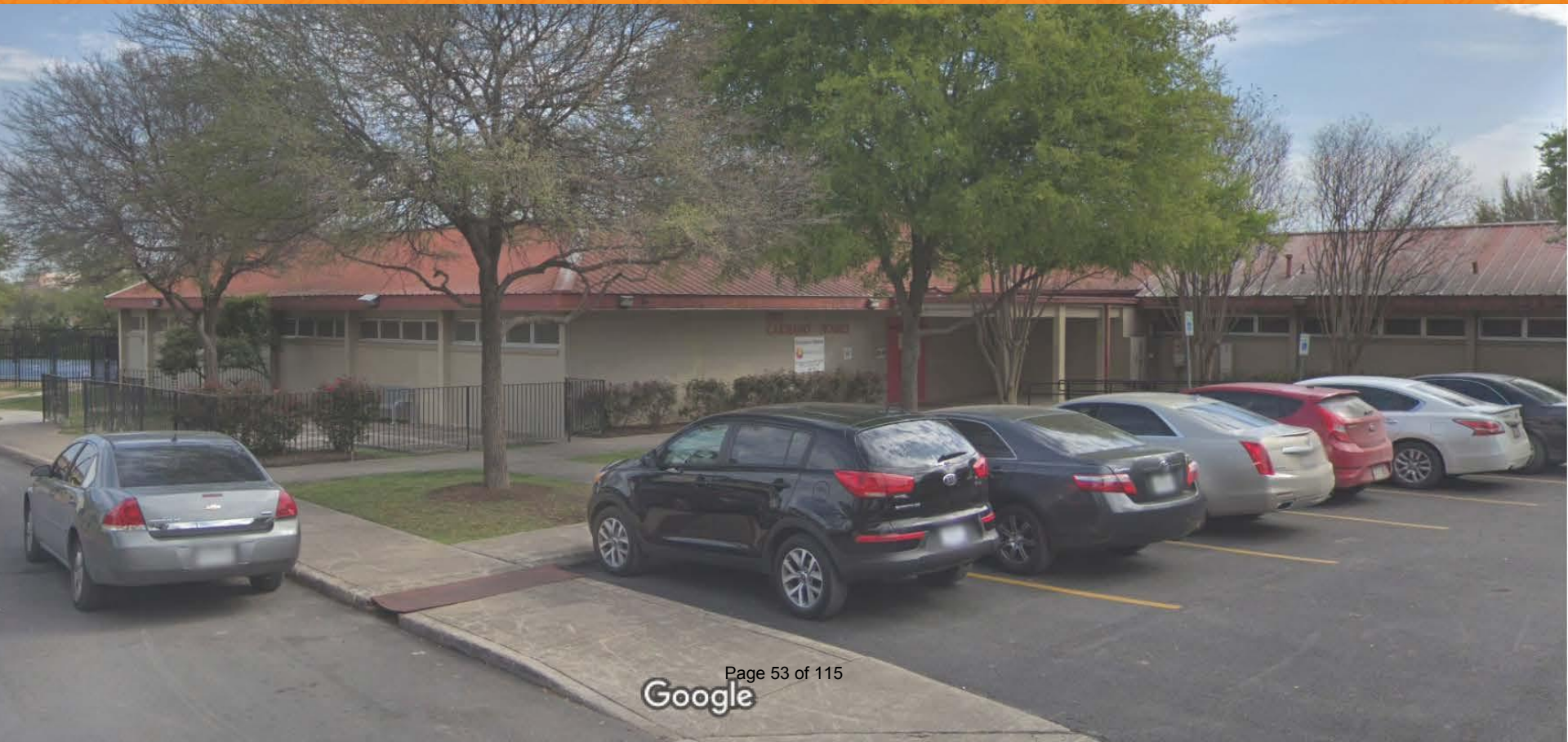




# CASSIANO HOMES



# CASSIANO HOMES



Tabulation									
Cassiano Burn Units Rehabilitation									
1905-909-23-4929									
Item	Geofill Material Technologies LLC.**		Cleanology Construction Company^^		All Pro General Construction++				
Days to Complete	200		240		220				
Rehabilitation of Fire and Water Damages Units	\$917,777.97		\$1,068,000.00		\$1,495,610.00				
Unit Prices									
Decsription	Qty	Units	Cost	Extension	Cost	Extension			
R&R Water Proofing as per detail #9-Pg. A8	SQ.FT.	100	\$20.00	\$2,000.00	\$4.50	\$450.00			
R&R 2"x 3" Yellow Pine Framing Lumber	LF.	200	\$10.00	\$2,000.00	\$1.25	\$250.00			
R&R 2"x 2" Yellow Pine Framing Lumber	LF.	200	\$5.00	\$1,000.00	\$1.10	\$220.00			
R&R 2"x 4" Yellow Pine Framing Lumber	LF.	200	\$5.00	\$1,000.00	\$2.50	\$500.00			
R&R 2"x 6" Yellow Pine Framing Lumber	LF.	200	\$6.00	\$1,200.00	\$2.75	\$550.00			
R&R 2"x 8" Yellow Pine Framing Lumber	LF.	200	\$7.00	\$1,400.00	\$3.50	\$700.00			
R&R 2"x 10" Yellow Pine Framing Lumber	LF.	200	\$8.00	\$1,600.00	\$4.25	\$850.00			
R&R 1/2" Plywood (Decking)	SQ.FT.	150	\$3.00	\$450.00	\$3.50	\$525.00			
R&R 3/4" Plywood (Decking)	SQ.FT.	175	\$5.00	\$875.00	\$4.50	\$787.50			
R&R 5/8" Plywood (Decking)	SQ.FT.	300	\$4.00	\$1,200.00	\$4.25	\$1,275.00			
Install 4x4x1.63 four square electrical box	EA.	10	\$200.00	\$2,000.00	\$150.00	\$1,500.00			
C.M.U Wall Repair	SQFT	95	\$20.00	\$1,900.00	\$10.00	\$950.00			
Masonry Tuck & Point	SQ.FT.	300	\$10.00	\$3,000.00	\$10.00	\$3,000.00			
Roofing (Composition Shingle )	SQ.FT.	70	\$3.00	\$210.00	\$5.00	\$350.00			
Roofing (Metal )	SQ.FT.	30	\$8.00	\$240.00	\$12.50	\$375.00			
R&R Cementitious Lap Siding 8.25" Smooth	LF.	200	\$10.00	\$2,000.00	\$4.50	\$900.00			
R&R 1/4 Cementitious Soffit smooth perforated	SQ.FT.	200	\$10.00	\$2,000.00	\$10.00	\$2,000.00			
R&R 1/4 Cementitious Facia	LF.	100	\$10.00	\$1,000.00	\$15.00	\$1,500.00			
1/2 Copper Pipe (L)	LF.	75	\$20.00	\$1,500.00	\$5.00	\$375.00			
3/4 Copper Pipe (L)	LF.	90	\$22.00	\$1,980.00	\$6.50	\$585.00			
Existing window repair (Glass replacement)	SQFT	60	\$15.00	\$900.00	\$10.00	\$600.00			



Fire Caulking	LF.	200	\$5.00	\$1,000.00	\$5.00	\$1,000.00	\$6.00	\$1,200.00
Pipe Insulation 1/2	LF.	100	\$5.00	\$500.00	\$2.50	\$250.00	\$3.90	\$390.00
Pipe Insulation 3/4	LF.	100	\$6.00	\$600.00	\$2.75	\$275.00	\$4.80	\$480.00
Stair Tread replacement wood (interior)	EA.	15	\$50.00	\$750.00	\$30.00	\$450.00	\$180.00	\$2,700.00
Blocking (walls) 2x6	LF.	100	\$20.00	\$2,000.00	\$3.75	\$375.00	\$22.00	\$2,200.00
Base boards	LF.	200	\$5.00	\$1,000.00	\$2.50	\$500.00	\$7.00	\$1,400.00
Moisture resistant gypsum board 5/8	SQFT	100	\$3.00	\$300.00	\$2.25	\$225.00	\$3.00	\$300.00
Mold resistant gypsum board 5/8	SQFT	100	\$3.00	\$300.00	\$2.25	\$225.00	\$3.25	\$325.00
Cove base	LF.	200	\$5.00	\$1,000.00	\$3.50	\$700.00	\$3.00	\$600.00
Caulk	LF.	550	\$2.00	\$1,100.00	\$1.75	\$962.50	\$2.00	\$1,100.00
Exterior water proofing	SQFT	200	\$2.00	\$400.00	\$5.25	\$1,050.00	\$19.00	\$3,800.00
Tile Ceramic	SQFT	100	\$20.00	\$2,000.00	\$9.50	\$950.00	\$8.00	\$800.00
LW1216ER / LG Electronics 12,000 BTU Energy Star Window Air Conditioner w/ Remote (115V LW1216ER)	EA.	7	\$500.00	\$3,500.00	\$850.00	\$5,950.00	\$720.00	\$5,040.00
R&R window Pane Type (A)	EA.	4	\$300.00	\$1,200.00	\$220.00	\$880.00	\$890.00	\$3,560.00
Repair Window Frame & Replace window Pane Type (A)	EA.	4	\$400.00	\$1,600.00	\$350.00	\$1,400.00	\$1,400.00	\$5,600.00
R&R Window Frame/and Pane Type (A) (referere to Detail #1 on sheet A8)	EA.	4	\$1,000.00	\$4,000.00	\$650.00	\$2,600.00	\$2,900.00	\$11,600.00
Install Tempered Glass in Type (A) windows	EA.	2	\$500.00	\$1,000.00	\$325.00	\$650.00	\$1,200.00	\$2,400.00
R&R window Pane Type (B)	EA.	4	\$90.00	\$360.00	\$260.00	\$1,040.00	\$890.00	\$3,560.00
Repair Window Frame & Replace window Pane Type (B)	EA.	4	\$150.00	\$600.00	\$450.00	\$1,800.00	\$1,380.00	\$5,520.00
R&R Window Frame/and Pane Type (B) (referere to Detail #1 on sheet A8)	EA.	4	\$500.00	\$2,000.00	\$650.00	\$2,600.00	\$2,720.00	\$10,880.00
Install Tempered Glass in Type (B) windows	EA.	2	\$150.00	\$300.00	\$650.00	\$1,300.00	\$890.00	\$1,780.00
R&R window Pane Type (C)	EA.	4	\$150.00	\$600.00	\$350.00	\$1,400.00	\$890.00	\$3,560.00
Repair Window Frame & Replace window Pane Type (C)	EA.	4	\$250.00	\$1,000.00	\$300.00	\$1,200.00	\$1,280.00	\$5,120.00
R&R Window Frame/and Pane Type (C) (referere to Detail #1 on sheet A8)	EA.	4	\$500.00	\$2,000.00	\$575.00	\$2,300.00	\$2,910.00	\$11,640.00
Install Tempered Glass in Type (C) windows	EA.	2	\$250.00	\$500.00	\$225.00	\$450.00	\$890.00	\$1,780.00
R&R window Pane Type (D)	EA.	4	\$90.00	\$360.00	\$250.00	\$1,000.00	\$890.00	\$3,560.00
Repair Window Frame & Replace window Pane Type (D)	EA.	4	\$150.00	\$600.00	\$350.00	\$1,400.00	\$810.00	\$3,240.00

R&R Window Frame/and Pane Type (D) (referere to Detail #1 on sheet A8)	EA.	4	\$500.00	\$2,000.00	\$650.00	\$2,600.00	\$2,100.00	\$8,400.00
Install Tempered Glass in Type (D) windows	EA.	2	\$150.00	\$300.00	\$450.00	\$900.00	\$800.00	\$1,600.00
R&R window Pane Type (E)	EA.	4	\$60.00	\$240.00	\$260.00	\$1,040.00	\$860.00	\$3,440.00
Repair Window Frame & Replace window Pane Type (E)	EA.	4	\$125.00	\$500.00	\$450.00	\$1,800.00	\$1,300.00	\$5,200.00
R&R Window Frame/and Pane Type (E) (referere to Detail #1 on sheet A8)	EA.	4	\$500.00	\$2,000.00	\$650.00	\$2,600.00	\$2,710.00	\$10,840.00
Install Tempered Glass in Type (E) windows	EA.	2	\$125.00	\$250.00	\$550.00	\$1,100.00	\$760.00	\$1,520.00
R&R window Pane Type (F)	EA.	4	\$250.00	\$1,000.00	\$450.00	\$1,800.00	\$896.00	\$3,584.00
Repair Window Frame & Replace window Pane Type (F)	EA.	4	\$350.00	\$1,400.00	\$550.00	\$2,200.00	\$1,410.00	\$5,640.00
R&R Window Frame/and Pane Type (F) (referere to Detail #1 on sheet A8)	EA.	4	\$1,000.00	\$4,000.00	\$660.00	\$2,640.00	\$3,100.00	\$12,400.00
Install Tempered Glass in Type (F) windows	EA.	2	\$350.00	\$700.00	\$440.00	\$880.00	\$910.00	\$1,820.00
R&R window Pane Type (G)	EA.	4	\$150.00	\$600.00	\$260.00	\$1,040.00	\$890.00	\$3,560.00
Repair Window Frame & Replace window Pane Type (G)	EA.	4	\$250.00	\$1,000.00	\$450.00	\$1,800.00	\$1,320.00	\$5,280.00
R&R Window Frame/and Pane Type (G) (referere to Detail #1 on sheet A8)	EA.	4	\$500.00	\$2,000.00	\$650.00	\$2,600.00	\$2,910.00	\$11,640.00
Install Tempered Glass in Type (G) windows	EA.	2	\$250.00	\$500.00	\$260.00	\$520.00	\$890.00	\$1,780.00
<b>Total Unit Prices</b>				<b>\$76,515.00</b>		<b>\$74,695.00</b>		<b>\$207,457.00</b>
<b>Total Base Bid plus Unit Prices</b>				<b>\$994,292.97</b>		<b>\$1,142,695.00</b>		<b>\$1,703,067.00</b>
<b>Section 3 Preference is the lesser of 5% or \$40,000. Amount is \$40,000 for this bid</b>				<b>\$0.00</b>		<b>\$0.00</b>		<b>\$40,000.00</b>
<b>Total with Section 3 Preference Base Bid</b>				<b>\$994,292.97</b>		<b>\$1,142,695.00</b>		<b>\$1,663,067.00</b>

++ All Pro is currently certified as a Section 3 Business.

\*\*\*^^ Geofill and Cleanology have both claimed the Section 3 Preference. Application of the Section 3 Preference does not alter the evaluation results. Geofill is still the low responsive and responsible bidder.



**Advertisement List**  
**Solicitation # 1905-909-62-4929**  
**Cassiano Burn Units Rehabilitation**

Associations /Vendors	Contact Name	Email	Notes
<b>Associations Revised as of 2/7/2019</b>			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	Not Delivered
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiaa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	failed
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in	Diane Hoskins	bexarpepp@sbcglobal.net	

**Advertisement List**  
**Solicitation # 1905-909-62-4929**  
**Cassiano Burn Units Rehabilitation**

Associations /Vendors	Contact Name	Email	Notes
Private Practice			
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org carol@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
<b>Direct Solicits as of 6/20/19</b>			
	<b>HUBS on CMBL</b>		
All Pro General Construction	Raul Scott	rs@apgc.biz	
Alpha Building Corporation	Shawn Babb	sbabb@alphabuilding.com	
Construmment Group Inc	Eloina Guerrero	constrummentinc@gmail.com	
Copeland Contracting Co.	Elsa Brown	ebrown@copeland-inc.com	

**Advertisement List**  
**Solicitation # 1905-909-62-4929**  
**Cassiano Burn Units Rehabilitation**

Associations /Vendors	Contact Name	Email	Notes
Hsc Electric Company, Inc.	Henry Gonzalez	hsc_electric@yahoo.com	
J. L. Bass Enterprise, Llc	Jeff Bass	jlbass47@jlbassconstruction.com	
Kegley, Inc.	ANITA M KEGLEY	anitakegley44@gmail.com	
MLP Ventures Inc.	Liborio Perez	mlp@att.net	
Tejas Premier Building Cntrctr	Andrew Wallace	andrew@tejaspremierbc.com	
	<b>Section 3 Bidders</b>		
Abeco Contracting	A. Juarez Jessica Garza	cathy@abecoContracting.com jessica@abecocontracting.com	
All Pro General Const.	Raul Scott	rs@allprogenconst.com	
Allbrite Constructors of TX	Patrick Yates	jan@allbriteconstruction.com	
Ariva Contracting	Adan Silva	adan@arivacontracting.com	
Confidence Construction	Renee Harris	rharrisc21@yahoo.com	
Hill Bros. Construction	Kara Hill	kara@hillbroconstruction.com	
Jarvis Moore	Jarvis Moore	jarvisdsd@gmail.com	
JGG Construction	Joseph Gonzales	Integrated02@aol.com	
Josiah Construction	Ricardo Guajardo	lgjosiahconstruction@gmail.com	
Mcfarland & Mcfarland	James McFarland	mcfarland9598@gmail.com	
Man-Tra Solutions, LLC	Mike Aleman	maleman@clnup.com	
Ohaver Contracting	Donald Ohaver	dawnv@ohavercontractors.com	
Queen Bee Construction	Sharon O'Neal	queenbeeconst@yahoo.com	
	<b>Direct Solicits</b>		
Cleanology Service	Mike	Mike@cleanologyservices.com	
Geofill Material Technologies	Jan Puente	jpuente.geofill@outlook.com	
RML Contracting	Mariano Garcia Mariano Garcia II	marianogarcia1211@gmail.com m.garcia@rmlcontractingllc.com	
Guido Construction	Andy Servantes Maryanne Guido	andy@guidoco.com maguido@guidobros.com	
Limitless Construction Svcs	Erica Ponce	Eponce.pcs@gmail.com	
Commercor	R. Broniszewski	commercorconstruction@gmail.com,	
Vela Construction	Joe Vela	Joe.Vela@velagroupinc.com	
Robinson Gen Contracting	Yvette	krobinson@robinsongc.com	
Frost & keeling	John Anness	jcanness@frostandkeeling.com	
Marc 3	Chester Rackley	chester@marc3llc.com	
M & M Weatherization	Nicole Ansualda	nansualda@mmwtx.com	
Total Lender Service	James Pujols	Jpujols55@yahoo.com	
Blackmon Mooring SA	Bryan Roller Tiffany Montano	broller@bmsmanagement.com tmontano@bmsmanagement.com	
Turn Around	Selwyn Witer	selselkk@gmail.com	
Marc General Construction	Cindy Weed	cweed@marcgc2015.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	

**Advertisement List**  
**Solicitation # 1905-909-62-4929**  
**Cassiano Burn Units Rehabilitation**

Associations /Vendors	Contact Name	Email	Notes
PTI Remodeling, LLC	Thomas Hamilton	thomashamilton75@yahoo.com	
RG Williams Const & Rmdlng	Robert G. Williams	rgw_77446@yahoo.com	
R.K. Bass Electric, Inc.	Andy Bass	cheryl@basselectric.com	
RPR Construction Company,	Patricia Pinkerton	ppinkerton@rprconstruction.com	
Seraphia's Lotts	S. A. Sampson-Lott	atita@sbcglobal.net	
JMI Contractors	Grant Jacobs Logan Sean Scott	grant@jmicontractors.com logan@jmi-contractors.com, sean@jmicontractors.com	
SpawGlass	Justin Calvin Jason Hennesey	justin.calvin@spawglass.com Jason.Hennesey@spawglass.com	
H. Karp Co.	Harry Karp	hkarpjr@yahoo.com	
Joeris Construction		acardwell@joeris.com	
Calidad LLC	Charles	cschuchardt.calidadllc@gmail.com	
Coltcam Construction	Amelie Tinajero	amelietinajero@yahoo.com	
Burgess Construction Cnslts	Lane Shelton	lshelton@burgess-inc.com	
Rogers-O'Brien Construction	John Archer Anthony O'leary	jarcher@r-o.com aoleary@r-o.com	
Whiting-Turner	Tyler Quinn	Tyler.Quinn@whiting-turner.com	
Stoddard Const	Linda Nemec Keith Stoddard	LN@stoddardcml.com ks@stoddardcml.com	
J Carrizal Gen Const	Grace Pina	gpina@jcgcnconst.com	
REC Industries	Randy Hunter	randyhunter@recind.com	
Woolsey Construction	Elijah	eli@woolseyconstruction.com	
Straight Line Mgmnt	Sherrika Arch Jeanetta Tinsley Ernesto	straightlinem@straightlinem.com jeanetta@straightlinem.com ernesto@straightlinem.com	
Woolsey Design Build	Glenn Roblin	glenn@woolseyconstruction.com	
Davila Construction	Vinnie Gonzales Abel Perez	vinnie@davilaconstruction.com abel@davilaconstruction.com	
Gibraltar Construction	Matt Mitchell	Matt@gibconst.com	
R.E.C. Industries	Warren Williams	warren@recind.com	
Summit Building and Design	Cecilia Ramos David Acevedo	cecilia.ramos@summitbuildinganddesi gn.com David.acevedo@summitbuildingandde sign.com	
Al Garza Construction Inc	Al Garza	gr9151@att.net	
Alcatex Inc	Allison B Griffis	allisonb@alcatexdesign.com	
Alpha Building Corporation	Shawn Babb	sbabb@alphabuilding.com	
Alpine Engineering & Cnstrctn	Mike Hayes	alpine@alpinecompany.us	
Americana Builders	Katia Sandoval	Americanabuilders@yahoo.com	
Arkitektura Devolpment Inc.	Gerard P Contreras	condg1@yahoo.com	
Associated Contractors Inc.	Charlie Bishop	charlie.bishop@assoccontractors.com	
B&O Construction	Paul Farnum	paul@bnoconstruction.com	
B.I.T Construction Services Inc	Britanie L. Olvera	britanie@bitservicesinc.com	
Basecom Inc	Oscar Oaxaca	ooaxaca@basecominc.com	

**Advertisement List**  
**Solicitation # 1905-909-62-4929**  
**Cassiano Burn Units Rehabilitation**

Associations /Vendors	Contact Name	Email	Notes
Belfor USA Group, Inc.	Tammy Kleine	tammy.kleine@us.belfor.com	
Bocci Engineering, LLC	Lami,Lianne	lianne.lami@bocciengineering.com	
Braun & Butler Construction	Christy Willcourt	cwillcourt@braun-butler.com	
Breck General Contracting	Reese Bruechner	reese@breckgc.com	
Brown-McKee, Inc.	Michael P. Oles	mikepoles@brownmckee.com	
Byrdson Services, LLC	Jim Griffin	jgriffin@byrdsonservices.com	
Caststone Solutions Company	Patrick Delgado	caststone_solutions@yahoo.com	
Cdmtek	Chris Mansour	chris@cdmtek.com	
Ceda-Tex Svcs Inc	FRED ODANGA	contact@cedatex.com	
Cesar Suarez Construction LLC	Cesar Suarez	cesarsuarezconstructionllc@gmail.com	
Charles N. White Constn Co	Dominic Padilla	dominicp@whiteconst.com	
Clark's Roofing & Constructn	Clark Kunkel	latmclark@msn.com	
CMV Consulting Services	Veronica Oliver	veronica@cmvservicestx.com	
Cobos Design & Construction,	CALIXTO COBOS	cobosdc2cal@yahoo.com	
Colebrack Enterprises, Inc	Robert Bracken Jr	rob.bracken@colebrack.net	
Commercial Interiors	Robert Ahmuty	ra@ci-gc.com	
Concord Commercial Svcs.	Alan Greenwood	agreenwood@ccsinctx.com	
Construmet Group Inc	Eloina Guerrero	construmetinc@gmail.com	
Copeland Contracting Co	Elsa Brown	ebrown@copeland-inc.com	
Creed Construction Inc.	Chester Reed	chester@creedci.com	
Cubit Contracting, LLC	Waymon Armstrong	waymon@cubitcontracting.com	
Donald Hubert Construction	Donald Hubert	dhubertco@sbcglobal.net	
Double T Construction Inc.	Richard Smith	doubletsales3@hotmail.com	
Dragon Construction, LLC	Damon Howard	dhoward@dragon-llc.com	
Elicerio Construction	Fernando Elicerio	felicario@hotmail.com	
ERC Environmental & Const	Shelly	shoran@erc-tx.com	
Falkenberg Construction Co.,	Tony Gomez	pag@falkenbergconstruction.com	
General Contractor Services,	Teltschick, Pamela	genconser@aol.com	
Gg's Construction, LLC	Rolando Osorio	rolandooggs@gmail.com	
Golden Builders Group, LLC	Carla F. Ysuhaylas	info@goldenbuildersgroup.com	
Grande Valley Builders, Inc.	Manuel Perez	mpgvb@aol.com	
Grayhorse Construction, Inc.	Lily Mackey	lily@Grayhorse-Construction.com	
HGR General Contractors, L.P.	Randy D Reynolds	info@hgrgc.com	
Hynes Services, Inc.	Michael W. Hynes	HynesServicesInc@aol.com	
Icon Diversified, LLC	Julie Ingram	julie.ingram@icondiversified.com	
Intercon Environmental, Inc.	Karen Andrews	karen@intercon-environmental.com	
Jacody Construction, Lp	Forrest Couch	forrest.couch@jacodyconstruction.com	
JAJ Property Services LLC	Summer Jordan	summer.jordan@jajpropertieservices.com	
James W. Turner Const	James W. Turner	info@jwtc.net	
Jaxon Construction	Daniel McKibben	Houston@JaxonConstruction.com	
John & Denise Williams Const	Denise Williams	denisewilliams3S45@sbcglobal.net	
JRI Enterprise LLC	Denise Anderson	jrjenterprisellc@yahoo.com	
JSR, Inc.	Bobby D.. Greaves	bobby@jsrincorporated.com	

**Advertisement List**  
**Solicitation # 1905-909-62-4929**  
**Cassiano Burn Units Rehabilitation**

Associations /Vendors	Contact Name	Email	Notes
K. Tillman Construction Llc	Yakira Braden	yakira@ktillmanconstruction.com	
KBL Restoration, Llc	Amy M Barnes	amy@kblrestoration.com	
Kenebrew Construction	William Kenebrew	wkandcompany@gmail.com	
Lamar Contractors	Steve Louque	s.louque@lamarcontractors.com	
Landry General Enterprises,	James Landry	lgebusiness@yahoo.com	
Largin Construction Services,	Jerry Jo Largin	jerryjo@larginconstruction.com	
Lyness Construction	Ryan Lyness	ryan.lyness@lynessconstruction.com	
Mart, Inc.	Vernon Proctor Shelly Orr	mart@martgc.com shelly.orr@martgc.com	
Maryen Services, L.L.C.	Jme Martinez	jmemartinez@maryenservices.com	
Mavich, Llc	Faith Gordon	SALES@MAVICH.COM	
Mckenzie Jackson Construct	Cori Fields	cori@mckenziejackson.net	
Meteor Education, Llc.	Lanie Hart	bids@meteorededucation.com	
Mexzim Corporation	Ebbah Tokwe	ebbah@mexzim.com	
Mikocorp, Llc	Matthew Lindsey	matt@mikocorp.com	
Mitch Cohn Contractor	Joan Belmont	mitchcohncontractor@gmail.com	
Parallax Builders, Inc.	Mike Demko	mdemko@parallaxbuilders.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
Post Oak Construction, Llc	Christopher Esparza	esparza716@gmail.com	
Primer Industrial Services,	James Narvaez	jnarvaez@primerindustrialervices.com	
Pro Finish Plus, Llc	Ralph Mondy	ProFinishPlus@gmail.com	
QA Construction Services, Inc.	Lily Gutierrez	lily@qacsi.com	
R G Renovations & Constr	Rodolfo G. Gonzalez	mrfixlaredo@gmail.com	
Riata Enterprises	Peggy A. Fritz	riata91.fritz@yahoo.com	Not Found
Right Choice Development Llc	Danielle Wright	danielle@rightchoicedev.com	
RPR Construction Company,	Patricia A Pinkerton	ppinkerton@rprconstruction.com	
Sawyers Construction, Inc.	Randy Sawyers	randy@sawyersinc.com	
Setex Construction Corp.	Nathan Rivres	setex@setexconstruction.com	
Simwick Contractors Llc	Sheri Arnold	sheri@simwickgc.com	
Sisk-Robb Inc	James Sisk	JSisk@Sisk-Robb.com	
Solidbuilt Construction, Llc	Guadalupe Gomez	support@solidbuiltconstruction.net	Not Found
Solis Constructors, Inc.	J Edward Lowenberg	estimating@solisconstructors.com	
Steen Construction Co., Ltd.	Susan Steen	steenltd@sbcglobal.net	
Structural Concrete Systems,	Michele Dibassie	info@scs.net	
Tates Contracting, Llc	Johnny Tate	cheriseperson@gmail.com	
TDIndustries Inc	Dennis Lilley	dennis.lilley@tdindustries.com	
The Sandoval Group, Llc	Steven Sandoval	TSGConstruction.TX@gmail.com	
The Trevino Group, Inc.	Matt Baker	mbaker@trevinogroup.com	
Tommy Klein Construction,	Tommy Klein	tklein@tkleinconst.com	
TP&R Construction, L.L.C.	Nephtali Lucero	felicia@tpr-construction.com	
Trini Construction Builder Llc	Reginald Worlds	info@triniconstructionbuilder.com	
Trinity Asset Builders, Llc	Rachelle Delouis	trinityassetbuilders@gmail.com	
VAS Contracting, Llc	Victor Sepeda	vascontracting@yahoo.com	
VBX Services	Carlito Vicencio	cvicencio@vbxservices.com	


**Advertisement List**  
**Solicitation # 1905-909-62-4929**  
**Cassiano Burn Units Rehabilitation**

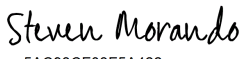
Associations /Vendors	Contact Name	Email	Notes
Veteran Remodeling, Inc.	Eric Taylor	eric.taylor@veteranremodeling.com	
Walling Construction Co	Daniel Walling	daniel@wallingconstruction.com	
White Construction Company	Glinn H. White, Jr.	glinn@whiteconstructioncompany.com	
Woodrose Company, Inc.	Frances Loyd	franloyd@woodrosecompany.com	
FA Nunnelly	Blaine	blaine@fanunnelly.com	
Cadence McShane Const	Web site	skasturi@cadencemcshane.com	
L. C. Mosel Co.	Jose Ceballos	<del>jose-lcm@swbell.net</del> jose@lcmosel.com	Changed EM
South TX Contracting, LLC	Shelly Stansbury	shelly@southtxc.com	
Bougambillas Const	Mike Cisneros	bugconst@gmail.com	
Link Construction	Lee Robinson	lrobinson@linksconstruction.biz	
Pro Masters Remodeling	Francisco Ruiz	fruiz@pmrtx.com	
JNational	Tatiana Ruiz Sheila Hoefer	TRuiz@jnational.com SHoefer@jnational.com	
Hytek General Contracting	Kelsey Kerins	kkerins@hytekgc.com	
Carielo Facility Service	Rudy Carielo	rudycarielo@yahoo.com	
L.D. Tebben	Jack Bradley Larry Tebben	bradsterj62@hotmail.com larrytebben@ldtebben.com	


**SAN ANTONIO HOUSING AUTHORITY****September 19, 2019**

**BOARD OF COMMISSIONERS**  
**Operations and Choice Neighborhood Committee**

**RESOLUTION 5965, AUTHORIZING THE AWARD OF A CONTRACT FOR DEVELOPMENT SERVICES CONSTRUCTION PROJECT MANAGEMENT STAFF AUGMENTATION TO WTP AMERICA, LLC FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$250,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO ONE ADDITIONAL ONE-YEAR TERM**

DocuSigned by:  
  
5609927B75274DC...  
**David Nisivoccia**  
**President and CEO**

DocuSigned by:  
  
5AC83CF03F5A422...  
**Steven Morando**  
**Director of Procurement**  
**and General Services**

DocuSigned by:  
  
7BED7A258333420...  
**Lorraine Robles**  
**Director of Development**  
**Services and Neighborhood**  
**Revitalization**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5965, authorizing the award of a contract for development services construction project management staff augmentation to WTP America, LLC for an annual cumulative amount not to exceed \$250,000.00; for a period of one year with the option to renew up to one additional one-year term.

**FINANCIAL IMPACT:**

The current award recommendation for development services construction project management staff augmentation is not expected to exceed an annual cumulative amount of \$250,000.00 and will be funded through the operating budget and/or available reserves.

**SUMMARY:**

SAHA requires the services of a firm to provide qualified individuals for staff augmentation needed by the Development Services and Neighborhood Revitalization Department. This Department needs assistance in the development and management of various construction projects to include, but not limited to: financial analysis, property management, program operations, regulatory compliance, multi-family, single family, commercial, and mixed use projects.

On August 8, 2019, SAHA issued an Invitation For Bids (IFB) #1908-918-31-4948 for Development Services Construction Project Management Staff Augmentation that closed on August 23, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 93 vendors. A total of four bids were received in response to this solicitation: AGCM, Inc., McKissack & McKissack of Washington (AABE, WBE), Ramel Company, LLC (HABE), and WTP America, LLC. All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, the quality of the goods or services, extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained in the solicitation document. Additionally, bidders were asked to provide a one to two page summary of their proposed candidates experience, as it relates to the qualifications of the job. Based on the above, we are recommending contract award to WTP America, LLC, the second lowest bidder. The candidate



**SAN ANTONIO HOUSING AUTHORITY****September 19, 2019**

offered by the low bidder was not acceptable to SAHA's Development Services and Neighborhood Revitalization Department. They preferred the affordable housing experience offered by the candidate of the second lowest bidder.

WTP America, LLC was founded in 1949, in Australia and has been a force in North America since 2015. This company is headquartered in Santa Monica, California, with field office locations in San Francisco, California; Honolulu, Hawaii; Boston, Massachusetts; Kansas City Missouri; New York, New York; Austin and San Antonio, Texas; and Seattle, Washington. This company provides advisory/consultancy services on a wide range of property and construction endeavors for clients in most business sectors. Additionally, they are able to provide individuals that may be embedded into SAHA's development services team with experience that includes Cost Management services (to include estimating and cost planning), construction cost management, value management, risk analysis, elemental and functional analysis, and expenditure forecasting; Contract Administration services include progress claim valuations, claims analysis, contract variations, re-measurement for final accounts, final account settlement, and cost audits; and Contract Documentation, to include contractual advice and procurement strategy, tender package measurement, tender and contract documentation, bid evaluation, and contract negotiations. WTP America, LLC has received no prior awards from SAHA. Their client list includes, but is not limited to, Hilton Convention Headquarters, Austin, Texas; Blanton Museum of Art on UT Austin Campus; NLand Surf Park, Austin, Texas; SouthSide on Lamar Loft Apartments, Dallas, Texas; Beach Condos, Galveston, Texas; Ocean Club Resort, Galveston, Texas; Marriott Hotel, Houston, Texas; Waco ISD Sports Complex, Waco, Texas; and Allegan Pharma Clean Room Expansion, Waco, Texas. They have worked with Housing Authorities to include Everett Housing Authority, Washington and Seattle Housing Authority, Washington.

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Lorraine Robles, Director of Development Services and Neighborhood Revitalization, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance report on a monthly basis, monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan, provide annual contract performance evaluation survey to end users, and assist departments in the contract renewal or new solicitation process.

**STRATEGIC GOAL:**

Transform core operations to be a high performing and financially strong organization.

**ATTACHMENTS:**

Resolution 5965

Bid Tabulation

Advertisement List

**San Antonio Housing Authority  
Resolution 5965**

**RESOLUTION 5965, AUTHORIZING THE AWARD OF A CONTRACT FOR DEVELOPMENT SERVICES CONSTRUCTION PROJECT MANAGEMENT STAFF AUGMENTATION TO WTP AMERICA, LLC FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$250,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO ONE ADDITIONAL ONE-YEAR TERM**

**WHEREAS**, on August 8, 2019, SAHA issued an Invitation For Bids (IFB) #1908-918-31-4948 for Development Services Construction Project Management Staff Augmentation that closed on August 23, 2019; and

**WHEREAS**, four bids were received in response to the IFB; and

**WHEREAS**, SAHA is recommending contract award to WTP America, LLC, the second lowest bidder. The candidate offered by the low bidder was not acceptable to SAHA's Development Services and Neighborhood Revitalization Department. Staff preferred the affordable housing experience offered by the candidate of the second lowest bidder; and

**WHEREAS**, the current award recommendation for development services construction project management staff augmentation is not expected to exceed an annual cumulative amount of \$250,000.00 and will be funded through the operating budget and/or available reserves; and

**WHEREAS**, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of SAHA hereby:

- 1) Approves Resolution 5965, authorizing the award of a contract for development services construction project management staff augmentation to WTP America, LLC for an annual cumulative amount not to exceed \$250,000.00; for a period of one year with the option to renew up to one additional one-year term.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 3rd day of October 2019.**

---

**Morris A. Stribling, DPM**  
Chair, Board of Commissioners

**Attested and approved as to form:**

---

**David Nisivoccia**  
President and CEO

**Original Bid Tabulation  
Development Services Construction Project Management Staff Augmentation  
1908-918-31-4948**

	UOM	Quantity	WTP America LLC	AG/CM , INC	McKissack & McKissack of Washington Inc.	*Ramel Company LLC	*Ramel Company LLC	*Ramel Company LLC
Development Services Construction Project Manager								
Cost per Hour	HRS	2080	\$ 120.00	\$ 115.00	\$ 213.00	\$ 125.00	\$ 250.00	\$ 350.00
Total Cost (1 year)			\$ 249,600.00	\$ 239,200.00	\$ 443,040.00	\$ 260,000.00	\$ 520,000.00	\$ 728,000.00
Days to Report			7 days	7 days	10 days	7 days	7 days	7 days

\*Note: Quotes were provided for 3 positions titles to include :Project Manager for Program Construction Management, Lead Program and Construction Manager, Lead Consultant which reflects our Fee Sheet.

**Advertisement List**  
**Solicitation # 1908-918-31-4948**  
**Development Services Construction Project Management Staff Augmentation**

Associations /Vendors	Contact Name	Email	Notes
<b>Associations Revised as of 2/7/2019</b>			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
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Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
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Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
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MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
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Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	

Revised 7/17/19

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San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
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NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
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TAYLOR CONSTRUCTION	Troi Taylor	troi@tcm-llc.com	713-393-8725
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TOP SERVICES, LLC	Robby E. Stephenson	stephenson_robby@yahoo.com	361-526-2760
TRAINING AND LEADERSHIP CONSULTING	Demetra Jones	info@tlconsultingusa.com	713-835-8361
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VALLA CONSTRUCTION INC.	President/Michael Rivas	michael@valla-inc.com	210-641-0258
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WENDORF BEWARD & PARTNERS, LLC	Nancy A. Beward	NBeward@WBPConsult.com	830-310-4883
WHITE HAWK ENGINEERING & DESIGN, LLC	KIMBERLY D. BROOKS / PRESIDENT	KBROOKS@WHITEHAWKMAIL.COM	469-342-6844

Revised 7/17/19



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**Development Services Construction Project Management Staff Augmentation**

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**SAN ANTONIO HOUSING AUTHORITY****September 19, 2019****BOARD OF COMMISSIONERS  
Operations and Choice Neighborhood Committee****RESOLUTION 5964, AUTHORIZING THE CONVEYANCE OF PHILLIS WHEATLEY PARK,  
LOCATED AT 723 ARTHUR STREET, SAN ANTONIO, TEXAS 78202, TO THE CITY OF SAN  
ANTONIO TO OWN, MAINTAIN, AND OPERATE AS PART OF THE WHEATLEY CHOICE  
NEIGHBORHOOD IMPLEMENTATION GRANT INITIATIVE**

DocuSigned by:

*David Nisivoccia*

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**David Nisivoccia  
President and CEO**

DocuSigned by:

*Lorraine Robles*

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**Lorraine Robles  
Director of Development Services and  
Neighborhood Revitalization****REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5964, authorizing the conveyance of Phillis Wheatley Park, located at 723 Arthur Street, San Antonio, Texas 78202, to the City of San Antonio to own, maintain, and operate as part of the Wheatley Choice Neighborhood Implementation Grant Initiative.

**FINANCIAL IMPACT:**

The U.S. Department of Housing and Urban Development (HUD) approved the use of \$709,142.00 in Choice Neighborhood "Housing" funds for the construction of the Phillis Wheatley Park. HUD also approved \$200,000.00 in Choice Neighborhood "Critical Community Improvements" funds for art installations within the park. SAHA will convey the park land and improvements at no cost in exchange for ownership, maintenance, and operation of the park in perpetuity by the City of San Antonio.

**SUMMARY:**

In December of 2012, the San Antonio Housing Authority (SAHA) was awarded a Choice Neighborhood Implementation Grant, in the amount of \$29.7 million dollars, which involves strategies for People, Housing, and Neighborhood. As part of the housing component, residents and community stakeholders asked for a park that the community could use for gatherings and a safe place for children to play.

As a result, SAHA reserved a one acre parcel for a linear park that was planned, designed and named by the residents and community. SAHA worked in partnership with the City of San Antonio, DHR Architects, and Straight Line Management to build the Phillis Wheatley park. SAHA also worked with artist Reginald Adams, to incorporate art installations that memorialize the poet Phillis Wheatley and the actor Ira Aldridge. The artist also included lions that represent the mascot of the former Wheatley High School and decorative tiled benches.

The park includes such amenities as a covered playground, exercise station, grand pavilion, covered sitting areas, green space and water fountain.

**STRATEGIC GOAL:**

Empower and equip families to improve their quality of life and achieve economic stability.

**SAN ANTONIO HOUSING AUTHORITY**

**September 19, 2019**

**ATTACHMENTS:**

Resolution 5964

Map

Photos

**San Antonio Housing Authority  
Resolution 5964**

**RESOLUTION 5964, AUTHORIZING THE CONVEYANCE OF PHILLIS WHEATLEY PARK, LOCATED AT 723 ARTHUR STREET, SAN ANTONIO, TEXAS 78202, TO THE CITY OF SAN ANTONIO TO OWN, MAINTAIN, AND OPERATE AS PART OF THE WHEATLEY CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT INITIATIVE**

**WHEREAS**, in December 2012, the San Antonio Housing Authority (SAHA) was awarded a Choice Neighborhood Implementation Grant, in the amount of \$29.7 million dollars, which involves strategies for the People, Housing, and Neighborhood components of the grant; and

**WHEREAS**, The U.S Department of Housing and Urban Development (HUD) approved the use of \$709,142.00 Choice Neighborhood “Housing” funds for the construction of the Phillis Wheatley Park; and

**WHEREAS**, HUD also approved \$200,000.00 in Choice Neighborhood “Critical Community Improvements” funds for art installations within the park; and

**WHEREAS**, SAHA, the City of San Antonio, residents and community stakeholders planned and designed a park the community could use for gatherings and a safe place for children to play; and

**WHEREAS**, SAHA wishes to convey the lot and improvements, known as Phillis Wheatley Park, to the City of San Antonio, at no cost, to own, maintain and operate in perpetuity.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of SAHA hereby:

- 1) Approves Resolution 5964, authorizing the conveyance of Phillis Wheatley Park, located at 723 Arthur Street, San Antonio, Texas 78202, to the City of San Antonio to own, maintain, and operate as part of the Wheatley Choice Neighborhood Implementation Grant Initiative.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents and extensions associated with the transaction.

**Passed and approved the 3rd day of October 2019.**

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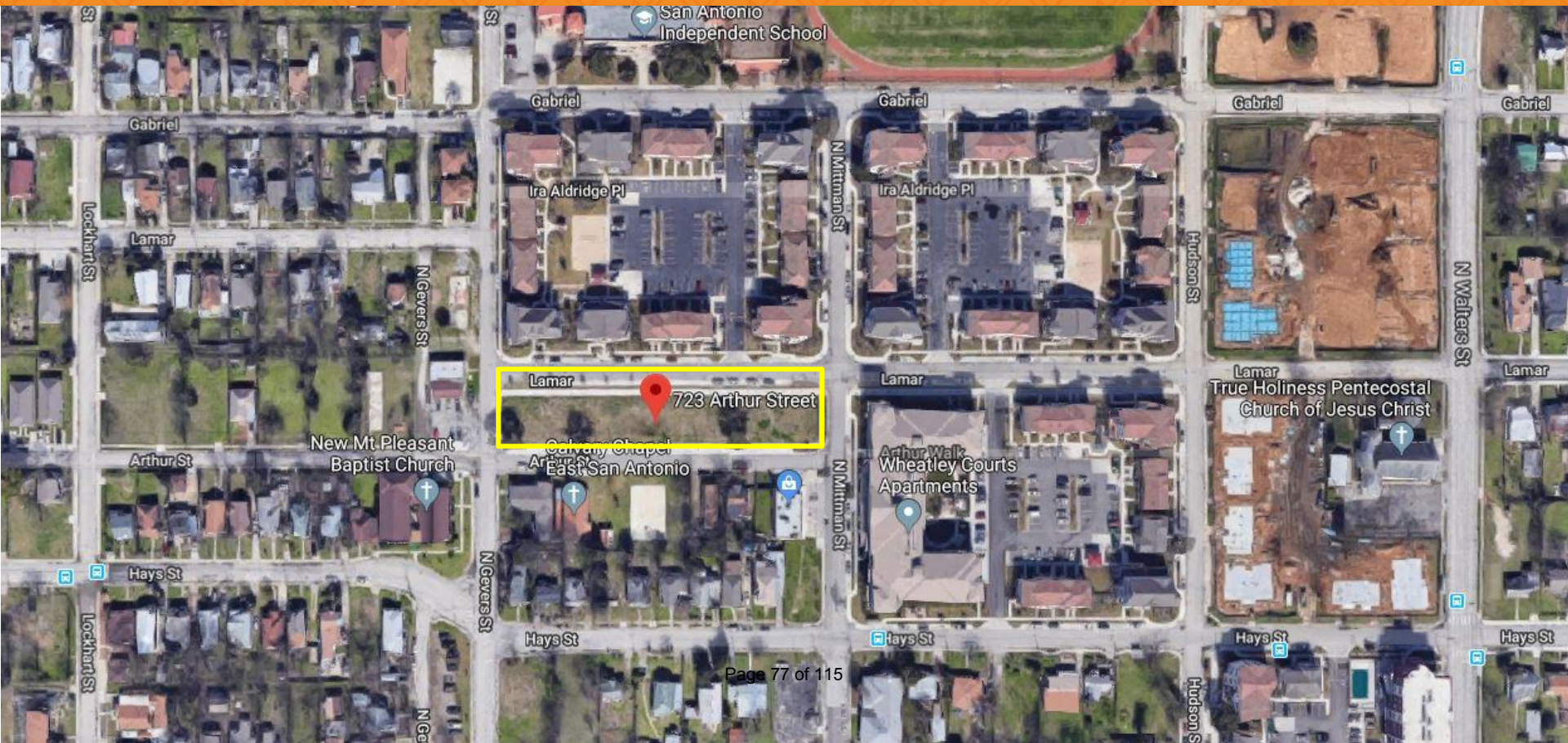
**Morris A. Stribling, DPM**  
Chair, Board of Commissioners

**Attested and approved as to form:**

---

**David Nisivoccia**  
President and CEO

# PHILLIS WHEATLEY PARK LOCATION





# PLAYGROUND, SEATING + LANDSCAPING





# ARTISTIC DEPICTION OF FORMER WHEATLEY HIGH MASCOT, TILED BENCH + COMMUNITY HANDPRINTS





# PHILLIS WHEATLEY & IRA ALDRIDGE MEMORIAL WALLS

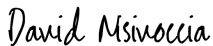




**SAN ANTONIO HOUSING AUTHORITY****September 19, 2019****BOARD OF COMMISSIONERS  
Operations and Choice Neighborhood Committee**

**RESOLUTION 5963, AUTHORIZING THE CONVEYANCE OF TWO VACANT RESIDENTIAL LOTS LOCATED AT 1533 HAYS ST. AND 1535 HAYS ST., SAN ANTONIO, TX 78202, FROM THE SAN ANTONIO HOMEOWNERSHIP OPPORTUNITIES CORPORATION TO THE SAN ANTONIO HOUSING AUTHORITY TO BE USED FOR CONSTRUCTION OF AFFORDABLE HOMES UNDER THE WHEATLEY CHOICE NEIGHBORHOOD INFILL STRATEGY; AND THE EXECUTION OF ANY AND ALL DOCUMENTS NECESSARY TO CONSUMMATE SUCH TRANSACTION**

DocuSigned by:



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**David Nisivoccia**  
**President and CEO**

DocuSigned by:



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**Lorraine Robles**  
**Director of Development Services and  
Neighborhood Revitalization**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5963, authorizing the conveyance of two vacant residential lots located at 1533 Hays St. and 1535 Hays St., San Antonio, TX 78202, from the San Antonio Homeownership Opportunities Corporation to the San Antonio Housing Authority to be used for construction of affordable homes under the Wheatley Choice Neighborhood Infill Strategy; and the execution of any and all documents necessary to consummate such transaction.

**FINANCIAL IMPACT:**

None.

**SUMMARY:**

The two lots, 1533 Hays St. and 1535 Hays St., which are currently owned by the San Antonio Homeownership Opportunities Corporation, are to be included in the fifteen vacant lots being transferred at no cost to a developer who will finance, construct and sell affordable single-family homes to homebuyers who earn up to 120% of the AMI. Conveyance of the two lots to SAHA will facilitate their inclusion in the Infill Strategy program.

The U.S. Department of Housing and Urban Development has approved both the strategy and the use of conveyance of the lots as an incentive to the developer. The developer is fully responsible for all costs associated with the financing, construction and sale of the homes.

**STRATEGIC GOAL:**

Strategically expand the supply of affordable housing.

**ATTACHMENTS:**

Resolution 5963  
Maps

**San Antonio Housing Authority  
Resolution 5963**

**RESOLUTION 5963, AUTHORIZING THE CONVEYANCE OF TWO VACANT RESIDENTIAL LOTS LOCATED AT 1533 HAYS ST. AND 1535 HAYS ST., SAN ANTONIO, TX, 78202 FROM THE SAN ANTONIO HOMEOWNERSHIP OPPORTUNITIES CORPORATION TO THE SAN ANTONIO HOUSING AUTHORITY TO BE USED FOR CONSTRUCTION OF AFFORDABLE HOMES UNDER THE WHEATLEY CHOICE NEIGHBORHOOD INFILL STRATEGY; AND THE EXECUTION OF ANY AND ALL DOCUMENTS NECESSARY TO CONSUMMATE SUCH TRANSACTION**

**WHEREAS**, the lots located at 1533 Hays St. and 1535 Hays St., San Antonio, TX, 78202, are currently owned by the San Antonio Homeownership Opportunities Corporation; and

**WHEREAS**, the two lots are to be developed for affordable housing under the Wheatley Choice Neighborhood Infill Strategy, which is part of the Critical Communities Improvement (CCI) Plan. The plan was funded by HUD's Choice Neighborhood Implementation Grant to address deficiencies in the neighborhood surrounding the redeveloped housing sites; and

**WHEREAS**, the Infill Strategy conveys vacant lots in the Wheatley area to a developer at no cost for the construction and sale of single family homes to provide affordable homeownership, while stabilizing the neighborhood; and

**WHEREAS**, conveyance of the two lots to SAHA will facilitate their inclusion in the Infill Strategy.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the San Antonio Housing Authority hereby:

- 1) Approves Resolution 5963, authorizing the conveyance of two vacant residential lots located at 1533 Hays St. and 1535 Hays St., San Antonio, TX, 78202, from the San Antonio Homeownership Opportunities Corporation to the San Antonio Housing Authority to be used for the construction of affordable homes under the Wheatley Choice Neighborhood Infill Strategy; and the execution of any and all documents necessary to consummate such transaction.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents and extensions associated with the transaction.

**Passed and approved the 3rd day of October 2019.**

---

**Morris A. Stribling, DPM**  
Chair, Board of Commissioners

**Attested and approved as to form:**

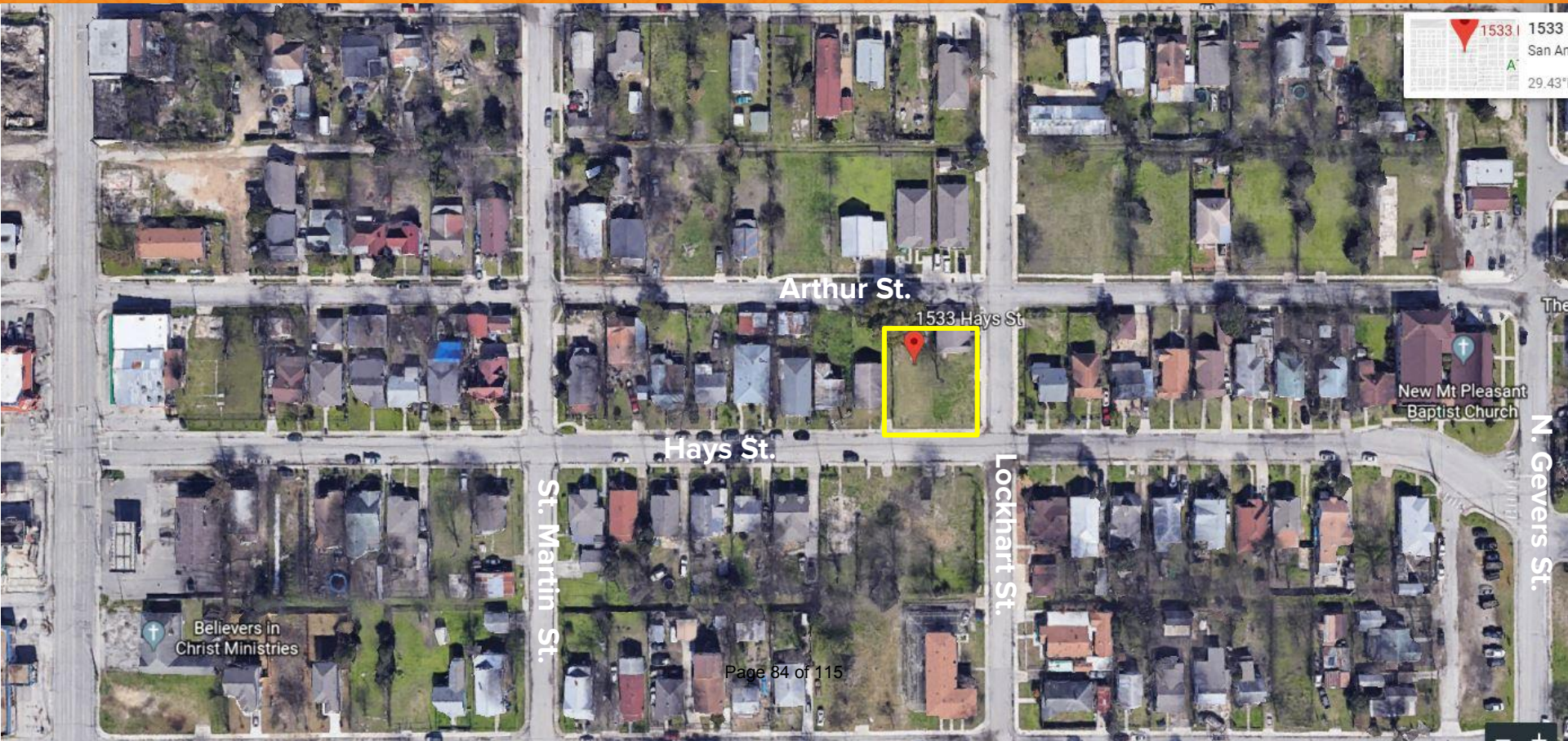
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**David Nisivoccia**  
President and CEO





# 1533 and 1535 HAYS STREET





# 1533 and 1535 HAYS STREET



**San Antonio Housing Authority****September 19, 2019**

To: Operations and Choice Neighborhood Committee

From: David Nisivoccia, President and CEO

Presented by: Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization; Adrian Lopez, Director of Community Development Initiatives; Arrie Porter, Consultant

RE: Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood

**SUMMARY**

The following describes the activities related to the three core components of the Choice Neighborhood Initiative: People, Housing and Neighborhood. The activities are associated with metrics submitted to the U.S. Department of Housing and Urban Development (HUD) on both a quarterly and annual basis.

CHOICE NEIGHBORHOOD GRANT ADMINISTRATION
--

<p>The regularly scheduled HUD monthly call for August 13, 2019, was canceled at HUD's request; therefore, the monthly call to HUD will resume September 10, 2019.</p>
--

<p>Budget Revision 17 was approved on August 13, 2019. Budget Revision 18 was submitted to HUD August 29, 2019, and approved August 30, 2019. This approval will allow the drawing down of all endowment funds.</p>
---

<p>Choice dollars remaining in the grant under Critical Community Improvements that have not been obligated are approximately \$110,000.00. On July 31, 2019, SAHA proposed to use \$5,000.00 in the Park and \$51,000.00 for Public Improvements Phase I and II. In August, HUD had not agreed to allow SAHA to move these funds as it would require a reopening of the phase. On August 18, 2019, HUD informed SAHA that they would be approving no new activities within the CCI plan and any funds outstanding would be recaptured.</p>
---

<p>The Endowment Trust Proposal has been approved, as of August 27, 2019. Budget Revision 18 is for the spread of the Endowment funds. Choice dollars remaining in the grant under Community &amp; Supportive Services for the Endowment are \$572,463.68; however, after HUD's direction to move any unexpended dollars into the Endowment, that number is now \$692,551.08. The increase will pay for the outstanding payments to Urban Strategies.</p>
---

**FY 2020 Target**

<p>Expend all CNI funds by September 2019 - Pending Establish Endowment by September 2019 - Pending</p>
---

PEOPLE
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**FY 2020 Target**

<p>Expend all CSS funds and establish an endowment fund by September 2019 - Target Met</p>
--

**Final Year Results****Original Goals:**

1. Begin with education and improve at every level.
2. Strengthen the relationship with CoSA Police Department and other partners to promote a safe neighborhood.
3. Improve and create new workforce career ladders and growing industries; make job creation a priority.
4. Ensure residents have access to wrap around services, including healthcare.
5. Ensure a sense of community, neighborhood stability and cohesion through promotion of programs and activities that bring people together.

**Employment**

Transformation Plan: 47%

Year 6: 77% +30 pts

**Health**

Transformation Plan: 37% of adults used the emergency room for healthcare purposes.

Year 5: 12% of adults used the emergency room for healthcare purposes. -25 pts

**Education**

Transformation Plan: 5th Grade reading: 67% Met standard | 5th Grade Math: 65% Met standard

**Year 5** - 5th Grade Reading: 63% | 5th Grade Math: 67%

Reading standards have fallen, while math standards have increased. The increase in math can be attributed to the increased rigor in STEM related curriculum. Urban Strategies Inc. will continue to address the need for improved academic proficiency and educational attainment by encouraging reading growth and engaging youth in innovative math activities.

**Current Achievements**

The five years of Urban Case management has reduced family conditions and improved stability among residents by reducing family risk scores by 64% (256 down to 92).

**Overall Goal**

Employment Goal: 55% of Population Employed - Exceeded Target

End of Grant Employed Individuals 69%

58% above the Federal Minimum Wage

28% above the Bexar County Average of \$10.00 per/hour

**CHOICE CASE MANAGEMENT (Quarterly)****Wheatley Households****Objectives/Metrics**

- 124 Wheatley households remain on housing assistance.
- 169 households are no longer receiving housing assistance. Exit reasons include: evictions, abandonment, leaving after giving a 30-day notice to SAHA and death of head of household.

**Accomplishments***Former Wheatley Households*

- 73 former Wheatley households are receiving housing assistance and +case management
- 51 households are receiving housing assistance, but have not been responsive to case management
- 5 households are not receiving housing assistance, but are being case managed

***New Non former Wheatley households residing in replacement units****The Park at Sutton Oaks (49 Public Housing units)*

- 39 households are eligible for case management services
- 5 households are being case managed

*East Meadows I (71 Public Housing + 8 Project Based Vouchers)*

- 38 households are eligible for case management services
- 3 New Public Housing households are being case managed

*Wheatley Park Senior*

- 67 households are eligible for case management services
- 2 New Public Housing households are being case managed

+ Data is updated quarterly as part of Choice grant reporting.

Urban Strategies Inc. (USI) strength-based case management approach has resulted in a strong bond with residents and the community. USI has conducted monthly resident meetings beginning in December of 2013. During the years, USI began to identify the quiet leaders of the community and began mentoring those residents. In June of 2019, USI offered residents the opportunity to design, plan and implement the September resident meeting. Those quiet leaders accepted the challenge and on August 29, 2019, they held the first resident designed and planned meeting. These leaders have committed to continue to be accountable for monthly meetings at the East Meadows Apartments.

USI Case Managers have aligned resident needs and community resources that empower and provide stability for households in need of services. Community partners have realigned process and re-written programming in an attempt to meet the needs of the residents. With these tools in hand and the support from the surrounding community, Choice residents will continue their road to stable and thriving.

**CHOICE EMPLOYMENT****Objectives/Metrics**Baseline in September 2013

47% of the able-bodied population is employed

**FY 2018 Target**

68% of the able-bodied population will be employed.

**END OF USI SERVICES: 77% of Able-Bodied residents are employed.**

**\*Able-bodied Residents: 110 Target Population (includes all former Wheatley residents in assisted housing)**

62 are active in Case Management



**Objectives/Metrics**

\* Individuals between the ages of 18-64 years of age and not disabled

**Accomplishments**

**47 (77%) employed** (24 full-time and 23 part-time) are in case management

- **4 of the employed residents are also in education or training**
- **7** new training enrollments this quarter
- **2** training completions this quarter
- **1** placed in job within three months of completing training or are participating in case management
- **7** able-bodied former Wheatley residents in case management are unengaged (not in work or training)

**USI Employment**

Total Population - 110

Able-bodied (ages 18-64) Employed Population - 62

There are currently 7 able-bodied unemployed case managed individuals.

**Jobs Plus East (JPE) Updates****Objectives/Metrics**

Increase the number of residents employed by offering free training.

**Case Management Support**

Continued client support tracking through monthly updates, networking with Urban through emails, phone calls and scheduled monthly Case Manager's Practitioners' meeting to support co-enrolled clients, as needed.

**High School Diploma Graduates from South Texas Leadership**

- YTD - 20 Graduates - 2017-2019
- 8 of the High School graduates are Wheatley Relocated
- 1 - Graduated June 19, 2019, with an interest in Culinary Arts or Healthcare
- 1 - Completed High School Diploma- July 26th Plan to enroll at Alamo College Nursing Program

**Wheatley Relocated Client Training updates - Current**

- 1 - Start-date February 26, 2019, enrolled in Champion Real Estate School - Progressing
- 2 - Start date - June 5, 2019, Parenting Classes for Foster Care 10 weeks - 2019 - Progressing
- 4 - waiting for training - referred to Worksource Solutions (Job and Career Related Services)
- 2 - non responsive to emails, home visits and phone calls

**Employment**

- YTD - 29 of the Urban/Choice client referrals for support - 41% are employed
- 12 Employed - 11 maintained employment for 90 days; 1 - maintained employment for 30 days

**Healthcare - Services Offered**

Methodist Health Care Clinic - Children and Adults - Free eye care and screenings

Healthy Patient's Clinic - Specializes in Healthy Care Behavioral or Mental Issues for Children and Adults

Fee: \$5.00

**San Antonio Housing Authority****September 19, 2019****Recruitment**

- JPE staff continues to saturate the community with available resources, trainings, community events, and employment linkage via emails and three Early Headstart Centers (SAISD) Miller Child, Ella Austin, Carmelite Center and SAHA Communities - Sutton Oaks, Sutton Park and East Meadows.
- JPE hosts a weekly information presentation focusing on free available trainings at the Eastside Education Center.

**Community Events - JPE Vendor - Set-up**

Back to School Event- Eastside Education Center - August 3, 2019

Vendor Presentation, UTSA - Cooking Demonstration, Metro Health Dept. - Program Services presentation by Jobs Plus East - Resource Specialist.

**East Meadows Resident Services Community Events**

Character Building for families - East Meadows community room - 7 in attendance - August 5, 2019

Parenting classes with Rita Lightbourn - East Meadows Community Room - 5 in attendance - August 6, 2019 (ongoing)

**FY 2019 Target-200**

275 Enrolled and 62 Employed

SEID YTD - \$22,050

**CHOICE RESIDENT TRAINING METRICS (URBAN)****Objectives/Metrics**

9: New enrollments in job training in the past quarter

**Accomplishments Year 5**

- 11: Adult High School Diploma Program
- 2: Associate's Degree
- 2: Bachelor's Degree
- 1: ESL
- 14: Workforce training (for specific field e.g., CNA or CDA)
- 16: Job readiness training (e.g., Starforce or Jobs Plus)
- 44: Residents have completed training or education to date

**CHOICE RESIDENT HEALTH (URBAN)****Objectives/Metrics**

Residents have access to health care services and visit a doctor annually.

**END OF YEAR RESULTS**

- 97% of children have a medical home; 97% of children have health insurance; 100% of children have seen a doctor in the last 12 months
- 77% of adults have a medical home; 77% of adults now have health insurance; 88% of adults have seen a doctor in the last 12 months
- 8 residents have received services from Turner of Life Counseling

**Accomplishments**

Medical Home: 88 or 77%; an increase of 5%

Health Insurance: 88 or 77%; an increase of 5%

Doctor visits in the last 12 months: 94 or 3%; an increase of 11%

**CHOICE EDUCATION****Objectives/Metrics**

Increase the number of 5 year olds who are kinder-ready by 25%

80% of 3<sup>rd</sup> - 12<sup>th</sup> grade students improve academic performance in math and reading

80% four-year graduation rate

**Accomplishments**

USI intentionally connected youth to strong education options while providing ongoing holistic family supports. USI works with education partners to provide developmentally appropriate learning for youth. These educational opportunities have led to family stability, which enhanced student performance and engagement. USI measures educational success by tracking enrollment in early learning programs, participation in positive youth outcomes and parent involvement in their child's education. Providing youth with foundational skills early in life prepares them to accelerate in furthering their education and can provide a pathway out of poverty.

**USI case-managed youth outcomes**

Early Childhood: 61% of children ages 0 - 4 receive early childhood developmental services

School-aged Youth: 74% of youth ages 5 - 18 participate in positive youth activities

Parent Involvement: 53% of parents read to their child everyday

**HOUSING****Final Year****Original Goals:**

1. Ensure one-for-one replacement of the assisted housing
2. Create an economically integrated community and maximize affordable housing
3. Include residents in all levels of planning and execution of the housing plan
4. Leverage substantial additional resources to ensure maximum impact in the neighborhood
5. Integrate the "Housing" component and other study area components, including anticipating future housing needs
6. Provide appropriate bedroom configurations that are energy efficient, sustainable, accessible, connected, and free from discrimination
7. Create a strong sense of community through community design

**Current Achievements**

1. Of the 246 replacement units, 208 have been completed to date.

2. Twelve Facade Improvement grants have been provided to businesses within the Choice Neighborhood, which have assisted current small businesses, as well as, bring in new small businesses to the area.
3. Wheatley Choice Neighborhood residents have been engaged since the creation of both the Planning and Implementation grant submissions. They are included in all decision making regarding the housing to include the design, amenities, construction, naming and lease-up. They have also been engaged in the neighborhood improvement planning and implementation.
4. Choice Neighborhood was able to secure \$20,000,000.00 from the City of San Antonio, as well as, \$43 million in tax credits and private investments for the implementation of the Housing and Neighborhood components. In all, the \$29,750,000.00 Choice Neighborhood Implementation grant has provided for over \$180,000,000.00 in investment to this community.
5. Choice Neighborhood has acquired fifteen vacant lots, three of these lots have vacant structures that are in line for demolition, in order to make way for owner occupied single family housing. Twelve two and three-bedroom homes are under construction on the vacant lots to provide affordable housing for buyers with incomes not to exceed 120% AMI. To maintain affordability, the homes can only be resold to a buyer meeting the 120% AMI standards for 20 years after the initial purchase. The homes are scheduled for completion by November 1, 2019. An additional sixteen homes are planned for future construction. The developer is responsible for funding the construction and selling the homes.
6. Choice has provided twenty Owner Occupied Rehab grants in the neighborhood. All twenty rehab projects have been completed.
7. The unit mix for all four housing phases provides for families of all income levels to reside at the new development. Each phase offers Public Housing, Section 8 or Project Based Voucher, affordable and market rate units.
8. The new development was designed to be inclusive of the surrounding community. Each building fronts the street with fencing only between the buildings for limited access to the public. A BiblioTech library was created on-site for use by residents of the new development, and by the surrounding community. Finally, the new Phillis Wheatley Park, which has completed construction, and is located between the East Meadows and Wheatley Park Senior Living community will provide a meeting, play and art space for the neighborhood.

## Replacement Housing

### Objective

***Replace all 246 units demolished at Wheatley Courts***

### Accomplishments

The Park at Sutton Oaks - CNI Phase I (**49 PH replacement units**)

The development as a whole is 96 percent occupied.

East Meadows I - CNI Phase II (71 PH and 8 PBV = **79 replacement units**)

The development as a whole is 94 percent occupied.

Wheatley Park Senior Living - (44 PH and 36 PBV = **80 replacement units**)

The development as a whole is 91 percent occupied.

**FY 2018 Target**

Complete 128 replacement units before the end of FY 2017 - Achieved goal

**FY 2020 Target**

Complete final 42 replacement units by December 2019 - Pending

***To date, 208 replacement units have been completed.***

**Phase II - East Meadows Multi-Family Housing (215 Units)****Objective**

Complete 215 multi-family units by the end of October 2017. (Revised to March 2019)

**Accomplishments**

Current occupancy is 94 percent. Pre-leasing is at 96%. PH units are in leasing process; however, residents have not yet moved into units.

**Half-Baths** - Geofill was selected as the contractor for the East Meadows Phase I half baths. MBS has direct solicited three third party relocation specialists for proposals to determine the relocation plan and cost. Proposals will be reviewed by SAHA staff the first week of September to determine how to address relocation.

**FY 2018 Target**

Project closeout and conversion will occur January 2018 - Target Not Met

**FY 2019 Target**

Project closeout and conversion will occur March 2019 - Target Met (March 15, 2019)

**Phase III - Wheatley Park Senior Living - Senior Building (80 Units)****Objective**

Develop eighty affordable units for seniors 62 years of age and older.

**Accomplishments**

The project is 100% complete. Current occupancy is 96% occupied and 98% leased.

**FY 2018 Target**

Complete the project by April 30, 2018, and lease up completed by June 2018 - Target Met

**Phase IV - East Meadows II Multi-Family Housing (119 Units)****Objective**

Obtained an allocation of 9% tax credits on July 31, 2017.

**Accomplishments**

Project is 49.66% complete as of July 31, 2019, Draw #13/#14 is currently being reviewed by DSNR. After Draw#13/#14, a total of \$2,892,249.10 will have been used out of the \$4M in HOME Funds. Draw #12/#13 for June 2019, has been funded. Cadence McShane is currently completing framing and roofing on the majority

**San Antonio Housing Authority****September 19, 2019**

of building at all blocks. Siding and concrete paving continues at Block E and F. The contractor continues installing drywall and gypcrete at Block E Buildings. Construction meetings are being held with the owner, developer, architect and the contractor every two weeks. The next meeting will be held on September 10, 2019, to discuss Draw#14/#15 for an update.

**FY 2018 Target**

Close on financing by August 2018 - Not Met

**FY 2019 Target**

Close on financing by September 2018 - Target Met

**FY 2020 Target**

Expend all CNI housing funds by September 2019 - **Target Met**

Substantial Completion by December 30, 2019 - Pending

**Public Improvements Phase I and II Construction****Objective**

Completion of Public Improvements for East Meadows and Wheatley Park Senior Living by end of October or early November 2017.

**Accomplishments**

A meeting was held with the City of San Antonio on August 29, 2019, to discuss what permit is needed to begin directional boring (horizontal directional drilling). The permit was issued and work began September 3, 2019. Work that is completed through September 6, 2019, will be sufficient to draw down the last \$88,000 of Choice funds before the September 15, 2019, deadline.

**FY 2018 Target**

Completion of Phase I and II Public Improvements by November 2017 - Target not met

**FY 2020 Target**

Completion of Phase I and II Public Improvements by November 2019 - Pending

**Public Improvements Phase III****Objective**

Complete the final phase of Public Improvements in conjunction with the final housing phase. As of August 29, 2019, the project is 37% complete.

**Accomplishments**

Construction is 14.5% completed. CPS Energy and SAWS have begun work. Street closures and trenching in the right of way has begun.

**FY 2018 Target**

Commencement of Public Improvement work for final phase by July 2018 - Target not Met

**FY 2019 Target**

Commencement of Public Improvement work for final phase by September 2018 - Target not Met

## San Antonio Housing Authority

September 19, 2019

Commencement of Public Improvements revised schedule December 2018 - Target Met

**FY 2020 Target**

Expend all CNI funds allotted for Public Improvements Phase III by September 2019 - **Target Met**

**Non-Replacement Housing - Phase I****Objective**

***Development and lease-up of 372 non-replacement units.***

**Accomplishments**

Phase I - The Park at Sutton Oaks – 159 non-replacement units were completed as of June 17, 2014.

Phase II - East Meadows I - 136 non-replacement units were completed as of December 2017.

Phase IV - East Meadows II - 77 non-replacement units will begin construction June 2018.

**FY 2017 Target**

Completion of 295 non-replacement units by June 30, 2017 - Target not met

**FY 2018 Target**

Completion of 295 non-replacement units by June 30, 2018 - Target met

**FY 2020 Target**

Completion of remaining 77 non-replacement units by December 2019 - Pending

***To date 295 non-replacement units have been completed.***

**Phillis Wheatley Park****Objective**

Create a public park on site, complete with a playground, art and covered sitting area.

**Accomplishments**

To date, the park is 100% complete. The Grand Opening will be held on Thursday, September 12, 2019, at 10:00 a.m.

**FY 2020 Goal**

Expend all CNI and CCI dollars allotted for the Park by August 2019 - **Target Met**

**NEIGHBORHOOD****Final Year****Original Goals:**

1. Increase green space
2. Implement Byrne Act - funded crime prevention and safety-enhancing activities in partnership with EPN to improve a sense of personal safety

3. Establish community gardens and produce a food co-op
4. Increase connectivity
5. Increase home ownership through infill housing and rehab of single family units
6. Prioritize neighborhood level retail and services
7. Promote a retail facade program
8. Create incentives for businesses to locate in the area

#### Current Achievements

1. Construction of the Phillis Wheatley Park is complete. On 8/28/19, the Certificate of Occupancy was obtained from the CoSA. The contractor is now scheduling CPS to install the permanent electrical meter. A grand opening celebration is scheduled on September 12, 2019. Conveyance of the Park to the City of San Antonio will follow SAHA Board and HUD approval. The City of San Antonio will operate and maintain the park into perpetuity.
2. Terramark Urban homes continues to make progress on the construction of twelve single family Infill Homes. Appraisals and surveys of remaining lots are complete, in preparation for conveyance to Terramark.
3. Merced Housing Owner Occupied Rehab - HUD approved our proposed strategy for remaining dollars, for completion of previously identified projects. All additional projects have been completed.
4. HUD also approved additional facade projects, for businesses who had previously undergone environmentals, and required more improvements. SAGE administered these projects, as well. All additional projects have been completed.
5. The Artist installation for the Phillis Wheatley park has been completed.

**Overall Goal:** Successfully complete remaining five CCI strategies

#### CRITICAL COMMUNITY IMPROVEMENTS (CCI)

##### Administrative—CCI Plan

##### FY 2018 Target

Completion of twelve Business Facade Improvement projects by June 30, 2018 - Target met

##### FY 2020 Target

Expend all CCI funds by September 2019 - Pending

##### Infill - Vacant Lots

##### Accomplishments

Surveys have been completed on lots located at 1714 and 1718 Burnet. They are ready for conveyance to Terramark.

##### FY 2019 Target

HUD approval was received to utilize remaining Infill dollars for the enhancement of the Park and the Urban Farm.



## San Antonio Housing Authority

September 19, 2019

**FY 2020 Target**

Expend all CCI funds by September 2019 - Pending

Completion of the first twelve infill homes by November 2019 - Pending

**Owner Occupied Rehab****Accomplishments**

Merced Housing initiated rehab projects on a total of twenty homes. All projects are now complete.

**FY 2018 Target**

Rehabilitate twelve homes in the Choice footprint by December 31, 2018 - Target met

**FY 2019 Target**

Complete all initial and any additional projects above budgeted amount - HUD approved

**FY 2020 Target**

Expend all CCI funds by September 2019 - **Target Met**

**Business Facade Restoration****Accomplishments**

HUD approved moving forward with all additional projects. TA II projects are complete.

**FY 2018 Target**

Award up to twelve grants for qualifying businesses - Target Met

**FY 2020 Target**

Expend all CCI facade funds by September 2019 - Pending

**Urban Farm**

Final procurements are underway at the Farm, which include additional storage sheds, the completion of a fence for the Farm, and signage. A fall planting is anticipated.

**FY 2017 Target**

Initiate Development of Urban Farm in the Choice Footprint - Target Met

**FY 2018 Target**

Initiate build-out of Farm - Not Met

**FY 2019 Target**

Initiate build-out of Farm - Target Met

Groundbreaking by June 2019 - Target Met

First planting by June 2019 - Target Not Met

**FY 2020 Target**

First planting by fall 2019 - Pending

Expend all CCI funds for this strategy by September 2019 - Pending

**San Antonio Housing Authority****September 19, 2019****Neighborhood Beautification****Accomplishments**

Phillis Wheatley Park artist completed installation of art on July, 25, 2019, and all artists funds have been expended. Maintenance on neighborhood trees is ongoing; however, Choice funding of neighborhood tree maintenance ends August 30, 2019.

**FY 2017 Target**

Selection of artists - Target met

**FY 2018 Target**

Completion of design, community meetings, and initiation of projects - Target met

**FY 2019 Target**

Selection of the general contractor - Target met

**FY 2020 Target**

Expend all CCI dollars by September 2019 - Pending

Completion of art installation by July 31, 2019 - **Target Met**

**ENHANCE PUBLIC INFRASTRUCTURE****Public Improvements (Streets, Sidewalks, Curbs, and Lighting)**

Improvements for Target Area III are scheduled for November 2019.

**Accomplishments**

Public Improvements in Target II completed

**FY 2018 Target**

Completion of curbs, streets, sidewalks, driveways and lighting in Target Area II - Target Met

**FY 2019 Target**

Completion of work in Target Area III - Not met

**FY 2020 Target**

Completion of work in Target Area III - Pending

**REQUESTED ACTION:**

None at this time.

**FINANCIAL IMPACT:**

None.

**STRATEGIC GOAL:**


Empower and equip families to improve their quality of life and achieve economic stability.

**ATTACHMENTS:**

None.

**SAN ANTONIO HOUSING AUTHORITY****September 19, 2019****MEMORANDUM**

To: Operations and Choice Neighborhood Committee

From: David Nisivoccia, President and CEO 

Presented by: Richard Milk, Director of Policy and Planning

RE: Strategic Plan Update

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**SUMMARY**

The SAHA Strategic Plan was adopted in 2012, and established agency goals through 2020. An update process is currently underway to draft a new strategic plan. This memo describes the work that has been completed to date, as well as, immediate next steps.

**TIMELINE**

Jan 23, 2019	Q2 Work Session	SWOT exercise identified internal strengths / weaknesses, as well as external threats / opportunities
Feb 27	Steering Committee	Adopted Theory of Change (TOC) planning framework
Apr 5	Board Retreat	Discussed key planning and dashboard concepts (Navigation vs Operation; Goals vs Performance) and timeline
Apr 25	Q3 Work Session	Discussed future scenarios, drafted impact statement and outcomes
June - July	Sr. Team workshops	Refined TOC structure; drafted rationales, assumptions, barriers, and preconditions
July 24	Q4 Work Session	Prioritized 5-year outcomes for SAHA clients

**IMPACT STATEMENT**

In general, an impact statement describes the ultimate, long-term impact of the work.

- Draft impact statement: **“San Antonio Area has a high quality of life where all are thriving.”**
- The strategic plan impact statement was drafted in April and emphasizes the following:
  - SAHA’s impact is not limited to certain neighborhoods, but extends throughout the San Antonio area due to the regional nature of housing markets and household mobility
  - SAHA’s work has a broad impact on the quality of life of all San Antonians, as a

**SAN ANTONIO HOUSING AUTHORITY****September 19, 2019**

result of the agency's concerted attention on the housing needs of low-income San Antonians

- Ultimate desired impact is “thriving” -- building on and going beyond stability and growth

**QUALITY OF LIFE**

Maslow's hierarchy of needs was identified as a useful framework to organize the plan around quality of life impact. Maslow's hierarchy is often used to study individuals' behavior and motivation. Sometimes displayed as a pyramid, the framework describes a sequence of motivation that starts with physical needs. In principle, each level must be satisfied before an individual is motivated to pursue needs at the next higher level.

When combined with the impact statement, the hierarchy of needs for the purposes of the SAHA strategic plan would be:

**6. San Antonio Area (SAA) residents work toward the achievement of common good**

**5. SAA residents achieve their potential**

**4. SAA residents have sense of esteem and accomplishment**

**3. SAA residents have social needs met**

**2. SAA residents have stability and safety needs met**

**1. SAA residents have physical needs met**

**THEORY OF CHANGE**

In general, a theory of change describes a sequence of necessary outcomes and preconditions that result in the ultimate desired impact, as described in the impact statement. The latest draft of the Strategic Plan theory of change is the product of multiple discussions with the full Senior Team, as well as, small-group work sessions.

The initial sequence of outcomes was drafted directly from Maslow's hierarchy of needs. The next version of the theory of change developed more specific outcomes that describe how Maslow's language applies to the context of the SAHA strategic plan. Subsequent iterations produced chains of preconditions, as well as, potential connections between outcomes at different hierarchy levels.

The latest working draft of the TOC highlights twenty-four general outcomes, without detailing all the preconditions. Each Maslow hierarchy level has at least one outcome. The level with the most outcomes is “stability and safety”, with nine outcomes.

**KEY POPULATIONS**

Three populations have been identified as key populations for the strategic plan: SAHA clients, SAHA staff, and community / neighbors. Priority outcomes and implementation strategies are built around the desired impact on these key populations.

**SAN ANTONIO HOUSING AUTHORITY****September 19, 2019****PRIORITY 5-YEAR OUTCOMES**

The Senior Team undertook a prioritization exercise on July 24 to identify the most important high-level outcomes. The exercise focused on only one of the key populations: SAHA clients. Later exercises will focus on other key populations. The results of this exercise are the most important 5-year outcomes related to SAHA clients:

- 1. Supply of affordable quality units exist in sufficient quantities**
- 2. SAHA clients live in quality, affordable homes**
- 3. SAHA clients feel safe**
- 4. SAHA clients complete educational / vocational goals and are recognized / rewarded accordingly**

**NEXT STEPS**

1. Identify priority 5-year outcomes for SAHA staff
2. Develop 5-year and 1-year implementation plans for each 5-year outcome, to include metrics, targets, and strategies
3. Timeline goal: finalize implementation plans by December in order to be incorporated into budget cycle

**PROPOSED ACTION:**

None at this time.

**FINANCIAL IMPACT:**

None.

**STRATEGIC GOAL:**

Transform core operations to be a high performing and financially strong organization.

**ATTACHMENTS:**

None.



# STRATEGIC PLAN UPDATE

Operations and Choice Neighborhood  
Committee Meeting

September 19, 2019

# Today

2

1. Update
2. Next Steps

# Work so far

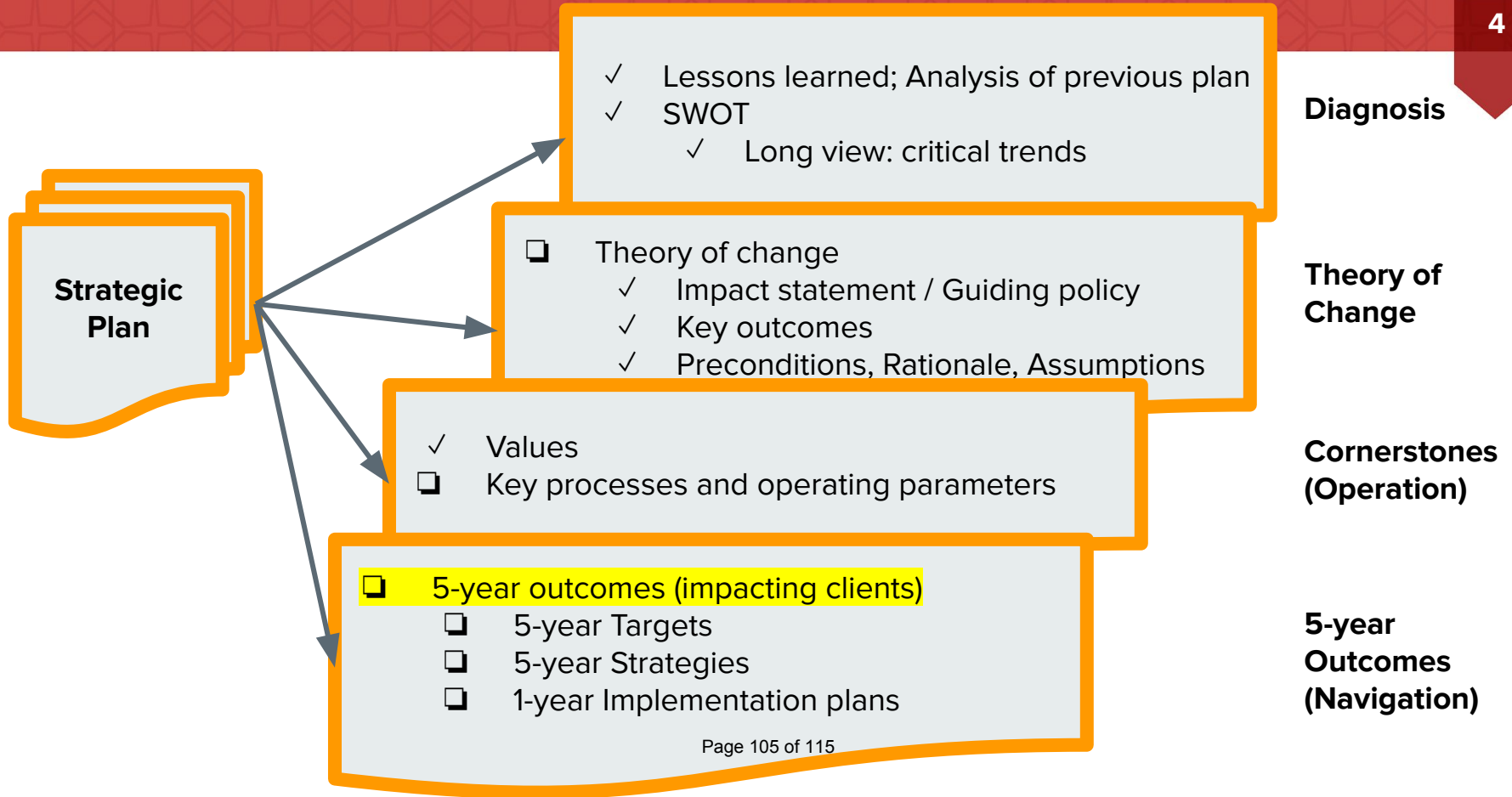
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Jan 23	Q2 Work Session: <i>SWOT exercise</i>
Feb 27	Steering Committee: <i>Adopted Theory of Change (TOC) structure</i>
Apr 5	Board Retreat: <i>Discussed Navigation vs Operation; Goals vs Performance</i>
Apr 25	Q3 Work Session: <i>Drafted Impact Statement, Outcomes, and long-term opportunities and threats</i>
June-July	Sr. Team Workshops: <i>Refined TOC structure; rationales, assumptions, barriers, and preconditions</i>
July 24	Q4 Work Session: <i>Prioritized 5-year outcomes for SAHA clients</i>



# Strategic Plan Elements

4



# Impact Statement

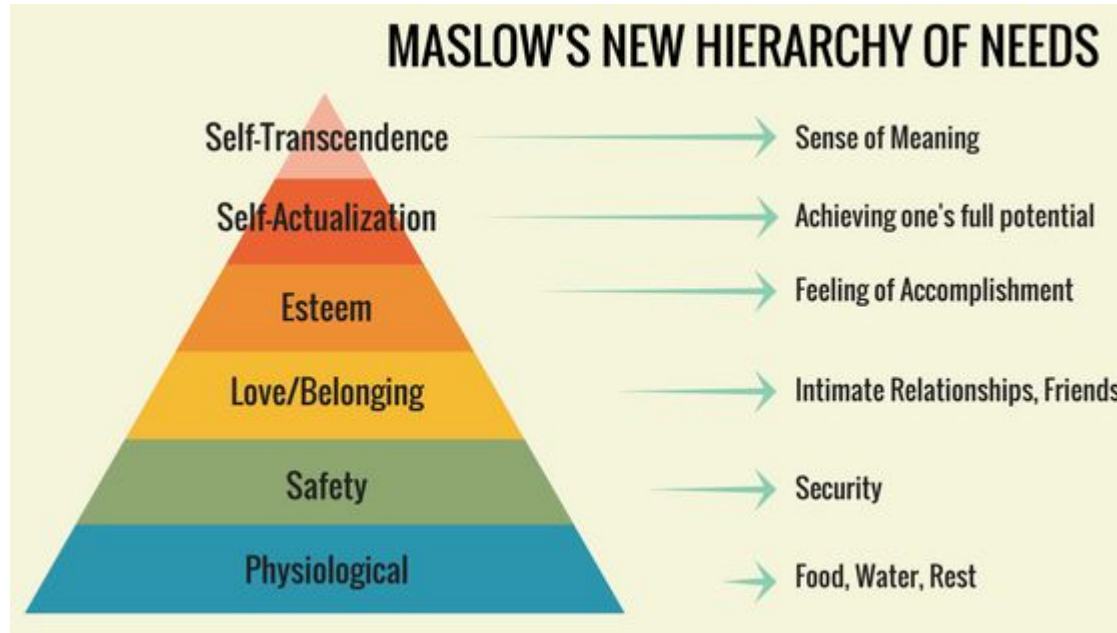
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**San Antonio Area has a  
high quality of life  
where all are thriving.**

- SAHA's impact is not limited to certain neighborhoods, but extends throughout the San Antonio area due to the regional nature of housing markets and household mobility
- SAHA's work has a broad impact on the quality of life of all San Antonians, as a result of the agency's concerted attention on the housing needs of low-income San Antonians
- Ultimate desired impact is "thriving" -- building on and going beyond stability and growth

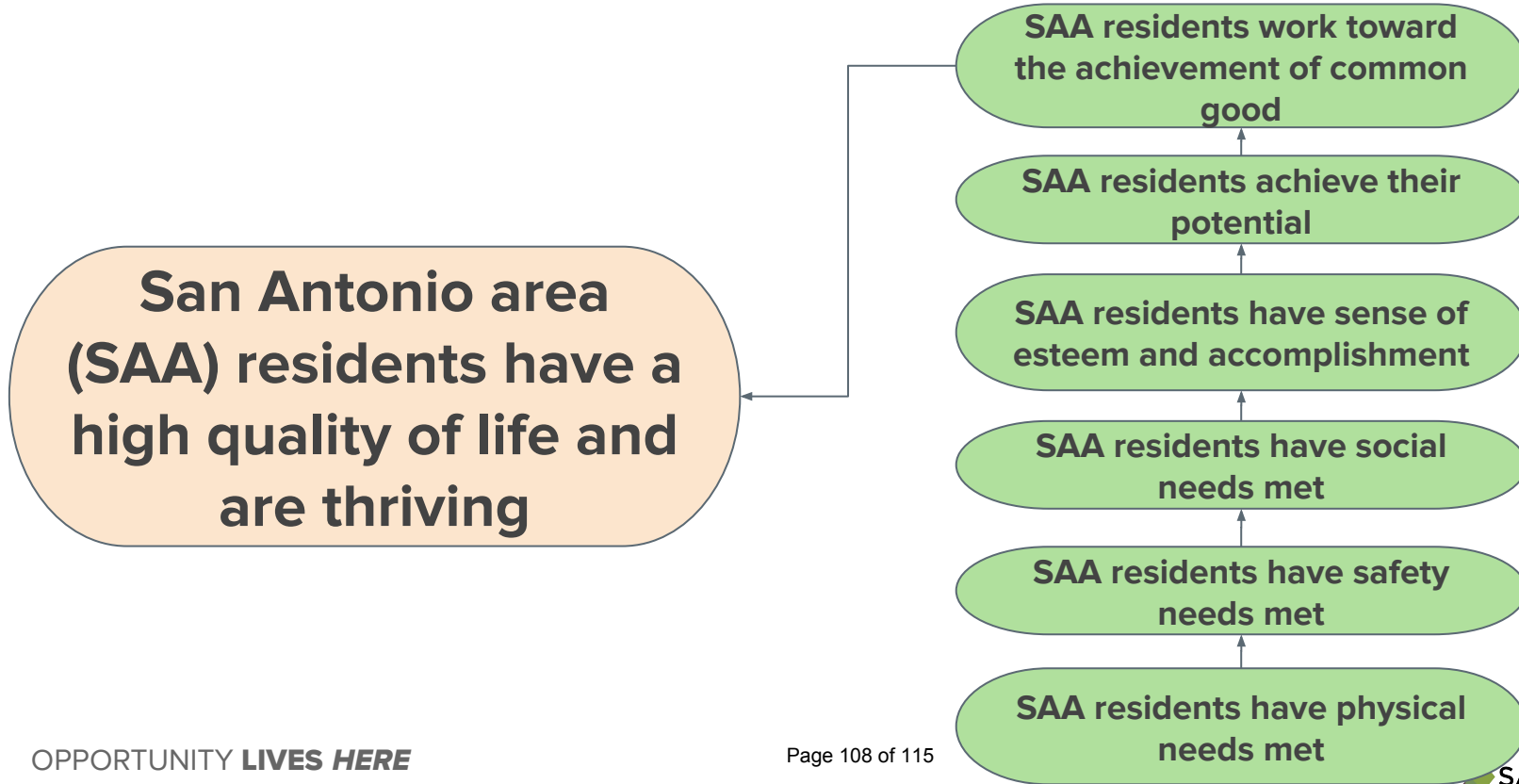
# How do we think about quality of life?

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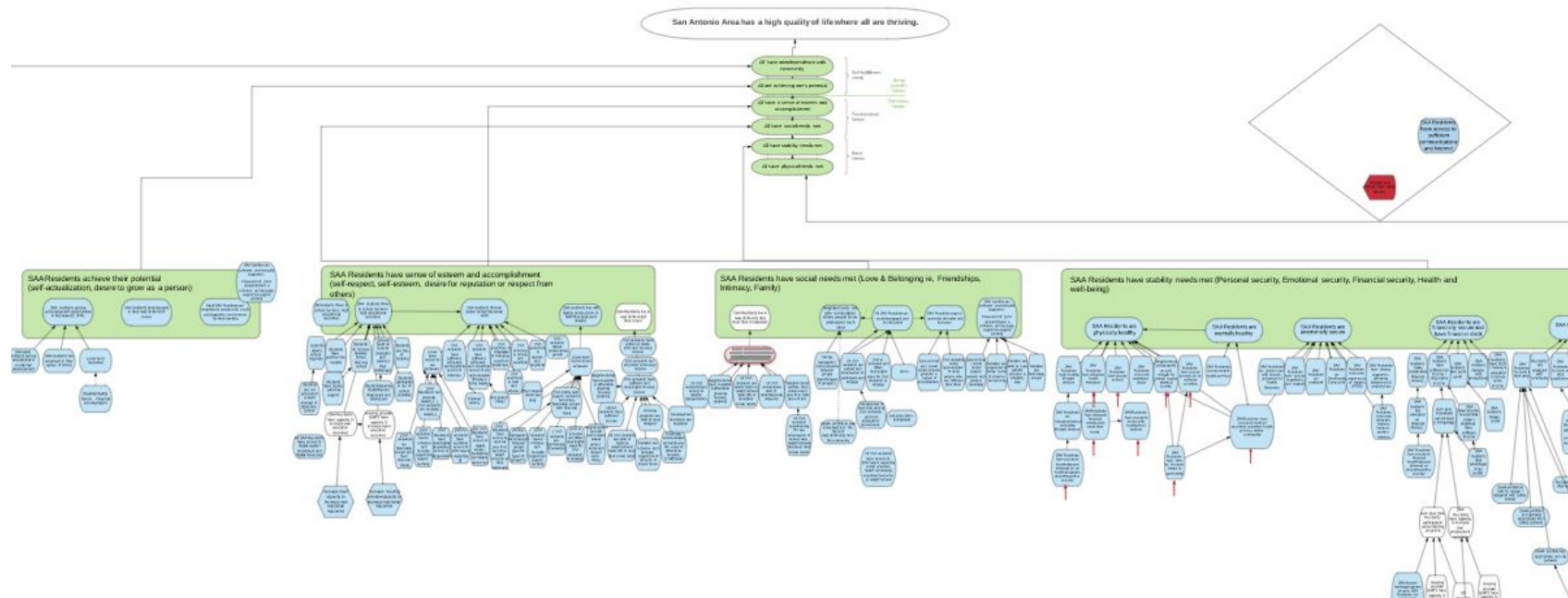
# Maslow Hierarchy = initial theory of change

7



# Theory of Change, v2: Detailing each hierarchy level

8



# Theory of Change, vs: connecting across hierarchy

SAA Residents are interdependent with community (giving & receiving something, Do you feel safe, self-fulfillment)

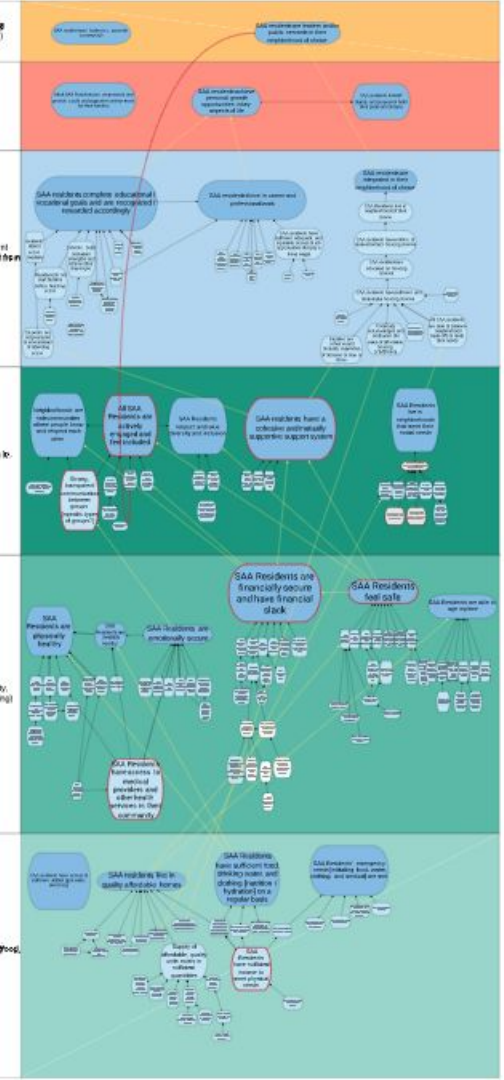
SAA Residents achieve their potential (self-actualization, give to give) (as a priority)

SAA Residents have sense of mission and accomplishment (self-respect, self-esteem, desire for reputation or respect from others)

SAA Residents have each other (love & belonging to: Friendships, Intimacy, Family)

SAA Residents have stability needs met (Personal security, Emotional security, Financial security, HEALTH & well-being)

SAA Residents have physical needs met (Food, Shelter, Safety)





# Theory of Change, v4: focus on big picture

10



Page 111 of 115

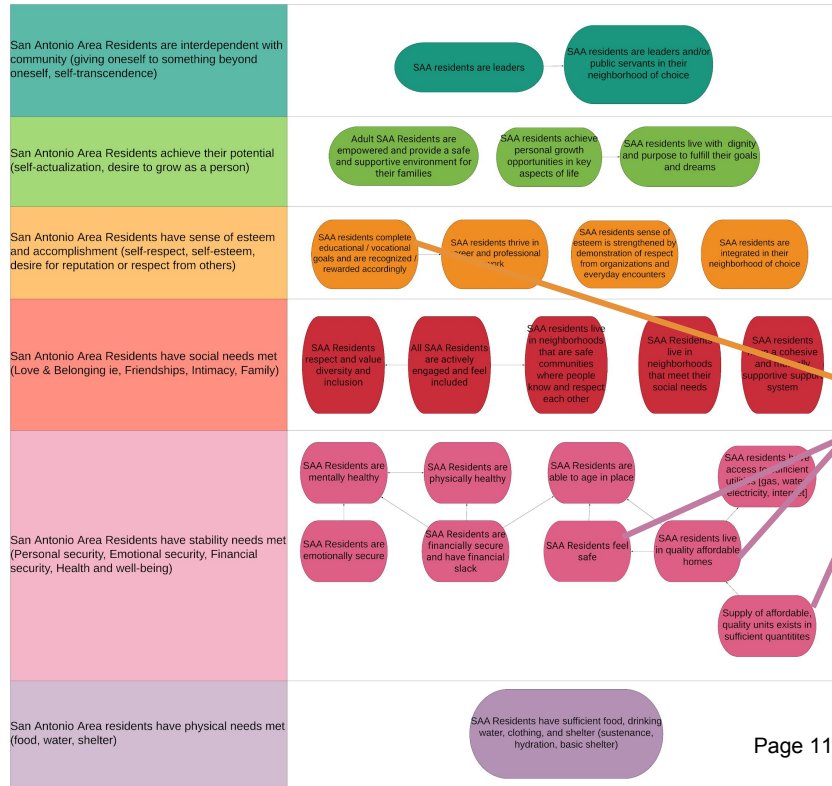
# Outcome Scores



# July 24 Quarterly Meeting

## Priorities Developed

12



1. Supply of affordable quality units exist in sufficient quantities

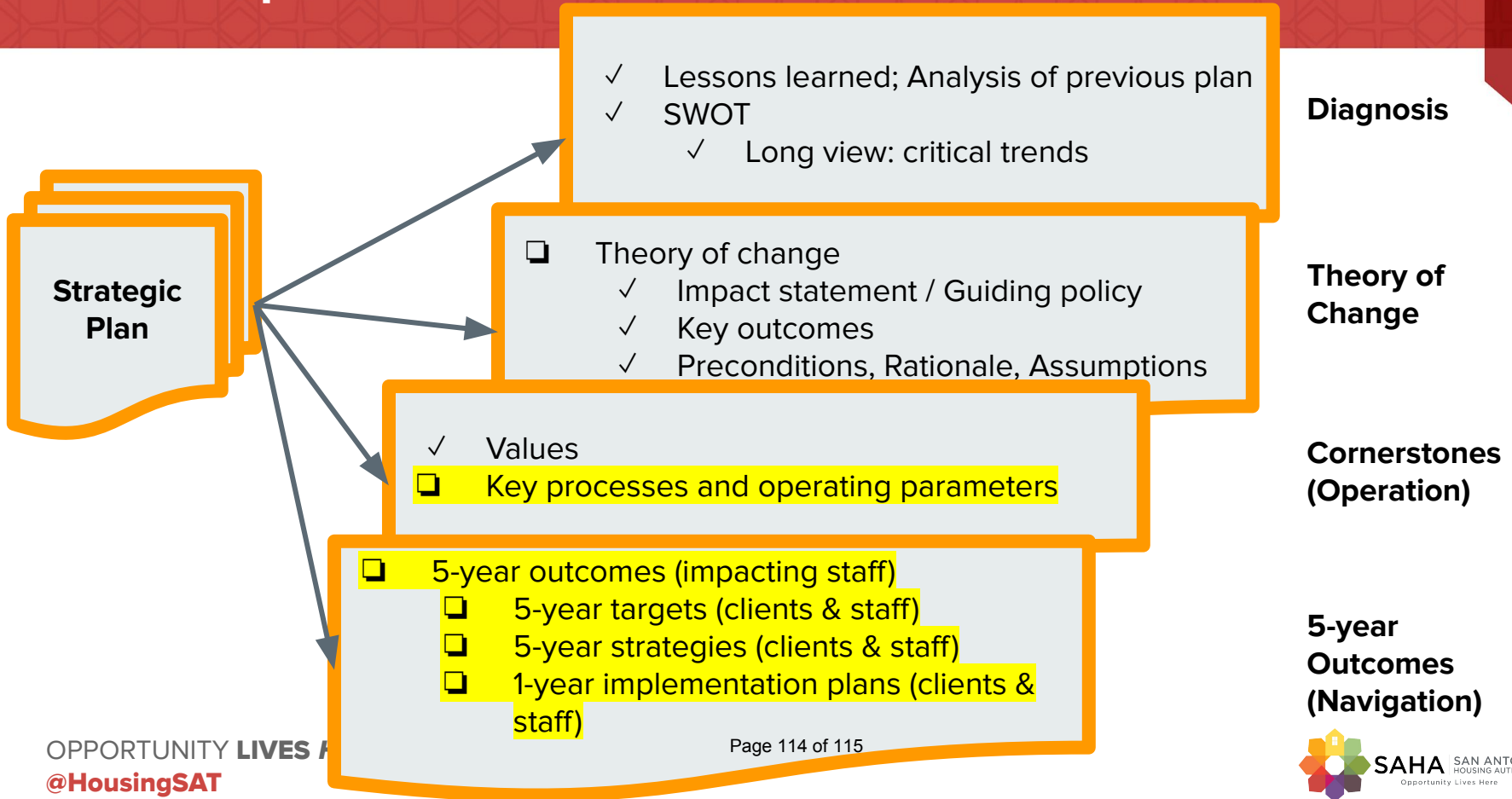
2. SAHA clients live in quality, affordable homes

3. SAHA clients feel safe

4. SAHA clients complete educational / vocational goals and are recognized / rewarded accordingly

# Next Steps

13



# QUESTIONS?