

# BOARD OF COMMISSIONERS



Operations and Choice Neighborhood  
Committee Meeting  
August 17, 2017



*Creating Dynamic Communities Where People Thrive*

**BOARD OF COMMISSIONERS**

Chairman Morris A. Stribling, DPM	Vice-Chairman Charles R. Muñoz	Commissioner Thomas F. Adkisson	Commissioner Francesca Caballero	Commissioner Charles Clack	Commissioner Marie R. McClure	Commissioner Jessica Weaver
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**Operations and Choice Neighborhood Committee**

Morris A. Stribling, DPM, Chair; Francesca Caballero, Member; Jessica Weaver, Member

**President and CEO**

David Nisivoccia

**San Antonio Housing Authority  
Operations and Choice Neighborhood Committee or  
\*\*Special Board Meeting  
2:00 p.m., Thursday, August 17, 2017**

**The Board will convene for a Committee, or Special Board Meeting, at the Central Office of the San Antonio Housing Authority, 818 S. Flores St., San Antonio, TX, 78204, for discussion on the following matters:**

**1. Meeting called to order**

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.

**CHOICE NEIGHBORHOOD**

2. 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; Lori Hall, Assistant Director of Real Estate and Homeownership; Arrie Porter, Senior Manager of Choice Neighborhood Program; Adrian Lopez, Director of Community Development Initiatives)

**OPERATIONS**

3. Consideration and appropriate action regarding Resolution 5739, authorizing the award of contracts for pest control services for Beacon Communities to Pest Management, Inc. (DBE) and Pest Shield Pest Control, Inc. (Section 3 Business) for an annual cumulative amount not to exceed \$220,000.00 for year one, \$260,000.00 for year two, \$325,000.00 for year three, and \$365,000.00 for years four and five; both 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; Kristie Baird, Assistant Director of Beacon Communities)
4. Consideration and appropriate action regarding Resolution 5740, authorizing the award of a contract for inspection, service and replacement of fire extinguishers to Elastac Fire & Safety Products, Inc. dba A & C Fire Equipment, for an annual cumulative amount not to exceed \$30,000.00 for year one, \$35,000.00 for year two, \$40,000.00 for year three, and \$45,000.00 for years four and 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; Hector Martinez, Director of Construction Services and Sustainability)

5. Consideration and appropriate action regarding Resolution 5744, 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 2018, at a total cost not to exceed \$6,889,971 (Muriel Rhoder, Chief Administrative Officer; Janie Rodriguez, Director of Human Resources)
6. Consideration and appropriate action regarding Resolution 5741, in support of dissolving and terminating the San Antonio Homeownership Opportunities Corporation, a Texas nonprofit corporation, in accordance with the Texas Business Organizations Code (Timothy E. Alcott, Real Estate and Legal Services Officer)
7. Update and discussion regarding the authorization to offer for sale at current appraised value, via MLS, approximately 1.35 acres of vacant commercially zoned land, 0.94 acres of land zoned R6 and a 2.31 acre parcel containing a 9,309-square foot vacant office building (Ed Hinojosa, Chief Financial Officer; Thomas Roth, Director of Asset Management)
8. **\*Closed Session**  
**Personnel/Consultation with Attorney**  
Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).
  - Discussion of the claim of Madlyn Lane

## 9. 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."



MEMORANDUM

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; Arrie Porter, Senior Choice Neighborhood Manager; Lori Hall, Assistant Director of Real Estate and Homeownership; Adrian Lopez, Director of Community Development Initiatives

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

SUMMARY:

The following describes 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

The Choice HUD Budget Revision No. 8 was submitted to HUD on April 19, 2017, to reallocate dollars within sub-budget line items in 1405 and spread additional dollars. On May 2, 2017, HUD Washington asked for specific justifications for the reallocation of funds. SAHA and Urban Strategies developed these justifications and they were provided to HUD on June 13, 2017. On July 26, 2017, HUD requested a call be setup to clarify some questions. A call is pending between HUD, SAHA and Urban Strategies. SAHA is awaiting final approval.

Staff submitted Choice HUD Budget Revision No. 9, for the funds related to the senior building housing construction on July 21, 2017. On July 26, 2017, the revision was given to a HUD housing specialist for review, if no questions arise, it should be submitted for final HUD approval.

SAFETY-BYRNE GRANT

General

Accomplishments:

The Byrne Criminal Justice Innovation (BCJI) Grant was extended to September 30, 2017, to allow current and future activities to continue.

Staff was cleared with the Department of Justice (DOJ) to implement several new initiatives with additional BCJI funds. Staff executed a Memorandum of Agreement with San Antonio for Growth on the Eastside (SAGE) to implement additional business/community events on North New Braunfels Avenue in the coming months. Staff also executed a Memorandum of Agreement with Gardopia Gardens to expand the Nolan/New Braunfels community garden, continue operations of the Community Tool Shed, and begin implementing a community garden at Hays/New Braunfels.

Community Engagement Patrols (CEP)

**Accomplishments:**

The CEP program concluded in early July, 2017. As of May 26, 2017, 155 patrol days have occurred for 1,052 positive “contacts” and 240 pedestrian stops. SAPD is compiling updated metrics on the patrols, but feedback from the community and businesses to the patrol was extremely positive.

**Group Violence Intervention (GVI)**

**Accomplishments:**

The GVI Program began on December 1, 2016. The program is administered by San Antonio Fighting Back and is funded by the San Antonio Police Department (SAPD).

As of this update, the GVI program has conducted eighteen “Custom Notifications,” and two “Call-in” community meetings to reach a total of 43 high-risk individuals and group members in and around the Choice footprint. Nine high-risk individuals have been employed through partner agencies and eighteen have received reentry services, or ongoing mentorship from GVI staff to desist from violence. GVI staff has also conducted three homicide responses and nine shooting victim responses to respond to the needs of victims of violence and/or their families, in and around the Choice Neighborhood. GVI has also conducted a total of thirteen community events. On July 7, 2017, GVI hosted an event called “Poetry in the Hood” on New Braunfels Avenue.

The May 31, 2017, crime data for the Eastpoint/Group Violence Intervention program footprint, shows the aggravated assaults have decreased by 25 percent, and murders have decreased by 77.8 percent, compared to May 31, 2016. However, some categories such as deadly conducts and robbery of businesses, have increased from May 31, 2016.

Funding to continue the GVI program will be determined in the upcoming FY 2018, City of San Antonio budget.

**PEOPLE**

**CHOICE CASE MANAGEMENT**

**Wheatley Households +**

**Objectives/Metrics:**

152 Wheatley households remain on housing assistance.

141 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:**

128 households are receiving housing assistance and \*case management.

24 households are receiving housing assistance but have not been responsive to case management.

8 households are not receiving housing assistance but are being case-managed.

**FY 2017 Target:**

Urban Strategies will continue to reach out to all eligible families and offer case management services. All former Wheatley residents who are actively housed by the San Antonio Housing Authority receive monthly updates on activities from the Housing Authority and neighborhood news.

Urban Strategies has re-initiated the recruitment of residents for case management services at The Park at Sutton Oaks. Public Housing residents of The Park were sent appointment letters for introduction purposes. Staff will follow-up within the next two weeks with home visits.

Notes:

*\*Case Management-Households who have agreed to participate in capacity building activities.*

*+Since April 2012 (grant submission), cumulatively, there have been 293 Wheatley households. In September 2013, when Urban Strategies came onboard, 243 remained on housing assistance either at Wheatley or in other SAHA programs. At time of relocation, 205 households remained at Wheatley and therefore received relocation assistance.*

**CHOICE EMPLOYMENT**

**Objectives/Metrics:**

Baseline in September, 2013  
55

**Accomplishments:**

2017 Quarter 1 HUD Metric Report

**FY 2018 Target:**

58 percent of the able-bodied population will be employed

**\*Able-bodied Residents: 117**

**Objectives/Metrics:**

\* Individuals between the ages of 19-65 years of age and not disabled.

**Accomplishments:**

**74** (42 full-time and 32 part-time)

Urban Strategies case management services is a direct cause of the employment retention and attainment for all 74 employed residents.

**11 of the 74 employed residents are also in training.**

**28** Residents are in training.

**2** placed in jobs within three months of completing training.

**24** able-bodied former Wheatley residents are unengaged.

Urban Strategies has referred sixteen of it's unengaged population to the Housing Authority's Jobs Plus staff.

**Employment Gained:**

Urban Strategies was successful in referring a Texas A&M University student to District 2's summer internship position through Urban Strategies' partnership with Bexar County Child Protective Division. A position was created and the resident interned with the agency this summer.

**Jobs Plus East (JPE)**

**Objectives/Metrics:** Increase the number of residents employed.

**Accomplishments:**

A total of seven residents have completed the High School Diploma Program and will continue their training through Alamo Colleges, HPOG or I-Best program. One resident is waiting to complete the plumber's license.

**Recruitment**

A job fair, in partnership with SAISD was scheduled August 3, 2017, at the Sutton Oaks location.

**CDI Support - Yearly Events**

JPE Staff volunteered at the SAHA Food Fair held at Springview and were able to serve 288 families where each family per household obtained \$65.00 of groceries.

**Employment of Residents**

A resident of Sutton Oaks completed and obtained a CDL license on July, 2017. Through the training, the resident was hired by the San Antonio Independent School District, and will begin employment on August 7, 2017, and is earning \$13.75 per hour.

Another resident of Sutton Oaks has maintained employment for seven month at USAA, as an inventory control specialist and is earning \$12.50 per hour. The resident was an SEID program participant.

A third resident was also a SEID program participant, and is currently living at Springview. He is now employed as a cashier for a convenience store and earns \$10.00 per hour.

A fourth resident is employed as a Resident Ambassador for Springview, and earns \$7.25 per hour. The resident will also begin an internship as a Medical Assistant (HPOG) this month.

The Assigned Community Coaches at East Meadows earn \$7.25 per hour and generate information to residents, coordinate activities and collect JPE interest forms.

Three of the Community Coaches began the first of four leadership classes in partnership with the City of San Antonio Eastside Promise Zone's Third Annual Neighborhood Leadership Academy. The purpose of leadership courses are to enhance Community Coaching Skills, to access community resources, to become involved in the budget and to secure new resources for the eastside neighborhoods. One of the participants resides at East Meadows.

One of the Community Coaches (East Meadows) who has been with JPE throughout the program's duration, will be transitioning from JPE. The JPE Job Developer will continue to work with Community Coaches to assist with employment and other services as needed until employment is secured.

Another Community Coach who resides at East Meadows will begin training for Administrative Assistant with Goodwill Careers Academy on August 21, 2017.

**Upcoming Training onsite JPE, Training provided by JPE Job Developer**

Working it Out Curriculum - Staff  
 Financial Literacy - Target is JPE Clients

**Former JPE Community Coaches - 2016 Update Progress**

A former Community Coach who resides at Springview, obtained a CDA Certificate with JPE and is working at one of the Child Care Development Centers in the Choice Footprint.

Another Community Coach, residing at Springview, is employed as a substitute teacher's assistant and is pursuing an Associates Degree in Education.

**College Prep**

A resident completing Career Ease will begin the Administrative Assistant Program with Alamo Colleges on August 21, 2017.

**FY 2018 Target :**

138 enrolled, and 42 placed in employment

**CHOICE RESIDENT TRAINING METRICS (URBAN)**

**Objectives/Metrics:**

28: residents enrolled in job training

**Accomplishments:**

- 6: Adult High School Diploma Program
- 2: Bachelor's Degree
- 1: Associate's Degree
- 1: ESL
- 12: Workforce Training
- 27: Residents have completed job training to date

**CHOICE RESIDENT HEALTH (URBAN)**

**Objectives/Metrics:**

Baseline of the number of residents without health insurance in September, 2013  
 99: residents fall within the Medicaid gap

**Accomplishments:**

Year-to-date a total of forty-four families have been referred and obtained services by the University of the Incarnate Word nurses and nurse practitioners either in their homes or at the UIW Bowden Clinic. Adults and children have been referred to appropriate providers as needed. Referrals were made to the Texas Healthy Women's Program for counseling services located at the UIW Nursing School and at Communicare. University Health Systems will serve as the medical home for uninsured families who will receive guidance and assistance in applying for CareLink, a medical services payment plan based on income. Nineteen uninsured mothers have applied and received primary care from the Texas Healthy Women's Program, which will serve as their medical home.



Forty-four families comprising of 114 individuals have been assessed and received the following services:

- Twenty-four residents who previously had no access to healthcare have received complete physical exams and referrals
- Five residents have received mental health assessments and counseling
- Eighteen residents received assistance and submission of their application to the Texas Healthy Women's Program
- Nine residents have attended an initial comprehensive physical exam appointment with a Texas Healthy Women's Provider
- Twelve Patients have received Total Chronic Disease (Diabetes, Liver Disease, Asthma, Heart Disease) services, including health coach interventions and referrals to resources and health care providers
- Thirty children received immunizations
- Fifteen adults received immunizations

Processes for Significant Case Interventions have been developed:

- Coordination of chronic disease patients into a specialty system of care (including HIV)
- Coordination of abnormal screening mammogram for definitive diagnosis
- Coordination of access to care through Texas Healthy Women' Program leading to diagnosis of chronic conditions such as diabetes and heart disease
- Coordination of Eye Care through UIW Bowden Clinic
- Coordination with Wheatley Community School for weekly health events on Thursday morning and afternoon
- Mental health interventions through behavioral health counseling

Urban is working to identify and find resources to support families as the legislature begins the discussion of revamping Medicaid and Medicare. Urban anticipates that 35 percent of families enrolled in these health programs will be negatively impacted by proposed changes to the programs.

**Year-to-date Health Metrics:**

274 children and 101 adults (375 total) have health insurance

270 children and 119 adults (389 total) have a medical home

275 children and 124 adults (399 total) have seen a doctor in the last twelve months

**FY 2018 Target:**

85 percent of all uninsured residents will have seen a doctor within the last 12 months

**CHOICE EDUCATION**

The Urban Strategies Education Liaison continues to develop a network of service partners to support youth educational development, family engagement opportunities and assist with the building of career pathways. The network will be a resource to the East Meadows families and families located within the community.

**Accomplishments:**

Roadrunner Readers Summer Inquiry Camp - Urban Strategies has partnered with the University of Texas at San Antonio (UTSA) Center for the Inquiry of Transformative Literacies to improve the educational experiences and nurture the intellectualness of children in East Meadows. The enrichment experience has built a community of experts that contribute to social change. The activities support students who struggle with reading in a traditional setting by engaging them with authentic and meaningful literacy experiences.

The summer camp has taken place at Wheatley Community School and has served 25 students currently enrolled in the first through sixth grade since July 10, 2017. Students have participated in mini-lessons, sustained silent reading and comprehension instruction all driven by the interest of participating students. The Inquiry Camp concludes on August 2, 2017, with a "Meet the Experts" student presentation and book parade.

**Family Engagement** - Urban Strategies was originally invited to be a part of the Wheatley Community School Summer Workshop Series. Although the workshops were cancelled in early June, Urban Strategies continued plans to provide workshops to East Meadows families and the surrounding community.

- Digital Music Production was provided in partnership with San Antonio Sound Garden on June 14, 2017, and on July 19, 2017; approximately forty seven children and adults actively participated in learning about music production and creating digital sounds.
- Family Game Night was provided in partnership with H.I.S. Bridge Builders on June 21, 2017 and July 26, 2017; approximately eighty-seven children and adults actively participated in board games, playing cards and outdoor sports.

Urban Strategies will host the third Family Fun Day event of the year at Wheatley Community School on Saturday, August 5, 2017. The purpose of the event is to make learning fun for the parent and child. This event has a carnival theme and will feature an afternoon of engaging activities to include a magician, science experiments and dance lessons.

**HOUSING**

**Demolition - Phase II - 2 ½ Blocks**

**Accomplishments:**

Demo Project is 100 percent complete as of October 2016.

**Replacement Housing**

**Objective:**

Replaced all 246 units demolished at Wheatley Courts

**Accomplishments:**

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

The development as a whole is 95 percent occupied and 98 percent pre-leased.

East Meadows I -CNI Phase II (79 replacement units)

Public Housing = 68 units available (3 still in construction)  
67 occupied

PBV = 8 units available  
5 occupied

**FY 2018 Target:**

Complete 128 replacement units before end of FY 2017

To date 125 replacement units have been completed. The last 3 units are scheduled to be completed by September 30, 2017.

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

**Objective:**

Complete 215 multi-family units by September 2017

**Accomplishments:**

As of June 30, 2017, the latest data available, the project is estimated to be at 95.78 percent complete. The project should have been completed by March 1, 2017, which currently puts the project approximately four months behind schedule.

All Block A, B, C Buildings have received a Certificate of Occupancy (CoO) with the exception of Block D Buildings #37 and #38 which have received a Temporary Certificate of Occupancy (TCO). Thirty six out of thirty eight buildings have been turned over to MBM Property Management. There are 134 of 186 completed units, which have been leased and are occupied. All building exteriors and parking lots, with the exception of area at Buildings #37 and #38, are under exterior landscaping and site amenities punch out.

Block D Building #37 has been drywalled, textured and painted. Door/trim and cabinets are being installed. Framing fur downs for HVAC on 1st floor has been completed. MEP inspections are in process. Building #38 is in the process of MEP inspection for pre rock drywall. Buildings #37 and #38 have been cordoned off from the rest of Block D to start leasing units in Buildings #31 through #36. Parking lots will be cleaned and striped. Swimming pool construction has begun.

**Occupancy by Unit Type**

TYPE	UNITS AVAILABLE	OCCUPIED END OF JUNE	OCCUPIED END OF JULY
MARKET	47	30	37
PUBLIC HOUSING	68	32	67
LIHTC	63	30	37
PBV	08	02	05
TOTAL	186	74	94

The lease-up has been difficult and slow for McCormack Baron Management (MBM). SAHA and MBM property management staff have been conducting weekly conference calls to ensure timely lease-up of all units, but specifically the public housing units as they affect both the agency's occupancy and amount of subsidy that can be requested. These meetings have drastically helped improve occupancy in the last 30 days.

The Development Services and Neighborhood Revitalization department received formal approval from TDHCA on March 16, 2017, to move forward with retrofitting the townhome units at East Meadows with a

half bath on the first floor. DSNR is currently working with MBS to obtain design drawings and cost estimates from both KAI and DHR. On July 21, 2017, SAHA, MBS and the design team visited the site and performed a site assessment as part of the design phase. The design process is currently in progress.

On July 18, 2017, Bexar County conducted a preconstruction meeting on site to announce Tejas Premier Contractors as the selected general contractor to construct the BiblioTech East interior work. The Notice to Proceed was scheduled to be issued on July 31, 2017, with an estimated construction finish-out of three months for completion.

**FY 2017 Target:**

Complete construction by March 1, 2017. Target was not met.

**FY 2018 Target:**

Complete project by November 2017, and have full occupancy by December 2017.

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

**Objective:**

Develop 80 affordable units for seniors 62 years of age and older.

**Accomplishments:**

Roof shingle is completed. Window installation is 99 percent complete. Siding and stucco work is ongoing. MEP rough-in is ongoing. The overall project is at 50 percent complete. The project is currently 2 weeks behind schedule due to the HVAC subcontractor performance. The contractor is working closely with his HVAC subcontractor to improve their progress and recover the delay.

The property manager will be hired by mid August 2017.

**FY 2017 Target:**

50 percent construction was completed June 30, 2017. Target was met as scheduled.

**FY 2018 Target:**

Complete project by November 2017, and have full occupancy by December 2017.

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

**Objective:**

Obtain an allocation of 9% tax credits by July 31, 2017.

**Accomplishments:**

As of July 2017, 74 percent has been expended from the East Meadows II pre-development budget. Predevelopment Draw #7 has been received and is being processed. Once approved and funded, the budget expenditure will be updated by the next report. In addition, the original budget of \$1,345,700 will be increased by \$150,000 to include site prep design and MBS overhead. Professional service agreement with the architect has been amended. Currently waiting for MBS to submit amendment to the pre-development budget.

An allocation of 9% tax credits was obtained on Thursday, July 27, 2017, from TDHCA. Final Determination Letter is pending on the final underwriting report, which is due to be provided shortly. The financial closing process is expected to begin September 2017, once an equity and debt provider has been selected. Closing should occur by March 2018 with a construction start of April 2018.

During June 2017, MBS, RPGA Architects and SAHA held design review meetings to discuss the 75% drawings. Included in the discussions were 8X8 tile or larger, shower units, island in all the kitchens, security, closed not open corridors, HVAC registers on the ceilings, not on the floors and moisture resistant drywall.

MBS estimates drawings should be at 90 percent complete by the end of June 2017, per project architect.

**FY 2018 Target:**

Close on financing by March 2018.

**Public Improvements Phase I & II Construction**

**Objective:**

Completion of Public Improvements for East Meadows and Wheatley Park Senior Living by October 15, 2017.

**Accomplishments:**

All sidewalks, curbs and ramps, as well as asphalt and landscaping work, are complete except the area surrounding Wheatley Park Senior Living Project. The PI contract was suspended to allow the senior building contractor to complete the building exteriors. In agreement, notice will be sent to the PI contractor to start working on the remaining work on September 11, 2017. SAHA staff anticipates PI contractor will complete all work remaining by November 2017.

The project is at 99.90 percent complete.

The construction team has coordinated the public improvement construction with CoSA, SAWS and utility company representatives.

The TDHCA deadline for buildings to be placed in service has been met.

**FY 2017 Target:**

Substantial completion of Public Improvements by March 15, 2017 - Target not met.

**FY 2018 Target:**

Completion of Phase I & II Public Improvements by October 2017.  
Commencement of Phase III Public Improvements by April 2018.

**Non-Replacement Housing - Phase I**



**Objective:**

Development and lease-up of 376 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 - 136 non-replacement units of which 110 completed as of May 31, 2017. The remaining 26 units are scheduled for construction completion by late August or early September 2017.

Phase III - Wheatley Park Senior Living - 4 non-replacement units are under construction as of July 31, 2017.

Phase IV - East Meadows II - 77 non-replacement units are in pre-development as of July 31, 2017, awaiting an award of Tax Credits by TDHCA.

**FY 2017 Target:**

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

**FY 2018 Target:**

Completion of 299 non-replacement units by June 30, 2018

**NEIGHBORHOOD**

**CRITICAL COMMUNITY IMPROVEMENTS (CCI)**

**Administrative–CCI Plan**

**Accomplishments:**

Implementation of all 6 CCI Strategies.

The Choice Neighborhood Coffee was held on July 26, 2017, at Greater Corinth Baptist Church (500 S. New Braunfels Ave.) with a presentation from San Antonio Violence Elimination, Group Violence Intervention and the San Antonio Police Department. The next coffee will be held on August 30, 2017.

**FY 2017 Target:**

Implementation of all 6 CCI Strategies by June 30, 2017. Target met.

**FY 2018 Target:**

- Completion all 12 Business Facade Improvement projects by June 30, 2018
- Completion of installation of 226 trees in the neighborhood by June 30, 2018
- Completion of the VOTC by December 2017
- Completion of 5 Owner Occupied Rehab homes by June 30, 2018
- Completion of 2 NSP houses for Infill project by June 30, 2018
- Completion of Art in the Park pieces by June 30, 2018

**Infill - Vacant Lots**

**Accomplishments:**

Staff has secured nine properties in Target Area I and is negotiating with three additional property owners. The environmental report for Phase II Target Area locations is complete. New Home Design Guidelines are complete and staff is preparing an RFP for Builders. Staff is exploring potential buyers for two SAHA-owned non-buildable properties in TA I.

**FY 2018 Target:**

Reduce the number of vacant and abandoned properties in the Choice footprint and build 40 new homeownership homes.

**Owner Occupied Rehab**

**Accomplishments:**

In Target Area I, one home complete; 0 homeowner(s) in the contractor bidding/selection stage; 2 homeowners finalizing scopes of work; and 0 homeowners in the application phase.

In Target Area II, Merced has four homeowners in the application phase.

**FY 2018 Target:**

Rehabilitate 5 of 27 homes in the Choice footprint

**Business Facade Restoration**

**Accomplishments:**

Five new Choice Facade grants were awarded, bringing the total number of awards to eleven. Environmental assessments have been completed for ten properties and one is pending.

**FY 2018 Target:**

Award up to 12 grants for qualifying businesses (11 awarded, 1 award is remaining)

**Urban Farm**

**Accomplishments:**

Staff is working with the contractor, Intelligent Engineering Services, to complete the platting process. A deed for the Urban Farm property is needed so adjacent property owners may be listed on the plat.

**FY 2017 Target:**

Develop Urban Farm in the Choice Footprint is in progress.

**FY 2018 Target:**

Complete re-platting and begin farm build-out.

**Good Samaritan Veterans Outreach and Transitional Center**

**Accomplishments:**

Construction is complete and final testing is occurring. Ribbon-Cutting ceremony was August 9, 2017.

**FY 2018 Target:**

Completion of VOTC
<b>Neighborhood Beautification</b>
<p><b>Accomplishments:</b>                  City of San Antonio has provided all 226 trees along with the majority of supplies. MOU being executed to provide augmented funds in the amount of \$50,000.00. R and C Landscape has been procured to install trees and provide maintenance and watering over the next three years. Approximately sixty trees have been planted and installation of all trees is anticipated in two weeks.</p> <p>An open call for artists will be issued in approximately two weeks. Artists will create art for the park, which includes memorials of Phillis Wheatley and Ira Aldridge, as well as inspirational sidewalks.</p> <p><b>FY 2017 Target:</b>                  Successful completion of the planting of 200 plus trees within the neighborhood phase one Infill Area and Art in the on-site park. Target not met.</p> <p><b>FY 2018 Target:</b>                  Completion of the planting of 226 trees within the neighborhood.</p>
<b>Construction of Robert L. M. Hilliard Clinic</b>
<p><b>Accomplishments</b>                  The Robert L.M. Hilliard clinic has made incredible progress. Substantial completion is set for December and a grand opening event is planned for January 2018.</p> <p><b>FY 2018 Target:</b> Completion of clinic.</p>
<b>ENHANCE PUBLIC INFRASTRUCTURE</b>
<p><b>Public Improvements (Streets/Sidewalks/ Curbs, Lighting)</b>                  Improvements in Target Area II are ongoing and improvements for Target Area III have been discussed.</p> <p><b>Accomplishments:</b>                  Lighting installation completed for phase one.</p> <p><b>FY 2018 Target:</b>                  Completion of curbs, streets, sidewalks, driveways and lighting in Target Area II.</p>

**REQUESTED ACTION:**

None

**FINANCIAL IMPACT:**

None at this time

**ATTACHMENTS:**

None

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

**RESOLUTION 5739, AUTHORIZING THE AWARD OF CONTRACTS FOR PEST CONTROL SERVICES FOR BEACON COMMUNITIES TO PEST MANAGEMENT, INC. (DBE) AND PEST SHIELD PEST CONTROL, INC. (SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$220,000.00 FOR YEAR ONE, \$260,000.00 FOR YEAR TWO, \$325,000.00 FOR YEAR THREE, AND \$365,000.00 FOR YEARS FOUR AND FIVE; BOTH 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

  
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**Steven Morando**  
Director of Procurement  
and General Services

  
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**Kristi Baird**  
Assistant Director of  
Beacon Communities

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5739, authorizing the award of contracts for pest control services for Beacon Communities to Pest Management, Inc. (DBE) and Pest Shield Pest Control, Inc. (Section 3 Business) for an annual cumulative amount not to exceed \$220,000.00 for year one, \$260,000.00 for year two, \$325,000.00 for year three, and \$365,000.00 for years four and five; both for a period of one year with the option to renew up to four additional one-year terms.

**FINANCIAL IMPACT:**

The cost for pest control services at Beacon Communities is not expected to exceed an amount of \$220,000.00 for year one, \$260,000.00 for year two, \$325,000.00 for year three, and \$365,000.00 for years four and five. The recommended award amounts are increased for years two through four, to allow for the four year plan to transition properties back from third-party management companies to Beacon Communities' portfolio.

**SUMMARY:**

SAHA requires the services of a vendor to provide pest control services at Beacon Communities. The vendor will work in partnership with SAHA and its residents to undertake a program of Integrated Pest Management (IPM) that relies on the combination of physical, cultural, biological and/or chemical control of pests. It's aim is to integrate or incorporate all appropriate methods into an approach that provides needed pest control in the safest manner and the use of chemicals is used as a last resort. SAHA's IPM plan promotes environmentally sensitive pest management, while preserving assets and protecting the health and safety of its residents and employees.

On June 30, 2017, SAHA issued a "Request For Proposals" (RFP) #1705-910-59-4675 for Pest Control Services for Beacon Communities, which closed on July 27, 2017. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), La Prensa, the Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 38 vendors.

A total of five proposals were received in response to the RFP: Bella Bugs (DBE), Pest Management, Inc. (DBE), Pest Shield Pest Control, Inc. (Section 3 Business), Pied Piper Pest Control (ESBE, HABE, MBE, SBE), and Terminix (AABE, NABE, HABE). One proposal was deemed non-responsive. The remaining proposals were evaluated on the following criteria: relevant experience, key personnel, technical and analytical experience, price, and strength of the Section 3 and SWMBE plans. Best and Final Offers were also requested from all proposers. Based on the above, Pest Management, Inc. and Pest Shield Pest Control, Inc. are the highest rated responsive and responsible proposers and are being recommended for contract award. It is recommended that two vendors be awarded under this blanket award, due to the expected workload related to the transition plan.

Pest Management, Inc. emerged from Hill Country Pest Control in 2010. They have been certified as a disabled business enterprise (DBE) by the Department of Veterans Affairs. Their headquarters is located in Austin, Texas, with office locations in Biloxi, Mississippi, and Dallas, Houston, Kerrville, and San Antonio, Texas. They specialize in commercial and residential pest management services to include, but not limited to, IPM programs designed to prevent pest infestations and eliminate any pest problems, animal trapping, bed bugs detection and treatment, termites, bees, etc. This vendor is currently under contract with SAHA to provide pest control services to Beacon Communities. Their service extends to approximately 3,000 clients on a daily basis to include: City of San Antonio, City of San Marcos, Department of Veteran Affairs, Fort Bend ISD, Fort Hood Military Base, Houston Community College, and the University of Texas. Their Housing Authority clients include: Beaumont Housing Authority, Dallas Housing Authority, Houston Housing Authority, Huntsville Housing Authority, Travis County Housing Authority, and Victoria Housing Authority. Pest Management, Inc. will provide mentorship opportunities to interested and qualified Section 3 Businesses. Topics will include: Small Business Startup, Government Services Administration (GSA) Contracting, Minority Business Registration, and Agriculture Employment Opportunities. They will also conduct a small business start up class for Section 3 residents.

Pest Shield Pest Control, Inc. was founded in 1999 and is located in San Antonio, Texas. They have been certified as a Section 3 Business by SAHA. This vendor works with their client's integrated pest management programs to provide pest control solutions for pests known to invade the south and central Texas areas to include, but not limited to: German cockroaches, ants, bed bugs, mice, rats, termites, and mosquitoes. They service residential, home builders, and the commercial and industrial industries to include: food, healthcare, multifamily, hospitality, office buildings and schools. Pest Shield Pest Control, Inc. has received prior awards from SAHA for pest control services for Beacon Communities and Public Housing. Their client list includes, but is not limited to: AT&T Center, Northside Independent School District, Southwest Independent School District, Fort Sam Houston, Kelly-Lackland AFB Housing, North Star Mall, Frost Bank, IBC Bank, Spurs Practice Facility, and numerous property management companies. Their Housing Authority clients include: Corpus Christi Housing Authority and San Antonio Alternative Housing. Their Section 3 Good Faith Effort Plan includes a 30% goal for Section 3 new hires and they will be working with SAHA's Section 3 Coordinator to identify other areas they may be able to assist in SAHA's endeavors to support the Section 3 program.

Contract oversight will be provided by Kristi Baird, Assistant Director of Beacon Communities, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the vendor'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 the department in the contract renewal or new solicitation process.

**STRATEGIC OBJECTIVE:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENTS:**

Resolution 5739

Company Profile

Scoring Matrix

Ad List

**San Antonio Housing Authority  
Resolution 5739**

**RESOLUTION 5739, AUTHORIZING THE AWARD OF CONTRACTS FOR PEST CONTROL SERVICES FOR BEACON COMMUNITIES TO PEST MANAGEMENT, INC. (DBE) AND PEST SHIELD PEST CONTROL, INC. (SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$220,000.00 FOR YEAR ONE, \$260,000.00 FOR YEAR TWO, \$325,000.00 FOR YEAR THREE, AND \$365,000.00 FOR YEARS FOUR AND FIVE; BOTH FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, on June 30, 2017, SAHA issued a "Request For Proposals" (RFP) #1705-910-59-4675 for pest control services for Beacon Communities, which closed on July 27, 2017; and

**WHEREAS**, a total of five bids were received in response to the RFP. One was deemed non responsive; and

**WHEREAS**, Pest Management, Inc. (DBE) and Pest Shield Pest Control, Inc. (Section 3 Business) are the highest rated responsive and responsible proposers, and are being recommended for contract award; and

**WHEREAS**, the cost for pest control services at Beacon Communities is not expected to exceed an amount of \$220,000.00 for year one, \$260,000.00 for year two, \$325,000.00 for year three, and \$365,000.00 for years four and five. The recommended award amounts are increased for years two through four, to allow for the four year plan to transition properties back from third-party management companies to Beacon Communities' portfolio; 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 5739, authorizing the award of contracts for pest control services for Beacon Communities to Pest Management, Inc. (DBE) and Pest Shield Pest Control, Inc. (Section 3 Business) for an annual cumulative amount not to exceed \$220,000.00 for year one, \$260,000.00 for year two, \$325,000.00 for year three, and \$365,000.00 for years four and five; both 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 7th day of September 2017.**

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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

## **Pest Management, Inc.**

### **Company Profile**

Pest Management, Inc. emerged from Hill Country Pest Control in 2010. Their headquarters is located in Austin, Texas with office locations in Biloxi, Mississippi, Dallas, Houston, Kerrville, and San Antonio, Texas. The company is owned by Brian and Tiffany DiCicco. They specialize in commercial and residential pest management services to include but not limited to Integrated Pest Management programs designed to prevent pest infestations and eliminate any pest problems, animal trapping, bed bugs detection and treatment, termites, bees, etc.

This contractor is currently under contract with SAHA to provide pest control services to Beacon Communities. Their service extends to approximately 3,000 clients on a daily basis to include: City of San Antonio, City of San Marcos, Department of Veteran Affairs, Fort Bend ISD, Fort Hood Military Base, Houston Community College, and University of Texas. Their Housing Authority clients include: Beaumont Housing Authority, Dallas Housing Authority, Houston Housing Authority, Huntsville Housing Authority, Travis County Housing Authority, and Victoria Housing Authority.

They have been certified as a DBE by the Department of Veterans Affairs.

## **Pest Shield Pest Control, Inc.**

### **Company Profile**

Pest Shield Pest Control, Inc. was founded in 1999 and is located in San Antonio, Texas. The company is owned by Dominick Alongi. They work with their clients integrated pest management programs to provide pest control solutions for pests known to invade the south and central Texas areas to include by not limited to: German cockroaches, ants, bed bugs, mice, rats, termites, and mosquitoes. They service residential, home builders, and the commercial and industrial industries to include: food, healthcare, multifamily, hospitality, office buildings and schools.

Pest Shield has been certified as a Section 3 Business.

This contractor has received prior awards from SAHA for pest control services for Beacon Communities and Public Housing. Their client list includes but is not limited to: AT&T Center, Northside Independent School District, SouthWest Independent School District, Fort Sam, Kelly Lackland AFB Housing, North Star Mall, Frost Bank, IBC Bank, Spurs Practice Facility, and numerous property management companies. The Housing Authority clients include: Corpus Christi Housing Authority and San Antonio Alternative Housing.

**Scoring Matrix - Initial**  
**Pest Control Services for Beacon Communities**  
**1705-910-59-4675**

Criterion Description	Max Points Weight	Bella Bugs	Pest Management, Inc.	Pest Shield Pest Control, Inc.	Pied Piper Pest Control	Terminix
<b>Relevant Experience</b>	1-5 25%					
<b>Rater 1</b>		2.00	3.00	4.00	2.00	
<b>Rater 2</b>		2.00	4.00	4.00	3.00	
<b>Rater 3</b>		3.00	4.00	4.00	3.00	
<b>Total Score</b>		7.00	11.00	12.00	8.00	
<b>Average Score</b>		2.33	3.67	4.00	2.67	
<b>Weighted Score</b>		0.58	0.92	1.00	0.67	
<b>Key Personnel:</b>	1-5 20%					
<b>Rater 1</b>		3.00	3.00	3.00	3.00	
<b>Rater 2</b>		2.00	4.00	3.00	2.00	
<b>Rater 3</b>		3.00	3.00	3.00	3.00	
<b>Total Score</b>		8.00	10.00	9.00	8.00	
<b>Average Score</b>		2.67	3.33	2.67	2.67	
<b>Weighted Score</b>		0.53	0.67	0.53	0.53	
<b>Technical &amp; Analytical Experience:</b>	1-5 25%					
<b>Rater 1</b>		2.00	3.00	3.00	2.00	
<b>Rater 2</b>		1.00	4.00	3.00	3.00	
<b>Rater 3</b>		2.00	4.00	4.00	3.00	
<b>Total Score</b>		5.00	11.00	10.00	8.00	
<b>Average Score</b>		1.67	3.67	3.33	2.67	
<b>Weighted Score</b>		0.42	0.92	0.83	0.67	
<b>Price Proposal:</b>	1-5 20%					
<b>Total Score</b>		2.85	2.67	2.92	5.00	
<b>Weighted Score</b>		0.57	0.53	0.58	1.00	
<b>Strength of Section 3 Plan:</b>	1-5 5%					
<b>Rater 1</b>		0.00	1.00	2.00	1.00	
<b>Rater 2</b>		0.00	1.00	3.00	1.00	
<b>Rater 3</b>		0.00	1.00	2.00	1.00	
<b>Total Score</b>		0.00	3.00	7.00	3.00	
<b>Average Score</b>		0.00	1.00	2.33	1.00	
<b>Weighted Score</b>		0.00	0.05	0.12	0.05	
<b>Strength of the SWMBE plans:</b>	10%					
<b>Rater 1</b>		2.00	1.00	1.00	2.00	
<b>Rater 2</b>		2.00	2.00	1.00	2.00	
<b>Rater 3</b>		2.00	1.00	1.00	2.00	
<b>Total Score</b>		6.00	4.00	3.00	6.00	
<b>Average Score</b>		2.00	1.33	1.00	2.00	
<b>Weighted Score</b>		0.10	0.07	0.05	0.10	
<b>Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points #</b>						
Category I: As detailed in Attachment E	5 (.25)					
Category II: As detailed in Attachment E	4 (.2)					
Category III: As detailed in Attachment E	3 (.15)					
Category IV: As detailed in Attachment E	2 (.1)			0.10		
<b>Total Weighted Score</b>		2.20	3.15	3.22	3.12	

**Scoring Matrix - BAFO**  
**Pest Control Services for Beacon Communities**  
**1705-910-59-4675**

Criterion Description	Max Points Weight	Bella Bugs	Pest Management, Inc.	Pest Shield Pest Control, Inc.	Pied Piper Pest Control	Terminix
<b>Relevant Experience</b>	1-5 25%					
<b>Rater 1</b>		2.00	3.00	4.00	2.00	
<b>Rater 2</b>		2.00	4.00	4.00	3.00	
<b>Rater 3</b>		3.00	4.00	4.00	3.00	
<b>Total Score</b>		7.00	11.00	12.00	8.00	
<b>Average Score</b>		2.33	3.67	4.00	2.67	
<b>Weighted Score</b>		0.58	0.92	1.00	0.67	
<b>Key Personnel:</b>	1-5 20%					
<b>Rater 1</b>		3.00	3.00	3.00	3.00	
<b>Rater 2</b>		2.00	4.00	3.00	2.00	
<b>Rater 3</b>		3.00	3.00	3.00	3.00	
<b>Total Score</b>		8.00	10.00	9.00	8.00	
<b>Average Score</b>		2.67	3.33	2.67	2.67	
<b>Weighted Score</b>		0.53	0.67	0.53	0.53	
<b>Technical &amp; Analytical Experience:</b>	1-5 25%					
<b>Rater 1</b>		2.00	3.00	3.00	2.00	
<b>Rater 2</b>		1.00	4.00	3.00	3.00	
<b>Rater 3</b>		2.00	4.00	4.00	3.00	
<b>Total Score</b>		5.00	11.00	10.00	8.00	
<b>Average Score</b>		1.67	3.67	3.33	2.67	
<b>Weighted Score</b>		0.42	0.92	0.83	0.67	
<b>Price Proposal:</b>	1-5 20%					
<b>Total Score</b>		2.71	2.82	2.88	5.00	
<b>Weighted Score</b>		0.54	0.56	0.58	1.00	
<b>Strength of Section 3 Plan:</b>	1-5 5%					
<b>Rater 1</b>		0.00	1.00	2.00	1.00	
<b>Rater 2</b>		0.00	1.00	3.00	1.00	
<b>Rater 3</b>		0.00	1.00	2.00	1.00	
<b>Total Score</b>		0.00	3.00	7.00	3.00	
<b>Average Score</b>		0.00	1.00	2.33	1.00	
<b>Weighted Score</b>		0.00	0.05	0.12	0.05	
<b>Strength of the SWMBE plans:</b>	10%					
<b>Rater 1</b>		2.00	1.00	1.00	2.00	
<b>Rater 2</b>		2.00	2.00	1.00	2.00	
<b>Rater 3</b>		2.00	1.00	1.00	2.00	
<b>Total Score</b>		6.00	4.00	3.00	6.00	
<b>Average Score</b>		2.00	1.33	1.00	2.00	
<b>Weighted Score</b>		0.10	0.07	0.05	0.10	
<b>Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points #</b>						
Category I: As detailed in Attachment E	5 (.25)					
Category II: As detailed in Attachment E	4 (.2)					
Category III: As detailed in Attachment E	3 (.15)					
Category IV: As detailed in Attachment E	2 (.1)			0.10		
<b>Tota Weighted Score</b>		2.18	3.18	3.21	3.12	



**Advertisement List**  
**Solicitation # 1705-910-59-4675**  
**PEST CONTROL SERVICES**

Entity	Contact Name	Email	Method of Contact(Specify)
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	
CDC News		plans@cdcnews.com	
CFMA	Tommy Wallace	wallacet@zhi.com kimr@avacpa.com	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries	Clark Mosely	cmosley@goodwillsa.org maguilar@goodwillsa.org	
Greater San Antonio Builders Association	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	
I Square Foot Plan Room		agcquoin@isqft.com saprojects@isqft.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 Association of Women in Construction	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	

**Advertisement List  
Solicitation # 1705-910-59-4675  
PEST CONTROL SERVICES**

(NAWIC)			
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	
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	Ramiro Cavazos	ramiroc@sahcc.org 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	
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 Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@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	<a href="http://nahro.economicengine.com">http://nahro.economicengine.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="https://northsachamber.chambermaster.com">https://northsachamber.chambermaster.com</a>	

**Advertisement List  
Solicitation # 1705-910-59-4675  
PEST CONTROL SERVICES**

360TXC LLC	877-710-7474	estimator@360txc.com	We provide general contracting and complete project planning and management services.
ACUMEN ENTERPRISES, INC.	972-572-0701	wayne@acumen-enterprises.com	Mechanical HVAC & plumbing contractor, mechanical insulation, & general construction
ANNIE OAKLEY PEST CONTROL LLC	830-672-1870	AnnieOakleyPest@gmail.com	Pest and Termite Control Services
CARCON INDUSTRIES & CONSTRUCTION, LLC	214-352-8515	dmunoz@carconindustries.com	GENERAL CONSTRUCTION SERVICES-CONSTRUCTION PRODUCTS PURCHASING-
CBMAA, LLC	214-227-2269	chris.patton@wellingtonfs.com	General Contracting to include Project Management
CLOVIS CONTRACTING COMPANY LLC	512-465-2055	admin@cloviscontracting.com	provide supplies/materials for the construction trade and the services to complete and maintain projects.
DOWELL PEST CONTROL LLC	361-779-8121	chad@dowellpestcontrol.com	Pest Control, Tree Trimming and Lawn maintenance
K. TILLMAN CONSTRUCTION LLC	832-622-3160	yakira@ktillmanconstruction.com	provides commercial construction
MLP VENTURES INC.	210-623-8172	mlp@att.net	General Contractors specializing in remodeling and new construction.
NATIVE ENERGY & TECHNOLOGY, INC.	210-231-6060	jmorris@native-energy.com	ENVIR. CONSULTING& REMEDIATION SERVICES. OPERATIONS& MAINT. OF FACILITIES
<b>Section 3 Bidders</b>			
Bug Busters Pest Control	210 607 4444	bugbusterstx@gmail.com	Email
<b>Direct Solicits</b>			
Bulverde Pest Control, L.L.C.	210-831-8401	bulverdepc@gvvc.com	Ken Jones
A-Zap Pest Control	830-931-1292	a_zapcc@yahoo.com	Justin Moerbe
Mister-B Pest Control	210-659-0609	don@mr-b-sa.com	Don Baker
e Services	830-214-6187	chrisbrivers@gmail.com	Chris Baumbach
Comal Pest Control	830-625-8751	hkalich@satx.rr.com	Harvey Kalich
ABC Home & Commercial Services	512-837-9500	bjenkins@abcpest.com	Bobby Jenkins
Bob Jenkins Pest & Lawn Svc	210-979-7378	mike@jenkinspest.com	Mike Davison
Century Pest Control, Inc.	210-344-8002	chas@centurypest.com	Charles Angelini, III
Earth Wise Organic Pest Control	210-647-0814	ewopc.2003@yahoo.com	Joseph De Los Santos
Home Solutions Pest Control	210-679-9000	karen@aircare-sa.com	Scott MacMaster
HomeTeam Pest Defense	972-378-6725 ex 14	dshultz@pestdefense.com	Frank Adam
Lonestar Pest Solutions	210-653-4250	lpsinfo@lonestarpestsolutions.com	Richard Montoya

**Advertisement List**  
**Solicitation # 1705-910-59-4675**  
**PEST CONTROL SERVICES**

NuWay Pest Control	210-520-0500	nuwaypestcontrol@satx.rr.com	Greg Dannheim
One Way Pest Control	210-930-0280	javier@onewaypestcontrol.com	Javier Alonso
Orkin Exterminating Co., Inc.			Joseph Charles
Orkin Exterminating Co., Inc.	877-250-1652		Shawn Stiles
Pest Shield Pest Control Inc.	210-525-8823	info@pestshieldpc.com	Dominick Alongi
Pest Management, Inc	512-288-1007	sarah@pestmanagementcorp.com	Sarah McElwee
Pied Piper Pest Control LLC	210-826-2030	scott@sabugs.com	Scott Ankrom
Spider Man Pest Control	210-656-3721	warren.remmey@gmail.com	Warren Remmey
Terminix	281-575-7200	gorr@terminix.com	Steve Obrien
Texas Pest Control	(210) 496-5918	craig@texaspestcontrolservices.net	Craig Cottrell
Worldwide Pest Control	210-734-0000	billp@wwpest.com	Bill Patterson
Angel Pest Control	(830) 379-3277	sschulze@angelpest.com	Sterling Schulze

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

**RESOLUTION 5740, AUTHORIZING THE AWARD OF A CONTRACT FOR INSPECTION, SERVICE AND REPLACEMENT OF FIRE EXTINGUISHERS TO ELASTAC FIRE & SAFETY PRODUCTS, INC. DBA A & C FIRE EQUIPMENT, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$30,000.00 FOR YEAR ONE, \$35,000.00 FOR YEAR TWO, \$40,000.00 FOR YEAR THREE, AND \$45,000.00 FOR YEARS FOUR AND FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**



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



**Steven Morando**  
**Director of Procurement**  
**and General Services**



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

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5740, authorizing the award of a contract for inspection, service and replacement of fire extinguishers to Elastac Fire & Safety Products, Inc. dba A & C Fire Equipment, for an annual cumulative amount not to exceed \$30,000.00 for year one, \$35,000.00 for year two, \$40,000.00 for year three, and \$45,000.00 for years four and five; for a period of one year with the option to renew up to four additional one-year terms.

**FINANCIAL IMPACT:**

The cost for inspection, service and replacement of fire extinguishers is not expected to exceed an amount of \$30,000.00 for year one, \$35,000.00 for year two, \$40,000.00 for year three, and \$45,000.00 for years four and five. The recommended award amounts are increased for years two through four, to allow for the four year plan to transition properties back from third party management companies to Beacon Communities' portfolio.

**SUMMARY:**

SAHA requires the services of a vendor to provide inspection, service and replacement of fire extinguishers at all SAHA properties to include those properties identified in the Beacon Communities portfolio, ensuring that all fire extinguishers meet required codes to include City Compliance Codes, International Fire Codes (IFC) and the National Fire Protection Agency (NFPA). The vendor will be required to inspect, tag/certify, service and/or replace fire extinguishers as required by code, in both vacant and occupied units reporting each service to the Community Manager, Maintenance Supervisor and SAHA's Maintenance Superintendent within five working days of completion of the requested service.

On May 30, 2017, SAHA issued an "Invitation For Bids" (IFB) #1705-936-34-4642 for Inspection, Service and Replacement of Fire Extinguishers, which closed on June 22, 2017. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), La Prensa, the Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 40



contractors. A total of four bids were received in response to the IFB: Bexar Fire & Safety Equipment Co., Inc. (HABE), Elastac Fire & Safety Products, Inc. dba A & C Fire Equipment (WBE), Koetter Fire Protection, and 1st FP Services, LLP (DBE, ESBE, HABE, MBE, SBE, HUB). All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, 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 listed within the solicitation document. Based on the above, Elastac Fire & Safety Products, Inc. dba A & C Fire Equipment, is the lowest responsive and responsible bidder and is recommended for contract award.

Elastac Fire & Safety Products, Inc. dba A & C Fire Equipment Company, Inc., was established in 1996 and is located in Corpus Christi, Texas. They service customers in the coastal bend and surrounding areas providing service, installation, and sales of specialized fire protection equipment and safety projects to include: fire extinguishers, fire extinguisher cabinets, brackets, wall hooks, covers, wheeled units, blankets, first aid kits, and exit/emergency lighting. Additional services provided by this company include: fire safety inspections, fire safety training, fire alarm installation and inspection, fire sprinkler inspection and installation, backflow inspection, FM 200 system inspection, equipment maintenance, commercial fire suppression, industrial sprinkler systems, and carbon monoxide detectors. This vendor has received no prior awards from SAHA. They provide similar services for Corpus Christi Housing Authority and their client list includes: Laredo United ISD, Robstown ISD, and Flint Hills Resources. Their Section 3 Good Faith Effort Plan includes providing life safety training to 15-20 individuals and includes a live fire demonstration utilizing a fire extinguisher to expel the fire. A short video will also be shown for training purposes.

Contract oversight will be provided by 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:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENTS:**

Resolution 5740  
Company Profile  
Tabulation  
Ad List

**San Antonio Housing Authority  
Resolution 5740**

**RESOLUTION 5740, AUTHORIZING THE AWARD OF A CONTRACT FOR INSPECTION, SERVICE AND REPLACEMENT OF FIRE EXTINGUISHERS TO ELASTAC FIRE & SAFETY PRODUCTS, INC. DBA A & C FIRE EQUIPMENT, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$30,000.00 FOR YEAR ONE, \$35,000.00 FOR YEAR TWO, \$40,000.00 FOR YEAR THREE, AND \$45,000.00 FOR YEARS FOUR AND FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS.**

**WHEREAS**, on May 30, 2017, SAHA issued an "Invitation For Bids" (IFB) #1705-936-34-4642 for inspection, service and replacement of fire extinguishers, which closed on June 22, 2017; and

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

**WHEREAS**, Elastac Fire & Safety Products, Inc. dba A & C Fire Equipment is the lowest responsive and responsible bidder and is recommended for contract award; and

**WHEREAS**, the cost for inspection, service, and replacement of fire extinguishers is not expected to exceed an amount of \$30,000.00 for year one, \$35,000.00 for year two, \$40,000.00 for year three, and \$45,000.00 for years four and five. The recommended award amounts are increased for years two through four, to allow for the four year plan to transition properties back from third party management companies to Beacon Communities' portfolio; 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 5740, authorizing the award of a contract for for inspection, service and replacement of fire extinguishers to Elastac Fire & Safety Products, Inc. dba A & C Fire Equipment, for an annual cumulative amount not to exceed \$30,000.00 for year one, \$35,000.00 for year two, \$40,000.00 for year three, and \$45,000.00 for years four and 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 7th day of September 2017.**

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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**

## **Elastac Fire & Safety Products, Inc. dba A&C Fire Equipment Company Profile**

Elastac Fire & Safety Products, Inc. dba A and C Fire Equipment Company, Inc. was established in 1996 and is located in Corpus Christi, Texas. They are a women-owned business (WBE). They service customers in the coastal bend and surrounding areas providing service, installation, and sales of specialized fire protection equipment and safety projects to include: fire extinguishers, fire extinguisher cabinets, brackets, wall hooks, covers, wheeled units, blankets, first aid kits, and exit/emergency lighting. Additional services provided by this company include: fire safety inspections, fire safety training, fire alarm installation and inspection, fire sprinkler inspection and installation, backflow inspection, FM 200 system inspection, equipment maintenance, commercial fire suppression, industrial sprinkler systems, and carbon monoxide detectors.

This vendor has received no prior awards from SAHA.

Services similar to those required by SAHA have been provided by this company for the Corpus Christi Housing Authority and their current clients which include: Laredo United ISD, Robstown ISD, and Flint Hills Resources. For SAHA, they will be required to inspect, tag/certify, service and/or replace fire extinguishers as required by code, in both vacant and occupied units reporting each service to the property manager, maintenance supervisor and SAHA's maintenance superintendent within 5 working days of completion of requested service. They have been able to provide services to their clients outside of their immediate area by establishing formal servicing/inspection schedules with their clients. Their methodology has been successfully implemented and SAHA management expects it to be an acceptable situation for the agency.

	1st Fire Protection Services, LLC.				Koetter Fire Protection of SA, LLC				Bexar Fire & Safety Equipment Co, Inc				Elastac Fire & Safety Products, Inc. dba A & C Fire Equipment			
	2.5 lb.	5 lb.	10 lb.	20 lb.	2.5 lb.	5 lb.	10 lb.	20 lb.	2.5 lb.	5 lb.	10 lb.	20 lb.	2.5 lb.	5 lb.	10 lb.	20 lb.
Fire Extinguishers	\$9.75	\$9.75	\$9.75	\$9.75	\$4.50	\$4.50	\$4.50	\$4.50	\$4.25	\$4.25	\$4.25	\$4.25	\$2.50	\$2.50	\$2.50	\$2.50
Inspection					\$3.25	\$3.25	\$3.25	\$3.25	\$6.75	\$6.75	\$6.75	\$6.75	\$0.60	\$0.60	\$0.60	\$0.60
O-Ring																
Valve Stem					\$7.00	\$7.00	\$7.00	\$7.00	\$16.50	\$16.50	\$16.95	\$17.25	\$5.00	\$5.00	\$5.00	\$5.00
Tag																
Hydrostatic test					\$1.00	\$1.00	\$1.00	\$1.00	\$1.25	\$1.25	\$1.25	\$1.25	\$1.00	\$1.00	\$1.00	\$1.00
Recharge	\$34.75	\$41.50	\$49.50	\$56.75	\$38.50	\$48.50	\$58.50	\$78.50	\$12.00	\$12.00	\$12.00	\$12.00	\$5.00	\$5.00	\$6.00	\$5.00
New	\$21.75	\$28.75	\$37.75	\$42.75	\$18.50	\$28.50	\$38.50	\$58.50	\$14.25	\$15.95	\$24.75	\$32.50	\$3.50	\$5.00	\$6.50	\$6.50
Bracket	\$49.75	\$59.50	\$91.75	\$187.50	\$33.00	\$53.00	\$78.00	\$178.00	\$44.95	\$52.00	\$71.60	\$115.00	\$29.00	\$41.50	\$62.00	\$108.00
Installation	\$3.00	\$3.00	\$3.00	\$3.00	\$4.00	\$4.00	\$4.00	\$4.00	\$7.50	\$7.50	\$7.50	\$7.50	\$3.00	\$3.00	\$3.00	\$3.00
sub-totals					\$5.00	\$5.00	\$5.00	\$5.00	\$12.00	\$12.00	\$12.00	\$12.00	\$5.00	\$5.00	\$5.00	\$5.00
Vendor/Extinguisher Total																
Minimum Service Fee	\$44.95				\$65.00				\$35.00				\$25.00			
<b>Total</b>																

9.75 ea extinguisher + 35.00 trip charge  
for each location. A minimum of \$44.75

note: A response by Angel Fire & Safety is not reflected on the bid tabulation.  
Their response was submitted by email, which was not in accordance with the IFB solicitation document.  
Therefore they were not considered.

**Advertisement List**  
**Solicitation # 1705-936-34-4642**  
**Inspection, Service and Replacement of Fire Extinguishers**

Entity	Contact Name	Email	Method of Contact(Specify)
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	
ConstructConnect	Jessica Pool	content@constructconnect.com	
CFMA	Tommy Wallace	wallacet@zhi.com kimr@avacpa.com	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries	Clark Mosely	cmosley@goodwillsa.org maguilar@goodwillsa.org	
Greater San Antonio Builders Association	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	

**Advertisement List**  
**Solicitation # 1705-936-34-4642**  
**Inspection, Service and Replacement of Fire Extinguishers**

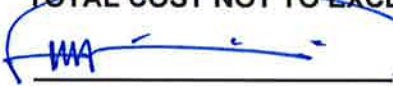


Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos	ramiroc@sahcc.org 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	
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 Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@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	<a href="http://nahro.economicengine.com">http://nahro.economicengine.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="https://northsachamber.chambermaster.com">https://northsachamber.chambermaster.com</a>	
	<b>HUBS on CMBL</b>		
1ST FP Services	Mario Salinas	Mario@1stfpservices.com	e-mail
City Wide Fire Protection	Michelle Ramirez	sales@citywidefireprotection.com	e-mail
Jakeco Construction	Nicole	jacoinc.aol.com	e-mail
Simplexgrinnell, LP	Vince Baker	vbaker@simplexgrinnell.com	e-mail
			e-mail





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

**RESOLUTION 5744, 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 2018, AT A TOTAL COST NOT TO EXCEED \$6,889,971**

 <hr style="border: 0; border-top: 1px solid black;"/>	 <hr style="border: 0; border-top: 1px solid black;"/>	 <hr style="border: 0; border-top: 1px solid black;"/>
David Nisivoccia President and CEO	Muriel Rhoder Chief Administrative Officer	Janie Rodriguez Director of Human Resources

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5744, 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 2018, at a total cost not to exceed \$6,889,971.

**FINANCIAL IMPACT:**

The total proposed cost for the SAHA self-funded (self-insured) medical and dental plans for January 1, 2018, through December 31, 2018, is projected to be \$6,589,396. Included in this projected cost is the annual administrative fee for the operation of the self-funded plan of \$104,646, projected claims costs of \$5,570,600, and estimated stop loss premium of \$914,150, a 0.32% decrease in the total cost.

The total proposed cost for SAHA's fully insured programs of vision, life, short-term, and long-term disability is \$276,575. Vision, life and long-term disability remain on a rate hold for 2018 from 2017. Short-term disability costs will increase 30% (\$32,338 annual increase).

The approximate annual cost for the electronic benefits enrollment platform is \$24,000.

These costs are reflected in the approved 2017-2018 budget.

**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 419 employees in the plans; 314 are enrolled in the low PPO plan and 105 are enrolled in the high PPO plan.

McGriff, Seibels & Williams of Texas, Inc. (MSW) is the current Benefits Consultant. MSW put out a Request for Proposals on SAHA's behalf. SAHA staff reviewed the proposals and Blue

Cross Blue Shield of Texas (BCBS) prevailed as the most responsive and competitive bidder for medical and dental administration.

To address shortfalls in the 2016 and 2017 benefit plan years, changes were made to benefits and funding beginning January 1, 2017. These changes have produced positive results, and the self-funded plan is projected to be adequately funded through the upcoming 2018 plan year.

The BCBS proposal is projected to provide \$161,250 in administrative fee and claims savings when compared to 2017. As a result, the plans will renew with no changes, no benefit reductions, or increases to employee contributions or SAHA's funding level.

A stop-loss premium increase of 10% is included in the 2018 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, 2017.

In an effort to continue to provide SAHA employees with competitive benefits, one benefit enhancement is included - adding coverage for telemedicine. Telemedicine provides additional access to medical care, and can reduce costly urgent care and emergency room visits for minor emergencies.

SAHA remains highly competitive and favorable in comparison to other employers with an 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
- Weekly employee led work-out programs at noon and after hours
- Quarterly blood drives
- Annual health and safety fairs
- Monthly vitamin shot clinics
- Bi-weekly Farmers' Market

The proposed benefits program for SAHA employees in 2018 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 coverage, and
- provider for employee Section 125 Flexible Spending Plan.

Timeline:

May 8, 2017, through May 31, 2017 - RFP issued by Benefits Consultant

June 19, 2017 - RFP results to SAHA - SAHA recommended selections

July 6, 2017 - Final negotiations with Humana and BCBS presented to SAHA

October/November 2017 - 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 5744

2017 - 2018 Medical and Dental Benefits Overview

**San Antonio Housing Authority  
Resolution 5744**

**RESOLUTION 5744, 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 2018, AT A TOTAL COST NOT TO EXCEED \$6,889,971**

**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 December 31, 2017; and

**WHEREAS**, the total cost for the SAHA self-funded (self-insured) medical and dental plans for January 1, 2018, through December 31, 2018, is projected to be \$6,889,971; 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 \$104,646, the stop loss fee of \$914,150, and a projected claims amount of \$5,570,600, which is a 0.32% decrease over the 2017 year; and

**WHEREAS**, the total proposed cost for SAHA's fully insured programs of vision, life, short term, and long term disability is \$276,575 and remains the same rate in 2018; and

**WHEREAS**, the proposed approximate annual cost for an electronic benefits enrollment platform is \$24,000; and

**WHEREAS**, the costs are within the Board approved FY 2017-2018 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 5744, 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, and an electronic benefits enrollment platform for calendar year 2018, at a total cost not to exceed \$6,889,971.
- 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 7th day of September 2017.**

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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**

**SAHA 2018 Proposed Benefit Changes  
Medical**

Benefits	2017 Benefits				2018 Benefits			
	SAHA Humana Low PPO Plan		SAHA Humana High PPO Plan		SAHA BCBS Low PPO Plan		SAHA BCBS High PPO Plan	
	In-Network	Out-of-Network	In-Network	Out-of-Network	In-Network	Out-of-Network	In-Network	Out-of-Network
Coinsurance	80%	60%	90%	70%	80%	60%	90%	70%
Deductible	\$1,000 / \$2,000	\$2,000 / \$4,000	\$750 / \$1,500	\$1,500 / \$3,000	\$1,000 / \$2,000	\$2,000 / \$4,000	\$750 / \$1,500	\$1,500 / \$3,000
Out-of-Pocket Maximum	\$2,750 / \$5,500	\$5,500 / \$11,000	\$2,250 / \$4,500	\$4,500 / \$9,000	\$2,750 / \$5,500	\$5,500 / \$11,000	\$2,250 / \$4,500	\$4,500 / \$9,000
Out-of-Pocket Max Includes Ded.	Yes		Yes		Yes		Yes	
Lifetime Maximum	Unlimited		Unlimited		Unlimited		Unlimited	
Preventive Care	100%		100%		100%		100%	
Physician Office Copay	\$30 copay	70% after ded.	\$35 copay	70% after ded.	\$30 copay	70% after ded.	\$35 copay	70% after ded.
Specialist Copay	\$35 copay	70% after ded.	\$40 copay	70% after ded.	\$35 copay	70% after ded.	\$40 copay	70% after ded.
Emergency Health Services	\$250 copay then 100%		\$250 copay then 100%		\$250 copay then 100%		\$250 copay then 100%	
Urgent Care Center Services	\$50 copay	60% after ded.	\$50 copay	60% after ded.	\$50 copay	60% after ded.	\$50 copay	60% after ded.
Hospital								
Inpatient	80% after ded.	60% after ded.	90% after ded.	60% after ded.	80% after ded.	60% after ded.	90% after ded.	60% after ded.
Outpatient	80% after ded.	60% after ded.	90% after ded.	60% after ded.	80% after ded.	60% after ded.	90% after ded.	60% after ded.
Skilled Nursing Facility	80% after ded. (60 visits per year)	60% after ded. (60 visits per year)	90% after ded. (60 visits per year)	60% after ded. (60 visits per year)	80% after ded. (60 visits per year)	60% after ded. (60 visits per year)	90% after ded. (60 visits per year)	60% after ded. (60 visits per year)
Home Health Care	80% after ded. (60 visits per year)	60% after ded. (60 visits per year)	90% after ded. (60 visits per year)	60% after ded. (60 visits per year)	80% after ded. (60 visits per year)	60% after ded. (60 visits per year)	90% after ded. (60 visits per year)	60% after ded. (60 visits per year)
Mental Illness/Substance Abuse								
Inpatient	80% after ded.	60% after ded.	90% after ded.	60% after ded.	80% after ded.	60% after ded.	90% after ded.	60% after ded.
Outpatient	\$30 copay	60% after ded.	\$35 copay	60% after ded.	\$30 copay	60% after ded.	\$35 copay	60% after ded.
Prescription Drugs								
Rx Deductible for Tier 2 and 3	\$50/\$150 deductible for Tier 2 and 3		\$50/\$150 deductible for Tier 2 and 3		\$50/\$150 deductible for Tier 2 and 3		\$50/\$150 deductible for Tier 2 and 3	
Retail - 30/31 day supply	30 day supply	30 day supply	30 day supply	30 day supply	30 day supply	30 day supply	30 day supply	30 day supply
Tier 1	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15
Tier 2	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30
Tier 3	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60
Tier 4 (\$2500 max annual cost share)	25%	25%	25%	25%	25%	25%	25%	25%
Out of Network coinsurance applied after in-network coinsurance or copayment	N/A	30%	N/A	30%	N/A	30%	N/A	30%
Mail Order - 30/90 day supply Level 1, Level 2 & Level 3	90 day supply 2x retail	N/A	90 day supply 2x retail	N/A	90 day supply 2x retail	N/A	90 day supply 2x retail	N/A
<b>Monthly Employee Contributions</b>					<b>Monthly Increase</b>		<b>Monthly Increase</b>	
Employee Only	\$79.13		\$108.63		\$79.13		\$108.63	
Employee + Spouse	\$157.00		\$225.07		\$157.00		\$225.07	
Employee + Child(ren)	\$149.21		\$213.89		\$149.21		\$213.89	
Employee + Family	\$250.63		\$359.31		\$250.63		\$359.31	

### SAHA 2018 Proposed Dental Benefits

	SAHA Dental PPO 2017	SAHA Dental PPO 2018	
<b>Calendar Year Deductible</b>	<b>PPO</b>	<b>PPO</b>	
Individual	\$50	\$50	
Family	\$150	\$150	
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<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	
	<b>2017</b>	<b>2018</b>	<b>Monthly Increase</b>
<b>Monthly Employee Contributions</b>			
Employee Only	\$13.01	\$13.01	\$0.00
Employee + Spouse	\$28.33	\$28.33	\$0.00
Employee + Child(ren)	\$35.51	\$35.51	\$0.00
Employee + Family	\$51.27	\$51.27	\$0.00



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

**RESOLUTION 5741, IN SUPPORT OF DISSOLVING AND TERMINATING THE SAN ANTONIO HOMEOWNERSHIP OPPORTUNITIES CORPORATION, A TEXAS NONPROFIT CORPORATION, IN ACCORDANCE WITH THE TEXAS BUSINESS ORGANIZATIONS CODE**



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



**Timothy E. Alcott**  
**Real Estate and Legal Services Officer**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5741, in support of dissolving and terminating the San Antonio Homeownership Opportunities Corporation, a Texas nonprofit corporation, in accordance with the Texas Business Organizations Code.

**FINANCIAL IMPACT:**

Minimal.

**SUMMARY:**

The San Antonio Homeownership Opportunities Corporation (Nonprofit Corporation) and the San Antonio Housing Facility Corporation (SAHFC) are component units of the Housing Authority of the City of San Antonio (SAHA).

The Nonprofit Corporation was formed under Texas law on April 9, 1992, as a nonprofit corporation. At the time of formation, a governing board was formed and assets were conveyed to the entity for the purpose of creating affordable housing. Since 1992, however, the entity has lay dormant and been without activity. As such, the entity currently has no active directors on its board of directors.

In order to wind-up, dissolve and terminate the Nonprofit Corporation, in accordance with applicable provisions of the Texas Business Organizations Code, and convey and actively manage the assets currently held by the Nonprofit Corporation, the entity must be revived and assign governing persons for the Nonprofit Corporation and commence the wind-up process.

This can be accomplished by appointing Directors and Officers who will then be authorized to take action in accordance with the Code to convey assets owned by the Nonprofit Corporation to SAHFC and to wind-up, dissolve and terminate the Nonprofit Corporation.

The recommended measures provide for the complete termination and winding up of the Nonprofit Corporation and the distribution of all the Nonprofit Corporation's assets in accordance with the Code.

**STRATEGIC GOAL:**

Strategically expand the supply of affordable housing.

**ATTACHMENTS:**

Resolution 5741

**San Antonio Housing Authority  
Resolution 5741**

**RESOLUTION 5741, IN SUPPORT OF DISSOLVING AND TERMINATING THE SAN ANTONIO HOMEOWNERSHIP OPPORTUNITIES CORPORATION, A TEXAS NONPROFIT CORPORATION, IN ACCORDANCE WITH THE TEXAS BUSINESS ORGANIZATIONS CODE**

Pursuant to the Texas Business Organizations Code (Code), the undersigned hereby agree to and adopt the following resolutions:

**WHEREAS**, San Antonio Homeownership Opportunities Corporation, a Texas nonprofit corporation (Nonprofit Corporation) currently has no active directors (Directors) on its board of directors; and

**WHEREAS**, the undersigned desire to serve as the Directors of the Nonprofit Corporation and elect officers of the Nonprofit Corporation; and

**WHEREAS**, the Director's desire to cease doing business, wind-up, dissolve and terminate the Nonprofit Corporation in accordance with applicable provisions of the Code; and

**WHEREAS**, as part of the winding up process, the Directors shall convey the real estate owned by the Nonprofit Corporation located at 131 Claremont, San Antonio, Texas and 401 Warren, San Antonio, Texas, together with furniture, fixtures, equipment and other personal property located thereon (collectively, Real Estate) by deed and assignment to San Antonio Housing Facility Corporation, a Texas nonprofit corporation (SAHFC). The conveyance of the Real Estate to SAHFC will be referred to herein as the Conveyance; and

**WHEREAS**, the Nonprofit Corporation and SAHFC are component units of the Housing Authority of the City of San Antonio; and

**NOW, THEREFORE, BE IT RESOLVED** that the undersigned consent to serve and are hereby appointed as Directors of the Nonprofit Corporation:

- Class I Directors: Commissioner Charles Clack and Commissioner Marie R. McClure
- Class II Director: Commissioner Dr. Morris A. Stribling
- Class III Directors: David Nisivoccia, Muriel Rhoder, and Ed Hinojosa

**FURTHER RESOLVED**, that the following named individual is elected as an officer of the Nonprofit Corporation (Officer) and shall serve until his successor is elected and qualified:

- Chairman of the Board: Dr. Morris A. Stribling

**FURTHER RESOLVED**, that the Nonprofit Corporation shall cease doing business, wind-up, liquidate, dissolve and terminate its existence in an orderly manner in accordance with the applicable provisions of the Code; and

**FURTHER RESOLVED**, that the Officer shall cause written notice by registered or certified mail of the Nonprofit Corporation's intention to terminate to be mailed to each known creditor of and claimant against the Nonprofit Corporation, if any; and

**FURTHER RESOLVED**, that the Officer shall proceed to collect the remainder of the Nonprofit Corporation's assets, convey and dispose of the Nonprofit Corporation's properties, pay, satisfy or discharge its liabilities and obligations, or make adequate provisions for payment and discharge thereof, and do all other acts required to liquidate and windup the Nonprofit Corporation's business and affairs; and

**FURTHER RESOLVED**, that after paying or discharging all of the Nonprofit Corporation's obligations, or making adequate provisions for payment and discharge thereof, the Officer shall cause the Nonprofit Corporation to distribute the remainder of the Nonprofit Corporation's assets, either in cash or in kind, to SAHFC; and

**FURTHER RESOLVED**, that as part of the winding-up process, the Nonprofit Corporation is authorized and directed to complete the Conveyance of the Real Estate to SAHFC, and to execute all documents necessary to complete the Conveyance of the Real Estate to SAHFC; and

**FURTHER RESOLVED**, that the Officer of the Nonprofit Corporation be, and hereby is, authorized and directed to file a Certificate of Termination with the Secretary of State of the State of Texas; and

**FURTHER RESOLVED**, that the actions provided for in the foregoing resolutions providing for the complete termination and winding up of the Nonprofit Corporation and the distribution of all the Nonprofit Corporation's assets be commenced immediately, and that the Nonprofit Corporation's subsequent termination and the distribution of all its assets be completed as soon as practicable; and

**FURTHER RESOLVED**, that the Officer be, and hereby is, authorized, empowered, and directed, in the name and on behalf of the Nonprofit Corporation, to take such actions and to execute and deliver such documents and instruments as may be necessary to carry the foregoing resolutions into effect; and

**FURTHER RESOLVED**, that this Unanimous Consent may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts together shall constitute one and the same instrument; provided further that facsimile, pdf, scanned, j-peg or other digital signatures are acceptable for the execution of this Unanimous Consent and shall be deemed an original signature.

**Passed and approved the 7th day of September 2017.**

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


**Attested and approved as to form:**

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**David Nisivocchia**  
**President and CEO**

**MEMORANDUM**

To: Board of Commissioners

From: David Nisivoccia, President and CEO 

Presented by: Ed Hinojosa, Chief Financial Officer; Thomas Roth, Director of Asset Management

RE: Update and discussion regarding the authorization to offer for sale at current appraised value, via MLS, approximately 1.35 acres of vacant commercially zoned land, 0.94 acres of land zoned R6 and a 2.31 acre parcel containing a 9,309-square foot vacant office building

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**SUMMARY:**

As part of the five-year Asset Management Plan, SAHA staff has identified real estate assets that are not critical to its mission or Strategic Plan. At this time, SAHA staff has identified a contiguous land assemblage of approximately 4.6 acres (1.35 acres are owned by San Antonio Housing Facility Corporation (SAHFC) and 3.25 acres are a Public Housing asset). The Public Housing parcel includes a 9,309-square foot office building, which previously served as the administration building for the former East Terrace Public Housing development. The East Terrace property was razed to make room for the construction of affordable, single-family homes in conjunction with a Hope VI HUD grant. Additionally, during this time, SAHA constructed the following Public Housing developments:

Springview Family	186 units
Springview Senior	40 units
Springview Townhomes	17 units

The aforementioned projects were completed, and approximately 120 single-family homes were built before funding was depleted. Consequently, the final phase for the single-family home project was never constructed. In 2014, approximately, 12.02 acres of the land was sold to the developer of the Eastside IDEA School. An additional 2.52 acres is currently under contract for sale to the IDEA school. The former East Terrace administration building has been vacant for many years and has fallen into disrepair and is uninhabitable. The last evaluation performed by SAHA's Construction Services Department estimated the cost to cure the deferred maintenance at approximately \$450,000.00.

**PROPOSED ACTION:**

The Eastside of San Antonio is experiencing resurgence due in part to the implementation of the HUD Choice Neighborhood Grant by SAHA and its community partners. There has been a continuing appreciation of real estate values in the geographic area within and surrounding the Choice Neighborhood and Promise Zone footprint. Therefore, staff believes it would be prudent to submit a disposition application to HUD for approval to sell the two public housing parcels, in conjunction with the adjoining parcel, which is owned by SAHFC. A discussion with SAHA's approved commercial broker, Dennis Cano, of Cano & Cano confirmed a larger parcel, which

includes frontage on Commerce Street, would enhance the marketability and potential sales price of the assemblage. However, staff seeks approval to consider offers for individual parcels of the assemblage if offers are received in an amount greater than the current appraised value.

At this time, SAHA staff is seeking authorization to submit a disposition application to HUD for the two Public Housing owned parcels. Upon receipt of HUD approval, SAHA will list all three parcels for sale with Cano & Cano. The latest appraisal dated July 26, 2016, valued the SAHFC parcel at \$100,000.00 and the SAHA-owned land and administrative building at \$369,555.00. All sale proposals will be submitted to the Operations and Choice Neighborhood Committee and full Board for approval.

**FINANCIAL IMPACT:**

Based on the current appraised values, the net sale proceeds are estimated at \$432,000.00. Proceeds will be used to fund capital repairs outlined in the five-year capital plan for properties in the Beacon Portfolio (SAHFC portion of net sale proceeds) and Public Housing assets (Public Housing portion of net sale proceeds).

**STRATEGIC OBJECTIVE:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENTS:**

Site Map





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