

BOARD OF COMMISSIONERS



Operations and Choice Neighborhood
Committee Meeting
September 21, 2017



Creating Dynamic Communities Where People Thrive

BOARD OF COMMISSIONERS

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

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

President and CEO

David Nisivoccia

San Antonio Housing Authority
Operations and Choice Neighborhood Committee or
****Special Board Meeting**
2:00 p.m., Thursday, September 21, 2017

The Board will convene for a Committee, or Special Board Meeting, at the Community Center of the Legacy on O'Connor Road Apartments, 13842 O'Connor Road, San Antonio, TX, 78233, 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
 - Update and discussion regarding the redevelopment of the Hemisfair Park Area (Omar Gonzales, Director of Real Estate for Hemisfair; Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
3. Consideration and appropriate action regarding Resolution 5760, approving the issuance of San Antonio Housing Facility Corporation's Promissory Note to Frost Bank in an amount not to exceed \$7,000,000.00 to refinance existing debt on Monterrey Park and to finance capital repairs and improvements to Monterrey Park Apartments and La Providencia Apartments; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith (Ed Hinojosa, Chief Financial Officer)
4. Consideration and appropriate action regarding Resolution 5759, in support of authorizing the Chief Executive Officer of the Housing Authority of the City of San Antonio to transfer real estate to the San Antonio Housing Facility Corporation and dissolve and terminate the San Antonio Housing Opportunity Corporation, a Texas nonprofit corporation, in accordance with the Texas Business Organizations Code (Timothy E. Alcott, Real Estate and Legal Services Officer)

CHOICE NEIGHBORHOOD

5. Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization; Lori Hall, Assistant

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

OPERATIONS

6. Consideration and approval regarding Resolution 5739, authorizing the award of contracts for pest control services for Beacon Communities to Pest Management, Inc. (DBE) and Pest Shield Pest Control, Inc. (Section 3 Business) for an annual cumulative amount not to exceed \$220,000.00 for year one, \$260,000.00 for year two, \$325,000.00 for year three, and \$365,000.00 for years four and five; both for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Kristi Baird, Assistant Director of Beacon Communities)
7. Consideration and appropriate action regarding Resolution 5752, authorizing the award of contracts to John Blackburn Appraisals, T.C. Doctor & Associates, Inc. dba Multi-Housing Appraisal Associates, and Valbridge Property Advisors / Dugger, Canaday, Grafe, Inc. dba Valbridge Property Advisors / San Antonio for residential real estate appraisal services for an annual cumulative amount not to exceed \$150,000.00; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
8. Consideration and appropriate action regarding Resolution 5753, authorizing the award of contracts for purchase, installation, maintenance, and repair of residential style HVAC systems to Premier Comfort Air Conditioning & Heating, Inc. (DBE, ESBE, HABE, MBE, SBE, WBE), Temp Tex Air Conditioning, Heating, EMS Controls, LLC (HABE), and Way Engineering, Ltd, for an annual cumulative amount not to exceed \$1,200,000.00; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)
9. Consideration and appropriate action regarding Resolution 5754, authorizing the award of a contract for roof repair and replacement at Escondida Apartments to Garland/DBS, Inc., through the U.S. Communities Government Purchasing Alliance, for an amount not to exceed \$149,575.00 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)
10. Consideration and appropriate action regarding Resolution 5755, authorizing the award of a contract for HVAC products, installation, services and related products and services to Trane U.S., Inc., through the U.S. Communities Government Purchasing Alliance, for an annual cumulative amount not to exceed \$1,000,000.00; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)
11. Consideration and appropriate action regarding Resolution 5756, authorizing the award of a contract for roof repair and replacement at Morris C. Beldon Apartments to Garland/DBS, Inc., through the U.S. Communities Government Purchasing Alliance, for an amount not to exceed \$205,686.00 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)
12. Consideration and appropriate action regarding Resolution 5757, authorizing the expenditure of additional funds to Durand Hollis Rupe Architects (DHR) for additional architectural services needed for the Victoria Plaza Modernization for an amount not to exceed \$183,449.00 (Steven Morando,

Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)

13. Consideration and appropriate action regarding Resolution 5758, authorizing the award of a contract for apartment marketing services to United Advertising Publications, Inc. dba ForRent.com for an annual cumulative amount not to exceed \$70,000.00 for year one; \$85,000.00 for year two; \$97,000.00 for year three; and \$105,000.00 for years four and five; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Kristi Baird, Assistant Director of Beacon Communities)
14. Update and discussion regarding Beacon Capital Projects (Kristi Baird, Assistant Director of Beacon Communities)
15. Update and discussion regarding San Antonio Housing Authority's Assisted Housing Programs Scorecard for Fiscal Year 2016-2017 (Brandee Perez, Director of Federal Housing Programs)
16. 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.

"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."



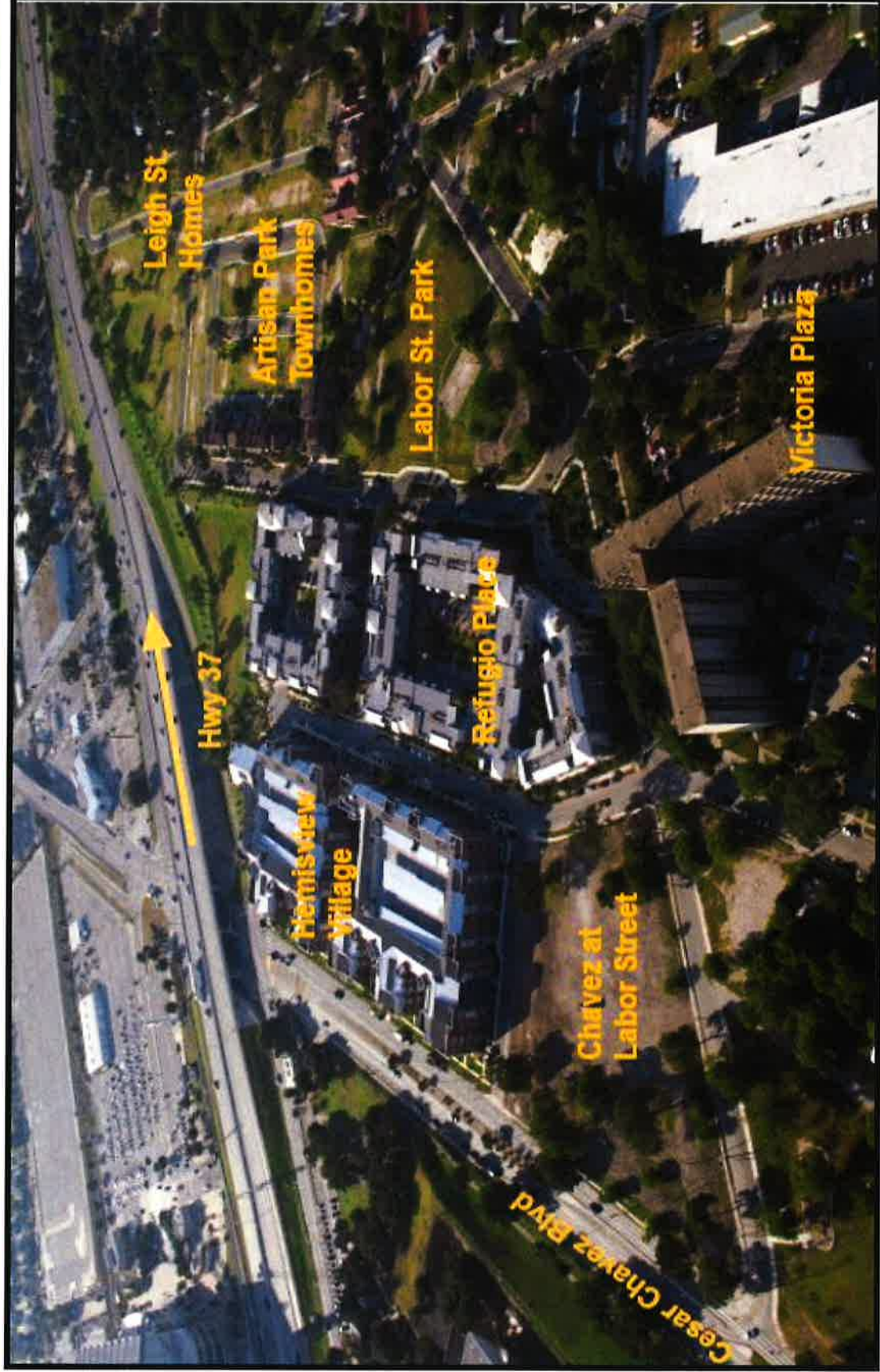
SAHA | SAN ANTONIO
HOUSING AUTHORITY

Opportunity Lives Here

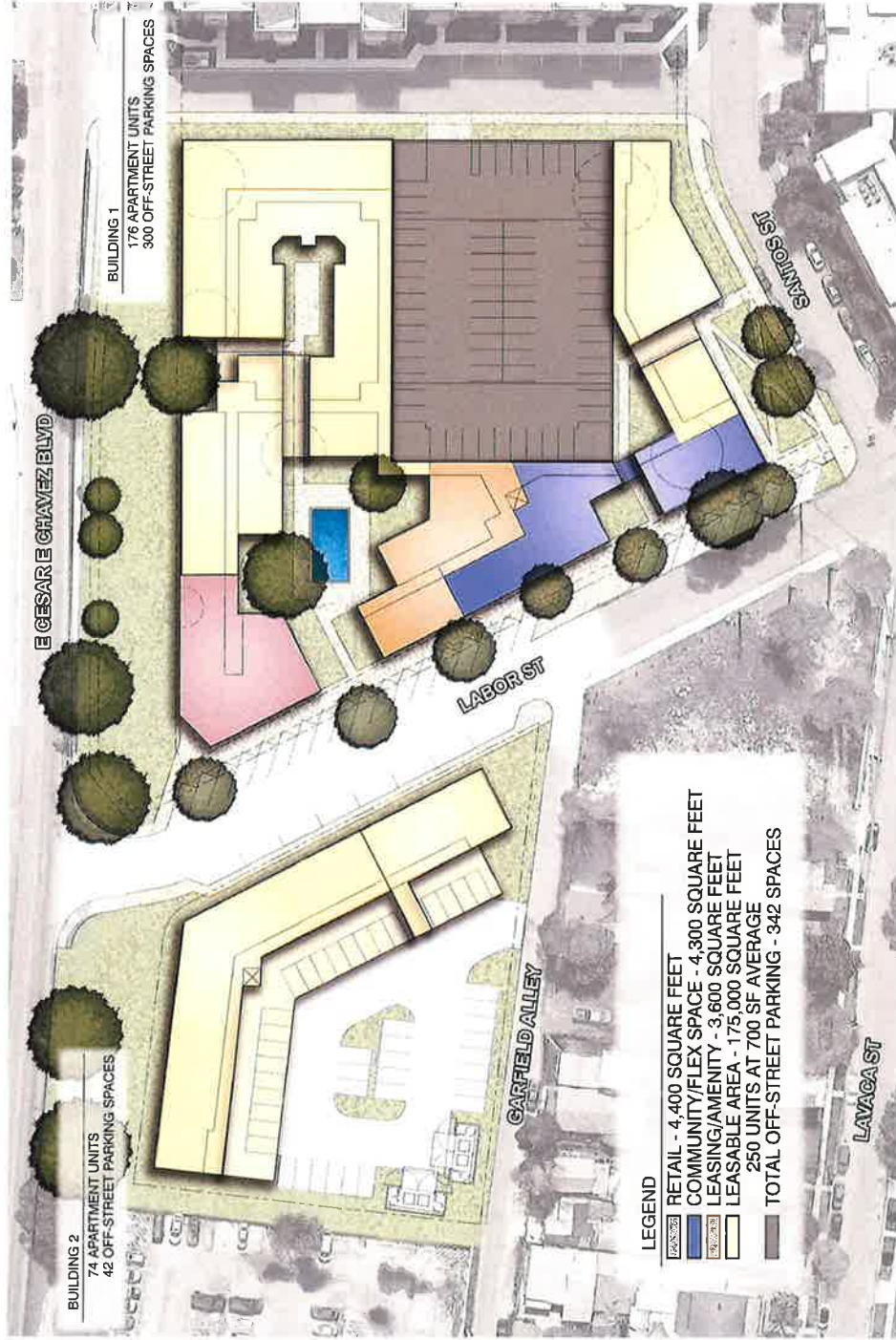
Labor & Chavez

September 21, 2017

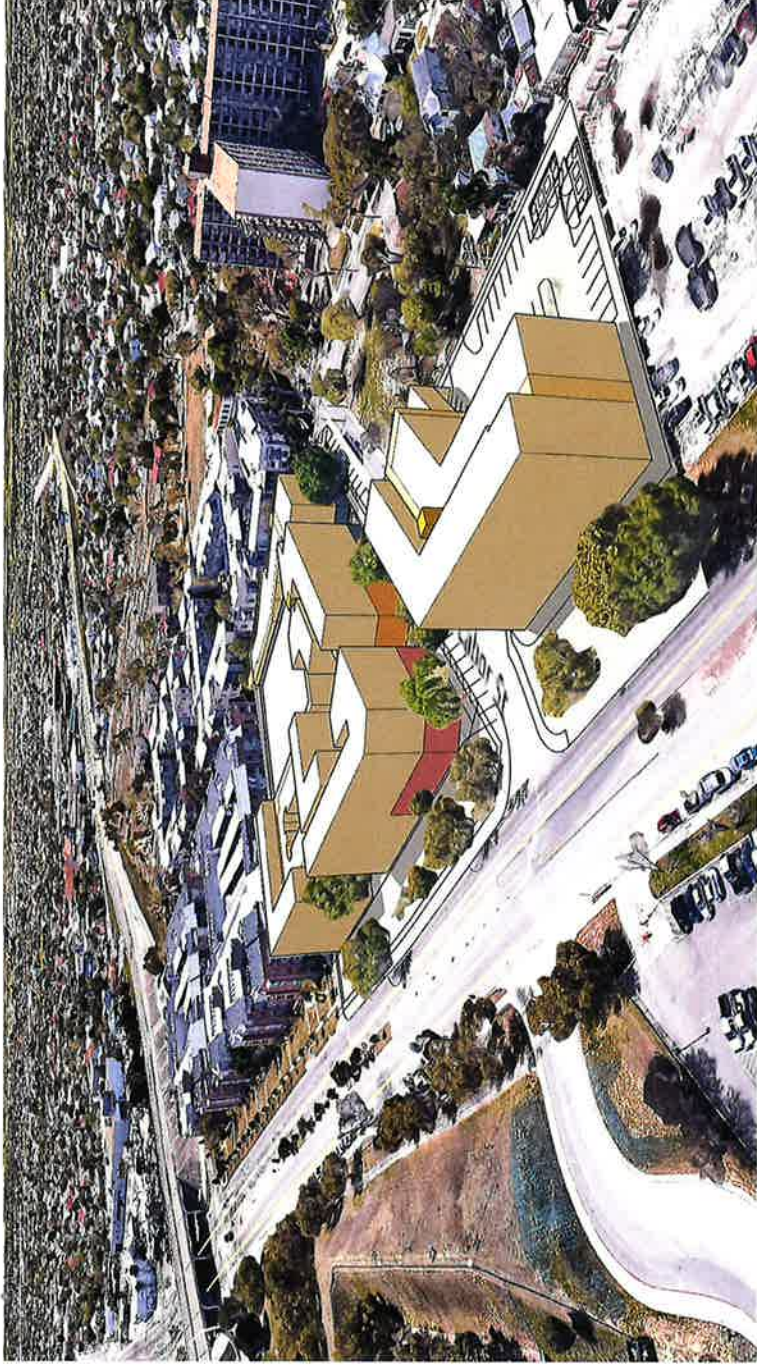
VICTORIA COMMONS REDEVELOPMENT



SITE PLAN



CONCEPTUAL MASSING



AI // 0

100 LABOR MULTIFAMILY - SAN ANTONIO, TX

CONCEPTUAL MASSING

100 LABOR MULTIFAMILY - SAN ANTONIO, TX

DESIGN GUIDELINES

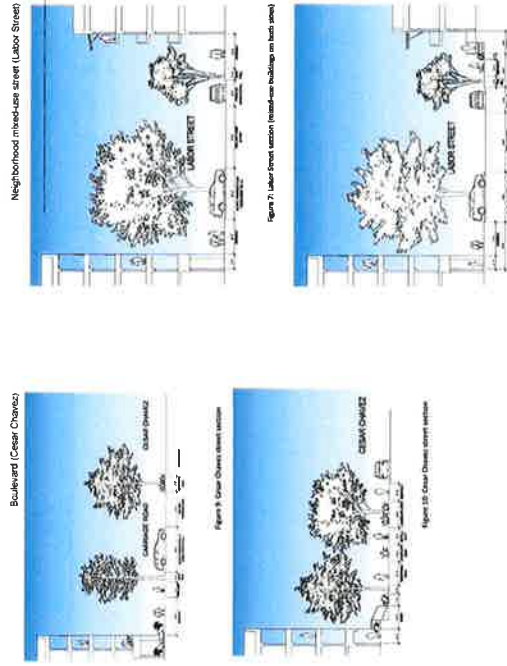


Figure 17: Cross-sections and Speed Tables



Figure 18: Circulation Framework



Figure 19: Cross-sections and Speed Tables

PRECEDENT IMAGERY



Aurora Apartments on Howard St.



Maverick Building on N. Presa St.



Burns Building on Houston St.



Calcasieu Building on Broadway



Home2 Suites by Hilton on Navarro St.



Robert E. Lee Bldg. on W Travis St.



Exchange Building on E. Pecan St.



Tower of Life Bldg on S. St. Mary's St.

SAN ANTONIO HOUSING AUTHORITY
Operations and Choice Neighborhood Committee

RESOLUTION 5760, APPROVING THE ISSUANCE OF SAN ANTONIO HOUSING FACILITY CORPORATION'S PROMISSORY NOTE TO FROST BANK IN AN AMOUNT NOT TO EXCEED \$7,000,000.00 TO REFINANCE EXISTING DEBT ON MONTERREY PARK AND TO FINANCE CAPITAL REPAIRS AND IMPROVEMENTS TO MONTERREY PARK APARTMENTS AND LA PROVIDENCIA APARTMENTS; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH



David Nisivoccia
President and CEO



Ed Hinojosa
Chief Financial Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5760, approving the issuance of San Antonio Housing Facility Corporation's (SAHFC) Promissory Note to Frost Bank in an amount not to exceed \$7,000,000.00 to refinance existing debt on Monterrey Park and to finance capital repairs and improvements to Monterrey Park Apartments and La Providencia Apartments; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith.

Monterrey Park Apartments is a 200 unit, multi-family asset built in 1986, and located at 6060 W. Commerce Street. The property is part of the Beacon Communities portfolio and owned by the San Antonio Housing Facility Corporation (SAHFC). The property is currently encumbered by a first mortgage held by Frost Bank, with an unpaid principal balance of \$1,486,000.00. The mortgage has a fixed interest rate of 3.70% and matures on December 1, 2018. La Providencia Apartments is a 90 unit, multi-family asset built in 1984. The property is part of the Beacon Communities portfolio and owned by the San Antonio Housing Facility Corporation (SAHFC). The property is currently unencumbered.

SAHA has received a letter of intent from Frost Bank to provide up to \$7,000,000.00 in financing at either a fixed rate or variable interest rate with an option to fix the rate with an interest rate contract. Current indicative rates are 3.73% for a fixed rate loan and 3.28% with the floating-to-fixed interest rate contract. The actual rate will be set at closing for a term of ten years with a twenty-five year amortization rate. Both properties will serve as collateral for the loan. The loans are being underwritten as bank qualified tax exempt debt. SAHA staff also evaluated financing options through FHA and Freddie Mac; however, the interest rates were approximately 25 to 45 basis points higher than those offered under the Frost Bank proposal.

FINANCIAL IMPACT:

The proposed refinance will increase the mortgage debt on the property; however, significant capital reinvestment is needed to preserve this asset and extend its useful life expectancy. The proposed loan terms require a conservative loan to value of 75% and a debt service coverage ratio of 1.20.

SUMMARY:

The five-year plan for the Beacon Communities Portfolio identified these assets as candidates for refinancing and reinvestment in capital repairs/replacements to extend their useful life. Staff has commissioned an engineer to complete a site and building envelope assessment to quantify the cost and to prioritize the scheduling of repairs. Assuming a loan amount of \$7,000,000.00 net refinancing proceeds are estimated at \$3,792,000.00 after repayment of existing debt and transaction related costs.

The exact scope of capital repairs/replacements is under review. However, much-needed capital repairs include roof replacement, siding and soffit/trim repairs, HVAC replacement, sidewalks and parking lots repairs, stair and railing repairs, landscaping/drainage enhancement, fencing repairs, and upgrades to site lighting.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENT:

Resolution 5760

**SAN ANTONIO HOUSING AUTHORITY
RESOLUTION 5760**

RESOLUTION 5760, APPROVING THE ISSUANCE OF SAN ANTONIO HOUSING FACILITY CORPORATION'S PROMISSORY NOTE TO FROST BANK IN AN AMOUNT NOT TO EXCEED \$7,000,000.00 TO REFINANCE EXISTING DEBT ON MONTERREY PARK AND TO FINANCE CAPITAL REPAIRS AND IMPROVEMENTS TO MONTERREY PARK APARTMENTS AND LA PROVIDENCIA APARTMENTS; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas (SAHA), has, pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (Act), approved and created the San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation (Issuer); and

WHEREAS, the Issuer approved on October 5, 2017, a tax-exempt loan from Frost Bank (Frost) to finance the rehabilitation and improvement of a 200-unit multifamily housing facility located at 6060 W. Commerce Street, San Antonio, Texas, known as Monterrey Park Apartments, and a 90 unit multifamily housing facility located at 2525 Castroville Road, San Antonio, Texas, known as La Providencia Apartments (Project); and

WHEREAS, the tax-exempt loan will be made pursuant to a Loan Agreement between the Issuer and Frost dated on or about December 1, 2017, and a Promissory Note (Promissory Note) in the original principal amount not to exceed \$7,000,000.00 payable to Frost, which will be secured by a Deed of Trust, Security Agreement – Financing Statement, and various closing documents, such as a Replacement Reserve and Security Agreement, Arbitration and Notice of Final Agreement and a Private Placement Letter (collectively, the Loan Documents); and

WHEREAS, the Promissory Note will be issued in a variable rate format and sold to Frost upon the terms and conditions outlined in the term sheet submitted by Frost; and

WHEREAS, it is anticipated that the Promissory Note will be swapped to a fixed rate pursuant to an ISDA Master Agreement and other associated documents entered into with Frost (Swap Documents); and

WHEREAS, Frost is requiring the Board of Commissioners to specifically approve the Loan Documents and the Swap Documents and is requiring the Board of Commissioners to hire a financial advisor regarding the Swap; and

WHEREAS, the Board of Commissioners have chosen Hilltop Securities as its financial advisor for the Swap based upon its prior relationship with Hilltop; and

WHEREAS, the Issuer is authorized to issue the Promissory Note in accordance with the Act; and

WHEREAS, the Board of Commissioners of the Issuer hereby authorizes the issuance of the Promissory Note in an amount not to exceed \$7,000,000.00 for the purpose of providing funds

for the Project, and paying the costs of issuing the Promissory Note, all pursuant to and in accordance with the terms and conditions provided under the Loan Documents; and

WHEREAS, the Promissory Note is a special, limited obligation of the Issuer and the obligations of the Issuer shall never constitute an indebtedness, an obligation, or a loan of credit of the State of Texas, SAHA, the County of Bexar, Texas, the City of San Antonio, Texas, or any other political subdivision of the State of Texas, with the meaning of any constitutional provisions or statutory limitations; and

WHEREAS, the Issuer is authorized to issue the Promissory Note pursuant to the Act; and

WHEREAS, this Board of Commissioners has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Promissory Note and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms and sales price of the Promissory Note and the manner of disbursing the proceeds thereof are advisable.

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

Section 1. The terms of the Loan Documents and Swap Documents are hereby approved.

Section 2. The issuance of the Promissory Note, the Swap Documents, the Loan Documents and the Guaranty are hereby authorized and approved, and the President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer or any of them, of the Issuer, are hereby authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be), the Swap Documents, Loan Documents, the Guaranty, and any and all certificates (including tax certificates) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Promissory Note, all upon the terms herein approved, and the executing officer is authorized to negotiate and approve such changes in the terms of each such instrument as such officer shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officer and the Board of Commissioners shall be conclusively evidenced by the execution and delivery of such documents. SAHA is authorized to hire Hilltop Securities as its financial advisor regarding the Swap.

Section 3. The Promissory Note in the principal amount not to exceed \$7,000,000.00 in substantially the form and substance set forth in the Loan Documents, is hereby approved, and the President, the Vice President, the Secretary/Treasurer and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Promissory Note or have their facsimile signatures placed upon it, and the signatures of such officers are hereby authorized and directed to be affixed or placed in facsimile on the Promissory Note.

Section 4. All action not inconsistent with provisions of this Resolution heretofore taken by this Board of Commissioners and the officers of the Issuer directed toward the financing of the Project and the issuance of the Promissory Note shall be and the same hereby is ratified, approved and confirmed. The Board of Commissioners, or any of them, are authorized to take

any and all action necessary to carry out and consummate the transactions described in or contemplated by the instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 5. After the Promissory Note is issued, this Resolution shall be and remain irrevocable until the Promissory Note or interest thereon shall have been fully paid or provisions for payment shall have been made pursuant to the Indenture.

Section 6. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 7. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board of Commissioners.

Section 8. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 9. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 10. This Resolution shall be in force and effect from and after its passage.

Passed and approved the 5th day of October 2017.

Attested and approved as to form:

Morris A. Stribling, DPM
Chair, Board of Commissioners

David Nisivoccia
President and CEO

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5759, IN SUPPORT OF AUTHORIZING THE CHIEF EXECUTIVE OFFICER OF THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO TO TRANSFER REAL ESTATE TO THE SAN ANTONIO HOUSING FACILITY CORPORATION AND DISSOLVE AND TERMINATE THE SAN ANTONIO HOUSING OPPORTUNITY CORPORATION, A TEXAS NONPROFIT CORPORATION, IN ACCORDANCE WITH THE TEXAS BUSINESS ORGANIZATIONS CODE



David Nisivoccia
President and CEO



Timothy E. Alcott
Real Estate and Legal Services Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5759, in support of authorizing the Chief Executive Officer of the Housing Authority of the City of San Antonio to transfer real estate to the San Antonio Housing Facility Corporation and dissolve and terminate the San Antonio Housing Opportunity Corporation, a Texas nonprofit corporation, in accordance with the Texas Business Organizations Code.

FINANCIAL IMPACT:

Minimal.

SUMMARY:

The San Antonio Housing Opportunity Corporation (SAHOC) and the San Antonio Housing Facility Corporation (SAHFC) are component units of the Housing Authority of the City of San Antonio, Texas (SAHA).

SAHOC was formed under Texas law on April 9, 1992, as a nonprofit corporation and was created to own two small apartment complexes at 131 Claremont and 401 Warren in San Antonio, Texas, that consists of a total of eleven dwelling units and a community room. The legal entity owning the complexes has lay dormant and has been without activity. As such, the entity currently has no active directors on its Board of Directors. SAHA desires to transfer the land from the SAHOC to the SAHFC, which manages a number of SAHA's properties and has a board that mirrors SAHA.

In order to convey and actively manage the assets currently held and wind-up, dissolve and terminate the SAHOC in accordance with applicable provisions of the Texas Business Organizations Code (Code), SAHA must authorize a governing person for the SAHOC and commence the wind-up process.

This can be accomplished by authorizing the CEO to take action in accordance with the Code to convey assets owned by the SAHOC to SAHFC and to wind-up, dissolve and terminate the SAHOC.

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

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5759

Map

**San Antonio Housing Authority
Resolution 5759**

RESOLUTION 5759, IN SUPPORT OF AUTHORIZING THE CHIEF EXECUTIVE OFFICER OF THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO TO TRANSFER REAL ESTATE TO THE SAN ANTONIO HOUSING FACILITY CORPORATION AND DISSOLVE AND TERMINATE THE SAN ANTONIO HOUSING OPPORTUNITY CORPORATION, A TEXAS NONPROFIT CORPORATION, IN ACCORDANCE WITH THE TEXAS BUSINESS ORGANIZATIONS CODE

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

WHEREAS, the San Antonio Housing Opportunity Corporation, a Texas nonprofit corporation (SAHOC) has existed under Texas law since April 1992; and

WHEREAS, at the time of the SAHOC's formation, a governing body was formed and owned two apartment complexes at 131 Claremont and 401 Warren in San Antonio; and

WHEREAS, since 1992, the legal entity owning the two apartment complexes has lay dormant and been without activity; and

WHEREAS, SAHOC currently has no active directors on its Board of Directors (Directors); and

WHEREAS, the undersigned desire to serve as the Directors of the SAHOC and elect officers of the SAHOC and authorize SAHA's Chief Executive Officer (CEO) to transfer the real estate assets of the SAHOC to the San Antonio Housing Facility Corporation and dissolve and terminate the SAHOC in accordance with the Code; and

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

Class I Directors: Commissioner Charles Clack and Commissioner Marie R. McClure

Class II Director: Commissioner Morris A. Stribling, DPM

Class III Directors: David Nisivoccia, Muriel Rhoder, and Ed Hinojosa

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

Morris A. Stribling, DPM - President and Chairman of the Board

FURTHER RESOLVED, that the CEO be, and hereby is, authorized, empowered, and directed, in the name and on behalf of the SAHOC, to take action to transfer the real estate assets of the SAHOC to the San Antonio Housing Facility Corporation; and

FURTHER RESOLVED, that the SAHOC shall authorize the CEO of SAHA to cease doing business, wind-up, liquidate, dissolve and terminate the existence of the SAHOC in an orderly manner in accordance with the applicable provisions of the Code; and

FURTHER RESOLVED, that the CEO be, and hereby is, authorized, empowered, and directed, in the name and on behalf of the SAHOC, to take action to dissolve and terminate the SAHOC in accordance with the Code; and

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

[Signature page directly follows]

Dated effective as of the Effective Date.

DIRECTORS:

Commissioner Charles Clack

Commissioner Marie R. McClure

Commissioner Morris A. Stribling, DPM

David Nisivoccia

Muriel Rhoder

Ed Hinojosa

Passed and approved the 5th day of October 2017.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO



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HOUSING AUTHORITY
Opportunity Lives Here

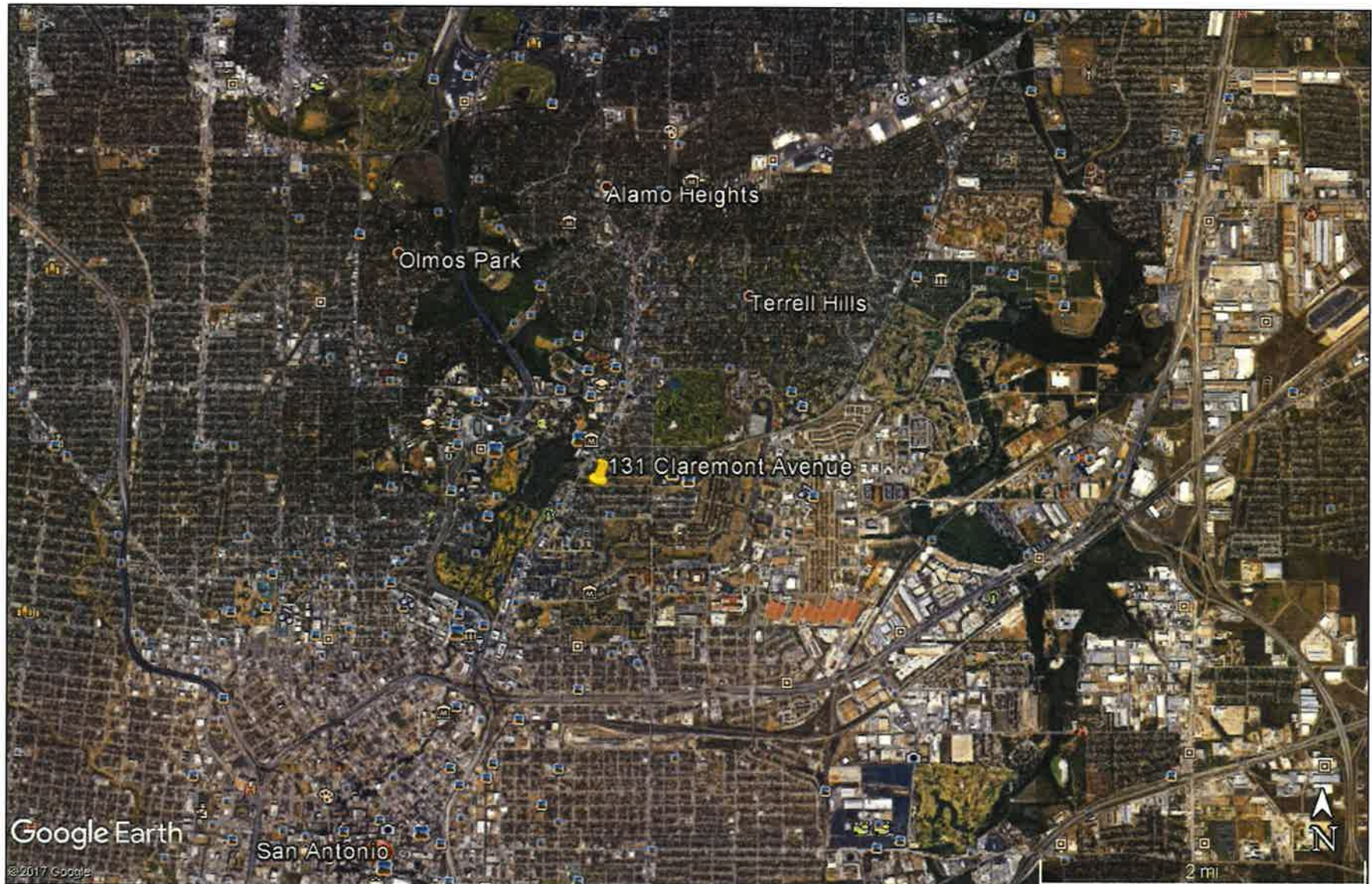
Claremont & Warren

September 21, 2017

131 CLAREMONT



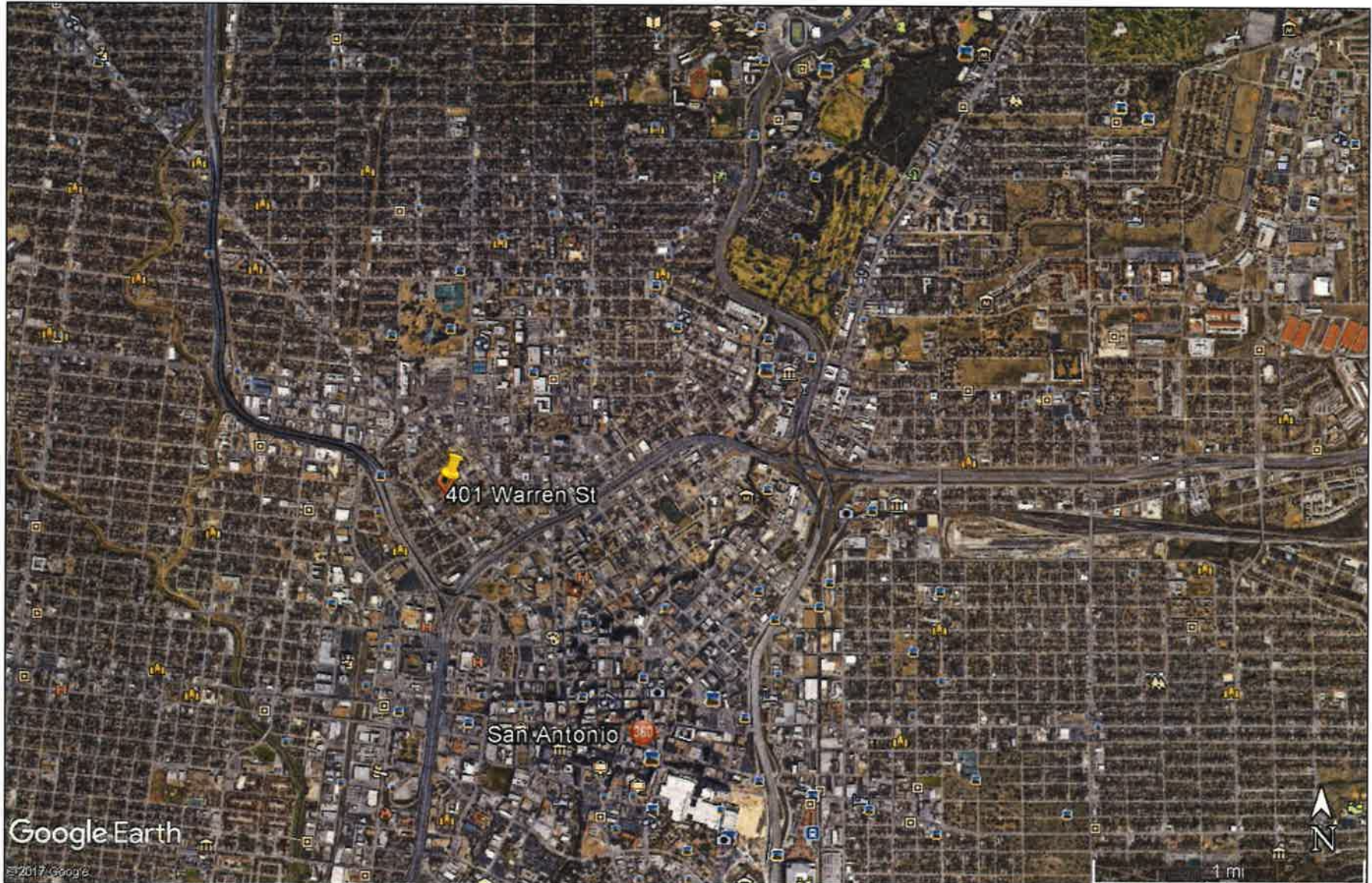
AERIAL - 131 CLAREMONT



401 WARREN STREET



AERIAL - 401 WARREN STREET



MEMORANDUM

To: Operations and Choice Neighborhood Committee

From: David Nisivoccia, President and CEO

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

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

SUMMARY:

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

CHOICE NEIGHBORHOOD GRANT ADMINISTRATION

The Choice HUD Budget Revision No. 8 (now Budget Revision 9) was submitted to HUD on April 19, 2017, to reallocate dollars within sub-budget line items in 1405 and spread additional dollars. After multiple questions from HUD and a final revision, SAHA resubmitted Budget Revision 8 on August 28, 2017, for final approval.

Staff submitted Choice HUD Budget Revision No. 9, for the funds related to the senior building housing construction on July 21, 2017, and received HUD approval on August 10, 2017. HUD has requested that SAHA label this budget revision as number 8, since it was approved before the original Budget Revision 8 for CSS funds.

SAFETY-BYRNE GRANT

General

Accomplishments:

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

Staff executed a Memorandum of Agreement with San Antonio for Growth on the Eastside (SAGE) to implement additional business/community events on North New Braunfels Avenue in order to strengthen community and business activity on the corridor and reduce crime. A "HarvEAST" community festival is planned for the business corridor in October 2017.

Staff executed a Memorandum of Agreement with Gardopia Gardens to take over and continue operations of the Community Tool Shed. The Community Tool Shed provides lawn equipment and tools free-of-charge to community groups in and around the Choice Neighborhood for community projects. HIS Bridge Builders will use the Community Tool Shed for a neighborhood cleanup around East Meadows on September 30, 2017.

Staff executed a Memorandum of Agreement with Gardopia Gardens to continue and expand operations of the community garden at N. New Braunfels and Nolan. Additionally, Gardopia Gardens will begin building and maintaining an additional community garden on a small SAHA-owned lot located at 1418 Hays Street to further engage the Choice neighborhood in community-building activities and proactively prevent crime.

Staff is in the process of executing a Memorandum of Agreement with HIS Bridge Builders to provide funds for the organization’s Out of School Time program that serves at-risk youth in and around East Meadows. Engaging at-risk youth in the Choice Neighborhood through education and recreational opportunities is crucial to proactively preventing youth criminal/gang involvement instead of reacting after the fact.

Community Engagement Patrols (CEP)

Accomplishments:

The CEP program concluded in early July. SAPD East Patrol and East SAFTE continues to engage the community and businesses in the targeted hot spots through relationships formed via the CEP program.

Group Violence Intervention (GVI)

Accomplishments:

The GVI Program operates in the “Eastpoint” footprint, which includes the Choice Neighborhood. The program is administered by San Antonio Fighting Back and funded by the San Antonio Police Department.

The GVI program has conducted 26 “Custom Notifications” and two “Call-in” community meetings to reach a total of 49 high-risk individuals and criminal group members in and around the Choice footprint. Custom Notifications are home visits conducted by a team of GVI staff, law enforcement, and Eastside community members, to communicate a unified message against violence and to provide reentry options to individuals at high-risk of committing, or being victims of serious violence. A “Call-in” community meeting serves the same function but for a larger group of high-risk individuals at once. The GVI program has reached all major criminal groups operating in the Eastpoint/Choice footprint including Wheatley Courts Gangsters, Crockett Bloc, etc., through Custom Notifications and Call-in meetings. GVI staff have begun outreach into the Bexar County Adult Detention Center (Jail) to proactively engage high-risk individuals before they are released and returned to the Eastpoint/Choice Neighborhood.

Thirteen high-risk individuals have been employed through partner agencies and 22 have received reentry services or ongoing mentorship from GVI staff to desist from violence. GVI staff has also conducted 3 Homicide Responses and 13 Shooting Victim Responses to respond to the needs of victims of violence and/or their families in and around the Eastpoint/Choice Neighborhood. GVI has also conducted a total of 13 community events to build police-community relationships and engage residents in crime hot spots.

Crime data for July 31, 2017, for the Eastpoint/GVI footprint shows that aggravated assaults have decreased by 25 percent, murders have decreased by 63.6 percent, and robbery of individuals have decreased by 26.6 percent from 2016. In comparison, aggravated assaults for San Antonio overall have increased 17 percent, murders have increased 7.8 percent, and robbery of individuals have increased 11.6 percent. Through the wider Eastside, aggravated assaults in the SAPD East Patrol service area increased 25.2 percent and murders decreased only 37 percent compared to 2016. The significant drop of serious violence in the Eastpoint/Choice footprint is unique to this area of the East Patrol service area and San Antonio.

Funding for the GVI program will be determined by SAPD in the upcoming FY18 Budget.

PEOPLE
<p>CHOICE CASE MANAGEMENT</p> <p>Wheatley Households + Objectives/Metrics: 152 Wheatley households remain on housing assistance. 141 households are no longer receiving housing assistance. Exit reasons include: evictions, abandonment, leaving after giving a 30-day notice to SAHA, and death of head of household.</p> <p>Accomplishments: 128 households are receiving housing assistance and *case management. 24 households are receiving housing assistance but have not been responsive to case management. 8 households are not receiving housing assistance but are being case managed.</p> <p>FY 2018 Target: Urban Strategies will continue to reach out to all eligible families and offer case management services. All former Wheatley residents who are actively housed by the San Antonio Housing Authority receive monthly updates on activities from the Housing Authority and neighborhood news.</p> <p>Urban has re-initiated the recruitment of residents for case management services at The Park at Sutton Oaks. Public Housing residents of The Park were sent appointment letters for introduction purposes. Staff will follow-up within the next two weeks with home visits.</p> <p><u>Notes:</u> *Case Management-Households who have agreed to participate in capacity building activities. +Since April 2012 (grant submission), cumulatively, there have been 293 Wheatley households. In September 2013, when Urban Strategies came onboard, 243 remained on housing assistance either at Wheatley or in other SAHA programs. At the time of relocation, 205 households remained at Wheatley, and therefore, received relocation assistance.</p>
<p>CHOICE EMPLOYMENT</p> <p>Objectives/Metrics: <u>Baseline In September 2013</u> 55</p> <p>Accomplishments: <u>2017 Quarter 1 HUD Metric Report</u></p> <p>FY 2018 Target: <u>58 percent of the able-bodied population will be employed</u></p> <p>*Able-bodied Residents: 118</p> <p>Objectives/Metrics: * Individuals between the ages of 19-65 years of age and not disabled.</p>

Accomplishments:

71 (34 full-time and 37 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.

28 Residents are in training.

0 placed in jobs within three months of completing training.

24 able-bodied former Wheatley residents are unengaged.

Urban has referred 16 of it's unengaged population to the Housing Authority's Jobs Plus staff for employment services.

Jobs Plus East (JPE)

Objectives/Metrics: Increase the number of residents employed.

Accomplishments:

A total of 7 residents have completed the High School Diploma Program and will be continuing their training through Alamo Colleges, HPOG or I-Best program. One resident is waiting to complete the Plumber's license.

Recruitment

A Job Fair, in partnership with SAISD, was held on August 3, 2017, at the Sutton Oaks location.

15 applicants applied and 11 completed applications and were accepted for review for possible interviews. JPE staff was assigned to Bowden, Washington, Pershing and Healy Murphy weekly for two hours with a Parent Coordinator to recruit for programming and to participate in school events.

On August 5, Community Coaches were assigned to Sutton Oak, Park, East Meadows, and Springview to outreach, distribute flyers, and plan events to provide availability of new resources.

CDI Support- Yearly Events

JPE Staff volunteered for the SAHA Food Fair at Springview and served 288 families with \$65.00 of groceries per household. JPE staff participated in two Back to School Events: Eastside Education Center on August 10, and the Back to School Wellness Event at Edison High School on August 12.

JPE staff assisted with SAHA's Education Summit that was held on August 12, 2017, at McAllister Auditorium. The JPE High School Diploma students also graduated on August 12, from South Texas Leadership Center and JPE had five graduates obtain diplomas.

Employment

The residents (Sutton Oaks) who completed and received the CDL license in July began employment with SAISD in August with salaries starting at \$13.75 per hour.

A Sutton Oaks resident is employed as an Inventory Control Specialist at USAA, with a starting salary of \$12.50 per hour. The resident is an SEID participant and has maintained employment for seven months.

Another resident resides at Springview, and is employed as a cashier at a convenience store, making \$10.00 per hour. This resident is also an SEID participant.

Employed at Springview as a Resident Ambassador, making \$7.25 per hour, another resident will begin an externship this month as a Medical Assistant (HPOG).

Community Coaches earn \$7.25 per hour and are assigned at East Meadows, generate information to residents, coordinate activities, and collect JPE interest forms. Twelve have been collected. Three Community Coaches began the first of four leadership classes in partnership with the City of San Antonio Eastside Promise Zone’s Third Annual Neighborhood Leadership Academy. The purpose of leadership courses are to enhance Community Coach Skills and to access community resources to become involved in the budget to secure new resources for the eastside neighborhoods.

Upcoming Training onsite JPE Training provided by JPE Job Developer

Working it out Curriculum begins August 25, and Community Coach Training, Financial Literacy begin on September 5. The target individuals for this training are JPE Clients.

Former JPE Community Coaches- 2016 Update Progress

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

Employed as a Substitute Teacher’s Assistant, the Springview resident, is pursuing an Associates Degree in Education.

College Prep

Completed Career Ease Class-began Administrative classes on August 21, 2017.

FY 2018 Target:

138 enrolled, and 42 placed in employment

CHOICE RESIDENT TRAINING METRICS (URBAN)

Objectives/Metrics:

26: residents enrolled in job training

Accomplishments:

- 4: Adult High School Diploma Program
- 2: Bachelor’s Degree
- 1: Associate’s Degree
- 1: ESL
- 12: Workforce training

29: residents have completed job training to date

CHOICE RESIDENT HEALTH (URBAN)

Objectives/Metrics:

The baseline of the number of residents without health insurance in September 2013, was 99. Residents fall within the Medicaid gap.

Accomplishments:

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

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

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

We have also developed processes for Significant Case Interventions such as:

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

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

Year-to-date Health Metrics:

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

270 children and 119 adults (389 total) have a medical home
 275 children and 124 adults (399 total) have seen a doctor in the last 12 months

FY 2018 Target:

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

CHOICE EDUCATION

The Urban Strategies Education Liaison continues to develop a network of service partners to support youth, educational development, family engagement opportunities, and assist with the building of career pathways. The network will be a resource to the East Meadows families and to other families located within the community. Urban Strategies will host a partner collaborative meeting on August 23, 2017, and discuss aligned contributions for the resident youth - early childhood services for 0-5 year olds and youth enrichment activities for the 5-19 year olds.

Accomplishments:

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



The summer camp took place at Wheatley Community School and has served 25 students in 1st-6th grade since July 10, 2017. Students have participated in mini-lessons, sustained silent reading, and comprehension instruction, driven by the interest of participating students. The Inquiry Camp concluded on August 2, 2017, with a "Meet the Experts" student presentation and book parade. Families and staff were in attendance along with representatives from San Antonio Independent School District and District 2 Councilman Shaw's Office.

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

- Digital Music Production was provided in partnership with San Antonio Sound Garden on June 14 and July 19; approximately 47 children and adults actively participated in learning about music production and creating digital sounds.
- Family Game Night was provided in partnership with H.I.S. Bridge Builders on June 21 and July 26; approximately 87 children and adults actively participated in board games, playing cards and outdoor sports.
- Urban Strategies hosted the third Family Fun Day event of the year at Wheatley Community School on Saturday, August 5, 2017. The purpose of the event was to make learning fun for the parent and child. This event had a carnival theme and featured an



afternoon of engaging activities to include a magician, science experiments, and dance lessons.

School Readiness - Urban Strategies provided assistance to 65 students to prepare them for the new school year. Items distributed to students included school uniforms, shoes, backpacks and school supplies.

HOUSING

Demolition - Phase II - 2 ½ Blocks

Accomplishments:

Demo Project is 100 percent complete as of October 2016.

Replacement Housing

Objective:

Replace all 246 units demolished at Wheatley Courts.

Accomplishments:

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

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

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

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

PBV = 8 units available
5 occupied

FY 2018 Target:

Complete 128 replacement units before end of FY 2017.

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

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

Objective:

Complete 215 multi-family units by September 2017.

Accomplishments:

As of August 31, 2017, and the latest data available, the project is estimated to be at 96.27 percent complete. The project should have been completed by March 1, 2017, which currently puts the project approximately five months behind schedule.

All Block A, B, C Buildings have received a Certificate of Occupancy (CoO) with the exception of Block D Buildings #37 and #38, which have received a Temporary Certificate of Occupancy (TCO). Thirty-six out of thirty-eight buildings have been turned over to MBM Property Management. Out of 186 completed units, 134

have been leased and are occupied. All building exteriors and parking lots, with the exception of the area at Buildings #37 and #38, are under exterior, landscaping, and site amenities punch out.

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

Occupancy by Unit Type

TYPE	UNITS AVAILABLE	OCCUPIED END OF JULY	OCCUPIED END OF AUGUST
MARKET	47	37	40
PUBLIC HOUSING	68	67	68
LIHTC	63	37	43
PBV	08	05	05
TOTAL	186	146	156

SAHA and MBM property management staff continue to conduct weekly conference calls to ensure timely lease-up of all units. These meetings have drastically helped improve occupancy in the last 30 days.

The Development Services and Neighborhood Revitalization department received formal approval from TDHCA on March 16, 2017, to move forward with retrofitting the townhome units at East Meadows with a half bath on the first floor. DHR is the independent architect for the project and provided schematic drawings on August 3, 2017. The development team reviewed them and approved them to move to the design process so that a cost estimate may be obtained. The design process is currently in progress.

BiblioTech East

On August 18, 2017, Bexar County contacted SAHA regarding the delays with the Bibliotech building. The County stated that 1/3 of the items were still outstanding so their construction timeline would have to be pushed out again. MBS and SLS have stated that the C of O will be delivered September 30, 2017, at which time Tejas Premier, the county’s contractor, may begin construction of the interior of BiblioTech East. The Notice to Proceed was scheduled to be issued on July 31, 2017, with an estimated construction finish-out of three months for completion, however, construction cannot begin until October 2017, therefore the grand opening has been set for January or February 2018.

FY 2017 Target:

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

FY 2018 Target:

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

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

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

Accomplishments:

Roof shingle is completed. Window installation is 99 percent complete. Siding and stucco work is ongoing. MEP rough in is ongoing. Fire sprinkler lines are installed. Stairs installation has been completed. The overall project is at 60 percent complete as of the end of July 2017. The project is currently 3 weeks behind baseline schedule due to the Monday, August 7, 2017, storm and due to HVAC subcontractor performance. The HVAC subcontractor has increased his manpower. The main contractor conducted a meeting with all subcontractors on August 24, 2017, to expedite their work and eliminate the project delay.

MBM has brought on a new manager that has more experience and will be overseeing the lease-up of Wheatley Park Senior Living. The first pre-leasing meeting was held August 22, 2017, to introduce all parties from SAHA's Unified Application Center, Section 8, and DSNR. Pre-leasing of the senior units will begin in September and will be incorporated into the second half of the weekly call, to ensure both properties are being addressed.

FY 2017 Target:

50 percent construction complete by June 30, 2017. Target met as scheduled.

FY 2018 Target:

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

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

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

Accomplishments:

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

Obtained an allocation of 9% tax credits on Thursday, July 27, 2017, from TDHCA. Final Determination Letter is pending the final underwriting report which is due to be provided shortly. SAHA and MBS leadership met on August 22, 2017, to further negotiate deal points which are currently still under consideration. The financial closing process is set for March 2018 with a construction start of April 2018.

On August 23, 2017, MBS, RPGA Architects, Cadence McShane and SAHA held a budget meeting to review possible value engineering items to help bring down the construction cost of the project. SAHA was adamant about retaining the same look and feel as well as amenities as East Meadows I so the VE items agreed to dealt more with internal design. Group is conducting research and pricing on the items and will reconvene on

Wednesday, August 30, 2017. Drawings should be at 90 percent complete by the end of September 2017, per project architect.

FY 2018 Target:

Close on financing by March 2018.

Public Improvements Phase I & II Construction**Objective:**

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

Accomplishments:

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

The project is at 99.90 percent complete.

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

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

FY 2017 Target:

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

FY 2018 Target:

Completion of Phase I & II Public Improvements by October 2017.

Public Improvements Phase III**Objective:**

Complete the final phase of Public Improvements in conjunction with the final housing phase.

Accomplishments:

Commencement of Phase III Public Improvements by April 2018. SAHA and MBS are currently in discussions with the City to determine who will complete the final phase of Public Improvements and at what cost.

FY 2018 Target:

Commencement of Public Improvement work for final phase by April 1, 2018.

Non-Replacement Housing - Phase I

Objective:

Development and lease-up of 376 non-replacement units.

Accomplishments:

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

Phase II - East Meadows - 136 non-replacement units of which 110 are completed as of May 31, 2017. The remaining 26 units are scheduled for construction completion by late September 2017.

Phase III - Wheatley Park Senior Living - 4 non-replacement units are under construction as of May 31, 2017, with a completion date of December 2017.

Phase IV - East Meadows II - 77 non-replacement units are scheduled to begin construction in April 2018.

FY 2017 Target:

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

FY 2018 Target:

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

NEIGHBORHOOD

CRITICAL COMMUNITY IMPROVEMENTS (CCI)

Administrative-CCI Plan

Accomplishments:

Implementation of all 6 CCI Strategies.

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

FY 2017 Target:

Implementation of all 6 CCI Strategies by June 30, 2017 - Target met for the Facade Restoration and completion of the Good Samaritan Veterans Outreach and Transition Center.

FY 2018 Target:

Completion of all 12 Business Facade Improvement projects by June 30, 2018.

Completion of installation of 226 trees in the neighborhood by June 30, 2018.

Completion of the VOTC by December 2017.

Completion of 5 Owner Occupied Rehab homes by June 30, 2018.

Completion of 2 NSP houses for Infill project by June 30, 2018.

Completion of art in the park pieces by June 30, 2019.

Infill - Vacant Lots
<p>Accomplishments: Staff has secured nine properties in Target Area I and is negotiating with three additional property owners. The environmental report for Phase II Target Area locations is complete. New Home Design Guidelines are complete and staff is preparing an RFP for Builders. Staff is exploring potential buyers for two SAHA-owned non-buildable properties in Target Area I.</p> <p>FY 2018 Target: Reduce the number of vacant and abandoned properties in the Choice footprint and build 40 new homeownership homes.</p>
Owner Occupied Rehab
<p>Accomplishments:</p> <p>In Target Area I, one home is complete; 0 homeowner(s) in the contractor bidding/selection stage; two homeowner(s) finalizing scopes of work; and zero homeowners in the application phase.</p> <p>In Target Area II, Merced has four homeowners in the application phase.</p> <p>FY 2018 Target: Rehabilitate 5 of 27 homes in the Choice footprint.</p>
Business Facade Restoration
<p>Accomplishments: Five new Choice Facade grants were awarded, bringing the total number of awards to twelve. Environmental assessments have been completed for ten properties, one is pending. An environmental report on the last property has been ordered.</p> <p>FY 2018 Target: Award up to 12 grants for qualifying businesses.</p>
Urban Farm
<p>Accomplishments: Staff is working with the contractor, Intelligent Engineering Services, to complete the platting process. All comments have been addressed. Plat is under final review with the City of San Antonio. We anticipate approval before the end of the month.</p> <p>FY 2017 Target: Develop Urban Farm in the Choice Footprint - in progress.</p> <p>FY 2018 Target: Complete re-platting and begin build-out farm.</p>
Good Samaritan Veterans Outreach and Transitional Center (GSVOTC)

Accomplishments:

Ribbon-Cutting ceremony was held on August 9, 2017. The GSVOTC Center is officially open.

FY 2018 Target:

Completion of VOTC

Neighborhood Beautification

Accomplishments:

The City of San Antonio has provided all 226 trees and the majority of supplies. MOU is being executed to provide augmented funds in the amount of \$50,000.00. R and C Landscape has been procured to install trees and provide maintenance and watering over the next three years. Planting is completed.

An open call for artists will be issued in approximately two weeks. Artists will create art for the park, which includes memorials of Phillis Wheatley and Ira Aldridge, as well as inspirational sidewalks.

FY 2017 Target: Successful completion of the planting of 226 trees within the neighborhood phase one Infill Area and Art in the on-site park. - In progress



FY 2018 Target:

Completion of the planting of 226 trees within the neighborhood.

Construction of Robert L. M. Hilliard Clinic

Accomplishments

The Robert L.M. Hilliard clinic has made incredible progress. Substantial completion is set for December 2017, and a grand opening event, planned for January 2018.



FY 2018 Target: Completion of clinic December 2017.

ENHANCE PUBLIC INFRASTRUCTURE

Public Improvements (Streets/Sidewalks/ Curbs, Lighting)

Improvements in Target Area II are ongoing and improvements for Target Area III have been discussed.

Accomplishments:

Lighting installation completed for phase one.

FY 2018 Target: Completion of curbs, streets, sidewalks, driveways and lighting in Target Area II.

REQUESTED ACTION:

None

FINANCIAL IMPACT:

None at this time

STRATEGIC OBJECTIVE:

Strategically expand the supply of affordable housing.

ATTACHMENTS:

None

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

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



David Nisivoccia
President and CEO



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



Kristi Baird
**Assistant Director of
Beacon Communities**

REQUESTED ACTION:

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

FINANCIAL IMPACT:

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

SUMMARY:

SAHA requires the services of a vendor to provide pest control services at Beacon Communities. The vendor will work in partnership with SAHA and its residents to undertake a program of Integrated Pest Management (IPM) that relies on the combination of physical, cultural, biological and/or chemical control of pests. It's aim is to integrate or incorporate all appropriate methods into an approach that provides needed pest control in the safest manner and the use of chemicals is used as a last resort. Routine, recurring, and scheduled treatments for the units also includes hallways and breezeways and are provided one time per month. Service to common areas includes, but will not be limited to, the building lobby, the offices, the laundry rooms, and the dumpster areas. Service to common areas will be provided every two weeks. Mosquito assessments and treatment plans are not part of this contract. Should the need arise, SAHA will either obtain proposals from the contract vendors, or obtain quotes from multiple vendors to provide this service. SAHA's IPM plan promotes environmentally sensitive pest management, while preserving assets and protecting the health and safety of its residents and employees.

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

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

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

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

new hires and they will be working with SAHA's Section 3 Coordinator to identify other areas they may be able to assist in SAHA's endeavors to support the Section 3 program.

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

STRATEGIC OBJECTIVE:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5739

Company Profile

Scoring Matrix

Ad List

Residents Fact Sheet Beacon Communities

Beacon Communities Staff Guide

**San Antonio Housing Authority
Resolution 5739**

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

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

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

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

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

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

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

- 1) Approves Resolution 5739, authorizing the award of contracts for pest control services for Beacon Communities to Pest Management, Inc. (DBE) and Pest Shield Pest Control, Inc. (Section 3 Business) for an annual cumulative amount not to exceed \$220,000.00 for year one, \$260,000.00 for year two, \$325,000.00 for year three, and \$365,000.00 for years four and five; both for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 5th day of October 2017.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

Pest Management, Inc.

Company Profile

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

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

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

Pest Shield Pest Control, Inc.

Company Profile

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

Pest Shield has been certified as a Section 3 Business.

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

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

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

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

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

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

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

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

(NAWIC)			
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos	ramiroc@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
South Central Regional Certification Agency	Julio Fuentes	jfuentes@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr.	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers	Laura Campa	meghan@tspe.org jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	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	

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

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

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

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

**SAHA PEST CONTROL SERVICES CONTRACT
RESIDENTS FACT SHEET
BEACON COMMUNITIES**

SERVICES provided by the Pest Control company under this contract include:

1. Routine, recurring and scheduled treatments within and adjacent to individual housing units and the common areas throughout the building.
 - a. **Units** to include, but not limited to, hallways and breezeways - **service frequency is one time per month**, and may include vacant units. The primary focus of recurring services is to treat for German and American cockroaches, ants, scorpions, spiders, silverfish, other crawling insects, flies, stored product pests and rodents. The vendor is contracted to treat the whole unit and not just specified areas.
 - b. **Common areas**, to include, but not limited to, building lobby, offices, laundry rooms, and dumpster areas - **service frequency is every two weeks**.

2. Other non-routine, unscheduled services is on an as-needed basis and requested by a authorized SAHA staff member. These services include:
 - a. Exterior bird deterrent
 - b. Bat removal, cleanup, and exclusion
 - c. Snake removal
 - d. Trapping of skunks, raccoons, possums, and armadillos
 - e. Exterior rodent bait boxes (rodent program does involve interior and exterior efforts)
 - f. Hornet, wasp, and bee removal
 - g. Wood destroying insects (non-termite)
 - h. Bed bug treatment - mattresses and bed covers
 - i. Bed bug treatments (other items in unit) - initial treatment and a 14 day follow up
 - j. Flea and tick treatment - initial treatment and a 14 day follow up

3. Mosquito Assessments and Treatment Plans - are not specifically on this contract. SAHA will either obtain proposals from the contract vendor or obtain quotes from multiple vendors.

4. Termites - due to the nature of termite treatment contracts, they are not covered in this contract. If needed, they will be procured as a separate service.

COMPLAINTS AND FEEDBACK - Vendors are evaluated each year prior to the renewal of their contract. Historically, evaluations have been completed by SAHA staff at the properties.

As a reminder, residents should report any complaints regarding existence of pests or pest control service related issues (primarily associated with the company) to the Property

Management office at their respective location. In the event residents need to contact SAHA regarding pest control company complaints, they may call the Procurement Department at 477-6059. Residents are urged to leave the name of the property, their unit number, their phone number and the nature of the complaint.

PREPARATION FOR SERVICES

Preparation of the unit prior to treatment is important for several reasons. First, to ensure that the pest control technician can access the areas that require treatment. Secondly, SAHA is charged a service fee if the vendor is scheduled for a service and they cannot complete the work due to the unit not being prepared for service. To avoid this extra cost, please make sure your unit is ready prior to the vendor's arrival.

The Pest Control company needs to notify the property's management during normal working hours at least 48-hours prior to the commencement of any treatment. Services are to start and end on the same work day, unless approved otherwise by SAHA.

To allow proper treatment of units by the pest control technician, residents should, as much as possible, pull items away from walls to allow access for the treatment.

Vendors should never request or be given access to your unit without being accompanied by a property staff member. This will ensure your safety and allow staff to ensure that services are properly provided.

**PEST CONTROL CONTRACT
BEACON COMMUNITIES
STAFF GUIDE**

SERVICES provided by the Pest Control company under this contract include:

1. Routine, recurring and scheduled treatments within and adjacent to individual housing units and the common areas throughout the building.
 - a. **Units**, to include, but not limited to, hallways and breezeways - **service frequency is one time per month** and may include vacant units, at SAHA's request. Recurring services is to primarily treat for German and American cockroaches, ants, scorpions, spiders, silverfish, other crawling insects, flies, stored product pests and rodents. The vendor is contracted to treat the whole unit and not just specified areas.
 - b. **Common areas**, to include, but not limited to, building lobby, offices, laundry rooms, and dumpster areas - **service frequency is every two weeks.**
 - c. If the vendor fails to provide the complete service as specified, the staff member can challenge them to comply and not approve payment.
 - d. **NOTE - Routine pest control services are comprehensive in nature and include, but not be limited to, inspection, flushing, application, baiting, trapping, monitoring and clean up of all debris generated by the performed service or services. The integrated maintenance shall include inspection and treatment in each unit during every routine pest control service, in accordance with any state or federal regulations.**

2. Other non-routine, unscheduled services is on an as-needed basis and requested by a authorized staff member. These services include:
 - a. Exterior bird deterrent
 - b. Bat removal, cleanup and exclusion
 - c. Snake removal
 - d. Trapping of skunks, raccoons, possums, and armadillos
 - e. Exterior rodent bait boxes (rodent program does involve interior and exterior efforts)
 - f. Hornet, wasp and bee removal
 - g. Wood destroying insects (non-termite)
 - h. Bed bug treatment - mattresses and bed covers
 - i. Bed bug treatments (other items in the unit) - initial treatment and 14 day follow up
 - j. Flea and tick treatment - initial treatment and 14 day follow up

3. Mosquito Assessments and Treatment Plans - are not specifically on this contract. SAHA will either obtain proposals from the contract vendor or obtain quotes from multiple vendors.
4. Termites - due to the nature of termite treatment contracts, they are not covered in this contract. If needed, they will be procured as a separate service.

COMPLAINTS AND FEEDBACK - Vendors are evaluated each year prior to the renewal of their contract. Historically, evaluations have been completed by SAHA staff at the properties that have experience with the contracted firms. This process will continue in place and timely responses should be provided to Procurement. Starting next year, these results will be reported to the Board of Commissioners before the contracts can be renewed.

At management's direction, residents will have some input in the review of the vendor's performance during the year. Although, they should report any complaints regarding existence of pests or pest control service related issues (primarily associated with the company) to the Beacon Communities staff at their location. They have been provided the number to the Procurement Department if problems with service is not resolved, or if issues arise with the vendor.

To minimize their need to contact the Procurement Department, please contact the vendor(s) to take corrective action and submit any complaints or comments through the Help Log System, as is currently being done. In these cases, the Procurement staff will communicate the complaint to the vendor for additional support of the resolution request with them. These complaint logs will be filed in the Procurement files, by vendor.

PREPARATION FOR SERVICES

The residents have been provided information regarding preparation of the unit prior to treatment. They have been reminded that preparation is important to ensure that the pest control technician can access the areas that require treatment.


Staff should also remember that the contract allows the vendor to charge us a separate service fee if the vendor is scheduled for a service and they cannot complete the work due to the unit not being prepared for service.

Per the contract, the Pest Control company needs to notify the property's management during normal working hours at least 48-hours prior to the commencement of any treatment. Please note that this is notification to SAHA and doesn't address the practice of notifying residents in advance of the service. Also note, that the contract requires services to start and end on the same workday, unless approved otherwise, by SAHA/Beacon staff.

The vendor's staff member should never request or be given access to a unit without being accompanied by a property staff member. This will ensure the resident's safety and allow staff to ensure that services are properly provided.

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5752, AUTHORIZING THE AWARD OF CONTRACTS TO JOHN BLACKBURN APPRAISALS, T.C. DOCTOR & ASSOCIATES, INC. DBA MULTI-HOUSING APPRAISAL ASSOCIATES, AND VALBRIDGE PROPERTY ADVISORS / DUGGER, CANADAY, GRAFE, INC. DBA VALBRIDGE PROPERTY ADVISORS / SAN ANTONIO FOR RESIDENTIAL REAL ESTATE APPRAISAL SERVICES FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$150,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS



David Nisivoccia
President and CEO



Steven Morando
Director of Procurement
and General Services



Lorraine Robles
Director of Development
Services and Neighborhood
Revitalization

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5752, authorizing the award of contracts to John Blackburn Appraisals, T.C. Doctor & Associates, Inc. dba Multi-Housing Appraisal Associates, and Valbridge Property Advisors / Dugger, Canaday, Grafe, Inc. dba Valbridge Property Advisors / San Antonio for residential real estate appraisal services for an annual cumulative amount not to exceed \$150,000.00; for a period of one year with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:

The cost for residential real estate appraisal services is not expected to exceed an annual cumulative amount of \$150,000.00. The source of funding for the service varies to include, but not limited to, Real Estate, Homeownership, Mirasol/WRI, Choice Grant, Victoria Commons, and operating funds.

SUMMARY:

SAHA requires the services of firms to provide real estate appraisal services for SAHA owned residential properties or residential properties being considered for purchase by SAHA. These properties may include: single family structures, "As If" residential appraisals (based on architectural plans and location/site), multifamily structures and complexes, up to a 4 Plex, and vacant residential land.

On July 5, 2017, SAHA issued a "Request for Qualifications" (RFQ) #1705-946-15-4684 for Residential Real Estate Appraisal Services which closed on August 10, 2017. The RFQ was published on the SAHA website, Electronic State Business Daily (ESBD), La Prensa, the Hart Beat, posted on NAHRO, Public Purchase, and direct solicited to 40 real estate appraisal firms. A total of three proposals were received in response to the RFQ: John Blackburn Appraisals, T.C. Doctor & Associates, Inc. dba Multi-Housing Appraisal Associates, and Valbridge Property Advisors / Dugger, Canaday, Grafe, Inc. dba Valbridge Property Advisors / San Antonio. All

proposals were evaluated on the following criteria: the firm's qualifications and experience, staff qualifications and experience, methods and resources, financial viability, and strength of the Section 3 and SWMBE plans.

Based on the above, and the unanticipated need for this service by Asset Management, Development Services, and Property Management, we are recommending the contract award for all of the proposers.

John Blackburn Appraisals was established in 1983, and is located in San Antonio, Texas. John Blackburn is licensed in four states: Georgia, Florida, Nevada, and Texas. In Texas, they provide appraisals on single and multi-family properties located in Bexar County, San Antonio; Kendall County, Boerne; Comal County, New Braunfels/Canyon Lake; and Guadalupe County, Seguin. This firm has conducted appraisals for the purposes of home refinancing, purchase, home equity loans, bankruptcy, foreclosures or estate settlement. John Blackburn Appraisals has received prior awards from SAHA. Their client base includes: banks, savings & loans, attorneys, and individuals.

T.C. Doctor & Associates, Inc. was established in 1984, and is located in San Antonio, Texas. Their appraisal assignments have included retail, commercial, industrial, multi-family residential, single-family residential, agricultural, special purpose and mineral resource properties. They have conducted appraisals throughout the Western United States with appraisals concentrated in Texas during the past 34 years. T.C. Doctor & Associates, Inc. has received prior awards from SAHA. They have performed similar work for Del Rio Housing Authority, Hidalgo Housing Authority, Eagle Pass Housing Authority, El Paso Housing Authority, and Cameron Housing Authority. Additionally, their client list includes: law firms, mortgage companies, mortgage bankers, banks, and individuals.

Valbridge Property Advisors / Dugger, Canaday, Grafe, Inc. dba Valbridge Property Advisors / San Antonio was established in 1974, and is located in San Antonio, Texas. They are a full service counseling and appraisal firm that provides a full range of services throughout their primary trade area of Central and South Texas, as well as, specialized services throughout Texas, the United States, Mexico and Central America. Their appraisal services include many property types: residential, industrial, retail, office, commercial, residential subdivisions, mixed-use development, farm and ranch, hotel/motel, multi-family, health care facilities, nursing homes, associated living facilities, resort/conference facilities, vacant land and waterfront properties. This firm has received no prior awards from SAHA. They have a vast array of clients from industries to include: financial institutions, insurance, government, colleges and universities, and law firms.

All firms will have a 30% goal for Section 3 new hires. Additionally, SAHA's Section 3 Coordinator will work with the firms to develop ways that they may assist SAHA with its Section 3 endeavors.

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

performance evaluation survey to end users, and assist the department in the contract renewal or new solicitation process.

STRATEGIC GOAL

Strategically expand the supply of affordable housing.

ATTACHMENTS:

Resolution

Company Profile

Scoring Matrix

Advertisement List

**San Antonio Housing Authority
Resolution 5752**

RESOLUTION 5752, AUTHORIZING THE AWARD OF CONTRACTS TO JOHN BLACKBURN APPRAISALS, T.C. DOCTOR & ASSOCIATES, INC. DBA MULTI-HOUSING APPRAISAL ASSOCIATES, AND VALBRIDGE PROPERTY ADVISORS / DUGGER, CANADAY, GRAFE, INC. DBA VALBRIDGE PROPERTY ADVISORS / SAN ANTONIO FOR RESIDENTIAL REAL ESTATE APPRAISAL SERVICES FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$150,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on July 5, 2017, SAHA issued a "Request for Qualifications" (RFQ) #1705-946-15-4684 for residential real estate appraisal services, which closed on August 10, 2017; and

WHEREAS, a total of three proposals were received in response to the RFQ; and

WHEREAS, due to the unanticipated need for this service by Asset Management, Development Services, and Property Management, we are recommending contract award for all proposers; and

WHEREAS, the cost for residential real estate appraisal services is not expected to exceed an annual cumulative amount of \$150,000.00. The source of funding for the service varies to include, but not limited to, Real Estate, Homeownership, Mirasol/WRI, Choice Grant, Victoria Commons, and operating funds; 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 5752, authorizing the award of contracts to John Blackburn Appraisals, T.C. Doctor & Associates, Inc. dba Multi-Housing Appraisal Associates, and Valbridge Property Advisors / Dugger, Canaday, Grafe, Inc. dba Valbridge Property Advisors / San Antonio for residential real estate appraisal services for an annual cumulative amount not to exceed \$150,000.00; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 5th day of October 2017.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

John Blackburn Appraisals Company Profile

John Blackburn Appraisals was established in 1983 and is located in San Antonio, Texas. John Blackburn is licensed in four states: Texas, Georgia, Florida, and Nevada providing appraisals on single and multi-family properties located in Bexar County, San Antonio; Kendall County, Boerne; Comal County, New Braunfels/Canyon Lake; and Guadalupe County, Seguin. And related to home refinancing, purchase, home equity loans, bankruptcy, foreclosures or estate settlement purposes.

This vendor has received prior awards from SAHA. Their client base includes: banks, savings & loans, attorneys, and individuals.

T.C. Doctor & Associates, Inc. dba Multi-Housing Appraisal Associates Company Profile

T.C. Doctor & Associates, Inc. was established in 1984 and is located in San Antonio, Texas. Their assignments have included retail, commercial, industrial, multi-family residential, single-family residential, agricultural, special purpose and mineral resource properties. Appraisals have been conducted throughout the Western United States with appraisals concentrated in Texas during the past 34 years.

This company has received prior awards from SAHA. They have performed similar work for Del Rio Housing Authority, Hidalgo Housing Authority, Eagle Pass Housing Authority, El Paso Housing Authority, and Cameron Housing Authority. Additionally, their client list includes: law firms, mortgage companies, mortgage bankers, banks, and individuals.

Dugger Grafe Swanson, Inc. dba Valbridge Property Advisors/San Antonio Company Profile

Dugger Grafe Swanson, Inc. dba Valbridge Property Advisors/San Antonio was established in 1974 and is located in San Antonio, Texas. They are a full service counseling and appraisal firm that provides a full range of services throughout their primary trade area of Central and South Texas as well as specialized services throughout Texas, the United States, Mexico and Central America. Their appraisal services include many property types to include: residential, industrial, retail, office, commercial, residential subdivisions, mixed-use development, farm and ranch, hotel/motel, multi-family, health care facilities, nursing homes, associated living facilities, resort/conference facilities, vacant land and waterfront properties.

This firm has received no prior awards from SAHA. They have a vast array of clients from industries to include: financial institutions, insurance, government, colleges and universities, and law firms.

Scoring Matrix
Real Estate Appraisal Services
1705-946-15-4684

Criterion Description	Max Points Weight	John Blackburn Appraisals	T.C. Doctor & Associates	Valbridge Property Advisors
Firm's Qualifications and Experience:	1-5 25%			
Rater 1		4.00	4.00	3.00
Rater 2		3.00	3.00	4.00
Rater 3		3.00	4.00	4.00
Total Score		10.00	11.00	11.00
Average Score		3.33	3.67	3.67
Weighted Score		0.83	0.92	0.92
Staff Qualifications and Experience:	1-5 25%			
Rater 1		4.00	4.00	3.00
Rater 2		2.00	3.00	4.00
Rater 3		3.00	4.00	4.00
Total Score		9.00	11.00	11.00
Average Score		3.00	3.67	3.67
Weighted Score		0.75	0.92	0.92
Methods and Resources:	1-5 25%			
Rater 1		3.00	3.00	3.00
Rater 2		1.00	3.00	4.00
Rater 3		1.00	4.00	4.00
Total Score		5.00	10.00	11.00
Average Score		1.67	3.33	3.67
Weighted Score		0.42	0.83	0.92
Financial Viability:	1-5 5%			
Rater 1		3.00	3.00	3.00
Rater 2		3.00	3.00	3.00
Rater 3		3.00	4.00	2.00
Total Score		9.00	10.00	8.00
Average Score		3.00	3.33	2.67
Weighted Score		0.15	0.17	0.13
Strength of the S/W/M/BE plan:	1-5 10%			
Rater 1		1.00	1.00	1.00
Rater 2		1.00	1.00	1.00
Rater 3		1.00	1.00	1.00
Total Score		3.00	3.00	3.00
Average Score		1.00	1.00	1.00
Weighted Score		0.10	0.10	0.10
Strength of the Section 3 plan:	1-5 10%			
Rater 1		1.00	1.00	1.00
Rater 2		2.00	1.00	1.00
Rater 3		1.00	1.00	1.00
Total Score		4.00	3.00	3.00
Average Score		1.33	1.00	1.00
Weighted Score		0.13	0.10	0.10
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.				
Priority I: As detailed in Attachment D	5			
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		2.38	3.03	3.08

Advertisement List
Solicitation #1705-946-15-4684
Residential 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	

**Advertisement List
Solicitation #1705-946-15-4684
Residential 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 or CMBE			
Eckmann Groll, Inc.	Lynn Eckmann	lynn@eckmannroll.com	
Morgan/Brooks Resources, Inc.	Carol Wooten	mbresourcesinc@aol.com	
Partners Realty, Inc.	Margie Galvan	margie@Partners-Realty.net	

**Advertisement List
Solicitation #1705-946-15-4684
Residential Real Estate Appraisal Services**

Providence Commercial Real Estate	Steven Garza	steve@pcres.com	
	Section 3 Bidders		
none			
	Direct Solicits		
Appraisal Associates of Central Texas		Appraisals@aacentraltexas.com	
David W. Jauer		appraise@stic.net	
Cornerstone Appraisals		chris@cornerstoneappraisalsinc.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.	John Blackburn Jr.	theonlyjuan_usa@yahoo.com	
John Blackburn Appraisals	John Blackburn	john@appraisingsa.com	
John Blackburn Appraisals	David Oliver	chon69@yahoo.com	
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.		rarrhodes@sbcglobal.net	
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	

Last Name	First Name	License Certificate Type	Telephone Number	E-Mail	Notes
ACQUART	MICHAEL	Certified Residential	210-710-3680	michaelacuart@yahoo.com	
ALCALA	MICHAEL	Certified Residential	210-240-0691	malcala@sanantonioappraisers.com	
ALDRIDGE	DAVID	Certified Residential	830-796-4500	aldridgeas@att.net	
ARANDA	JOSE	Certified Residential	210-379-9991	ja_aranda@msn.com	
ARNOLD	BRETT	Certified Residential	210-590-4131	brettarnold@idsappraisal.com	Cell 355-8699
AUSTIN	JOHN	Certified Residential	210-413-1808	jaustin@satx.rr.com	
BAYLON	ERIK	Certified Residential	210-849-1739	ebaylon_2@hotmail.com	
Doctor	Thomas	Certified Residential	210-493-3132	tdoctor@satx.rr.com	
CASSIDY	PAT	Certified Residential	210-386-1815	cpcass319@gmail.com	
Coleman	Patrick	Certified Residential	210-827-7824	patrickcolemanappraiser@gmail.com	
DAVIS	CHRIS	Certified Residential	210-316-0542	chris@cornerstoneappraisalsinc.com	
DIAZ	SHERYLLYN	Certified Residential	830-714-4506	gdi@satx.rr.com	
DIETERT	DEANNE	Certified Residential	210-325-8902	deannedietert@satx.rr.com	
DIETERT	TRENT	Certified Residential	210-313-0835	trentdietert@satx.rr.com	
Dragos	Voda	Certified Residential	210-995-5350	Vdragos189@gmail.com	
DUNAGAN	COLBY	Certified Residential	210-362-0104	colbydunaganappraisals@gmail.com	
DUNCAN	WENDELL	Certified Residential	210-340-8789	wfduncan@satx.rr.com	
EHLERS	MONA	Certified Residential	210-316-7185	Ehlersmona@yahoo.com	
ESCOBEDO	XAVIER	Certified Residential	210-344-5809	XAVIERNE@AOL.COM	
ETHINGTON	PHILLIP	Certified Residential	210-563-2378	info@prontoappraisal.co	
Farris	Pamela	Certified Residential	210-805-8842	pfARRIS@SATX.RR.COM	
FITZGERALD	JOHN	Certified Residential	210-347-0143	john@fitzgerald-appraisals.com	
FLANAGAN	MICHAEL	Certified Residential	210-373-8300	mikeappraiser@yahoo.com	
GONZALEZ	NIEVES	Certified Residential	210-494-0645	snows31@att.net	
Guzman	Yvonne	Certified Residential	210-451-8025	Yguzman816@gmail.com	
Haddock	Ronnie	Certified Residential	612-760-1235	haddockappraisals@satx.rr.com	
HARM	CHARLES	Certified Residential	210-313-0392	charm@firstam.com	
HARM	EDWARD	Certified Residential	619-723-9272	eharm@firstam.com	
HARRIS	BENJAMIN	Certified Residential	210-348-0404	lisa@stevenichols.com	
HENDERSON	JOYCE	Certified Residential	210-690-3265	henderson3315@att.net	
HENDRICKS	DOUGLAS	Certified Residential	210-946-6868	has@hendricksappraisal.com	
HINSON	LISA	Certified Residential	210-213-6350	hinson@cfbappraisal.com	
HOLLISTER	BRUCE	Certified Residential	210-724-7660	bbappraisal1@att.net	
Huffman	Stuart	Certified Residential	228-697-6797	huffmanappraisals@gmail.com	
INGRAM	JASON	Certified Residential	210-650-3091	admin@ingramappraisals.com	
INGRAM	PATRICK	Certified Residential	210-650-3091	admin@ingramappraisals.com	
JONES	RICHARD	Certified Residential	210-325-9931	rickyjones@aol.com	
JONES	RDBERT	Certified Residential	210-379-6664	randy.jones@yahoo.com	
KEY	CARLTON	Certified Residential	210-789-2042	ckey010@gmail.com	
LAWSON	GERALD	Certified Residential	210-844-8194	gerald@ingramappraisals.com	
LEAL	JENELLE	Certified Residential	210-843-0777	info@ilappraisals.com	
Lee	Hyo	Certified Residential	267-474-0274	hyogil77@gmail.com	
LLOYD	RODNEY	Certified Residential	210-481-9333	rodnev@randcsanassociates.com	
LOPEZ	JOSE	Certified Residential	210-520-6660	lopez-appraisal@att.net	
MARLOW	BRIAN	Certified Residential	210-382-4133	brtan@magtx.com	
MARTINEZ	JESUS	Certified Residential	210-695-3118	jesmartinezapp@satx.rr.com	
OVERLEY	ANGELA	Certified Residential	210-844-9389	angelaoverley@satx.rr.com	
PEERMAN	GREGORY	Certified Residential	210-663-2777	gpeerman@sbcglobal.net	
PRUESS	SCOTT	Certified Residential	210-685-2540	pruessscott@gmail.com	
SCHRAMM	FRANK	Certified Residential	210-663-0286	fsappraiser@hotmail.com	
SCHULZE	APRIL	Certified Residential	210-204-7771	Schulzeapp@gmail.com	
SLEDGE	JOHN	Certified Residential	210-454-9720	jsledge@sledgeappraisalservices.com	
SMITH	PAUL	Certified Residential	210-650-0654	Pnsmith@swbell.net	
SMITHSON	STEVEN	Certified Residential	210-416-6462	faststeve2016@gmail.com	
Spielhagen	Derek	Certified Residential	210-379-3974	derek@stoufferappraisals.com	
STREEP	STEPHANIE	Certified Residential	210-481-5085	appraisals@centraltexas.com	
SUROVIK	STEVEN	Certified Residential	210-842-1628	sls@surovikappraisals.com	
WALTZ	JOSEPH	Certified Residential	210-464-7058	reg@ingramappraisals.com	
Ware	Ted	Certified Residential	210-364-6314	WayneWare@ymail.com	
WENDELL	DAVID	Certified Residential	210-414-3324	davidwendell@yahoo.com	
WIRTH	JOHN	Certified Residential	210-946-6868	has@hendricksappraisal.com	
Yvanovich	Susan	Certified Residential	831-566-4448	susanyvanovich@gmail.com	VA,FHA approved
Crisp	Bobby		210-651-3291	crispappraisal@gmail.com	
Edward Gray			210-340-1137	edgray@edgrayassociates.com	edgray@edgray.net

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5753, AUTHORIZING THE AWARD OF CONTRACTS FOR PURCHASE, INSTALLATION, MAINTENANCE, AND REPAIR OF RESIDENTIAL STYLE HVAC SYSTEMS TO PREMIER COMFORT AIR CONDITIONING & HEATING, INC. (DBE, ESBE, HABE, MBE, SBE, WBE), TEMP TEX AIR CONDITIONING, HEATING, EMS CONTROLS, LLC (HABE), AND WAY ENGINEERING, LTD, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,200,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS



David Nisivoccia
President and CEO



Steven Morando
Director of Procurement
and General Services



Hector Martinez
Director of Construction and
Sustainability Services

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5753, authorizing the award of contracts for purchase, installation, maintenance, and repair of residential style HVAC systems to Premier Comfort Air Conditioning & Heating, Inc. (DBE, ESBE, HABE, MBE, SBE, WBE), Temp Tex Air Conditioning, Heating, EMS Controls, LLC (HABE), and Way Engineering, Ltd, for an annual cumulative amount not to exceed \$1,200,000.00; for a period of one year with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:

The cost for purchase, installation, maintenance, and repair of residential HVAC systems is not expected to exceed an annual cumulative amount of \$1,200,000.00 and will be funded by the approved operating budgets.

SUMMARY:

SAHA requires the services of contractors to perform all HVAC and Mini Split System Services to include purchase, installation, maintenance, and repair of residential style heating, ventilation and air conditioning systems (HVAC) for SAHA and its affiliated entities.

On July 21, 2017, SAHA issued an "Invitation For Bids" (IFB) #1707-910-36-4688 for purchase, installation, maintenance and repair of residential HVAC systems, which closed on August 10, 2017. The IFB was published on SAHA website, Electronic State Business Daily (ESBD), La Prensa, the Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 56 contractors. A total of five bids were received in response to the IFB: Air-Stream Air Conditioning & Heating Co. Inc. (DBE, ESBE, HABE, MBE, SBE, WBE, Section 3 Business), Premier Comfort Air Conditioning & Heating, Inc. (DBE, ESBE, HABE, MBE, SBE, WBE), Temp Tex Air Conditioning, Heating, EMS Controls, LLC (HABE), The Brandt Companies, and Way Engineering, Ltd. All bids were evaluated on the following criteria: purchase price, reputation of the bidder and his 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, Premier Comfort Air Conditioning and Heating,

Temp Tex, and Way Engineering, are the lowest responsive and responsible bidders and are recommended for contract awards.

Premier Comfort Air Conditioning & Heating, Inc. was founded in 2014, and is located in San Antonio, Texas. This contractor has been certified as a DBE, ESBE, HABE, MBE, SBE, and WBE by the South Central Texas Regional Certification Agency. They provide commercial and residential air conditioning services to include installation, repair and maintenance of all brands, make and models from home air conditioning units, to larger commercial ventilation systems. This contractor has received no prior awards from SAHA. Their client list includes Bexar County Housing Authority, Jimmy Buffet's Margaritaville, Mission Veterinary Specialists, Complete Solutions Facility Maintenance, and Smokey Mo's Barbeque. Their Section 3 Good Faith Effort Plan includes hiring two individuals in the laborers (unskilled category) and one individual in the service worker and office/clerical categories.

Temp Tex Air Conditioning, Heating, EMS Controls, LLC was established in 2007, and is located in San Antonio, Texas. This contractor self-certifies as a HABE. Their services include heating, air conditioning, indoor air quality, installation and repairs. Temp Tex has received no prior awards from SAHA. Their client list includes Brighter Future Learning Center, Cibolo, Texas; Audio Visual Technical Services, San Antonio, Texas; and Orb Recording Studios, Austin, Texas. This contractor's Section 3 Good Faith Effort Plan includes hiring a maintenance helper and providing the training necessary for advancement into a maintenance technician position.

Way Engineering, Ltd was established in 1918, and is headquartered in Houston, Texas, with a field office location in San Antonio, Texas. They service the Austin, Houston and San Antonio areas specializing in commercial air conditioning, plumbing, piping, and the maintenance of these systems. They also have extensive experience as a design/build and design assist contractor. Additionally, they have a team of AutoCAD detailers/designers. They are a member of the Local 211 Pipefitters Union, Local 68 Plumbers Union, and a member of the Associated Builders and Contractors Sheet Metal program. This contractor has received no prior awards from SAHA. Their client list includes: Nix Hospital, Texas Biomed, Visonworks, Samsung, USAA, Frost Bank, BAMC, and the San Antonio Airport. Way Engineering, Ltd's Section 3 Good Faith Effort Plan includes providing training programs to Section 3 Residents, such as an educational session on how to apply to the Local 142 Pipefitters Union and the benefits of joining, and how to monitor, troubleshoot and increase efficiency of HVAC and plumbing systems. Additionally, they will place a job opportunity advertisement with SAHA for intern/helper positions.

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

STRATEGIC GOAL

Preserve and improve existing and affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5753

Company Profiles

Tabulation

Ad list

**San Antonio Housing Authority
Resolution 5753**

RESOLUTION 5753, AUTHORIZING THE AWARD OF CONTRACTS FOR PURCHASE, INSTALLATION, MAINTENANCE, AND REPAIR OF RESIDENTIAL STYLE HVAC SYSTEMS TO PREMIER COMFORT AIR CONDITIONING & HEATING, INC. (DBE, ESBE, HABE, MBE, SBE, WBE), TEMP TEX AIR CONDITIONING, HEATING, EMS CONTROLS, LLC (HABE), AND WAY ENGINEERING, LTD, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,200,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on July 21, 2017, SAHA issued an "Invitation For Bids" (IFB) #1707-910-36-4688 for purchase, installation, maintenance and repair of residential HVAC systems, which closed on August 10, 2017; and

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

WHEREAS, Premier Comfort Air Conditioning and Heating, Inc. (DBE, ESBE, HABE, MBE, SBE, WBE), Temp Tex Air Conditioning, Heating, EMS Controls, LLC (HABE), and Way Engineering Ltd, are the lowest responsive and responsible bidders, and are recommended for contract awards; and

WHEREAS, the cost for purchase, installation, maintenance, and repair of residential HVAC systems is not expected to exceed an annual cumulative amount of \$1,200,000.00 and will be funded by the approved operating budgets; 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 5753, authorizing the award of contracts for purchase, installation, maintenance, and repair of residential style HVAC systems to: Premier Comfort Air Conditioning & Heating, Inc. (DBE, ESBE, HABE, MBE, SBE, WBE), Temp Tex Air Conditioning, Heating, EMS Controls, LLC (HABE), and Way Engineering, Ltd, for an annual cumulative amount not to exceed \$1,200,000.00; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 5th day of October 2017.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

Way Engineering, Ltd. Company Profile

Way Engineering, Ltd was established in 1918 and is headquartered in Houston, Texas with a field office location in San Antonio Texas. They service the Austin, Houston and San Antonio areas specializing in commercial air conditioning, plumbing, piping, and the maintenance of these systems. They also have extensive experience as a design/build and design assist contractor. Additionally, they have a team of AutoCAD detailers/designers. They are a member of the Local 211 Pipefitters Union, Local 68 Plumbers Union, and a member of the Associated Builders and Contractors Sheet Metal program.

This vendor has received no prior awards from SAHA. Their client list includes: Nix Hospital, Texas Biomed, Visionworks, Samsung, USAA, Frost Bank, BAMC, and the San Antonio Airport.

Premier Comfort Air Conditioning & Heating, Inc. Company Profile

Premier Comfort AC & Heating, Inc. was founded in 2014 and is located in San Antonio, Texas. They provide commercial and residential air conditioning services to include installation, repair and maintenance of all brands, makes and models from home air conditioning units to larger commercial ventilation systems.

This contractor has been certified as a DBE, ESBE, HABE, MBE, SBE, WBE by the South Central Texas Regional Certification agency (SCTRCA).

This contractor has received no prior awards from SAHA. Their client list includes Bexar County Housing Authority, Jimmy Buffett's Margaritaville, Mission Veterinary Specialists, Complete Solutions Facility Maintenance, and Smokey Mo's Barbeque.

Temp Tex Air Conditioning, Heating, EMS Controls, LLC Company Profile

Temp Tex was established in 2007 and is located in San Antonio, Texas. The company is owned 50% each by Antonio and Mary Louise Jimenez. Their services include heating, air conditioning, indoor air quality, installation and repairs. This contractor self-certifies as a Hispanic-owned business (HABE).

Temp Tex has received no prior awards from SAHA. Their client list includes Brighter Future Learning Center, Cibolo, Texas; Audio Visual Technical Services, San Antonio, Texas; and Orb Recording Studios, Austin, Texas.

Bid Tabulation 1707-910-36-4688													
Purchase Installation Maintenance and Repair Residential Style HVAC Systems													
Item #	Labor Rates	Vendor		Way Engineering, Ltd.		Premier Comfort Air Conditioning and Heating, Inc.		Temp Tex		The Brandt Companies		Air-Stream Air Conditioning & Heating Co., Inc	
		Unit Of Measure	Estimated Quantity	Unit Cost	Extended Cost	Cost	Extended Cost	Cost	Extended Cost	Cost	Extended Cost	Cost	Extended Cost
1	Licensed HVAC Mechanic	Hour	500	\$79.00	\$39,500.00	\$80.00	\$40,000.00	\$35.00	\$17,500.00	\$95.00	\$47,500.00	\$85.00	\$42,500.00
2	Licensed HVAC Mechanic - OT	Hour	30	\$79.00	\$2,370.00	\$100.00	\$3,000.00	\$52.50	\$1,575.00	\$142.50	\$4,275.00	\$110.00	\$3,300.00
3	Licensed Technician	Hour	200	\$74.00	\$14,800.00	\$80.00	\$16,000.00	\$20.00	\$4,000.00	\$89.00	\$17,800.00	\$85.00	\$17,000.00
4	Licensed Technician - OT	Hour	150	\$74.00	\$11,100.00	\$100.00	\$15,000.00	\$30.00	\$4,500.00	\$133.50	\$20,025.00	\$110.00	\$16,500.00
5	Laborer/Helper	Hour	750	\$48.00	\$36,000.00	\$60.00	\$45,000.00	\$8.50	\$6,375.00	\$58.00	\$43,500.00	\$65.00	\$48,750.00
6	Laborer/Helper - OT	Hour	750	\$48.00	\$36,000.00	\$75.00	\$56,250.00	\$12.75	\$9,562.50	\$87.00	\$65,250.00	\$85.00	\$63,750.00
7	Supervisor	Hour	250	\$85.00	\$21,250.00	\$80.00	\$20,000.00	\$15.00	\$3,750.00	\$118.00	\$29,500.00	\$110.00	\$27,500.00
8	Supervisor - OT	Hour	200	\$85.00	\$17,000.00	\$100.00	\$20,000.00	\$22.50	\$4,500.00	\$177.00	\$35,400.00	\$110.00	\$22,000.00
9	Crane Operator	Hour	100	\$80.00	\$8,000.00	\$130.00	\$13,000.00	\$35.00	\$3,500.00	\$80.00	\$8,000.00	\$720.00	\$22,000.00
10	Crane Operator - OT	Hour	100	\$125.00	\$12,500.00	\$182.50	\$18,250.00	\$2.50	\$2,500.00	\$120.00	\$12,000.00	\$330.00	\$33,000.00
11	Rigger	Hour	10	\$48.00	\$480.00	\$60.00	\$600.00	\$20.00	\$200.00	\$70.00	\$700.00	\$65.00	\$650.00
12	Rigger - OT	Hour	5	\$72.00	\$360.00	\$75.00	\$375.00	\$30.00	\$150.00	\$105.00	\$525.00	\$97.50	\$487.50
13	Crane Laborer	Hour	10	\$80.00	\$800.00	\$60.00	\$600.00	\$15.00	\$150.00	\$65.00	\$650.00	\$80.00	\$800.00
14	Crane Laborer - OT	Hour	5	\$120.00	\$600.00	\$75.00	\$375.00	\$22.50	\$112.50	\$97.50	\$487.50	\$90.00	\$450.00
Total Labor Prices					\$200,760.00		\$246,450.00		\$61,125.00		\$285,612.50		\$298,487.50
Parts Supplies and Materials:													
15	2.5 Ton, R410A 14 SEER Condensing Unit	each	4	\$879.00	\$3,516.00	\$1,755.00	\$7,020.00	\$1,012.00	\$4,048.00	\$829.10	\$3,316.40	\$946.34	\$3,785.36
16	3 Ton, R410A 14 SEER Condensing Unit	each	5	\$1,039.00	\$5,195.00	\$917.00	\$4,585.00	\$1,113.00	\$5,565.00	\$1,346.00	\$6,730.00	\$1,061.45	\$5,307.25
17	Evaporator Blower Motor 1/3 hp 230 volt	each	8	\$153.00	\$1,224.00	\$83.00	\$664.00	\$83.73	\$669.84	\$94.45	\$755.60	\$66.27	\$530.16
18	Refrigerant 22 per lb	lb	60	\$33.75	\$2,025.00	\$32.50	\$1,950.00	\$27.00	\$1,620.00	\$30.00	\$1,800.00	\$26.68	\$1,600.80
19	Refrigerant 134-A per lb	lb	60	\$9.00	\$540.00	\$10.00	\$600.00	\$5.80	\$348.00	\$4.50	\$270.00	\$5.40	\$324.00
20	Refrigerant 410-A per lb	lb	120	\$10.12	\$1,214.40	\$10.00	\$1,200.00	\$11.27	\$1,352.40	\$4.57	\$548.40	\$6.76	\$811.20
21	Mitsubishi 12K Heat/Cool MSZ-GL12NA-U1	each	5	\$1,456.00	\$7,280.00	\$109.00	\$545.00	\$830.00	\$4,150.00	\$1,005.00	\$5,025.00	\$591.97	\$2,959.85
22	Copeland CR34K6E-PFV-875 Compressor	each	10	\$696.52	\$6,965.20	\$628.00	\$6,280.00	\$897.00	\$8,970.00	\$602.25	\$6,022.50	\$466.51	\$4,665.10
23	Goodman Air Handler ARUF37D14	each	5	\$659.95	\$3,299.75	\$596.00	\$2,980.00	\$370.05	\$1,850.25	\$568.00	\$2,840.00	\$649.75	\$3,248.75
24	Complete Heat Pump System 14 Seer 3 ton R410A	each	7	\$4,794.95	\$33,564.65	\$2,032.00	\$14,224.00	\$2,429.00	\$17,003.00	\$1,599.00	\$11,193.00	\$2,226.40	\$15,584.80
25	Mars Contactor Item # 91431	each	5	\$53.60	\$268.00	\$35.00	\$175.00	\$671.05	\$3,355.25	\$42.52	\$212.60	\$26.62	\$133.10
Total Parts Supplies and Materials					\$65,102.00		\$40,223.00		\$48,919.74		\$38,713.50		\$38,980.37
Services													
28	Scheduled Maintenance per unit per visit	each	400	\$58.00	\$22,400.00	\$80.00	\$32,000.00	\$59.00	\$23,600.00	\$190.00	\$76,000.00	\$170.00	\$68,000.00
27	Duct Cleaning	Hour	20	\$40.00	\$800.00	\$80.00	\$1,600.00	\$40.00	\$800.00	\$40.00	\$800.00	\$115.00	\$2,300.00
28	Crane Rental	day	5	\$960.00	\$4,800.00	\$1,040.00	\$5,200.00	\$1,000.00	\$5,000.00	\$400.00	\$2,000.00	\$690.00	\$3,450.00
29	Minimum Service Call Charge	each	125	\$122.00	\$15,250.00	\$80.00	\$10,000.00	\$69.00	\$7,375.00	\$190.00	\$23,750.00	\$170.00	\$21,250.00
Total Services					\$43,250.00		\$48,800.00		\$36,775.00		\$102,550.00		\$95,000.00
Total Labor, Parts, Services					\$309,112.00		\$335,473.00		\$146,819.74		\$426,876.00		\$432,447.87
Section 3 Preference=lower of 9% Or \$16,000					\$309,112.00		\$335,473.00		\$146,819.74		\$426,876.00		\$416,447.87

Advertisement List (July 24, 2017)

Solicitation # 1707-910-36-4688

Purchase Installation Maintenance and Repair of Residential Style HVAC Systems

Entity	Contact Name	Email	Method of Contact(Specify)
LiftFund	Celina Pena	cpena@acciontexas.org info@liftfund.com	
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		Contact@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	Jerry Jin	jerry.jin@gsaccc.org jing.hao@gsaccc.org	
Goodwill Industries	Clark Mosely	cmosley@goodwillsa.org maguilar@goodwillsa.org	
Greater San Antonio Builders Association	Becky Oliver	oliverpub@aol.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	
MACB	Maria Monita	info@macb-sa.org	
MCA-SMACNA	Bob Pisors	mca-smacna@mca-smacna.org bob.pisors@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciaacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arveiasquez01@yahoo.com	

Advertisement List (July 24, 2017)

Solicitation # 1707-910-36-4688

Purchase Installation Maintenance and Repair of Residential Style HVAC Systems

Entity	Contact Name	Email	Method of Contact(Specify)
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
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	dmarsh@sanantonioagc.org	
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	Ross Mitchell	rmitchell@sctrca.org souber@sctrca.org	
South San Antonio Chamber of Commerce	Tom Shaw	events@southsachamber.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	
Texas Veteran's Commission			
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	Gabe Farias	gfarias@westsachamber.org julie@westsachamber.org	
Women's Business Center	Brittany Sharnsky	businesscenter@liftfund.com bsharnsky@liftfund.com	

Advertisement List (July 24, 2017)

Solicitation # 1707-910-36-4688

Purchase Installation Maintenance and Repair of Residential Style HVAC Systems

Entity	Contact Name	Email	Method of Contact (Specify)
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			
Accu-Aire Mechanical Llc	Monica Harris	ACCUAIRE000@ACCUAIREONLINE.COM	
Air Stream General Constr	Rebecca Flores	bflores@air-streamservices.com	
Alamo Xtreme A/C & Heating	Jose Martinez Jr.	alamoxtreme@gmail.com	
Ariva Contracting, Llc	Adan Silva	adan@arivacontracting.com	
Asher Contractors Llc	Martha M. Garza	martha@ashercontractors.com	
C.D.S. Mechanical, Inc.	SYLVIA JIMENEZ	sylvia@airsystemsac.com	
GRZ Mechanical, Llc	Noe O Zamora	grzamora@grzmechanical.com	
GZS Llc	Gabriel Z Sanchez	gabrielzsanchez@gmail.com	
Maldonado Mechanical Air	Larry Maldonado	malair@sbcglobal.net	
Mapco, Inc.	Michael Padron	michael@mapcoinc.net	
Native Energy & Technology, Inc.	JOHN MORRIS	jmorris@native-energy.com	
Tejas Premier Building Contractor, Inc.	Julissa Carielo	julissa@tejaspremierbc.com	
Section 3 Bidders			
AAA Prestige	J. Engleton	aaaprestige.ac_heating@yahoo.com	
Accu-Aire Mechanical	Monica Harris	mharris@accuaireonline.com	
Country Boy Coolin & Ht	Cassie Shimerda	countryboycoolin@aol.com	
Reference & CMBL Vendors			
Temp Tex HVAC	Tony Jimenez	temptextony@gmail.com	
Brandt	Shawn Fanning	sfanning@brandt-companies.com	
Bravo Heat & AC	Jorge Guerra	jorgeguerra@bravoac.com	
Century AC Supply	Jennifer Brown	jbrown@centuryac.com	
Facility Services	Roman Castillo	roman.c@facilityservicesunlimited.com	
Premier Comfort AC & H	Nolvia Ramos	nramos@premiercomfortair.com	
Tamez Refrigeration	Richard Tamez	richard@tamezrefrigerationac.com	
Frontera AC & Heat	F. Bermudez	fbjr005@gmail.com	
Kolorkist	Kenneth Teeter	kenneth@kolorkist.com	
Cool Component		coolcomponent@sbcglobal.net	
Logic Mechanical		Logicmechanical@austinrr.com	
GuadaComa Mechanical		guadacoma@nbt.com	
Air Jireh Services		airjireh@yahoo.com	
A & R Comfort		Comfortcontrol8@hotmail.com	
CB Services		cbeckel@cbseviceco.com	

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5754, AUTHORIZING THE AWARD OF A CONTRACT FOR ROOF REPAIR AND REPLACEMENT AT ESCONDIDA APARTMENTS TO GARLAND/DBS, INC., THROUGH THE U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE FOR AN AMOUNT NOT TO EXCEED \$149,575.00



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 5754, authorizing the award of a contract for roof repair and replacement at Escondida Apartments to Garland/DBS, Inc., through the U.S. Communities Government Purchasing Alliance for an amount not to exceed \$149,575.00.

FINANCIAL IMPACT:

The cost for roof repair and replacement at Escondida Apartments is not expected to exceed an amount of \$149,575.00 to include a base bid amount of \$124,646.00, plus a contingency in the amount of \$24,929.00 that will only be used if necessary. At this time, we expect to use \$107,527.22 in MTW funds and \$42,047.78 in insurance funds; however, amounts may change at the time funding is actually provided.

SUMMARY:

The Escondida Apartments, a Senior/Disabled community, was built in 1968 and is located in north central San Antonio. The buildings are wood-framed, two-story structures with a brick facade, and a total of twenty, one-bedroom units.

Due to the age and condition of the roofs at this apartment community, SAHA requires the services of a roofing contractor to provide comprehensive roof replacement. An insurance claim was filed to the Housing Authority Insurance Group and proceeds were disbursed to SAHA to help cover a portion of replacement costs incurred due to hail damage.

The U.S. Department of Housing and Urban Development encourages housing authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. Purchasing Co-operatives assign a lead agency for its solicitations to ensure that competitive bid requirements for most state and local government agencies are followed; therefore, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies.

Once the lead public agency has awarded a contract with the supplier, participating public agencies in need of similar products and services are able to make purchases through the U.S.

Communities contract. This ensures that the same terms and conditions of the lead agency's awarded contract apply to the participants. SAHA is currently a member of the U.S. Communities Government Purchasing Alliance, a nationwide purchasing cooperative.

On September 22, 2014, Cobb County, Georgia (lead agency), entered into a contract through sealed bid #14-5903 with Garland/DBS, Inc. for Roofing Supplies and Services, Waterproofing and Related Products and Services for a period of three years commencing on January 1, 2015, with an option to renew up to two additional one year periods.

Garland/DBS, Inc. was founded in 1895 and is located in Cleveland, Ohio. They are a jointly-owned subsidiary of The Garland Company, Inc., and Design-Build Solutions, Inc. positioned throughout the United States, Canada and the United Kingdom providing public agencies and nonprofits a comprehensive selection of roofing material solutions and support services.

This contractor has received prior awards from SAHA for roof repair and replacement at Bella Claire Apartments, roof and HVAC replacement at Woodhill Apartments, roof and window replacement at Madonna, and roof replacement at Cross Creek and Lincoln Heights. In addition to this award, we will also be recommending the contract award to Garland DBS, Inc. for roof repair and replacement at Morris C. Beldon Apartments. Their government projects include, but are not limited to, Jeffersonville Federal Center, Jeffersonville, Indiana; Warren Burger Federal Courthouse, St. Paul, Minnesota; Florida Air National Guard, Jacksonville Florida; Fort Devens Building 667, Devens, Massachusetts; Fort Jackson Army Base, Fort Jackson, South Carolina; Scott Air Force Base, Scott, Illinois; City of Sugarland Police and Courts Buildings, Sugarland, Texas; Delaware County Courthouse, Delaware, Ohio; Montgomery Courthouse, Conroe, Texas; Westlake Recreation Center, Westlake Ohio; and Fine Art Museum of San Francisco, San Francisco, California.

DBS, the general contractor for this project, obtained three bids for the roof repair and replacement at Escondida Apartments and is recommending the contract award to their subcontractor, Superior Roofing & Construction Company, because they provided the lowest price to complete the project.

Superior Roofing & Construction Company was founded in 1983, and is located in San Antonio, Texas. They specialize in the installation and servicing of all types of commercial and residential roofing systems. Their experience includes new construction, roof repair, and maintenance work. Their client list includes, but is not limited to, Burlington Coat Factory, Harley Davidson, San Antonio Food Bank, Randolph Brooks F.C.U., Carmax, Canyon Lake High School, Village at Stone Oak, HEB Plus, and Walmart.

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

evaluation surveys to end users, and assist departments in the contract renewal or new solicitation process.

STRATEGIC GOAL

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5754

Company Profile

Map of Escondida Apartments

Pictures of Escondida Apartments

**San Antonio Housing Authority
Resolution 5754**

RESOLUTION 5754, AUTHORIZING THE AWARD OF A CONTRACT FOR ROOF REPAIR AND REPLACEMENT AT ESCONDIDA APARTMENTS TO GARLAND/DBS, INC., THROUGH THE U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE, FOR AN AMOUNT NOT TO EXCEED \$149,575.00

WHEREAS, the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

WHEREAS, SAHA is currently a member of the U.S. Communities Government Purchasing Alliance, a nationwide purchasing cooperative; therefore, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies; and

WHEREAS, on September 22, 2014, Cobb County, Georgia (lead agency) entered into a contract, for sealed bid #14-5903 with Garland/DBS, Inc. for Roofing Supplies and Services, Waterproofing and Related Products and Services; and

WHEREAS, Garland/DBS, Inc. is recommended for contract award; and

WHEREAS, the cost for roof repair and replacement at Escondida Apartments is not expected to exceed an amount of \$149,575.00 to include a base bid amount of \$124,646.00 plus a contingency in the amount of \$24,929.00 that will only be used if necessary. At this time, we expect to use \$107,527.22 in MTW funds and \$42,047.78 in insurance funds; however, amounts may change at the time funding is actually provided; 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 5754, authorizing the award of a contract for roof repair and replacement at Escondida Apartments to Garland/DBS, Inc., through the U.S. Communities Government Purchasing Alliance, for an amount not to exceed \$149,575.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 5th day of October 2017.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

Garland/DBS, Inc.
Garland/Design Build Solutions, Inc.
Company Profile

Garland/DBS, Inc. was founded in 1895 and is located in Cleveland, Ohio. They are a jointly-owned subsidiary of The Garland Company, Inc., and Design-Build Solutions, Inc., and handle projects in the US, Canada and United Kingdom. They provide public agencies and nonprofits a comprehensive selection of roofing material solutions and support services.

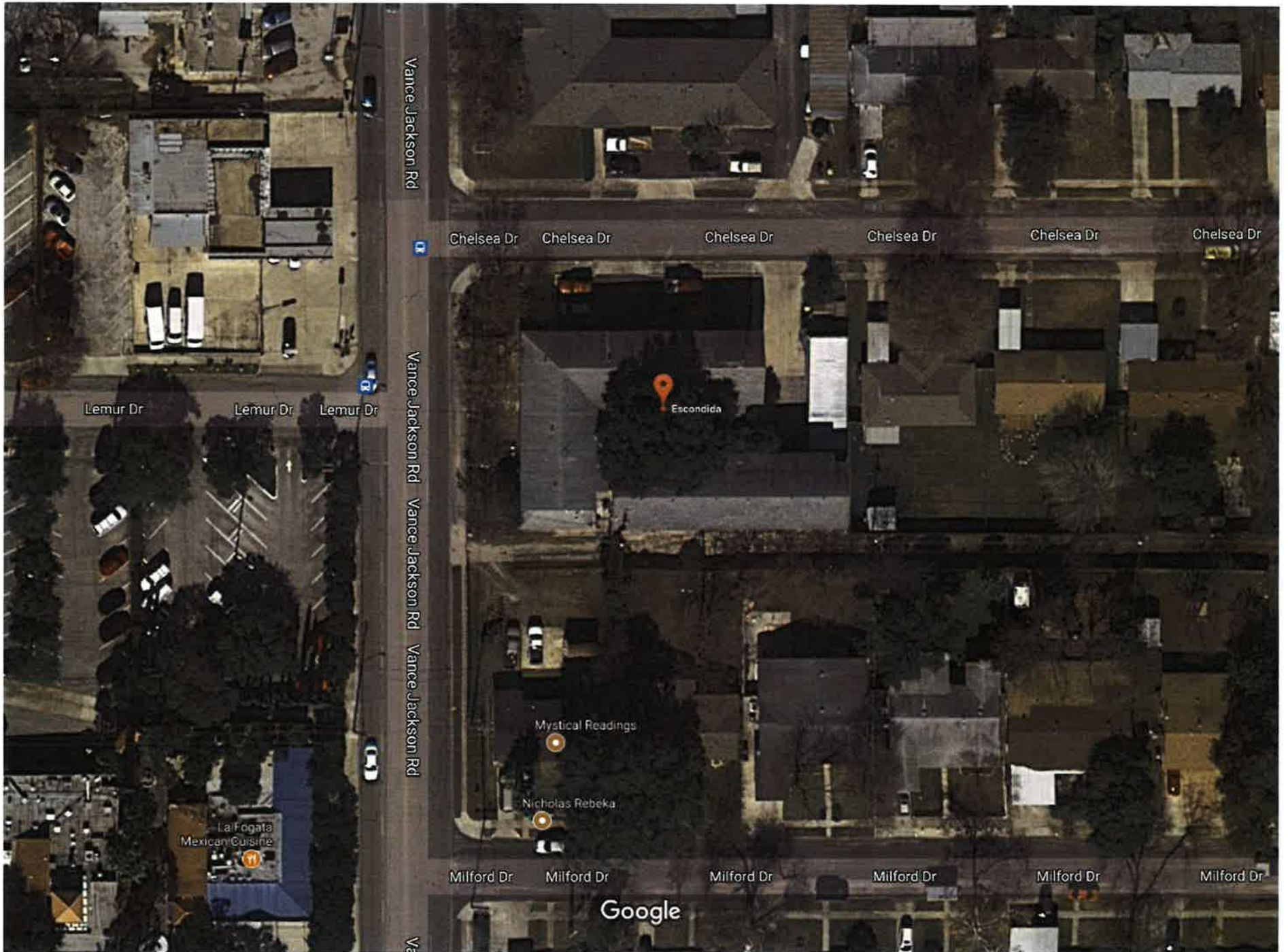
Design-Build Solutions, Inc. (DBS) is a full-service architectural, design, engineering, and general contracting firm. They incorporate design and engineering aspects into one contract as a turnkey design builder. DBS performs many types of projects including: roofing, masonry, windows, doors, waterproofing, HVAC, electrical, plumbing, lightning protection, and photovoltaic (energy generating). The Garland Company, Inc. provides high-performance roofing materials and full-service roof asset management for a wide spectrum of public and private sector roofing applications.

Garland/DBS, Inc. was awarded a contract, effective January 1, 2015, for Roofing Supplies, Waterproofing and Related Products and Services by Cobb County, Georgia the lead agency for the U.S. Communities Purchasing Cooperative. The contract was to provide "turnkey" solutions for various roofing needs. The solicitation was competitively bid and resulted in the award to Garland/DBS, Inc.

SAHA has previously awarded five (5) contracts to Garland/DBS, Inc. under the US Communities contract. Those were for Roof Repair and Replacement for Bella Claire; Roof and HVAC Replacement at Woodhill; Roof and Window Replacement at Madonna Apartments; and Roof Replacement at the Lincoln Heights and Cross Creek Apartments. Additionally, SAHA has utilized Garland roofing products in a roof rehabilitation at the Fair Avenue Apartments. Upon approval of awards for the Escondida and Morris Beldon projects, Garland will have been awarded and managed a total of five (7) projects under this contract.

Garland/DBS, Inc.'s government projects include: the Jeffersonville, Indiana Federal Center; Warren Burger Federal Courthouse, St. Paul, Minnesota; Jacksonville, Florida Air National Guard; Fort Devens; Massachusetts Building 667; Fort Jackson, South Carolina Army Base; Scott AFB, Illinois; Sugar Land, Texas Police and Courts Buildings; Delaware County, Ohio Courthouse; Montgomery County Courthouse,

Conroe, Texas; Westlake, Ohio Recreation Center, and the San Francisco, California Fine Art Museum.







BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5755, AUTHORIZING THE AWARD OF A CONTRACT FOR HVAC PRODUCTS, INSTALLATION, SERVICES AND RELATED PRODUCTS AND SERVICES TO TRANE U.S., INC., THROUGH U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,000,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS



David Nisivoccia
President and CEO



Steven Morando
Director of Procurement
and General Services



Hector Martinez
Director of Construction and
Sustainability Services

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5755, authorizing the award of a contract for HVAC products, installation, services and related products and services to Trane U.S., Inc., through U.S. Communities Government Purchasing Alliance, for an annual cumulative amount not to exceed \$1,000,000.00; for a period of one year with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:

The cost for HVAC products, installation, services and related products and services is not expected to exceed an annual cumulative amount of \$1,000,000.00 and will be funded through the approved operating budgets.

SUMMARY:

SAHA requires the services of a contractor to maintain, repair, and if required, replace the commercial HVAC systems and the chiller and boiler systems at various SAHA properties. The Contractor shall also provide chemical water treatment and monitoring services for the chillers/condensers and cooling towers at properties with such units.

Currently, SAHA has agreements in place for HVAC Maintenance and Repair (Residential and Commercial), Chiller and Boiler Maintenance, and Repair and Closed Loop Systems Water Treatment. This award will combine all the above services, except Residential HVAC Maintenance and Repair services, which is being recommended for award under a separate item.

HUD encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. Purchasing Co-operatives assign a lead agency for its solicitations to ensure that competitive bid requirements for most state and local government agencies are followed; therefore, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies.

Once the lead public agency has awarded a contract with the supplier, participating Public Agencies in need of similar products and services are able to make purchases through the U.S. Communities contract. This ensures that the same terms and conditions of the lead agency's awarded contract apply to the participants. SAHA is currently a member of the U.S. Communities Government Purchasing Alliance, a nationwide purchasing cooperative.

Harford County Public Schools, Bel Air, Maryland (lead agency) developed a solicitation seeking HVAC suppliers that allowed for both local and national participation. One response was received for the national contract. Trane was the sole respondent to the national contract solicitation and met all contractual and technical requirements. On September 29, 2015, the Board of Education of Harford County, acting through its Superintendent entered into a contract, RFP #15-JLP-023 with Trane U.S. Inc., for comprehensive HVAC Products, Installation, Services and Related Products and Services on a national scale in indefinite quantities on an as-needed basis for a period of three years commencing on September 29, 2015, with renewal options for two additional, two-year periods. We are requesting the Board's approval to manage this contract with an initial one-year term and four one-year renewal options, which differs from the lead agency's structure. This will allow SAHA an opportunity to review and evaluate the contract each year, which is our normal practice.

Trane began with founder, James Trane, in La Crosse, Wisconsin, in 1885. Manufacturing operations began in 1910 and they were incorporated as The Trane Company in 1913. Trane became an air conditioning pioneer in 1931. Trane®, a brand of Ingersoll Rand®, is a world leader in air conditioning systems, services and solutions. Trane provides innovative solutions that optimize indoor environments through a broad portfolio of energy-efficient heating, ventilating and air conditioning systems, building, contracting and energy services, parts support and advanced controls for homes and commercial buildings. Their family of brands at Ingersoll Rand includes: Trane, Club Car, Ingersoll Rand, Thermo King, and American Standard. They work together to enhance the quality and comfort of air in homes and buildings; transport and protect food and perishables; and increase industrial productivity and efficiency. This contractor has received no prior awards from SAHA. Trane serves engineers, contractors and building owners on all continents and in an array of markets including education, healthcare, government, industrial/manufacturing, data centers, lodging, retail and commercial real estate. With more than 900 U.S. patents to date, Trane creates comfortable and energy-efficient environments around the world. Renowned landmarks such as the Moscow Kremlin, New York's Grand Central Station and the Burj Khalifa tower in Dubai all enjoy the comfort provided by Trane solutions.

Contract oversight will be provided by Mark DeLuna, Maintenance Superintendent, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance report on a monthly basis, monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan, provide annual contract performance evaluation survey

to end users, and assist the department in the contract renewal or new solicitation process.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5755

Company Profile

**San Antonio Housing Authority
Resolution 5755**

RESOLUTION 5755, AUTHORIZING THE AWARD OF A CONTRACT FOR HVAC PRODUCTS, INSTALLATION, SERVICES AND RELATED PRODUCTS AND SERVICES TO TRANE U.S., INC., THROUGH U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,000,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

WHEREAS, the San Antonio Housing Authority is currently a member of the U.S. Communities Government Purchasing Alliance, a nationwide purchasing cooperative; therefore, SAHA is not required to issue its own competitive solution in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies; and

WHEREAS, on September 29, 2015, the Board of Education of Harford County, acting through its Superintendent entered into a contract, RFP #15-JLP-023 with Trane U.S. Inc., for comprehensive HVAC Products, Installation, Services and Related Products and Services; and

WHEREAS, Trane U.S., Inc. is recommended for contract award; and

WHEREAS, the cost for HVAC products, installation, services and related products and services is not expected to exceed an annual cumulative amount of \$1,000,000.00 and will be funded through the approved operating budgets; 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 5755, authorizing the award of a contract for HVAC products, installation, services and related products and services to Trane U.S., Inc. through U.S. Communities Government Purchasing Alliance for an annual cumulative amount not to exceed \$1,000,000.00; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 5th day of October 2017.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

Trane USA, Inc. Company Profile

Trane was founded in 1885 by James Trane in La Crosse, Wisconsin. Manufacturing operations began in 1910 and they were incorporated as The Trane Company in 1913. Trane became an air conditioning pioneer in 1931. Trane, a brand of Ingersoll Rand, is a world leader in air conditioning systems, services and solutions. Trane provides innovative solutions that optimize indoor environments through a broad portfolio of energy-efficient heating, ventilating and air conditioning systems, building, contracting and energy services, parts support and advanced controls for homes and commercial buildings. Their family of brands at Ingersoll Rand includes: Trane, Club Car, Ingersoll Rand, Thermo King, and American Standard. They work together to enhance the quality and comfort of air in homes and buildings; transport and protect food and perishables; and increase industrial productivity and efficiency.

In 2015, Trane was awarded a US Communities contract for comprehensive HVAC Products, Installations, Services and Related Products and Services through a solicitation issued by the lead agency, Harford County Public Schools.

This contractor has received no prior awards from SAHA. Trane serves engineers, contractors and building owners on all continents and in an array of markets including education, healthcare, government, industrial/manufacturing, data centers, lodging, retail and commercial real estate. With more than 900 U.S. patents to date, Trane creates comfortable and energy-efficient environments around the world. Renowned landmarks such as the Moscow Kremlin, New York's Grand Central Station and the Burj Khalifa tower in Dubai all enjoy the comfort provided by Trane solutions.

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5756, AUTHORIZING THE AWARD OF A CONTRACT FOR ROOF REPAIR AND REPLACEMENT AT MORRIS C. BELDON APARTMENTS TO GARLAND/DBS, INC., THROUGH THE U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE, FOR AN AMOUNT NOT TO EXCEED \$205,686.00



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 5756, authorizing the award of a contract for roof repair and replacement at Morris C. Beldon Apartments to Garland/DBS, Inc., through the U.S. Communities Government Purchasing Alliance, for an amount not to exceed \$205,686.00.

FINANCIAL IMPACT:

The cost for roof repair and replacement at Morris C. Beldon Apartments is not expected to exceed an amount of \$205,686.00 to include a base bid amount of \$186,987.00 plus a contingency in the amount of \$18,699.00 that will only be used if necessary. At this time, we expect to use \$88,248.38 in MTW funds and \$117,437.62 in insurance funds; however, amounts may change at the time funding is actually provided.

SUMMARY:

The Morris C. Beldon Apartments is a Public Housing family community that was built in 1960, and is located in northeast San Antonio. The buildings are wood-framed, one and two-story structures, with a brick facade, and a total of thirty-five one to three bedroom units.

Due to the age and condition of the roofs at this apartment community, SAHA requires the services of a roofing contractor to provide comprehensive roof replacement. An insurance claim was filed to the Housing Authority Insurance Group and proceeds were disbursed to SAHA to help cover a portion of replacement costs incurred due to hail damage.

The U.S. Department of Housing and Urban Development encourages housing authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. Purchasing Co-operatives assign a lead agency for its solicitations to ensure that competitive bid requirements for most state and local government agencies are followed; therefore, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies.

Once the lead public agency has awarded a contract with the supplier, participating public agencies in need of similar products and services, are able to make purchases through the U.S.

Communities contract, and ensures that the same terms and conditions of the lead agency's awarded contract apply to the participants. SAHA is currently a member of the U.S. Communities Government Purchasing Alliance, a nationwide purchasing cooperative.

On September 22, 2014, Cobb County, Georgia (lead agency), entered into a contract through sealed bid #14-5903 with Garland/DBS, Inc. for Roofing Supplies and Services, Waterproofing and Related Products and Services for a period of three years commencing on January 1, 2015, with an option to renew up to two additional one year periods.

Garland/DBS, Inc. was founded in 1895 and is located in Cleveland, Ohio. They are a jointly-owned subsidiary of The Garland Company, Inc., and Design-Build Solutions, Inc., and are positioned throughout the United States, Canada and the United Kingdom providing public agencies and nonprofits a comprehensive selection of roofing material solutions and support services.

This contractor has received prior awards from SAHA for roof repair and replacement at Bella Claire Apartments, roof and HVAC replacement at Woodhill Apartments, roof and window replacement at Madonna, and roof replacement at Cross Creek and Lincoln Heights. In addition to this award, we will also be recommending contract award to Garland DBS, Inc., for roof repair and replacement at Escondida Apartments. Their government projects include, but are not limited to, Jeffersonville Federal Center, Jeffersonville, Indiana; Warren Burger Federal Courthouse, St. Paul, Minnesota; Florida Air National Guard, Jacksonville Florida; Fort Devens Building 667, Devens, Massachusetts; Fort Jackson Army Base, Fort Jackson, South Carolina; Scott Air Force Base, Scott, Illinois; City of Sugarland Police and Courts Buildings, Sugarland, Texas; Delaware County Courthouse, Delaware, Ohio; Montgomery Courthouse, Conroe, Texas; Westlake Recreation Center, Westlake, Ohio; and Fine Art Museum of San Francisco, San Francisco, California.

DBS, the general contractor for this project obtained three bids for the roof repair and replacement at Morris C. Beldon Apartments and is recommending contract award to their subcontractor, Superior Roofing & Construction Company. They provided the lowest price to complete the project.

Superior Roofing & Construction Company was founded in 1983 and is located in San Antonio, Texas. They specialize in the installation and servicing of all types of commercial and residential roofing systems. Their experience includes new construction, roof repair, and maintenance work. Their client list includes, but is not limited to, Burlington Coat Factory, Harley Davidson, San Antonio Food Bank, Randolph Brooks Federal Credit Union, Carmax, Canyon Lake High School, Village at Stone Oak, HEB Plus, and Walmart.

Contract oversight will be provided by Hector Martinez, Director of Construction Services and Sustainability, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits

the Contractor's Section 3 Compliance report on a monthly basis, monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan, provide annual contract performance evaluation surveys to end users, and assist departments in the contract renewal or new solicitation process.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5756

Company Profile

Map of Morris C. Beldon

Pictures of Morris C. Beldon Apartments

**San Antonio Housing Authority
Resolution 5756**

RESOLUTION 5756, AUTHORIZING THE AWARD OF A CONTRACT FOR ROOF REPAIR AND REPLACEMENT AT MORRIS C. BELDON APARTMENTS TO GARLAND/DBS, INC., THROUGH THE U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE, FOR AN AMOUNT NOT TO EXCEED \$205,686.00

WHEREAS, the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

WHEREAS, SAHA is currently a member of the U.S. Communities Government Purchasing Alliance, a nationwide purchasing cooperative; therefore, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies; and

WHEREAS, on September 22, 2014, Cobb County, Georgia (lead agency) entered into a contract for sealed bid #14-5903 with Garland/DBS, Inc., for Roofing Supplies and Services, Waterproofing and Related Products and Services; and

WHEREAS, Garland/DBS, Inc. is recommended for contract award; and

WHEREAS, the cost for roof repair and replacement at Morris C. Beldon Apartments is not expected to exceed an amount of \$205,686.00 to include a base bid amount of \$186,987.00 plus a contingency in the amount of \$18,699.00 that will only be used if necessary. At this time, we expect to use \$88,248.38 in MTW funds and \$117,437.62 in insurance funds; however, amounts may change at the time funding is actually provided; 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 5756, authorizing the award of a contract for roof repair and replacement at Morris C. Beldon Apartments to Garland/DBS, Inc., through the U.S. Communities Government Purchasing Alliance, for an amount not to exceed \$205,686.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 5th day of October 2017.

Attested and approved as to form:

Morris A. Stribling, DPM
Chair, Board of Commissioners

David Nisivoccia
President and CEO

Garland/DBS, Inc.
Garland/Design Build Solutions, Inc.
Company Profile

Garland/DBS, Inc. was founded in 1895 and is located in Cleveland, Ohio. They are a jointly-owned subsidiary of The Garland Company, Inc., and Design-Build Solutions, Inc., and handle projects in the US, Canada and United Kingdom. They provide public agencies and nonprofits a comprehensive selection of roofing material solutions and support services.

Design-Build Solutions, Inc. (DBS) is a full-service architectural, design, engineering, and general contracting firm. They incorporate design and engineering aspects into one contract as a turnkey design builder. DBS performs many types of projects including: roofing, masonry, windows, doors, waterproofing, HVAC, electrical, plumbing, lightning protection, and photovoltaic (energy generating). The Garland Company, Inc. provides high-performance roofing materials and full-service roof asset management for a wide spectrum of public and private sector roofing applications.

Garland/DBS, Inc. was awarded a contract, effective January 1, 2015, for Roofing Supplies, Waterproofing and Related Products and Services by Cobb County, Georgia the lead agency for the U.S. Communities Purchasing Cooperative. The contract was to provide "turnkey" solutions for various roofing needs. The solicitation was competitively bid and resulted in the award to Garland/DBS, Inc.

SAHA has previously awarded five (5) contracts to Garland/DBS, Inc. under the US Communities contract. Those were for Roof Repair and Replacement for Bella Claire; Roof and HVAC Replacement at Woodhill; Roof and Window Replacement at Madonna Apartments; and Roof Replacement at the Lincoln Heights and Cross Creek Apartments. Additionally, SAHA has utilized Garland roofing products in a roof rehabilitation at the Fair Avenue Apartments. Upon approval of awards for the Escondida and Morris Beldon projects, Garland will have been awarded and managed a total of five (7) projects under this contract.

Garland/DBS, Inc.'s government projects include: the Jeffersonville, Indiana Federal Center; Warren Burger Federal Courthouse, St. Paul, Minnesota; Jacksonville, Florida Air National Guard; Fort Devens; Massachusetts Building 667; Fort Jackson, South Carolina Army Base; Scott AFB, Illinois; Sugar Land, Texas Police and Courts Buildings; Delaware County, Ohio Courthouse; Montgomery County Courthouse,

Conroe, Texas; Westlake, Ohio Recreation Center, and the San Francisco, California Fine Art Museum.





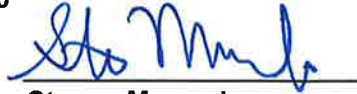


BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5757, AUTHORIZING THE EXPENDITURE OF ADDITIONAL FUNDS TO DURAND HOLLIS RUPE ARCHITECTS (DHR) FOR ADDITIONAL ARCHITECTURAL SERVICES NEEDED FOR THE VICTORIA PLAZA MODERNIZATION FOR AN AMOUNT NOT TO EXCEED \$183,449.00



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 5757, authorizing the expenditure of additional funds to Durand Hollis Rupe Architects (DHR) for additional architectural services needed for the Victoria Plaza Modernization for an amount not to exceed \$183,449.00.

FINANCIAL IMPACT:

The cost for additional architectural services is not expected to exceed an amount of \$183,449.00 to include an amount of \$110,057.00 for additional architectural design services, plus reserve funds in the amount of \$73,392.00 that will only be used if necessary. This project will be funded by MTW funds.

SUMMARY:

Victoria Plaza is a nine-story midrise, senior/disabled citizens community located in downtown San Antonio, across the street from HemisView Plaza, and was built in 1959. Victoria Plaza is comprised of a total of 185 units; including 152 one-bedroom units, 16 two-bedroom units, 16 efficiency units, and 1 three-bedroom unit.

SAHA required the services of a firm to provide architectural and commissioning services for the Victoria Plaza Modernization. DHR responded to a Request For Qualifications issued by the Agency and was the firm chosen to provide a comprehensive building and site assessment, including all identifiable deficiencies; a detailed recommended scope of work for improvements; and construction cost estimates of the recommended improvements. On April 26, 2016, SAHA entered into an Agreement with Durand Hollis Rupe Architects in the amount of \$49,894.00 to provide the site assessment.

On December 1, 2016 (Item 10), we received Board approval to enter into an Agreement with DHR for Victoria Plaza Modernization for an amount not to exceed \$841,532.00 to include a budget of \$20,000.00 for reimbursable expenses. On May 23, 2017, SAHA issued Amendment #1 to this Agreement in the amount of \$26,934.00 for additional design services needed for this project.

This modernization activity will provide for 100% fire sprinkler and fire alarm coverage; code compliant guardrail modifications; removal of asbestos contaminated flooring with new flooring

in all apartments; window replacement with new energy efficient window panels in all apartment units; replacement of the current window A/C units with the expansion of HVAC systems to include year-round heating and cooling to all apartments; and comprehensive electrical and plumbing infrastructure modernization, including the installation of energy and water efficient fixtures.

Due to an unanticipated budget increase in available funds related to an EPC Project (Energy Performance Contract) included in the modernization, a proposal was requested by SAHA for additional architectural design services, to include first floor common area and office space renovations, a clinic space with a private examination room, unit entry door replacement, window treatments, roof replacement, and preparation of the roof and electrical systems for a future solar power system.

STRATEGIC GOAL

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5757

Map of Victoria Plaza

Pictures of Victoria Plaza Apartments

**San Antonio Housing Authority
Resolution 5757**

RESOLUTION 5757, AUTHORIZING THE EXPENDITURE OF ADDITIONAL FUNDS TO DURAND HOLLIS RUPE ARCHITECTS (DHR) FOR ADDITIONAL ARCHITECTURAL SERVICES NEEDED FOR THE VICTORIA PLAZA MODERNIZATION FOR AN AMOUNT NOT TO EXCEED \$183,449.00.

WHEREAS, on December 1, 2016 (Item 10), we received Board approval to enter into an Agreement with Durand Hollis Rupe Architects (DHR) for Victoria Plaza Modernization for an amount not to exceed \$841,532.00 to include a budget of \$20,000.00 for reimbursable expenses; and

WHEREAS, due to an unanticipated budget increase in available funds related to an EPC Project (Energy Performance Contract) included in the modernization, a proposal was requested by SAHA for additional architectural design services; and

WHEREAS, the cost for additional architectural services is not expected to exceed an amount of \$183,449.00 to include an amount of \$110,057.00 for additional architectural design services, plus reserve funds in the amount of \$73,392.00 that will only be used if necessary. This project will be funded by MTW funds; and

WHEREAS, staff requests the Board of Commissioners to 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:

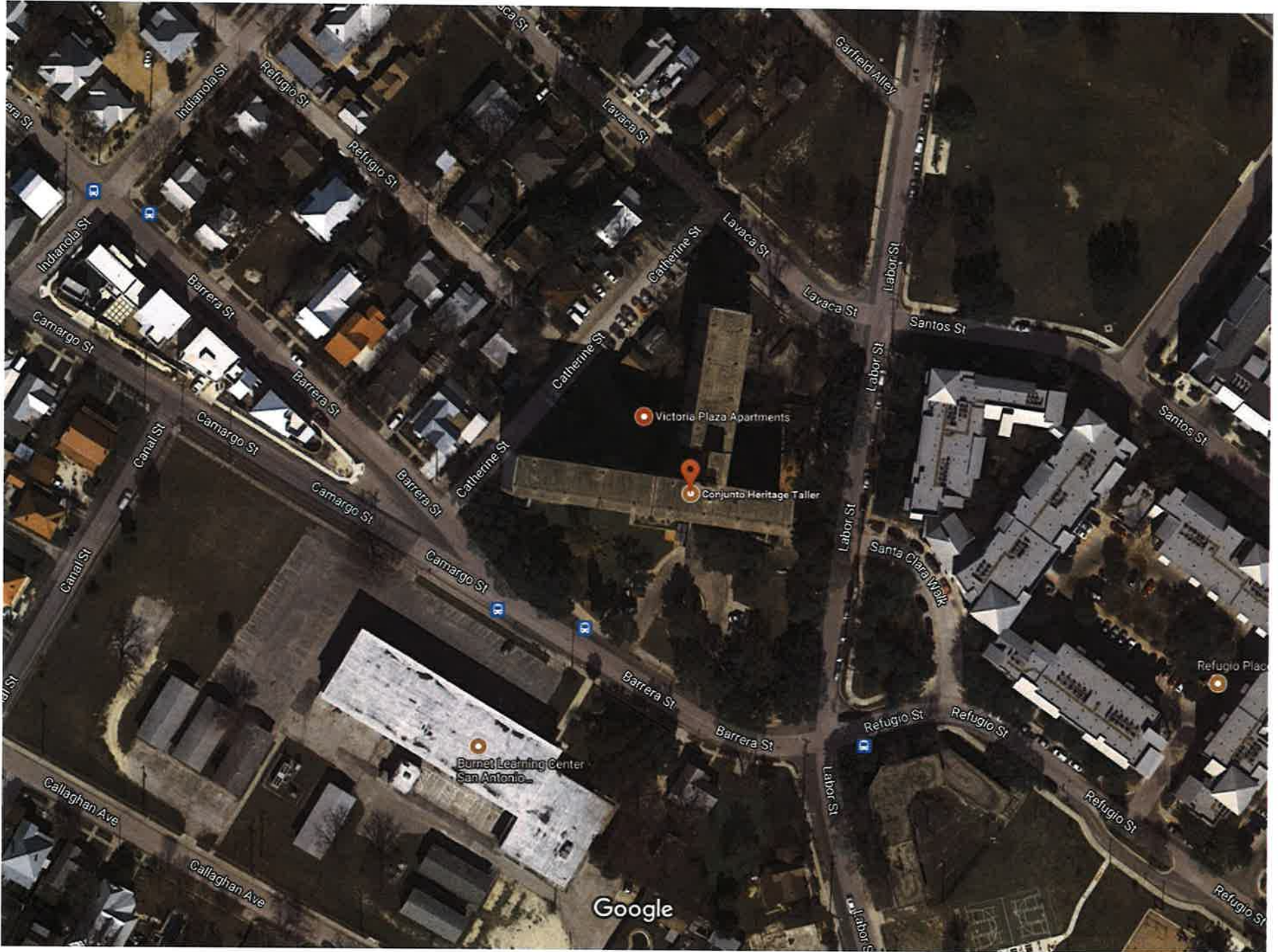
- 1) Approves Resolution 5757, authorizing the expenditure of additional funds to Durand Hollis Rupe Architects (DHR) for additional architectural services needed for the Victoria Plaza Modernization for an amount not to exceed \$183,449.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 5th day of October 2017.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

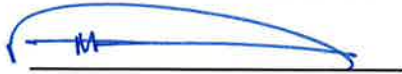




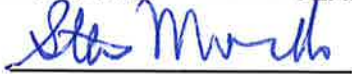


BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5758, AUTHORIZING THE AWARD OF A CONTRACT FOR APARTMENT MARKETING SERVICES TO UNITED ADVERTISING PUBLICATIONS, INC. DBA FORRENT.COM FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$70,000.00 FOR YEAR ONE; \$85,000.00 FOR YEAR TWO; \$97,000.00 FOR YEAR THREE; AND \$105,000.00, FOR YEARS FOUR AND FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS



David Nisivoccia
President and CEO



Steven Morando
Director of Procurement
and General Services



Kristi Baird
Assistant Director of
Beacon Communities

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5758, authorizing the award of a contract for apartment marketing services to United Advertising Publications, Inc. dba ForRent.com for an annual cumulative amount not to exceed \$70,000.00 for year one; \$85,000.00 for year two; \$97,000.00 for year three; and \$105,000.00 for years four and five; for a period of one year with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:

The cost for apartment marketing services is not expected to exceed an annual cumulative amount of \$70,000.00 for year one; \$85,000.00 for year two; \$97,000.00 for year three; and \$105,000.00 for years four and five. The cost for this service will be funded by the approved operating budgets.

SUMMARY:

SAHA requires the services of a company to provide apartment marketing services in order to promote, market, and increase visibility to potential renters of properties in the Beacon Communities portfolio.

On July 26, 2017, SAHA issued a "Request for Proposals" (RFP) #1705-915-03-4660 for Apartment Marketing Services, which closed on August 16, 2017. The RFP was published on SAHA website, Electronic State Business Daily (ESBD), La Prensa, the Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 24 companies. Two proposals were received in response to the RFP: Bethany East PR & Mgmt. Consulting (AABE, ESBE, MBE, SBE), and United Advertising Publications, Inc. dba ForRent.com. Both proposals were evaluated on the following criteria: experience, financial viability, marketing plan, fees and compensation, and strength of the Section 3 and SWMBE Plans. Based on the above, we are recommending the contract award to United Advertising Publications, Inc. dba ForRent.com, the highest rated responsive and responsible proposer.

United Advertising Publications, Inc. dba ForRent.com was established in 1982 and is headquartered in Norfolk, Virginia, with a field office location in San Antonio, Texas. They

provide a portfolio of apartment information solutions and services for both renters and property managers. They have five apartment listing services targeting every stage of a renter's life: ForRent.com®, AFTER55.com®, CorporateHousing.com™, ForRentUniversity.com® and ForRent.com en Español. Additionally, digital photography, professional videography, and video tours that allow the prospect to walk through the floor plan are used for advertising. United Advertising Publications, Inc. dba ForRent.com has provided this service to SAHA since April 2009. Their client list includes many private and public Texas apartment communities to include: Alpha Barnes Real Estate Services, Capstone Real Estate Services, Homespring Residential Services, Implicity Management Company, Lincoln Property Company, Pinnacle Property Management Services, and United Apartment Group. This vendor's Section 3 Good Faith Effort Plan includes a 30% goal for Section 3 new hires. SAHA's Section 3 Coordinator will be working with this vendor to identify areas they may assist SAHA in its Section 3 endeavors.

CONTRACT OVERSIGHT

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

STRATEGIC GOAL

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

ATTACHMENTS:

Resolution 5758
Company Profile
Scoring Matrix
Ad list

**San Antonio Housing Authority
Resolution 5758**

RESOLUTION 5758, AUTHORIZING THE AWARD OF A CONTRACT FOR APARTMENT MARKETING SERVICES TO UNITED ADVERTISING PUBLICATIONS, INC. DBA FORRENT.COM FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$70,000.00 FOR YEAR ONE; \$85,000.00 FOR YEAR TWO; \$97,000.00 FOR YEAR THREE; AND \$105,000.00, FOR YEARS FOUR AND FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on July 26, 2017, SAHA issued a "Request for Proposals" (RFP) #1705-915-03-4660 for Apartment Marketing Services which closed on August 16, 2017; and

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

WHEREAS, United Advertising Publications, Inc. dba ForRent.com was the highest rated responsive and responsible proposer; and

WHEREAS, the cost for apartment marketing services is not expected to exceed an annual cumulative amount of \$70,000.00 for year one; \$85,000.00 for year two; \$97,000.00 for year three; and \$105,000.00 for years four and five. The cost for this service will be funded by the approved operating budgets; 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 5758, authorizing the award of a contract for apartment marketing services to United Advertising Publications, Inc. dba ForRent.com for an annual cumulative amount not to exceed \$70,000.00 for year one; \$85,000.00 for year two; \$97,000.00 for year three; and \$105,000.00 for years four and five; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 5th day of October 2017.

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

Attested and approved as to form:

**David Nisivoccia
President and CEO**

MEMORANDUM

To: Board of Commissioners

From: David Nisivoccia, President and CEO 

Presented by: Kristi Baird, Assistant Director of Beacon Communities

RE: Beacon Communities Capital Projects

SUMMARY:

WOODHILL: Woodhill Apartments is located at 4909 Woodstone on the city's Northwest side near Shavano Park. The community consists of 532 affordable apartments. They are under a bond program which requires residents and applicants to qualify within the income limits of the program and 50% of all residents must have an income at or below 80% of the area median income (AMI) and be receiving subsidy. Affordability is additionally maintained by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an average annual occupancy of 87%, which includes all off-line or uninhabitable units.

In April of 2017, Woodhill Apartments experienced a catastrophic apartment fire which displaced four families. Management responded to the fire immediately and was on the scene to assist and direct residents.

Woodhill reported a \$154,000.00 loss and has recouped \$116,440.00. Damage was reported to the apartment unit where the fire originated and three additional units suffered smoke damage. Staff reported to the property immediately upon receipt of the SAFD notification. All emergency relocations were coordinated immediately. Management has been tasked with providing three comparable bids for restoration of the four units. Management is moving forward with the lowest bid of \$92,960.00 received from JMI Contractors LLC. They have provided a detailed scope of work, which includes finishes and additional requested items.

COTTAGE CREEK: Cottage Creek Apartments are located at 4830 Ray Bon Drive on the city's far Northeast side. The community consists of 449 affordable apartments. They are under a bond program which requires residents and applicants to qualify within the income limits of the program. The community participates in HUD project based assistance (PBA) for 268 units, which requires residents and applicants to be at or below 80% of the AMI and receiving subsidy. Affordability is additionally maintained by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an average annual occupancy of 85%, which reflects great improvement over the last several years.

In April of 2016, San Antonio was subjected to multiple hail storms which caused city wide damage. Beacon Communities sustained \$7.5 million in damages, over nine communities, in both managed and contracted portfolios.

Cottage Creek reported a \$1,885,194.72 loss and has recouped \$1,194,849.82. Damage was reported to roofs, trim, HVAC, windows and siding. All emergency repairs were completed immediately, which included replacement of three roofs and 119 windows. Management has been tasked with providing three comparable bids for full replacement of the roofs to include ventilation, gutters and fascia as needed. Management is moving forward with the lowest bid of \$1,295,102.00 received from J National Service Center. They provided a detailed scope of work, which included finishes and additional items as requested by the owner. Additionally, management was tasked with providing the remaining window replacement bids. The initial 119 windows, which is approximately 20% of the communities windows, were replaced using a non-destructive method and now have an updated casing. While we are still analyzing utility usage, residents have reported a decrease in their monthly bills. For these reasons management is moving forward with Window Replacement Experts who submitted a bid of \$528,125.99. While this is not the lowest bid, impact on the community appearance and being cohesive with the previously replaced windows, is important.

COURTLAND HEIGHTS: Courtland Heights Apartments is located at 5940 Danny Kaye in the South Texas medical center in the city's Northwest side. The community consists of 56 affordable apartments. They are under a bond program which requires residents and applicants to qualify within the income limits of the program. Additionally, the community maintains their affordability status by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an average annual occupancy of 94% and have shown improvement throughout the year.

Courtland Heights reported a \$272,000.00 loss and has recouped \$141,000.00. Damage was reported to roofs, trim, HVAC, windows and siding. All emergency repairs were completed immediately where required. Management has been tasked with providing three comparable bids for full replacement of the roofs to include ventilation, gutters and fascia as needed. Management is moving forward with the lowest bid of \$285,300.00 received from J National Service Center. They provided a detailed scope of work, which included finishes and additional items as requested by the owner.

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

WOODHILL

Proposed Expense: \$92,960.00

Funding Sources: Insurance \$116,440.00

COTTAGE CREEK

Proposed Expense: \$1,823,227.99

Funding Sources: Insurance \$1,194,624.82

Mod & Dev \$907,636.05

Total Funds Available: \$2,102,260.87

COURTLAND HEIGHTS

Proposed Expense: \$285,300.00

Funding Sources: Insurance \$94,488.48

Mod & Dev \$168,305.39

Frost Refinance proceeds \$50,000.00

Total Funds Available: \$312,793.87

STRATEGIC GOAL:

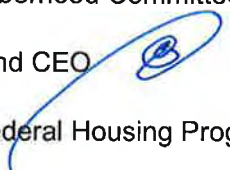
Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

None.

MEMORANDUM

To: Operations and Choice Neighborhood Committee

From: David Nisivoccia, President and CEO 

Presented by: Brandee Perez, Director of Federal Housing Programs

RE: Update and discussion regarding San Antonio Housing Authority's Assisted Housing Programs Scorecard for Fiscal Year 2016-2017

SUMMARY:

The U.S. Department of Housing and Urban Development (HUD) implemented the Section Eight Management Assessment Program (SEMAP) on September 10, 1988, to measure the performance of housing authorities administering the Section 8 Housing Choice Voucher (HCV) Program. SEMAP was designed to assess the performance in 14 key program areas to assign performance ratings.

In previous years, San Antonio Housing Authority (SAHA) was required to complete a self assessment and submit an electronic self certification to HUD within 60 calendar days of the fiscal year end. After receipt of the transmission, HUD would issue one of the following performance ratings:

- High Performer (90%-100%)
- Standard Performer (60%-89%)
- Troubled Agency (59% or Below)

Staff has since elected not to submit a SEMAP self certification to HUD as SAHA's Moving to Work (MTW) Agreement exempted SAHA from reporting SEMAP performance to HUD. Specifically, Section II(G) of SAHA's Amended and Restated MTW Agreement, which took effect on June 25, 2009, states "HUD will not score the Agency under HUD's Public Housing Assessment System (PHAS) or HUD's Section Eight Management Assessment Program (SEMAP), or their successor systems, unless the Agency elects to be scored" (page 4).

Staff has continued conducting self assessments of the HCV program using modified SEMAP indicators to assign performance ratings in each key program area. This new approach was codified in SAHA's 2012-2013, Administrative Plan, § 16-V.D., as follows: "SAHA elects to not be scored by HUD's SEMAP rating system. However, SAHA will continue to use HUD's indicators and/or some combinations of HUD's indicators to measure SAHA's performance in key areas of the HCV program" (p. 16-33). Staff modified HUD's SEMAP scoring criteria and renamed the scoring system to Assisted Housing Programs (AHP) Scorecard.

Staff has completed an AHP Scorecard review for the Fiscal Year (FY) 2016-2017, and reported an average score of 94% and High Performer status for the year. The AHP Scorecard report is attached.

PROPOSED ACTION:

None

FINANCIAL IMPACT:

None

STRATEGIC GOAL:

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

ATTACHMENT:

FY 2016-2017 Assisted Housing Programs Scorecard Report

FY 2016-17 Assisted Housing Programs Scorecard Report

Performance Indicator	Possible Points	FY 2016-17
		FY End
1 – Admissions Assessment	20	20
2 – Rent Calculations Assessment	20	10
3 – Inspections Assessment	20	20
4 – Expansion Assessment	10	10
5 – Utility Allowance & Payment Standards Assessment	15	15
6 – Recertification Assessment	15	15
7 – Annual HQS Assessment	15	15
8 – Lease-Up Assessment	20	20
9 – High Opportunity Neighborhoods Assessment	10	10
10 – Special Programs Lease-Up Bonus	5	2
Total Points	145	137
FY Score	100%	94%
Performance Rating	High	High