BOARD OF COMMISSIONERS

SAHA | SAN ANTONIO HOUSING AUTHORITY
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Operations and Choice Neighborhood Committee Meeting
February 16, 2017

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Creating Dynamic Communities Where People Thrive

BOARD OF COMMISSIONERS

Chairman	Vice-Chairman	Commissioner	Commissioner	Commissioner	Commissioner	Commissioner
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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, February 16, 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.

2. Presentation
   - Procurements for Housing Authorities (Steven Morando, Director of Procurement and General Services)

CHOICE NEIGHBORHOOD

3. Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood (Timothy E. Alcott, Development Services and Neighborhood Revitalization Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization; Arrie Porter, Senior Manager of Choice Neighborhood Program; Lori Hall, Real Estate and Homeownership Assistant Director; Adrian Lopez, Director of Community Development Initiatives)

OPERATIONS

4. Consideration and appropriate action regarding Resolution 5707, authorizing the award of a contract for Castle Point Apartments burned units' rehabilitation to Geofill Material Technologies, LLC DBA Geofill Construction (SBE) for an amount not to exceed $1,137,361.70 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)

5. Consideration and appropriate action regarding Resolution 5710, authorizing the award of contracts for Real Estate Appraisal Services to the following companies: Noble Appraisers, Inc. and The M.C. Glen Company, each for an annual cumulative amount not to exceed $50,000.00 for a period of one year with the option to renew for four additional one-year terms (Steven Morando, Director of Procurement and General Services; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

6. Consideration and appropriate action regarding Resolution 5712, authorizing Franklin Development Properties, Ltd. as developer of Artisan at Potranco transaction including: (i) execution of all documentation necessary to carry out transaction; (ii) authorizing the San Antonio Housing Facility

Corporation to serve as prime contractor; (iii) to enter into the agreement of limited partnership for Artisan at Potranco; and (iv) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith (Timothy E. Alcott, Development Services and Neighborhood Revitalization Officer; Ramiro Maldonaldo, Senior Development Planning Manager)

7. Consideration and appropriate action regarding Resolution 5713, authorizing Franklin Development Properties, Ltd. as developer of Artisan at Old Tezel Road transaction including: (i) execution of all documentation necessary to carry out transaction; (ii) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (iii) To enter into the agreement of limited partnership for Artisan at Old Tezel Road; and (iv) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith (Timothy E. Alcott, Development Services and Neighborhood Revitalization Officer; Ramiro Maldonaldo, Senior Development Planning Manager)

8. ***Closed Session:**
   Real Estate/Consultation with Attorney
   Deliberate the management, purchase, exchange, lease or value of certain real properties and obtain legal advice regarding related legal issues pursuant to Texas Government Code Sec. 551.072 (real property) and Texas Government Code Sec. 551.071 (consultation with attorney).
   - Victoria Commons
   - SAHA applications for tax credit funding

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."

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Procurements for Housing Authorities

February 16, 2017

Source Laws

- 24 CFR
- State and Local Laws
- Case Law

Processes and Procedures

- **HUD Procurement Handbook 7460.8 Rev 1**
  - Procedures for Public Housing Agencies

- **PHA's Procurement Policy**
  - Authority of the CEO
  - Duration of Contracts
  - Section 3 Policy
  - SWMBE Policy

Basic Premises

- All procurements must be handled consistent with law/policy and proper documentation must be maintained
- When faced with conflicting procurement laws (HUD, State, and Local), SAHA has to adhere to the most stringent of those
- Professional Services contracts are subject to the same procurement regulations, even though they are not covered by state law

Covered Purchases

- All procurements for goods and services are covered under our procurement policy
- **Micro Purchases** (not exceeding $2,000 in the aggregate)
- **Small Purchases** (over $2,000 but not exceeding $50,000 in the aggregate)
- **Purchases exceeding $50,000 in the aggregate**
- **General -** award to lowest responsive and responsible bidder or highest rated respondent, depending on the procurement method utilized

Additional Solicitation Terms

- **Formal** - contracts in excess of $50,000 must be formally advertised to allow any firm the opportunity to review and respond

- **Informal** - contracts of $1 - $50,000 may be solicited several methods which are less formal. This threshold amount is also our Contracting Officer's approval authority.

- **Historically Underutilized Businesses (HUB)** - solicitations between $3,000 - $50,000 - State Law requires us to give at least two (2) local State of Texas certified HUB firms an opportunity to submit quotes

Types of Solicitation

- Invitation for Bids (IFB)
- Request for Proposals (RFP)
- Noncompetitive Proposals
- Request for Qualifications (RFQ)

Invitation for Bids

- Awarded to the most responsive, responsible bidder at lowest price

- Preferred method for construction procurements, purchase of commodities and certain services
  - Need complete and adequate specifications
  - Two or more firms available to do the work
  - Selection can be made primarily on price

- Small Purchases

Request for Proposals

- Used when it is impractical for sealed bids
- When the contemplated work cannot always be described in sufficient detail
- If it is decided that factors other than just price should be evaluated to determine the contract vendor
- The RFP should clearly identify the importance of price compared to the other factors (weights for each evaluation criteria)
- Used for law firms and other services

Non-competitive

- Available from only one source
- Interlocal agreements
- Immediate emergency
- Prior authorization from HUD

Request for Qualifications

- Competitive Process
  - Architects and Engineers, Real Estate Appraisers, Land Surveyors, Bond Counsel, among others
- Identify general work requirements
- Schedule interviews
- Selection based on qualifications; pricing is not included in the evaluation criteria; price negotiated <u>after</u> selection of most qualified firm
- If no deal, go to the next highest rated, qualified firm

Common Pitfalls

- No preference allowed for local vendors - cannot provide additional evaluation rating points or adjust pricing in favor of a local vendor
  - Exception is provided for resident-owned businesses (“Section 3 Business Concerns”)

- No Cost-Plus-Percentage of Cost
  - Can have Cost-Plus-Fixed-Fee

- SWMBE - no scoring or pricing advantage can be given to a respondent based solely on the firm’s SWMBE status

Common Pitfalls

- Avoid auto-renewal contracts - limited to total contract term of five (5) years - per HUD guidelines
- Changes exceeding 25%
- Split purchasing to avoid threshold requirements and the need to consider “aggregation” issues

Procurement Strategies

- Use the contracts of other government agencies
- Consideration of past practices (internally and externally)
- Standardization of solicitation and contract documents
- Centralized Procurement Authority
- Planning to avoid emergency purchases
- Contracts with governmental entities

SAHA found success with . . .

- Utilizing TxMas, DIR, State of Texas term contracts, nationwide co-operative purchasing contracts and other contracts allowable for its use
- Drafting its own General Terms and Conditions
- Drafting own Management Services Agreements
- Increasing vendor warranty period
- Providing Section 3/SWMBE information at pre-submittal meetings

SAHA Challenges

- Increasing vendor pool to generate more responses to SAHA solicitations and create a more competitive process
- Lowering the cost of goods and services while maintaining a high level of quality
- Increasing SWMBE participation
- Increasing the number of SAHA certified Section 3 Business Concerns
- Building capacity and economic opportunity

San Antonio Housing Authority **February 16, 2017**

MEMORANDUM

To: Operations and Choice Neighborhood Committee

From: David Nisivoccia, President and CEO

Presented by: Timothy E. Alcott, Development Services and Neighborhood Revitalization Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization; Arrie Porter, Senior Manager of Choice Neighborhood Program; Adrian Lopez, Director of Community Development Initiatives

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

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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 United States Housing and Urban Development (HUD) Department on both a quarterly and annual basis.

SAFETY–BYRNE GRANT		
Objectives/Metrics	Accomplishments	FY 2017 Target
General	The BCJI Grant was extended to March 31, 2017, to allow current and future activities to continue. Staff is working with the Department of Justice to implement additional activities with BCJI funds before the new March 31, 2017, deadline.	N/A
Resurgence Collaborative	Advantage Life Coaching became a Resurgence Collaborative partner and has held one-on-one and group life coaching and cognitive-behavioral change sessions for probationers at the Barbara Jordan Center. Community Alliance for Traffic Safety has also become a Resurgence Collaborative partner and held one week-long “Texas Drug Offender Education Program” and one three-day “Texas DWI Education Program” in December for Resurgence Collaborative clients.	N/A
Community Engagement Patrols (CEP)	The CEP program continues to receive positive response from businesses, customers and residents in the targeted hot spots. As of Jan. 13, 89 patrol days have occurred for 661 positive “contacts” and 140	N/A

Objectives/Metrics	Accomplishments	FY 2017 Target
	pedestrian stops. The patrols are funded to continue until February 2017.	
Group Violence Intervention (GVI)	The Group Violence Intervention Program began on Dec. 1, 2016. The program is administered by San Antonio Fighting Back and funded by the San Antonio Police Department (SAPD). The SAHA Byrne Grant paid for security at a Dream Week Event hosted by the Group Violence Intervention program. The program consisted of a documentary screening followed by a panel that included SAPD Chief McManus, District Attorney LaHood, Dr. Drennon of Trinity University, Special Agent Combs of the San Antonio FBI Office, and others. GVI staff is working with SAPD to implement a Drug Market Intervention within the Choice Neighborhood targeting open-air drug market activity. This strategy was funded by the Byrne Grant, and was conducting operations in December to identify street-level narcotics sellers. The anticipated "Call-in" of eligible drug dealers will occur within Q1 of 2017.	N/A
Growing Gevers	The bike racks purchased by the Byrne Criminal Justice Innovation Grant have been installed at Washington Elementary School and Wheatley Middle School. The "Walking School Bus" banners have also been delivered to Washington Elementary.	N/A
PEOPLE		
FAMILIES CASE-MANAGED		
Objectives/Metrics	Accomplishments	FY 2017 Target
Baseline in 2013	Of 293 Households, 201 Households lived at Wheatley Courts at time of relocation, and 92 families were added by HUD, because they were residents that lived in Wheatley Courts after the grant application and moved out of Wheatley Courts prior to relocation.	N/A

Objectives/Metrics	Accomplishments	FY 2017 Target
180 families eligible for case management	141 households are receiving housing assistance and *case management 20 families are receiving housing assistance but are inactive in case management 13 households are receiving housing assistance but have not been responsive to case management 6 households are not receiving housing assistance but are being case managed **Case Management-Households who have agreed to participate in capacity building activities.*	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 of the Housing Authority and neighborhood news.
138 families have been deducted due to evictions, abandonment, leaving after a 30-day notice had been given to SAHA, and death of head of household	N/A	N/A
EMPLOYMENT		
Objectives/Metrics	Accomplishments	FY 2017 Target
Baseline In Sept 2013 55	2016 Qtr 4 HUD Metric Report	Baseline Increased 35 percent
***Able-bodied Residents: 117** * Individuals between the ages of 19-65 years of age and not disabled.	**71** (40 full-time and 31 part-time) Urban Strategies case management services is a direct cause of the employment retention and attainment for all 71 employed residents. **11 of the 71 employed residents are also in training**. **26** Residents are in training Number of placed in jobs within 3 months of completion of training: **2** **31** able-bodied former Wheatley residents are unengaged.	

Objectives/Metrics	Accomplishments	FY 2017 Target
Jobs Plus East (JPE)	Jobs Plus has provided outreach to over 107 households through various community engagement activities. The program now has 110 adult members; 48 adult members are currently working, and 21 of those gained employment through participation in Jobs Plus. As of December 2016, there are 34 members currently participating in general and career pathway training. Jobs Plus has gained momentum in outreach and recruitment through partnering closely with Goodwill Industries and the Eastside Promise collaborative. There are currently 78 “dual-gen” households enrolled; 45 of which enrolled in the fourth quarter of 2016. The client who was accepted to the Rackspace Open Cloud Academy Network Administrator training program has been successful in completing her curriculum. Her certification exam is expected to be completed by the first week of February. Jobs Plus staff will continue to provide employment supports as she transitions to the East Meadows Community. Three former Jobs Plus Community Coaches have transitioned out of employment with Jobs Plus. One works part-time as a childcare provider at Ella Austin Community Center while attending St Philip’s College part-time, another now attends St Philip's College, and the third has temporary full-time employment through Tri Starr Personnel at the Mirasol Homes property management office. 12 Jobs Plus families are receiving childcare services paid through the partnership with United Way/Eastside Promise Neighborhood. This allows the parents in these households to attend work, adult basic education, and/or vocational training.	

Objectives/Metrics	Accomplishments	FY 2017 Target

URBAN STRATEGIES TRAINING METRICS		
Objectives/Metrics	Accomplishments	FY 2017 Target
26: residents enrolled in job training 1: Resident who was placed in employment after training	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	
HEALTH		
Baseline of the number of residents without health insurance in September 2013 99: residents fall within the Medicaid gap	The number of residents who have seen a doctor in the last 12 months has decreased to 54 due to better health management. Resident services have been expanded by University of the Incarnate Word to include dental services and mental health counseling.	
EDUCATION		
Education Liaison will be developing a deeper relationship with San Antonio ISD to collaborate on the re-occupancy of families and addressing their needs around academic achievement. Four family engagement events will occur once a quarter in 2017. These events will make learning fun for both the parent and child and focus on literacy and math activities. The first one was held from 11 a.m. to 1 p.m. on Feb. 4 at Wheatley Middle School and had a Super Bowl theme. University of Texas at San Antonio college students began tutoring sessions with 20 to 30 second through sixth grade students on Feb. 8. Sessions will occur once a week through April 12, with a family celebration on the last day of service.		
Narrative: A resident working with Urban Strategies left employment to pursue education. Upon ending temporary employment, the resident began registration and enrollment to enter St. Philip's College in pursuit of a two-year Culinary Arts Degree.		

HOUSING		
Objectives/ Metrics	Accomplishments	FY 2017 Target
Administrative	Choice HUD Budget Revision No. 7 was approved by HUD on Dec. 15, 2016. Choice HUD Budget Revision No. 8 will request that	

Objectives/Metrics	Accomplishments	FY 2017 Target
	additional funds be spread in 1405 Community and Supportive Services (CSS).	
Relocation	Of the 66 families originally returning to East Meadows, 55 have begun the process of completing applications for return. To date, six families have received keys and/or appointments to return. Urban Strategies and McCormack Baron Management continue to offer the right-to-return priority to former residents. (Option to return remains an option for former residents).	
Demolition	**Phase II - 2 ½ Blocks** Demo Project is 100 percent complete.	
Replacement Housing	**Phase I (208 Units)** Sutton II (The Park at Sutton Oaks): The development as a whole is 94 percent occupied.	
Replacement Housing	**Phase II Multi-Family Housing (215 Units)** As of January 2017, the latest data available, the project is estimated to be at 88 percent complete. All Block A Buildings have received a Certificate of Occupancy (CoO) and/or a Temporary Certificate of Occupancy (TCO). Buildings No. 10, No. 11, No. 12 and No. 1 have been turned over to MBS Management. The contractor is in the process of applying to the City of San Antonio for the purpose of converting Buildings No. 4 and No. 7 TCO's to Permanent Certificates of Occupancy. Buildings No. 2, No. 3, No. 8 and No. 9 are next on the list for final inspection. All buildings, exteriors and the parking lot are being punched out. Landscaping and site amenities are in process. All Block B Buildings have received a TCO. The Contractor is in the process of applying to CoSA for the purpose of converting Buildings No. 13, No. 16, No. 19 and No. 22 TCO's to Permanent Certificates of Occupancy. All buildings, exteriors and the	

Objectives/Metrics	Accomplishments	FY 2017 Target
	parking lot are being punched out. Landscaping and site amenities are in progress. All Block D Buildings have received TCO's. Buildings No. 37 and No. 38 are having exterior siding and masonry installed. Windows are being removed and waterproofed. Interiors are being finalized for MEPs in preparation to begin installing drywall. The Contractor is in the process of relocating fire sprinkler piping at balconies and relocating sprinkler heads at fur-downs in corridor and applying to convert Buildings No. 32 and No. 35 TCO to Permanent Certificate of Occupancy. All Block C Buildings have received a TCO. The Contractor is in the process of relocating fire sprinkler piping at balconies and relocating sprinkler heads at fur-downs in corridor and applying to convert Buildings No. 26 and No. 29 TCO's to Permanent Certificates of Occupancy. All buildings, exteriors and the parking lot are being punched out. Landscaping and site amenities in progress.	
Replacement Housing	**Phase III Senior Building (80 Units)** HUD final approval was received Sept. 28, 2016, and the project financing closed on Sept. 30, 2016. Notice to Proceed was issued to Cadence McShane on Sept. 30, 2016. Construction started in October 2016. The installation of underground plumbing pipes is completed. The concrete pour for the first portion of the building slab is complete. The contractor is preparing the second portion for pouring. The overall project is at 10.42 percent complete. The project is currently on schedule.	
Replacement Housing	**Phase IV Multi-Family Housing (117 Units)** SAHA has approved RPGA architects contract for East Meadows Project. To date, 21 percent of predevelopment budget has been expended.	

Objectives/Metrics	Accomplishments	FY 2017 Target
	A conference call was held with MBS and SAHA on Jan. 23 to discuss the application checklist. SAHA will review preliminary/design development floor plans at the February 2017 meeting. Four support letters from four community organizations have been forward to tax credit consultant for review. One letter from 100 Black Men has been approved by the consultant. TDHCA 2017 9 percent tax credit pre-application schedule: The pre-application has been completed, as well as the pre-application delivery. SAHA is in the process of completing the full application by the March 1 delivery date deadline.	
Replacement Housing	**Public Improvements Construction** All sidewalks, curbs and ramps on Gabriel and Lamar streets have been completed. 85 percent is completed on Hudson Street, 70 percent is completed on Mittman Street, and 80 percent is completed on Hays Street between Hudson and Mittman streets. Asphalt work is completed on Gabriel Street, between Gevers and Hudson streets, on Mittman Street, between Lamar and Gabriel streets, on Lamar Street, between Gevers and Hudson streets, on Hudson Street, between Gabriel and Hays streets, as well as on Gevers Street, between Gabriel and Lamar streets. Landscaping work is ongoing on Lamar, Mittman, Gabriel and Gevers streets. Sewer and water main work was completed on Gabriel, Hays, Mittman, Hudson, Gevers and Lamar streets. The construction team has successfully coordinated the public improvement	

Objectives/Metrics	Accomplishments	FY 2017 Target
	construction with CoSA, SAWS and utility company representatives. The TDHCA deadline for buildings to be placed in service has been met.	
Non-Replacement Housing	**Phase I** Sutton II (The Park at Sutton Oaks) – 208 units were complete as of June 17, 2014. Of the 208 units, 159 non-replacement units were created. Of those 159 units, 46 are market rate units and 113 units are affordable. The property is currently 94 percent occupied and 97 percent pre-leased. Six families moved in on Jan. 27.	

NEIGHBORHOOD		
CRITICAL COMMUNITY IMPROVEMENTS (CCI)		
Administrative– CCI Plan		Neighborhood Coffee was held on Jan. 25, 2017, and about 25 people attended.
Objectives/Metrics Strategies	**Accomplishments**	**FY 2017 Target**
Infill - Vacant Lots	Staff has secured eight properties in Target Area I. Phase II Target Area locations have been determined and environmental reports are underway. DHR Architects are to hold a half-day meeting to discuss new house designs.	Reduce the number of vacant and abandoned properties in the Choice footprint and build 40 new homes.
Owner Occupied Rehab	Merced Housing Texas mailed packets to homeowners on Jan. 31. One homeowner has completed an application. Merced has hired a Rehab Specialist.	Rehabilitate 27 homes in Choice footprint
Business Facade Restoration	The application process for Choice Facade grants has resumed. The Deadline for Application submission was in January. The SAGE board will review and make awards in February. Four new applications are anticipated.	Award up to 12 grants for qualifying businesses
Urban Farm	An application for rezoning of the property was submitted to the City of San Antonio. The Zoning Commission approved the	Develop Urban Farm in the Footprint

Objectives/Metrics	Accomplishments	FY 2017 Target
	rezoning Dec. 19, 2016, and will go to City Council for final approval in February 2017.	
Veterans Center	Structural steel, joist and decking is complete. Mechanical and electrical slab rough is in progress. The first floor slab on the metal deck is in place. Wood frame repairs are in progress. Prep for the second floor slab on the metal deck is in progress. SpawGlass is maintaining shoring, fences, sweeping streets and daily housekeeping at all areas.	Economic Opportunity
Neighborhood Beautification	Planting of neighborhood trees are anticipated to begin in March around the Washington Elementary school campus. Trees will be planted along the area where parents line up in the afternoons to pick up their children. There is a possibility of trees being donated by COSA. Staff is meeting to discuss details.	Public Service and Amenities
ENHANCE PUBLIC INFRASTRUCTURE		
Public Improvements (Streets/Sidewalks/ Curbs)	N/A	As a part of the $6 million CoSA allocation, TIRZ monies in the amount of $300,000 were set aside for lighting. Staff toured the neighborhood with CoSA to look at possible placement of lights. CoSA is following up with CPS Energy and will schedule follow up process meetings.

REQUESTED ACTION:
None

FINANCIAL IMPACT:
None at this time.

ATTACHMENTS:
None

SAN ANTONIO HOUSING AUTHORITY **February 16, 2017**

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5707, AUTHORIZING THE AWARD OF A CONTRACT FOR CASTLE POINT BURNED UNITS' REHABILITATION TO GEOFILL MATERIAL TECHNOLOGIES, LLC, DBA GEOFILL CONSTRUCTION (SBE) FOR AN AMOUNT NOT TO EXCEED $1,137,361.70

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 5707, authorizing the award of a contract for Castle Point burned units' rehabilitation to Geofill Material Technologies, LLC, dba Geofill Construction (SBE) for an amount not to exceed $1,137,361.70.

SUMMARY:
Castle Point Apartments, a development within the Beacon Communities portfolio, was acquired in 1993 by the San Antonio Housing Authority. This is a family apartment community located in north central San Antonio that consists of 18 residential two-story buildings, one laundry room and a maintenance shop. There are a total of 220 units consisting of 24 efficiency apartments, 136 one-bedroom apartments, 44 two bedroom medium apartments, and 16 large two-bedroom apartments.

On Sept. 1, 2016, (Item 5), SAHA Board of Commissioners approved the award of a construction contract to Geofill Material Technologies, LLC, dba Geofill Construction, for Castle Point burned units' rehabilitation, and the contract was subsequently executed. However, at the pre-construction meeting the contractor realized they did not bid on a major portion of the scope of work involving exterior removal and replacement of the exterior of the building finishes. Although the original drawings called for only half of the building to receive these exterior improvements, an addendum was issued during bidding time indicating that contractors were to bid the project with full exterior improvements. Geofill Material Technologies overlooked this change, submitted an incomplete bid, and later submitted a written request to withdraw their bid. SAHA agreed to cancel the contract and eventually re-bid the project, with the appropriate changes made to the construction documents.

SAHA requires the services of a general contractor to provide building envelope repairs, exterior improvements and comprehensive fire damage repairs to eight units in building 6, including units 601 through 604, and units 613 through 616.

On Jan. 10, 2017, SAHA issued an "Invitation For Bids" (IFB) #1701-909-62-4616 for Castle Point burned units' rehabilitation which closed on Jan. 31, 2017. The IFB was published on SAHA's website, Electronic State Business Daily (ESBD), The Hart Beat, La Prensa, various other venues and direct solicited to contractors. A total of three bids were received in response to the IFB: All Pro General Construction (DBE, ESBE, HABE, MBE, SBE, Section 3 Business);

Cleanology Service & Supply (ABE, ESBE, MBE, SBE); and Geofill Material Technologies, LLC, dba Geofill Construction (SBE). All bids were evaluated on "Best Value" to include: 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, Geofill Material Technologies, LLC, dba Geofill Construction, is the lowest responsive and responsible bidder and is, therefore, recommended for contract award.

Geofill Material Technologies, LLC, dba Geofill Construction was established in 2003 and is located in Schertz, Texas, with a field office in Houston, Texas. This contractor has been certified as a SBE by the South Central Texas Regional Certification Agency. They are a general contractor and construction company providing services in Texas, Louisiana, Mississippi and Florida. Their expertise extends to residential, commercial and multi-story construction projects to include: construction management services; new construction; rehabilitation and renovations; large and catastrophic loss; roofing; life and safety repairs; interior rehabilitation and finish out; in house heating and cooling repairs and replacement; energy audits; and weatherization. They have received prior awards from SAHA for Repair and Replace Roofs at HB Gonzalez; Pecan Hill Re-Roof; Replace Roofs at Westway Apartments; Fair Avenue Burn Units Reconstruction; Repairs at Gus Garcia and Towering Oaks; Repair and Replace Roofs at Sun Park; 10145 Galesburg Reconstruction; H.B. Gonzalez Structural and Foundation Repairs; and Unit Make Ready. They have also worked with the following housing authorities: Bexar County Housing Authority; McAllen Housing Authority; Floresville Housing Authority; and Stockdale Housing Authority. Their San Antonio, Texas, clients include: Starr Properties, Lynd Co., United Apartment Group, and American Opportunity For Housing.

Contract oversight will be provided by Hector Martinez, Director of Construction Services and Sustainability, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance Report on a monthly basis and monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan.

FINANCIAL IMPACT:
The cost for the building repairs and exterior improvements to the fire damaged units is not expected to exceed an amount of $1,137,361.70 that includes a base bid amount of $840,396.42, plus unit prices in the amount of $97,705.00, plus alternates in the amount of $9,700.00, and a 20 percent contingency of $189,560.28, which will only be used as necessary. The funding source for this project is casualty loss proceeds and operations.

ATTACHMENTS:
Resolution 5707
Company Profile
Bid Tabulation
Advertisement List
Map of Property Location
Picture of Property

San Antonio Housing Authority
Resolution 5707

RESOLUTION 5707, AUTHORIZING THE AWARD OF A CONTRACT FOR CASTLE POINT BURNED UNITS' REHABILITATION TO GEOFILL MATERIAL TECHNOLOGIES, LLC, DBA GEOFILL CONSTRUCTION (SBE) FOR AN AMOUNT NOT TO EXCEED $1,137,361.70

WHEREAS, on Jan. 10, 2017, SAHA issued an "Invitation For Bids" (IFB) #1701-909-62-4616 for Castle Point burned units' rehabilitation, which closed on Jan. 31, 2017; and

WHEREAS, a total of three bids were received in response to this solicitation; and

WHEREAS, Geofill Material Technologies, LLC, dba Geofill Construction, is the lowest responsive and responsible bidder and is, therefore, recommended for contract award; and

WHEREAS, the cost for the building repairs and exterior improvements to the fire damaged units is not expected to exceed an amount of $1,137,361.70 that includes a base bid amount of $840,396.42, plus unit prices in the amount of $97,705.00, plus alternates in the amount of $9,700.00, and a 20 percent contingency of $189,560.28, which will only be used as necessary. The funding source for this project is casualty loss proceeds and operations; 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 5707, authorizing the award of a contract for Castle Point burned units' rehabilitation to Geofill Material Technologies, LLC, dba Geofill Construction (SBE), for an amount not to exceed $1,137,361.70.

2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 2nd day of March 2017.

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

Attested and approved as to form:

_____
David Nisivoccia
President and CEO

Geofill Material Technologies, LLC dba Geofill Construction

Company Profile

Geofill Material Technologies, LLC dba Geofill Construction was established in 2003 and is located in Schertz, Texas with a field office in Houston, Texas. They specialize in construction management services; new construction; rehabilitation and renovations; large and catastrophic loss; roofing; life and safety repairs; interior rehabilitation and finish out; in house heating and cooling repairs and replacement; energy audits; and weatherization serving Texas, Louisiana, Mississippi and Florida.

This contractor has been certified as a SBE by the South Central Texas Regional Certification Agency.

They have received prior awards from SAHA for Repair and Replace Roofs at HB Gonzalez; Pecan Hill Re-Roof; Replace Roofs at Westway Apartments; Fair Avenue Burn Units Reconstruction; Repairs at Gus Garcia and Towering Oaks; Repair and Replace Roofs at Sun Park; 10145 Galesburg Reconstruction; H.B. Gonzalez Structural and Foundation Repairs; and Unit Make Ready. They have also worked with the following housing authorities: Bexar County Housing Authority; McAllen Housing Authority; Floresville Housing Authority; and Stockdale Housing Authority. Their San Antonio, Texas clients include: Starr Properties, Lynd Co., United Apartment Group, and American Opportunity For Housing.

Bid Tabulation
1701-909-62-4616
Castle Point Burn Units Rehabilitation

		Vendor		Geefili Construction	Delivery Days	All Pro General Construction**	Delivery Days	Cleanology Service & Supply	Delivery Days
	Base Bid Rehabilitation of Castle Point Burn Units			**$640,396.42**	150	**$696,400.00**	160	**$935,000.00**	150
	Section 3 Evaluation Factor = Add 5% or $40,000 (maximum)			**$40,000.60**		**N/A**		**$40,000.00**	
	Total of Unit Prices			**$67,705.00**		**$702,108.50**		**$62,866.09**	
	Alternates								
1	Install continuous Ridge vent (buliding #6)	lot	1	$1,000.00	$1,000.00	$3,220.00	$3,220.00	$380.00	$380.00
2	Install Duration Premium Cool Shingles in lieu of Specified (building 6)	lot	1	$7,200.00	$7,200.00	$24,000.00	$24,000.00	$180.00	$180.00
3	Salvage, Clean, & Stack Bricks removed from the upper level (Mgmt will designate a storage area)	lot	1	$1,000.00	$1,000.00	$16,500.00	$16,500.00	$35.00	$35.00
4	Power wash sections of building #6 were brick is to remain.	lot	1	$500.00	$500.00	$3,500.00	$3,500.00	$20.00	$20.00
	Total Alternates- SAHA accepts all 4				$9,700.00		$47,220.00		$615.00
	Total Base Bid, Unit Prices, Alternates				$947,801.42		$1,645,728.50		$998,481.09
	Section 3 Preference = 5% or $40,000 maximum				$40,000.00		$0.00		$40,000.00
	Total Alternates plus Base Bid with Section 3				$987,801.42		$1,645,728.50		$1,038,481.09

** All Pro General Construction is a Section 3 Business Concern

Item #	DESCRIPTION	Unit Of Measure	Estimated Quantity	Cost	Extended Cost
1	Install 5/8" GYP. BD. PTD.	SQ.FT.	120	$3.50	$420.00
2	Install 5/8 Water resistant G.W.B PTD.	SQ.FT.	60	$3.50	$210.00
3	Gyp. BD. Repair PTD. (repair includes R&R)	SQ.FT.	100	$3.50	$350.00
4	R-19 Insulation Kraft faced	EA.	9	$20.00	$180.00
5	R&R building wrap	SQ.FT.	100	$0.50	$50.00
6	Installed Imperial II series-Single Solar Lamp & Lamp Post Model # GS-97NS (78")	EA.	4	$800.00	$3,200.00
7	Installed Imperial II series-Double Solar Lamp & Single Lamp Post Model # GS-97ND (78")	EA.	4	$1,000.00	$4,000.00
8	Pole Base Concrete footing *9"L x10.23"W x24"D*	EA.	8	$100.00	$800.00
9	R&R Brick Veneer	SQ.FT.	50	$20.00	$1,000.00
10	Tuckpointing Brick	SQ.FT.	100	$5.00	$500.00
11	R&R 2"x 2" Yellow Pine Framing Lumber	LF.	75	$5.00	$375.00
12	R&R 2"x 4" Yellow Pine Framing Lumber	LF.	120	$20.00	$2,400.00
13	R&R 2"x 6" Yellow Pine Framing Lumber	LF.	100	$22.00	$2,200.00
14	R&R 2"x 8" Yellow Pine Framing Lumber	LF.	50	$24.00	$1,200.00
15	R&R 2"x 10" Yellow Pine Framing Lumber	LF.	30	$25.00	$750.00
16	R&R 2"x 6" Yellow Pine Rafter	LF.	3	$20.00	$60.00
17	R&R 2"x 8" Yellow Pine Rafter	LF.	3	$22.00	$66.00
18	R&R 2"x 10" Yellow Pine Joist	LF.	3	$24.00	$72.00
19	R&R 2"x 12" Yellow Pine Joist	LF.	3	$25.00	$75.00
20	R&R Interior Door trim	LF.	240	$5.00	$1,200.00
21	R&R 16-1/2" Pre Engineered Wood Truss	EA.	4	$200.00	$800.00
22	R&R 5/8" Plywood (Decking)	SQ.FT	30	$2.30	$69.00
23	R&R 1/2" Plywood (Decking)	SQ.FT	10	$2.30	$23.00
24	Install Cementitious Lap Siding 8.25" Smooth	LF.	600	$5.00	$3,000.00
25	Install Cementitious Trim 3.5" Smooth	LF.	100	$5.00	$500.00
26	Install Cementitios Soffit Board 1.5"	LF.	150	$5.00	$750.00
27	Install Cementitios Trim1.65"	LF.	200	$5.00	$1,000.00
28	Install Cementitios Fascia 7.25"	LF.	300	$10.00	$3,000.00
29	install Cementitios Soffit smooth peforated	LF.	300	$10.00	$3,000.00
30	Install 1.25" Square Steel pipe (welded)	LF.	90	$40.00	$3,600.00
31	Installed 1.S" Square Steel pipe (welded)	LF.	30	$45.00	$1,350.00
32	New Mechanical Pad A/C condensor (refer to Sheet S2.01 Detail #3)	EA.	8	$500.00	$4,000.00
33	Remove and replace Stair Tread and bracket.	EA.	30	$200.00	$6,000.00
34	Patio concrete pad repair	SQ.FT	30	$500.00	$15,000.00
35	Install Light Weight Concrete	CY.	10	$700.00	$7,000.00
36	Prep, & Paint (Stair Assembly and Railing)	SQ.FT	30	$2.00	$60.00
37	Shrub removal	EA.	10	$10.00	$100.00
38	Shrub Pruning	CY.	20	$10.00	$200.00
39	Install Landscape steel edging	LF.	17S	$5.00	$B75.00
40	Install Weed barrier	CY.	20	$100.00	$2,000.00
41	Install Mulch	CY.	20	$50.00	$1,000.00
42	Install Sod (Zoysia El Toro)	SQ.FT	1000	$2.00	$2,000.00
43	Tree Pruning	CY.	20	$10.00	$200.00

44	Install Top soil (Landscape Mix)	CY.	600	$30.00	$18,000.00
	Perennial Xeriscape plants				
45	Nolina Foothill (1.25 QT)	EA.	3	$10.00	$30.00
46	Aztec Grass (1.25 QT)	EA.	30	$10.00	$300.00
	Perennial Xeriscape Shrub				
47	Dalea Black (1 gallon)	EA.	4	$10.00	$40.00
48	Rosemary (1 gallon)	EA.	4	$10.00	$40.00
49	Lavender (1 gallon)	EA.	4	$15.00	$60.00
50	Esperanza (1gallon)	EA.	4	$30.00	$120.00
	Annuals Xeriscape Flowers				
51	Gaillardia Red (1 Flat)	EA.	4	$40.00	$160.00
52	Indian Paint Brush (1 Flat)	EA.	4	$40.00	$160.00
53	Bougainvillea (1 Flat)	EA.	4	$40.00	$160.00
54	Landscape Maintenance - Establishment Period (per Month)	MO.	2	$1,000.00	$2,000.00
	Annuals Xeriscape Flowers				
56	Gaillardia Red (1 Flat)	EA.	4	$25.00	$100.00
57	Indian Paint Brush (1 Flat)	EA.	4	$25.00	$100.00
58	Bougainvillea (1 Flat)	EA.	4	$25.00	$100.00
59	Landscape Maintenance - Establishment Period (per Month)	MO.	2	$500.00	$1,000.00

Advertisement List
Solicitation # 1701-909-62-4616
Castle Point Burn Units Rehabilitation

Entity	Contact Name	Email	Method of Contact(Specify)
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	Email
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	Email
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	Email
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	Email
American Institute of Architects	Paula	paula@aiasa.org	Email
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	Email
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	Email
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	Email
CDC News		plans@cdcnews.com	Email
CFMA	Tommy Wallace	wallacet@zhi.com kimr@avacpa.com	Email
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	Email
Goodwill Industries	Clark Mosely	cmosley@goodwillsa.org maguilar@goodwillsa.org	Email
Greater San Antonio Builders Association	Becky Oliver	oliverpub@aol.com	Email
The San Antonio Chamber of Commerce	Julie Oltersdorf	julieo@sachamber.org	Email
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	Email
I Square Foot Plan Room		agcquoin@isqft.com saprojects@isqft.com	Email
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	Email
Lift Fund		info@liftfund.com	Email
MCA-SMACNA		mca-smacna@mca-smacna.org	Email
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	Email
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	Email
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	Email
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	Email
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	Email
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	Email

2/18/2016

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Solicitation # 1701-909-62-4616
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Entity	Contact Name	Email	Method of Contact(Specify)
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	Email
SAABE	Melodie	mg.assoc.mgmt@gmail.com	Email
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	Email
SA Chapter of the Associated General Contractors	Dana Marsh	dmarsh@sanantonioagc.org	Email
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos	ramiroc@sahcc.org mariyaf@sahcc.org	Email
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	Email
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	Email
South Central Regional Certification Agency	Julio Fuentes	jfuentes@sctrca.org	Email
South San Antonio Chamber of Commerce	Tom Shaw	events@southsachamber.org	Email
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	Email
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	Email
Texas Society of Professional Engineers	Laura Campa	meghan@tspe.org jennifer@tspe.org	Email
TIBH Industries	Robert Olivo	robertolivo@tibh.org	Email
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu	Email
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	Email
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	Email
Women's Business Center	Brittany Sharnsky	businesscenter@liftfund.com bsharnsky@liftfund.com	Email
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	Email
NAHRO	Web Site	http://nahro.economicengine.com	Email
Public Purchase	Web Site	www.publicpurchase.com	Email
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	Email
North San Antonio Chamber of Commerce	Web Site	http://northsachamber.chambermaster.com	Email
	HUBS on CMBL		
Cobos Construction	Samuel Cobos	scobos001@satx.rr.com	Returned
MLP Ventures, Inc.	Liborio Perez	mlp@att.net	
Business World	Edwin Serrano	govops@sbcglobal.net, corp@bwcsolutions.com	Rejected-full
Tejas Premier	Andrew Wallace	andrew@tejaspremierbc.com	
	Section 3 Bidders		
Abeco Contracting	A. Juarez	cathy@abecoContracting.com	
All Pro General Const.	Raul Scott	rs@allprogenconst.com	

2/18/2016

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Solicitation # 1701-909-62-4616
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Entity	Contact Name	Email	Method of Contact(Specify)
Allbrite Constructors of TX	Patrick Yates	jan@allbriteconstruction.com	
Ariva Contracting	Adan Silva	adan@arivacontracting.com	
Confidence Construction	Renee Harris	rharrisc21@yahoo.com	
Hill Bros. Construction	Kara Hill	kara@hillbrosconstruction.com	
Jarvis Moore	Jarvis Moore	jarvisdsd@gmail.com	
JGG Construction	Joseph Gonzales	Integrated02@aol.com	
Josiah Construction	Ricardo Guajardo	lgjosiahconstruction@gmail.com	
Mcfarland & Mcfarland	James McFarland	mcfarland9598@gmail.com	
RL Jones, LP	Jermiah Jones	admin@rljoneslp.com	
Tejas Premier	Julissa Carielo	julissa@tejaspremierbc.com	
MMC Contracting	Dina Juarez	Cathy@MMCContractingLLC.com	
H. Karp Construction	Bryan Karp	hkarpjr@yahoo.com	
Abeco Contracting	A. Juarez	cathy@abecoContracting.com	
AEHS, Inc	Marcie Hart	mhart@aehs-sa.com	
All Pro General Construction	Raul Scott	rs@allprogenconst.com	
Allbrite Constructors of TX	Patrick Yates	jan@allbriteconstruction.com	
Ariva Contracting	Adan Silva	adan@arivacontracting.com	
Bolado Envrnmntl & Const.	Jesse Bolado	jboladoenviron@sbcglobal.net	
Bolero Ventures	Edwin Pape	bolerobids@gmail.com	
Business World Contractors	Carlos Cardenas	corp@bwcsolutions.com	
Cleanology Service	Mike	Mike@cleanologyservices.com	
Freire Custom Homes Gen	Robert Freire	robertfreirecan@aol.com	
Greco	Delores	greco@satx.rr.com	
Geofill Material Technologies	Jan Puente	jpuente.geofill@outlook.com	
Hadar Construction	Terry Nunn	hadarconstruction@sbcglobal.net	
Harper Painting & Const	Jenna Link	harperpaintingandconstruction@yahoo.com	
JAS Development	Adam Sanchez	asanchez@jasdc.com	
JGG Construction	Joseph Gonzales	Integrated02@aol.com	
Josiah Construction, LLC	R. Guajardo	lgjosiahconstruction@gmail.com	
LOGD Enterprises LLC	Adrian Casillas	gcasillas@pdr-usa.net	undeliverable
M&M Weatherization Co.	Laura Ramirez	asilva@mcorptx.com	
Man-Tra Solutions, LLC	Mike Aleman	maleman@clnup.com	
MMC Contracting LLC	Dina Juarez	Cathy@MMCContractingLLC.com	
Ohaver Contracting	Donald Ohaver	dawnv@ohavercontractors.com	
Queen Bee Construction	Sharon O'Neal	queenbeeconst@yahoo.com	
Ram's Weatherization	Ramiro Reyes	ramscustomhomes@gmail.com	
	Direct Solicits		
19K Home Repair	Isaak Rashkovsky	isaak@armorhomerepair.com	
360 TXC	Tony Lester	contact@360txc.com	
5W Contracting	Michael Williams	mwilliams@5wcontracting.com	
8A Electric, Inc.	Hilda Fernandez	hilda@8aelectric.com	
A & L Sanchez Painting	Lesley S. Greer	lgreer@a-lsanchezpainting.com	
Action Restoration, Inc.	Susan Rising	srising@aol.com	Rejected
Acumen Enterprises, Inc.	Wayne Boyter	wayne@acumen-enterprises.com	

2/18/2016

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Solicitation # 1701-909-62-4616
Castle Point Burn Units Rehabilitation

Entity	Contact Name	Email	Method of Contact(Specify)
Adolfson & Peterson Construction	Jody Lee	jlee@a-p.com	
Aggieland Construction	Britt Jones	britt.jones@aggielandconstruction.com	
AGH2O Holdings, LLC	James R. Lesko	jlesko@austin.rr.com	
Allied Electric Services, Inc.	Paige Paul	paige@alliedelectric.us	
Ambient Control Service Co	Alejandro Rodriguez	arod@ambientcontrol.org	
Amer Electric	Olga Espericueta	amer.electric@yahoo.com	
Ashley Cnstrctn & Dvlpmnt	Dennis Ashley	acandd.llc@gmail.com	
B.I.T Construction	Britanie L. Olvera	britanie@bitservicesinc.com	
Bayside Plumbing Services	Jacob Hayman	jacob.hayman@yahoo.com	
Benco Construction Services,	Alvaro Nunez	bert@benco-rfg.com	
Benson Commercial Const	Jim Benson	jim@bensoncc.com	Does not Exist
Bentley Builder, LLC	Rian Keller	rian3677@yahoo.com	
Bougambilias Const. LLC	Miguel A. Cisneros	bugconst@gmail.com	
Brown-Mckee, Inc.	Michael P. Oles	mikepoles@brownmckee.com	
Bruce's General Construction,	Jill Broussard	jillbgc@swbell.net	
Built For Dreams, Inc.	Alisha L. Gregg	algregg@builtfordreams.com	
Business Thru Government-Texas	Dina Rozenoyer	dfwcontracts@biz-gov.com	No such User
Byrdson Services	Jim Griffin	jgriffin2440@yahoo.com	
C. Link	Tim Weeks	operations@clinkcorp.com	
CDMTEK	Chris Mansour	chris@cdmtek.com	
Central Texas Express Metalwork,	Kara Clayton	kara@myexpresscontracting.com	
CGI Commercial Contracting,	Danny Blanton	dblanton@cgi-commercial.com	
Charles N. White Construction Co	William G. Farnum	billf@whiteconst.com	
Clovis Contracting Company	Bert Kivell	admin@cloviscontracting.com	
Confidence Const & Consltng Ser	Renee Harris	rharrisc21@yahoo.com	
Crain Group, Llc	Phillip B. Crain	brad@craingroup.com	
Creed Construction Inc.	Chester Reed	chester@creedci.com	
Cruz Maintenance And Const.	Christopher Cruz	ccruz@cruzcmc.com	
Cubit Contracting, LLC	Doug Criswell	cubit@cubitcontracting.com	
Diverse Roofing	Gilbert Garzoria	ggarzoria@gmail.com	
Charles N. White Construction	William G. Farnum	billf@whiteconst.com	
DK Winship Company, LLC	Darla K. Winship	winshipco@aol.com	
DRC Construction Llc	Dawn Cockerill	dawn@DRC-Construction.com	
Dura Pier Facilities Services	Tammi L. Terry	tammi@facilitiessources.com	
Durand & Smith Homes, LLC	Joey Smith	jsmith@durandsmith.com	
EAS Contracting, LP	Carroll Edwards	ag@easlp.com	
Elicerio Construction	Fernando Elicerio	felicerio@hotmail.com	
Enterprise Painting & Drywall	Nery Contreras	sales@enterprisepainting.com	

2/18/2016

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Solicitation # 1701-909-62-4616
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Entity	Contact Name	Email	Method of Contact(Specify)
EPSH	Jose F Mondragon	paco@bltexas.com	
Everest Group, Inc	Stephen Robertson	chrisr@everestconstructiongroup.com	
Firenda Group Inc	Miguel Hernandez	mahpastrana@firenda.com	
Fred Berry Construction	Fred Berry Const	fredberryconstruction@yahoo.com	
Funk And Company	Alex Aguirre, President	alex@funkandcompany.com	
Garrett & Associates General	Karen Garrett	KGARRETT@GARRETTGC.COM	Does not Exist
GCGCTX, LLC	Brian Hood	info@gulfcoastgeneralcontractors.com	
General Contractor Services,	Pamela Teltschick	genconser@aol.com	
GLD And Associates	Frank Milner	mollymilner@sbcglobal.net	
H.J. Laredo Co.,Inc	Hector Laredo	hector@laredoco.com	
Hamilton Construction & Install	Tiffany L. Hamilton	contact@tiffanylhamilton.com	
Hardwood Construction, LLC	Noah Yuchnitz	hardwood0S02@gmail.com	
High Plains Contractors	Michael Ramirez	michael.ramirez@highplainsmanagement.com	
Holden Roofing Inc.	Charles Stetzel	cstetzel@holdenroofing.com	
	Sadie Rucker	aakashani@HGIUSA.COM	Unknown
	Kathleen Wimbish	KWIMBISH@ILCOR.COM	
Imani Quality Concepts, LLC	Hardy Jones, III	imaniqualityconcepts@gmail.com	
J&J Worldwide Services	Jill Richardson	jrichardson@jjwws.com	
J's Total Service, Inc.	Ivy M. Lanier	ivy@jstotalservice.com	
Jakeco Construction, Inc.	Nicole	jacoinc@aol.com	
JER Services, LLC	Ronny Garza	rgarza@brothersafetyservices.com	
JMM Construction LLC	Jim Long	constructionjmm@yahoo.com	
Joch Enterprises, LLC	Jose Gonzalez	jose@jochcc.com	
Jtex Contracting Inc.	Justin C Hitchcock	justin@jtexcontracting.com	
KS Restoration, Inc.	Kim Smith	ksrestoration@yahoo.com	
Leetex Group, LLC	David Jasso	david@leetexgroup.com	
Lexine Inc	Frank	frank@lexinegroup.com	
Lifesaver Const And Supply	Gina Alsup	choiceins@hotmail.com	
Live Sytems LLC	Allen Heiser	allen@livesystemsllc.com	
Luxor Custom Construction,	Eligio Vela	ELIGIOVELA@GMAIL.COM	
Majestic Services, Inc.	Sharal Brown	majesticsvcinc@aol.com	
MDP Multi-Level Services	Michael Paul	servicesbymdp@yahoo.com	
Mechanical Technical Services Inc.	Dennis Link	dennis.link@comfortsystemsusa.com	
Mid-America Contractors, LLC	Elizabeth Cravens	elizabeth@midamericacontractors.net	
Mid-Continental Restoration	Andy Cook	andy_cook@midcontinental.com	
Millenia Construction Co	Marvin Williams	marvin.williams@milleniaconstruction.com	
Millennium Project Solutions,	Luke Morgan	mmorgan@mps-team.com	

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Solicitation # 1701-909-62-4616
Castle Point Burn Units Rehabilitation

Entity	Contact Name	Email	Method of Contact(Specify)
Mission Plumbing Co Inc.	Lorenzo Mendoza	missionplumbing@elp.rr.com	
MNR Construction	Maria Nuno	mnr-construction@hotmail.com	
Mo-Gon Construction	Garmon-Gonzalez	mosesgarmongonzalez@gmail.com	
Moe-Loe Enterprises	Lawrence Lerma	llclawrencelerma@gmail.com	
Morgan - Jackson Construction	F. A. Franklin	frederick@morganjacksonconstruction.com	No one at this address
Mulder Plumbing Services	Jerry Mulder	mrrsatxjerry@gmail.com	
MYBK Enterprises, Inc.	Maria Godina	mgodina.mybkent@yahoo.com	
Nechemya Construction Solutions	Daleth Johnson	daleth@nechemyasolutions.com	
Nelson+Morgan, Architects	Alan Nelson	anelson@nelsonmorgan.com	
New World Contracting, LLC	D. Vanderberg	dorrett@newworldcontractingllc.com	
Newcorp1-Houston Holding,	Harvey Catchings	hcatchings2002@yahoo.com	
Norman Construction, Inc.	Mike Basler	nci21@aol.com	
Ollies Contracting LLC	Dulce Cano	olliescontracting@gmail.com	
Onsite Contracting, LLC	Benny Ximenez	benny@onsite-contracting.com	
Ortels, LLC	Leon G. Hamilton	leon.g.hamilton@gmail.com	
Parallax Builders, Inc.	Mike Demko	mdemko@parallaxbuilders.com	
Partners Remodeling Restoration	Daniel Besa	Danielbesaprrw@yahoo.com	
Peak Contractors, LLC	Michael Herrera	mherrera@peakcontractorstx.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
PTI Remodeling, LLC	Thomas Hamilton	thomashamilton75@yahoo.com	
QA Construction Services,	Lily Gutierrez	qacs@QASYSTEMS.COM	
R. G. Williams Const & Remodeling	Robert G. Williams	rgw_77446@yahoo.com	
R.K. Bass Electric, Inc.	Andy Bass	cheryl@basselectric.com	
R.M. Electrical Contractor Inc	Rodney Mayberry	rl1@suddenlink.net	Over quota
Republic Restoration LLC	Ben Hornbeck	ben@homerestorenow.com	Not Found
RPR Construction Company,	Patricia Pinkerton	ppinkerton@rprconstruction.com	
Seraphia's Lotts	S. A. Sampson-Lott	atita@sbcglobal.net	
Setex Construction Corp.	Nathan Rivres	setex@setexconstruction.com	
Slocum & Associates	Thomas Slocum	thomas.slocum1@gmail.com	
South Coast Construction	F. Farjadtehrani	mike@sccsi.net	
Steen Construction Co., Ltd.	Susan Steen	steenltd@sbcglobal.net	
Stuart Dean	Peter Seoane	pseoane@stuartdean.com	No such user
The Apur Group	Aruna Srivastava	apurgroup@optimum.net	Invalid Recip
The Butler Enterprises	Cass Butler	bids@TheButlerEnterprises.com	
Thomas Enterprises Inc.	James Thomas	jamesthomasenterprise@yahoo.com	
TMG Contracting, LLC	Tony Gutierrez	TMG_03@msn.com	
Trubon Lee Inc.	Trubon Lee	trubon@leeservicesinc.com	
Universal Service Enterprises	Sid Naeimi	sidnaeimi@useengineering.com	

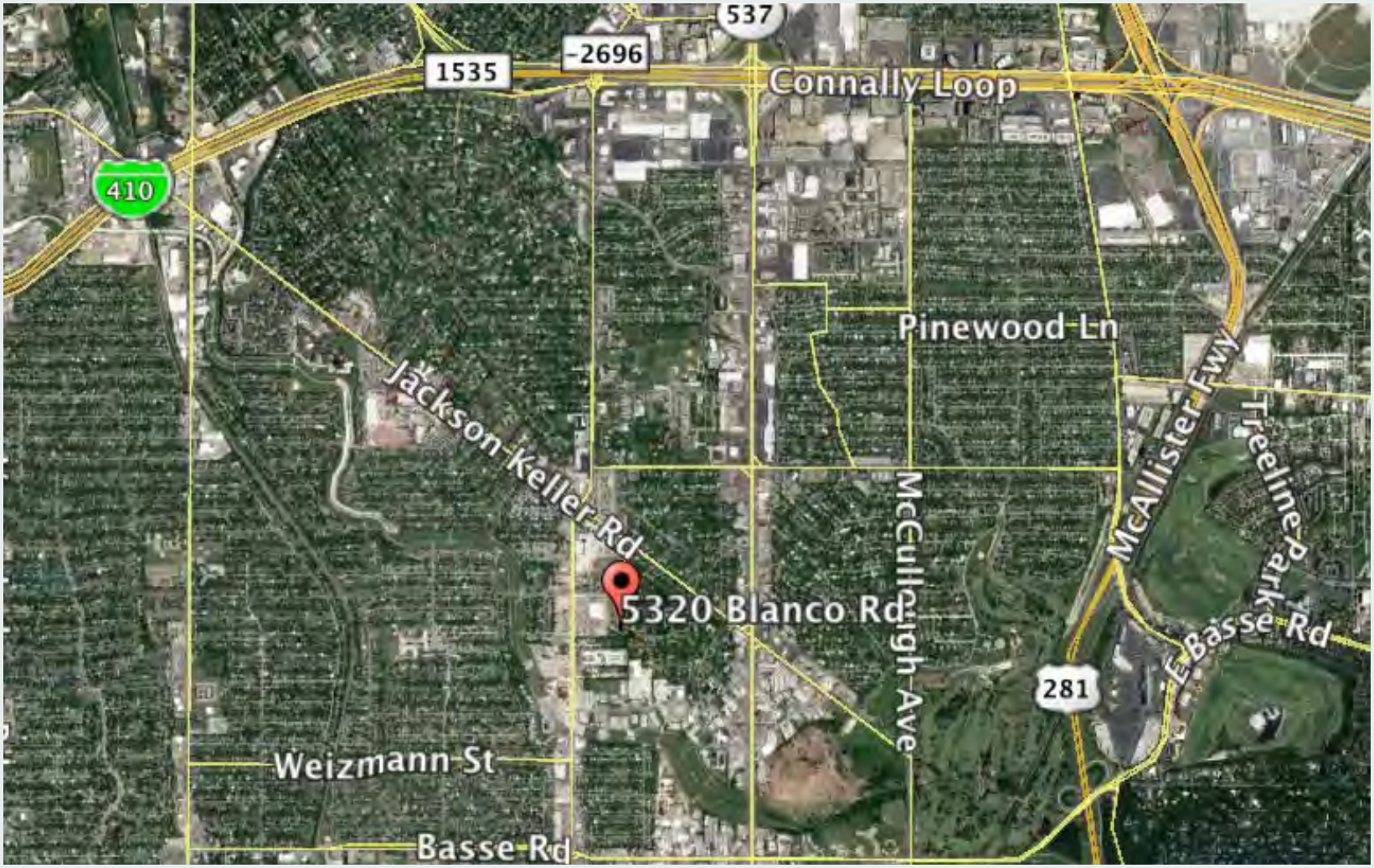
2/18/2016

Advertisement List
Solicitation # 1701-909-62-4616
Castle Point Burn Units Rehabilitation

Entity	Contact Name	Email	Method of Contact(Specify)
Veliz Company, Llc	Omar Veliz	oveliz@velizconstruction.com	
Volar Service Company	Jose Malacara	info@volarsc.com	
White Construction Company	Glinn H. White, Jr.	glinn@whiteconstructioncompany.com	
Commercor	R. Broniszewski	commercorconstruction@gmail.com,	
JMI Contractors	Logan	logan@jmi-contractors.com	
Vela Construction	Joe Vela	Joe.Vela@velagroupinc.com	
Robinson Gen Contracting	Yvette	ygarcia@robinsongc.com	
Frost & keeling	John Anness	jcanness@frostandkeeling.com	
Marc 3	Chester Rackley	chester@marc3llc.com	
M & M weatherization	Nicole Ansualda	nansualda@mmwtx.com	
Total Lender Service	James Pujols	Jpujols55@yahoo.com	
Blackmon Mooring SA	Bryan Roller Tiffany Montano	broller@bmsmanagement.com tmontano@bmsmanagement.com	
Turn Around	Selwyn Witer	selselkk@gmail.com	
Marc General Construction	Cindy Weed	cweed@marcgc2015.com	
Onyx Construction	Roger Sanchez	830-305-2630	

2/18/2016

CASTLE POINT APARTMENTS



SAHA | SAN ANTONIO HOUSING AUTHORITY
Opportunity Lives Here

SAN ANTONIO HOUSING AUTHORITY **February 16, 2017**

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5710, AUTHORIZING THE AWARD OF CONTRACTS FOR REAL ESTATE APPRAISAL SERVICES TO THE FOLLOWING COMPANIES: NOBLE APPRAISERS, INC. AND THE M.C. GLEN COMPANY EACH FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED $50,000.00 FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR FOUR ADDITIONAL ONE-YEAR TERMS

David Nisivoccia **President and CEO**	**Steven Morando** **Director of Procurement and General Services**	**Lorraine Robles** **Director of Development Services and Neighborhood Revitalization**

REQUESTED ACTION:
Consideration and appropriate action regarding Resolution 5710, approving the award of contracts for real estate appraisal services to the following companies: Noble Appraisers, Inc. and the M.C. Glen Company each for an annual cumulative amount not to exceed $50,000.00 for a period of one year with the option to renew for four additional one-year terms.

SUMMARY:
The San Antonio Housing Authority (SAHA) requires the services of real estate appraisal companies to provide current property values for the disposition of existing property in SAHA or its affiliates current inventory to include industrial warehouses, commercial vacant land and various single-family houses.

These appraisals will also assist with liquidation of any non-performing assets and revitalization initiatives that include the buying and selling of newly constructed or rehabilitated, single-family housing in areas of redevelopment. For single-family properties, the appraised values assist SAHA in pricing homes to meet state law and federal guidelines. The single-family homes will be sold and marketed to the interested home buyers in SAHA and its affiliates' homeownership programs to include but not limited to: Section 8 Housing Choice Voucher, Section 24/9, and the Section 32 Homeownership Program. In addition, eligible income San Antonio citizens may also purchase these homes at fair market value. These programs provide homeownership opportunities to qualified low- to moderate-income participants.

On Dec. 9, 2016, SAHA issued a "Request For Qualifications" (RFQ) #1608-946-15-4553 for real estate appraisal services which closed on Jan. 10, 2017. The RFQ was published on SAHA's website, Electronic State Business Daily (ESBD), La Prensa, the Hart Beat, posted on the National Association of Housing and Redevelopment Officials website, Public Purchase and direct solicited to 37 companies. A total of four proposals were received in response to the RFQ: Noble Appraisers, Inc.; The Gerald A. Teel Company dba Valbridge Property Advisor; The M.C. Glen Company; and Weissler Appraisal Company, Inc. All proposals were evaluated on the following criteria: Firm's qualifications and experience, staff qualifications and experience, methods and resources, financial viability, and strength of the SWMBE and Section 3 plans.

Based on the above, the two highest rated responsive and responsible companies are being recommended for contract award.

Noble and Associates was founded in 1954 and is located in San Antonio, Texas. This is a full-service real estate appraisal firm serving clients in the southern and western United States. Within the State of Texas, their coverage area is predominantly Bexar, Guadalupe, Comal and all surrounding counties. Their services include valuation of all property types to include residential, commercial, industrial, vacant land, agricultural, natural resources, special purpose, recreational, historic and eminent domain, ad valorem tax consultation, market analysis, litigation support, dispute resolution and court testimony. This company has received a prior award from SAHA for real estate appraisal services. Their client list includes: governmental and public agencies, public institutions, banks and law firms. Noble and Associates' Section 3 Good Faith Effort Plan includes hosting one summer youth program candidate and mentoring as needed one person at a time in the real estate appraisal business.

The Glen Company established in 1990 is located in San Antonio, Texas. Their experience covers various property types ranging from public housing units, privately–owned, multi-family developments, senior housing, mixed-use developments, single–family residences, residential and commercial subdivision developments, office buildings, retail centers, industrial warehouses, golf courses, military bases, self-storage facilities, country clubs, park land, flood-plain land, air rights, water rights and in-situ minerals (quarries/mines). They provide a wide range of appraisal related services to include: market value appraisals, market rent studies, market feasibility studies, highest and best use analysis, disposition value, assemblage value and value in use. The Glen Company has received a prior award from SAHA for real estate appraisal services and worked with McCormack Baron Salazar to appraise various portions of the former Wheatley Courts. Their client list includes developers, law firms, accounting firms, banks, real estate investors, and various government agencies. Their Section 3 Good Faith Effort Plan includes providing an internship program with the University of Texas at San Antonio to provide educational credit, training and exposure to the real estate appraisal business to a qualified Section 3 resident enrolled in the Business School with a declaration of a major in Finance or Real Estate Finance and Development.

Contract oversight will be provided by Lorraine Robles, Director of Development Services and Neighborhood Revitalization, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance Report on a monthly basis and monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan.

FINANCIAL IMPACT:

The cost for real estate appraisal services is not expected to exceed an annual cumulative amount of $100,000.00. SAHA and its affiliated entities will pay a reasonable negotiated amount based on the type of project that will be funded through the department's approved operating budget.

ATTACHMENTS:

Resolution 5710
Company Profile

SAN ANTONIO HOUSING AUTHORITY **February 16, 2017**

Tabulation
Advertisement List

San Antonio Housing Authority
Resolution 5710

RESOLUTION 5710, AUTHORIZING THE AWARD OF CONTRACTS FOR REAL ESTATE APPRAISAL SERVICES TO THE FOLLOWING COMPANIES: NOBLE APPRAISERS, INC. AND THE M.C. GLEN COMPANY EACH FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED $50,000.00 FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on Dec. 9, 2016, SAHA issued a "Request For Qualifications" (RFQ) #1608-946-15-4553 for real estate appraisal services, which closed on Jan. 10, 2017; and

WHEREAS, a total of four proposals were received in response to this solicitation; and

WHEREAS, Noble Appraisers, Inc. and The M.C. Glen Company are the two highest rated responsive and responsible bidders and are hereby recommended for contract award; and

WHEREAS, the cost for real estate appraisal services is not expected to exceed an annual cumulative amount of $100,000.00. SAHA and its affiliated entities will pay a reasonable negotiated amount based on the type of project that will be funded through the department's approved operating budget; 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 5710, authorizing the award of contracts for real estate appraisal services to the following companies: Noble Appraisers, Inc. and the M.C. Glen Company each for an annual cumulative amount not to exceed $50,000.00 for a period of one year with the option to renew for 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 2nd day of March 2017.

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

Attested and approved as to form:

_____
David Nisivoccia
President and CEO

Noble & Associates
Company Profile

Noble & Associates was founded in 1954 and is located in San Antonio, Texas. They are a full-service real estate appraisal firm serving clients in the southern and western United States. Within the State of Texas, they predominantly cover an area that includes Bexar, Guadalupe, Comal and the surrounding counties. Their services include valuation of all property types to include residential, commercial, industrial, vacant land, agricultural, natural resources, special purpose, recreational, historic and eminent domain, ad valorem tax consultation, market analysis, litigation support, dispute resolution, and court testimony. The firm is 100% owned by Charles H. Noble, Jr. with Charles Noble III serving as President and Samuel Noble as Vice President. They employ five staff appraisers that possess the industry's major designations, including MAI, CRE, RM, SREA, ASA, CPM, GAA and CCIM.

This firm is one of the current vendors for the SAHA Real Estate Appraisal Services contract. Their client list includes various entities such as: governmental and public agencies, public institutions, banks and law firms.

The M.C. Glen Company dba The Glen Company
Company Profile

The M.C. Glen Company was established in 1990 and is located in San Antonio, Texas. It is 100% owned by Martyn C. Glen who serves as its President and CEO. Their experience covers various property types ranging from public housing units, privately–owned multifamily developments, senior housing, mixed-use developments, single–family residences, residential and commercial subdivision developments, office buildings, retail centers, industrial warehouses, golf courses, military bases, self-storage facilities, country clubs, park land, flood-plain land, air rights, water rights and in-situ minerals (quarries/mines). They provide a wide range of appraisal related services to include: market value appraisals, market rent studies, market feasibility studies, highest and best use analysis, disposition value, assemblage value and value in use. Appraisers possess industry certifications that include MAI, CRE and FRICS.

The Glen Company is one of the current vendors for the SAHA Real Estate Appraisal Services contract and has also worked with McCormack Baron Salazar to appraise various portions of the former Wheatley Courts, a SAHA project. Their client list includes a diverse group of real estate developers, law firms, accounting firms, banks, real estate investors, and other governmental agencies.

TABULATION
Real Estate Appraisal Services
1608-946-15-4553

Criterion Description	Max Points Weight	The Glen Company	Noble & Associates, Inc	Valbridge Property Advisors	Weissler Appraisal Company
Firm's Qualifications and Experience:	1-5 30%				
Rater 1		4.00	4.00	4.00	3.00
Rater 2		4.00	4.00	4.00	3.00
Rater 3		4.00	3.00	3.00	2.00
Total Score		12.00	11.00	11.00	8.00
Average Score		4.00	3.67	3.67	2.67
Weighted Score		1.20	1.10	1.10	0.80
Staff Qualifications and Experience:	1-5 25%				
Rater 1		3.00	4.00	4.00	3.00
Rater 2		4.00	4.00	4.00	3.00
Rater 3		4.00	4.00	4.00	4.00
Total Score		11.00	12.00	12.00	10.00
Average Score		3.67	4.00	4.00	3.33
Weighted Score		0.92	1.00	1.00	0.83
Methods and Resources:	1-5 20%				
Rater 1		5.00	2.00	3.00	4.00
Rater 2		4.00	2.00	3.00	3.00
Rater 3		4.00	1.50	2.00	4.00
Total Score		13.00	5.50	8.00	11.00
Average Score		4.33	1.83	2.67	3.67
Weighted Score		0.87	0.37	0.53	0.73
Financial Viability:	1-5 5%				
Rater 1		3.00	3.00	1.00	3.00
Rater 2		4.00	4.00	1.00	3.00
Rater 3		4.00	3.00	1.00	3.00
Total Score		11.00	10.00	3.00	9.00
Average Score		3.67	3.33	1.00	3.00
Weighted Score		0.18	0.17	0.05	0.15
Strength of the S/W/M/BE plan:	1-5 10%				
Rater 1		3.00	1.00	0.00	1.00
Rater 2		3.00	1.00	1.00	1.00
Rater 3		4.00	2.00	0.00	2.00
Total Score		10.00	4.00	1.00	4.00
Average Score		3.33	1.33	0.33	1.33
Weighted Score		0.33	0.13	0.03	0.13
Strength of the Section 3 plan:	1-5 10%				
Rater 1		3.00	1.00	1.00	1.00
Rater 2		3.00	1.00	1.00	1.00
Rater 3		4.00	2.00	1.00	2.00
Total Score		10.00	4.00	3.00	4.00
Average Score		3.33	1.33	1.00	1.33
Weighted Score		0.33	0.13	0.10	0.13
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.					
Priority 1: As detailed in Attachment D	5				
Priority II: As detailed in Attachment D	4				
Priority III: As detailed in Attachment D	3				
Priority IV: As detailed in Attachment D	2				
Tota Weighted Score		3.83	2.90	2.82	2.78

Advertisement List
Solicitation # 1608-946-15-4553
Real Estate Appraisal 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	
Lift Fund		info@liftfund.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	

10/21/2016

Advertisement List
Solicitation # 1608-946-15-4553
Real Estate Appraisal Services

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 Center	Brittany Sharnsky	businesscenter@liftfund.com bsharnsky@liftfund.com	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
	HUBS on CMBL		
Eckmann Groll, Inc.	Lynn Eckmann	lynn@eckmanngroll.com	
Morgan?Brooks Resources, Inc.	Carol Wooten	mbresourcesinc@aol.com	

10/21/2016

Advertisement List
Solicitation # 1608-946-15-4553
Real Estate Appraisal Services

Partners Realty, Inc.	Margie Galvan	margie@Partners-Realty.net	
Providence Commercial Real Estate	Steven Garza	steve@pcres.com	
	Section 3 Bidders		
	Direct Solicits		
Appraisal Associates of Central Texas		Appraisals@aacentraltexas.com	
David W. Jauer		appraise@stic.net	
Cornerstone Appraisals		chris@comerstoneappraisalsinc.com	
Darryl Pettit Associates		magicre@satx.rr.com	
Dietert Appraisal Services		deannedietert@satx.rr.com	
Dietert Appraisal Services D.A.S.		trentdietert@satx.rr.com	
Ed Gray & Associates		mary@edgray.net	
Gary Luensmann	Gary Luensmann	REAMAPP2@SBCGLOBAL.NET	
Hodges & Associates		Denise@hodges-associates.com	
Ingrid Calhoun		ingridcalhoun@sbcglobal.net	
Integra Realty Resources		egarcia@irr.com	
Integra Realty Resources		hbetts@irr.com	
International Real Estate		c-ramon@appraisers-us.com	
James W. Ponton		ponton3@sbcglobal.net	
John Dennis Blackburn Jr.		theonlyjuan_usa@yahoo.com	
John Fitzgerald		john_fitzgerald@sbcglobal.net	
Joyce Henderson		henderson3315@att.net	
JVI Solutions		jkeller@jvisolutions.com	
Momentum Appraisal Management Group	Desiree Trevino	support@momentumweb.com	
Neighborhood Appraisals & Real Estate		katralamo@yahoo.com	
Noble & Associates	Chris Noble Jr.	chnoblejr@aol.com	
Novogradac & Company		Tracey.Reichanadter@novoco.com	
Robert Hetrick		roberthetrick0067@sbcglobal.net	
Ruth Rhodes & Co.		rarhodes@sbcglobal.net	

Advertisement List
Solicitation # 1608-946-15-4553
Real Estate Appraisal Services

Sandison Realty and Appraisal Services		walt@sandisonappraisal.com	
T.C. Doctor & Associates		tdoctor@satx.rr.com	
Austin Absolute Realty		r_bustammante@txaar.com	
Hector E. Garcia, CPA		hector@hgarciacpa.com	
Pala Advisors, LLC		hlowe@palaadvisors.com	
R. Mendoza & Co.		rosiem@mendozacpa.com	
Survey & Appraisal Services	Gary Tennison	gary.tennison@gmail.com	email
The Glen Company	Darin F. Poston	darin@theglenco.com	
Weissler Appraisal Company	John F. Weissler	john@weisslersa.com	

10/21/2016

SAN ANTONIO HOUSING AUTHORITY **February 16, 2016**

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5712, AUTHORIZING FRANKLIN DEVELOPMENT PROPERTIES, LTD. AS DEVELOPER OF ARTISAN AT POTRANCO TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR ARTISAN AT POTRANCO; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

David Nisivoccia
President and CEO

Timothy E. Alcott,
Development Services and
Neighborhood Revitalization Officer

REQUESTED ACTION:
Consideration and appropriate action regarding Resolution 5712, authorizing Franklin Development Properties, Ltd. as developer of Artisan at Potranco transaction including: (i) execution of all documentation necessary to carry out transaction; (ii) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (iii) to enter into the agreement of limited partnership for Artisan at Potranco; and (iv) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

SUMMARY:
Franklin Development Properties, Ltd., a San Antonio-based and nationally recognized "Top 50 Builder," specializes in the development, construction and management of high quality senior and multi-family residential properties. The developer has approached SAHA with an opportunity to partner in the development of affordable, multi-family housing.

The Artisan at Potranco will be an approximately 186-unit housing development located at 1120 W Loop 1604 North, San Antonio, Texas. The development will be targeted specifically for working families and will consist of 94 tax credit units at 30 percent to 60 percent of area median income and 92 market-rate units. The new development will provide a mix of two- and three-bedroom units with appropriate design considerations and amenities. Artisan at Potranco will represent the very best housing in terms of quality and sustainability in the marketplace today.

Franklin Development will partner with the San Antonio Housing Authority, which will benefit both entities. The partnership will receive the benefit of the San Antonio Housing Facility Corporation's ad valorem tax exemption, as well as its sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling the agency to serve more residents and

further its mission. Franklin Development will provide ongoing guarantees and long term property management.

FINANCIAL IMPACT:
The final deal terms will be presented to the Board of Commissioners once negotiated.

ATTACHMENTS:
Resolution 5712
Artisan at Potranco Executive Summary
Aerial Map

San Antonio Housing Authority
Resolution 5712

RESOLUTION 5712, AUTHORIZING FRANKLIN DEVELOPMENT PROPERTIES, LTD. AS DEVELOPER OF ARTISAN AT POTRANCO TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR ARTISAN AT POTRANCO; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

Whereas, Franklin Development Properties, Ltd.**,** has proposed a development for affordable, multifamily rental housing located on W. Loop 1604 N between Military Drive and Potranco Road, named Artisan at Potranco (TDHCA No. 17087) in the City of San Antonio; and

Whereas, at the request of Franklin Development Properties, Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

Whereas, Franklin Development Properties, Ltd. has advised that it intends to submit an application to the TDHCA for 2017 Competitive 9 percent Housing Tax Credits for Artisan at Potranco; and

Whereas, the Board of Commissioners has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

Whereas, this Board of Commissioners has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of SAHFC.

NOW, THEREFORE, BE IT RESOLVED, that the San Antonio Housing Authority, acting through its governing body, hereby confirms that it supports the proposed Artisan at Potranco located on W. Loop 1604 N between Military Drive and Potranco Road, San Antonio, TX, 78251, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.

Passed and approved the 2nd day of March 2017.

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

Attested and approved as to form:

_____
David Nisivoccia
President and CEO

ARTISAN

Executive Summary

Artisan at Potranco

1120 N Loop 1604, San Antonio, Texas 78251

Franklin Development Properties, Ltd.
21260 Gathering Oak, Suite 101
San Antonio, TX 78260
(210) 694-2223

Aubra Franklin, President **Ryan Wilson**, Vice President

ryan@franklindevelopment.net | (210) 325-7360

Our Mission Statement

The Franklin Companies are committed to developing, building and managing exceptional housing communities and will treat our residents with dignity and respect.

Background

Franklin Development Company, nationally recognized "Top 50 Builder" specializes in the development, construction, and management of high quality senior and multifamily residential properties. Franklin Development has earned a reputation for high, quality, professionalism, and is a recognized leader in the industry.

Over the past decade, Franklin Development has developed over 4,000 multifamily, including nearly 3,000 affordable and nearly 1,000 senior housing units. Franklin Development has particular and organizational strengths in ranging complex, layered financing solutions, understanding and navigating the legal and political environments, obtaining the required governmental, community and regulatory approvals, and managing the planning, design, construction, and operation of multifamily affordable housing.

Franklin Development's competitive advantage lies in its size—as a smaller development company, Franklin has built its reputation on providing personalized service to each development from conception through asset management. Our strength lies in our ability for all our team members, including Franklin Development's Founder, Aubra Franklin, to be involved in each phase of the development and therefore the full benefit of combined experience is realized in each project.

The Product: Artisan at Potranco

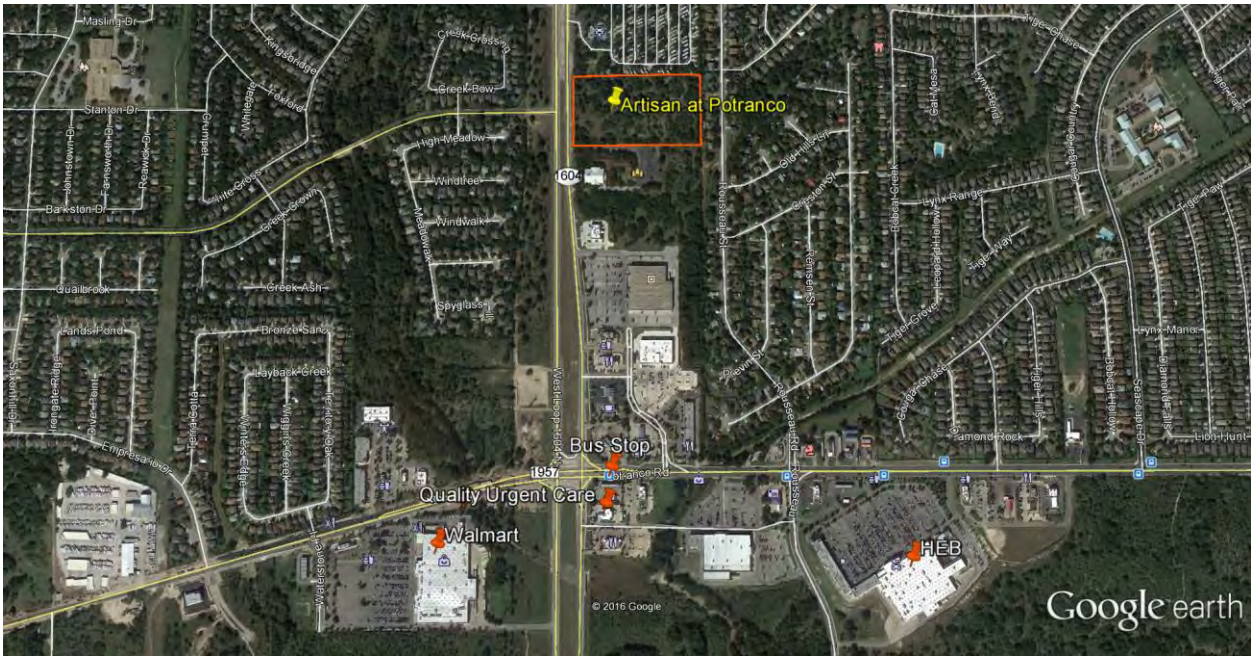
The Artisan at Potranco will be an approximately 186 unit housing development located at 1120 N Loop 1604, San Antonio, Texas. The development will be targeted specifically for families with appropriate design considerations and amenities. The new development will consist of a mix of two and three bedroom units.

Artisan at Potranco will represent the very best housing in terms of quality and sustainability in the marketplace today.

Building on Franklin's experience, we have the unique perspective of being able to truly understand community needs, especially as they relate to multifamily construction. We have learned that the collaborative process with residents, community leaders, City Partners, the San Antonio Housing Authority and other stakeholders is the key to developing a plan for not only providing a higher quality of life, but also to provide for sustainability in the long term. Our plan involves incorporating ideals like:

- Safety
- Respect
- Sustainability
- Open/Green Space
- Cleanliness
- Support and Enhance existing neighborhood
- Community/Stakeholder Involvement
- Education
- Economic Opportunities
- A positive effect on quality of life

Site Location



Conceptual Site Plan

FRANKLIN
DEVELOPMENT

Sample Developments by Franklin

FRANKLIN
DEVELOPMENT

SAMPLE RENDERINGS

2-3 Story Building/ Townhome Type Concept

Sketched Elevations

Sample building materials – mix of stone (or brick), stucco, and siding

❖ Planning

Franklin Development has incorporated important concepts into an initial plan for Artisan at Potranco that highlights a development that has provided thoughtful planning to integrate within the existing community.

❖ Project Specifics

- Medium Density of around 19 units/acre – property would be rezoned to MF 25
- Building heights would be 2-3 stories with 2 story adjacent to residential
    - Minimize impact to neighbors to the East
    - Buildings will blend more seamlessly into existing neighborhood
- A green buffer / set-back from residential neighboring developments
- Parking designed to eliminate car lights into adjacent neighborhood
- Centralized outdoor recreational and common areas
- Onsite illumination using "down lighting" fixtures
- Community input on architectural elevations and site plan
- Traffic mitigation
- Tree preservation where applicable

❖ Affordability

So what is "affordable" housing? Affordable housing simply means residents rent are restricted based on their incomes. More importantly, here is what affordable housing is NOT:

Affordable Housing is not "subsidized" – residents must be able to demonstrate ability to pay their full rent, just like any other family that rents an apartment. In fact, all residents MUST meet the following criteria:

- Be employed (which must be verified)
- Must not have a criminal history
- Must have a positive rental and credit history
- Must meet income eligibility (see chart below)
- Must demonstrate that their rent is no more than 2.5X their gross income.

Artisan at Potranco will partner with the San Antonio Housing Authority for the benefit of financial feasibility in the tax exemption. But this project is <u>NOT</u> public housing or Section 8 project based – residents will receive <u>no</u> financial assistance from Owner to comply with financial responsibilities. The Franklin Companies will provide ongoing guarantees and long term property management.

In short, Artisan at Potranco represents a Class A quality residential apartment community with rents targeted as follows:

Unit Mix	Rent Level	Number of Units	Square Feet	Net Rents
2bd/2ba	30%	4	922	$419
2bd/2ba	50%	18	922	$699
2bd/2ba	60%	24	922	$839
2bd/2ba	Market	46	922	
3bd/2ba	30%	6	1097	$484
3bd/2ba	50%	20	1097	$808
3bd/2ba	60%	22	1097	$969
3bd/2ba	Market	46	1097	

Family Size	Family of 4	Family of 5	Family of 6
30% Income	$18,630	$20,130	$21,630
50% Income	$31,050	$33,550	$36,050
60% Income	$37,260	$40,260	$43,260

90% of the residents will earn incomes between $30,000 and $41,000 per year.

Below are a few sample occupations of residents that meet the income critera.

Insurance agent

Dental Hygienist

Call Center Customer Service Rep
Bank Tellers

Cashiers/ Order Selectors/
Quality Assurance

Teacher Aides

Certified Nursing Assistant (CNA)/
File Clerks and Receptionist

Paralegals

Military Veterans

❖ **Project Amenities**

❖

Project amenities for construction of the multi-family project will include:

- on-site community center
- furnished clubhouse
- laundry facility
- swimming pool
- fitness center
- business center
- on-site After School activities
- social Service center
- BBQ grills/ picnic tables
- 24 hour maintenance
- furnished childrens activity center
- children and adult social services
- perimeter fencing with controlled access gates
- theatre room
- dog park

A 2-3 story design is being proposed with wood frame, 100% masonry on exterior (hardie board, stone and stucco), concrete slab on grade – post tension, pitched composition 30 year shingle roof, , R-15 Walls/ R-30 Ceilings, and condensing/compressing units ground pad mounted. Additional unit amenities include: covered entries, nine foot ceilings in living room and all bedrooms (at minimum), microwave ovens, self-cleaning and continuous cleaning ovens; refrigerators with icemaker; storage room, or closet; and covered parking.

❖ Green Initiatives:

Water Conservation ● Energy Efficiency ● Healthy Living Environments

The following amenities and green building initiates will be present at the Artisan at Potranco:

- Efficiency heating and air conditioning systems;
- Electric vehicle recharging station;
- All interior light fixtures to be fluorescent, CFL or LED lamps;
- low flow or high efficiency toilets, faucets and shower heads;
- thermally and draft efficient doors; and
- Healthy low-chemical paints and flooring materials.
- native trees and plants installed that are appropriate to the site's soils and microclimates and located to allow for shading in the summer and heat gain in the winter;
- bicycle stations provided throughout the site to promote fitness
- recycling plan for waste during construction

❖ Integration of Green Space and Recreation

Strategically placed "pocket parks" and conservation of open space for multifamily will promote safe and healthy recreation and community interaction.

❖ Development Timeline and Phasing Plan

The following detailed timeline and phasing plan outlines the anticipated schedule for the development:

2017

- January 2 — Application Acceptance Period begins
- January 9 — TDHCA Pre-application Final Delivery Date
- March 1 — TDHCA Full Application Delivery Date
  - Final input from Elected Officials Delivery Date
  - *Resolution for Local Government support and State Representative*
- May 1 — Market Analysis Delivery Date
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- July — Final Awards
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- November 2 — Carryover Documentation

2018

- January — Set of Construction Plans Finalized/ Permit Approved
- February — Close Tax Credit Financing. Construction loan and permanent loan financing.
- March — Notice to Proceed/ Begin Construction

Google Earth

TO POTRANCO RD.

feet 1000

meters 500

SAN ANTONIO HOUSING AUTHORITY **February 16, 2017**

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5713, AUTHORIZING FRANKLIN DEVELOPMENT PROPERTIES, LTD. AS DEVELOPER OF ARTISAN AT OLD TEZEL ROAD TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR ARTISAN AT OLD TEZEL ROAD; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

David Nisivoccia
President and CEO

Timothy E. Alcott,
Development Services and
Neighborhood Revitalization Officer

REQUESTED ACTION:
Consideration and appropriate action regarding resolution 5713, authorizing Franklin Development Properties, Ltd. as developer of Artisan at Old Tezel Road transaction including: (i) execution of all documentation necessary to carry out transaction; (ii) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (iii) to enter into the agreement of limited partnership for Artisan at Old Tezel Road; and (iv) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

SUMMARY:
Franklin Development Properties, a San Antonio-based and nationally recognized "Top 50 Builder," specializes in the development, construction and management of high quality senior and multi-family residential properties. The developer has approached the San Antonio Housing Authority with an opportunity to partner in the development of affordable multi-family housing.

The Artisan at Old Tezel Road will be an approximately 120-unit housing development located at the northwest corner of Old Tezel Road and Tezel Road, San Antonio, Texas. The development will be targeted specifically for working families and will consist of 100 tax credit units at 30 percent to 60 percent of area median income and 20 market-rate units. The new development will provide a mix of two- and three-bedroom units with appropriate design considerations and amenities. Artisan at Old Tezel Road will represent the very best housing in terms of quality and sustainability in the marketplace today.

Franklin Development Properties, Ltd. will partner with the San Antonio Housing Authority which will benefit both entities. The partnership will receive the benefit of the San Antonio Housing Facility Corporation's ad valorem tax exemption, as well as its sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling the agency to serve more

residents and further its mission. Franklin Development will provide ongoing guarantees and long term property management.

FINANCIAL IMPACT:
The final deal terms will be presented to the Board of Commissioners once negotiated.

ATTACHMENTS:
Resolution 5713
Artisan at Old Tezel Road Executive Summary
Aerial Map

San Antonio Housing Authority
Resolution 5713

RESOLUTION 5713, AUTHORIZING FRANKLIN DEVELOPMENT PROPERTIES, LTD. AS DEVELOPER OF ARTISAN AT OLD TEZEL ROAD TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR ARTISAN AT POTRANCO; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

Whereas, Franklin Development Properties, Ltd. has proposed a development for affordable, multi-family rental housing located on the northwest corner of Tezel Road and Old Tezel Road, San Antonio, Texas, 78251, named Artisan at Old Tezel Road (TDHCA # 17060) in the City of San Antonio; and

Whereas, at the request of Franklin Development Properties, Ltd., San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

Whereas, Franklin Development Properties, Ltd. has advised it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2017 Competitive 9 percent housing tax credits for Artisan at Old Tezel Road; and

Whereas, the Board of Commissioners has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

Whereas, this Board of Commissioners has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of the San Antonio Housing Authority;

NOW, THEREFORE, BE IT RESOLVED, that the City of San Antonio, acting through its governing body**,** hereby confirms that it supports the proposed Artisan at Old Tezel Road at the northwest corner of Tezel Road and Old Tezel Road and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.

Passed and approved the 2nd day of March 2017.

_____
Morris Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

_____
David Nisivoccia
President and CEO

Executive Summary

Artisan at Old Tezel Road

Corner of Tezel Rd. and Old Tezel Rd.
San Antonio, Texas

Franklin Development Properties, Ltd.
21260 Gathering Oak, Suite 101
San Antonio, TX 78260
(210) 694-2223

Aubra Franklin, President **Ryan Wilson**, Vice President

ryan@franklindevelopment.net | (210) 325-7360

Our Mission Statement

The Franklin Companies are committed to developing, building and managing exceptional housing communities and will treat our residents with dignity and respect.

Background

Franklin Development Company, nationally recognized "Top 50 Builder" specializes in the development, construction, and management of high quality senior and multifamily residential properties. Franklin Development has earned a reputation for high, quality, professionalism, and is a recognized leader in the industry.

Over the past decade, Franklin Development has developed over 4,000 multifamily, including nearly 3,000 affordable and nearly 1,000 senior housing units. Franklin Development has particular and organizational strengths in ranging complex, layered financing solutions, understanding and navigating the legal and political environments, obtaining the required governmental, community and regulatory approvals, and managing the planning, design, construction, and operation of multifamily affordable housing.

Franklin Development's competitive advantage lies in its size—as a smaller development company, Franklin has built its reputation on providing personalized service to each development from conception through asset management. Our strength lies in our ability for all our team members, including Franklin Development's Founder, Aubra Franklin, to be involved in each phase of the development and therefore the full benefit of combined experience is realized in each project.

The Product: Artisan at Old Tezel Road

The Artisan at Old Tezel Road will be an approximately 120 unit housing development located at the northwest corner of Old Tezel Road and Tezel Road, San Antonio, Texas. The development will be targeted specifically for families with appropriate design considerations and amenities. The new development will consist of a mix of two and three bedroom units.

Artisan at Old Tezel Road will represent the very best housing in terms of quality and sustainability in the marketplace today.

Building on Franklin's experience, we have the unique perspective of being able to truly understand community needs, especially as they relate to multifamily construction. We have learned that the collaborative process with residents, community leaders, City Partners, the San Antonio Housing Authority and other stakeholders is the key to developing a plan for not only providing a higher quality of life, but also to provide for sustainability in the long term. Our plan involves incorporating ideals like:

- Safety
- Respect
- Sustainability
- Open/Green Space
- Cleanliness
- Support and Enhance existing neighborhood
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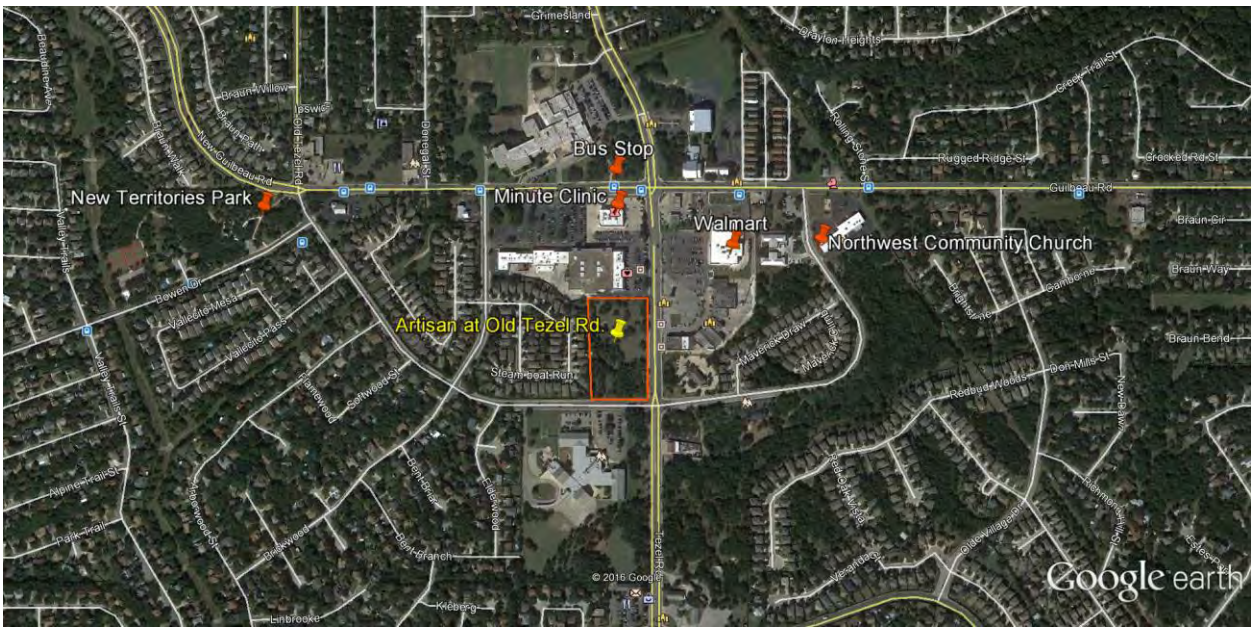
- Education
- Economic Opportunities
- A positive effect on quality of life

FRANKLIN DEVELOPMENT

Site Location



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2-3 Story Building/ Townhome Type Concept

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Franklin Development has incorporated important concepts into an initial plan for Artisan at Old Tezel Road that highlights a development that has provided thoughtful planning to integrate within the existing community.

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- Building heights would be 2-3 stories with 2 story townhomes built to the back
    - Minimize impact to neighbors to the West
    - Buildings will blend more seamlessly into existing neighborhood
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- Community input on architectural drawings
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FRANKLIN
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