

BOARD OF COMMISSIONERS



Operations and Choice Neighborhood
Committee Meeting
January 19, 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, January 19, 2017**

The Board will convene for a Committee, or Special Board Meeting, at Fair Avenue Apartments, 1215 Fair Ave., San Antonio, TX, 78223, for discussion on the following matters:

1. Meeting called to order

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

CHOICE NEIGHBORHOOD

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

OPERATIONS

3. Consideration and appropriate action regarding Resolution 5700, authorizing approval of acceptance of \$1.5 million and execution of Inner City Tax Increment Zone (TIRZ) agreement with the City of San Antonio for the Victoria Commons multi-family development (Lorraine Robles, Director of Development Services and Neighborhood Revitalization; Ramiro Maldonado, Senior Development Planning Manager)
4. Consideration and appropriate action regarding Resolution 5702, authorizing the award of a contract for W.C. White Drainage, Crawl Space and Screen Wall Repairs to Ben Reyna Contracting, Inc. (ESBE, HABE, MBE, SBE, HUB) for an amount not to exceed \$283,741.20 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)
5. Consideration and appropriate action regarding Resolution 5703, authorizing the award of a contract for concrete and asphalt maintenance, repair and replacement to San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt (ESBE, HABE, MBE, SBE, HEB, HUB) for an annual cumulative amount not to exceed \$150,000.00; for a period of one year with the option to renew for four additional one-year terms (Steven Morando, Director of Procurement and General Services; David Clark, Director of Public Housing)

6. Consideration and appropriate action regarding Resolution 5704, authorizing the extension of a contract through July 31, 2017, for maintenance supplies, services and products to Home Depot through the U.S. Communities Government Purchasing Alliance (Steven Morando, Director of Procurement and General Services)
7. Consideration and appropriate action regarding Resolution 5705, authorizing the extension of a contract through July 31, 2017, for maintenance supplies, services and products to HD Supply through the U.S. Communities Government Purchasing Alliance for an amount not to exceed \$1,209,260.00 (Steven Morando, Director of Procurement and General Services)
8. Update and discussion regarding the owner representative contract management company awarding a contract to JMI Contractors for replacement of siding and exterior painting in the amount of \$133,400.00 for a one-time service (Kristi Baird, Assistant Director of Beacon Communities)
9. Update and discussion regarding Home Buyer Readiness Program 2016 accomplishments (Lori Hall, Real Estate and Homeownership Assistant Director; Deborah Bell, Real Estate and Homeownership Manager)
10. Adjournment

* Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk, when the Board determines there is a need and a closed meeting is permitted.



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

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

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

MEMORANDUM

To: Operations and Choice Neighborhood Committee

From: David Nisivoccia, President and CEO  

Presented by: Timothy E. Alcott, Development Services and Neighborhood Revitalization Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization; Arrie Porter, Senior Choice Neighborhood Manager; Lori Hall, Real Estate and Homeownership Assistant Director; 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 United States Housing and Urban Development (HUD) Department on both a quarterly and annual basis.

SAFETY-BYRNE GRANT		
Objectives/Metrics	Accomplishments	Target
General	CDI staff is working with the Department of Justice (DOJ) to extend the Byrne CJI Grant until March 31, 2017, to allow for funded activities to continue. The Byrne Grant may also receive a reimbursement from the Drug Enforcement Administration at the request of DOJ in order to fund additional activities in the footprint.	
Resurgence Collaborative	Byrne Grant staff is working with other SAHA staff and the Bexar County Community Supervision and Corrections Department (CSCD) to implement the Moving To Work Restorative Housing Pilot. The first client is expected this month. The Resurgence Collaborative hosted a Fruit and Veggie bag distribution on Dec. 22, 2016, at the Barbara Jordan Center in partnership with Eastside Promise Neighborhood and distributed 250 food bags to families.	
Community Engagement Patrols	To date, there has been positive reception to the Community Engagement Patrols from residents, customers and businesses in the crime hot spots. As of Dec. 9, 2016, 74 patrol	

Objectives/Metrics	Accomplishments	Target
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	days have been performed resulting in 574 positive “contacts” and 127 pedestrian stops. The patrols are funded to continue until February 2017.	
Group Violence Intervention	<p>The City of San Antonio passed the FY 2017 budget, which includes funding for two positions to implement the Group Violence Intervention program. The program will begin on Dec. 1, 2016, with a focus on the Eastpoint neighborhood. Adrian Lopez, Director of Community Development Initiatives, is assigned to the program’s Advisory Group.</p> <p>Byrne staff is working with the San Antonio Police Department to implement a Drug Market Intervention within the Choice Neighborhood, targeting open-air drug market activity. An anticipated “call-in” of eligible open-air market drug dealers will occur within the first quarter of 2017.</p>	
Growing Gevers	Through the Byrne Grant, two bike racks and “Walking School Bus” banners were purchased to be placed at Washington Elementary and Wheatley Middle School in accordance with the Growing Gevers strategy. Placement occurred on Jan. 6, 2017, as part of a “Walking School Bus” kickoff hosted by the Eastside Promise Neighborhood and Washington Elementary.	

PEOPLE

FAMILIES CASE-MANAGED

Objectives/Metrics	Accomplishments	Target
Baseline in 2013	Of 293 households, 201 households were present at Wheatley and 92 families were added by HUD, because they were residents that moved out of Wheatley Courts prior to the relocation.	100 percent of Baseline to be addressed
180 families eligible for case management	141 households are receiving housing assistance and *case management	Urban Strategies will continue to reach out to all eligible families and offer case management

Objectives/Metrics	Accomplishments	Target
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	<p>20 families are receiving housing assistance but are inactive in case management</p> <p>13 households are receiving housing assistance but have not been responsive to case management</p> <p>6 households are not receiving housing assistance but are being case managed</p>	<p>services. All former Wheatley residents who are actively housed by the San Antonio Housing Authority receive monthly updates on activities of the Housing Authority and neighborhood news.</p> <p><i>*Case Managment: Households that have agreed to participate in capacity building activities.</i></p>
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<p>138 families have been deducted due to evictions, abandonment, leaving after a 30-day notice had been given to SAHA and death of head of household</p>	<p>N/A</p>	<p>N/A</p>
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EMPLOYMENT

Objectives/Metrics	Accomplishments	Target
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<p><u>Baseline In September 2013</u> 55</p>		<p><u>Baseline Increased</u> 35 percent</p>
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<p>*Able-bodied Residents: 114 <i>* Individuals between the ages of 19-65 years of age and not disabled</i></p> <p>6 Residents inactive in case management for December</p>	<p>72 (40 full-time and 32 part-time)</p> <p>Urban Strategies case management services is a direct cause of the employment retention and attainment for all 72 employed residents.</p> <p>To-date 35 able-bodied former Wheatley residents are unengaged, and 25 are in training and/or education programs.</p>	
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<p>Jobs Plus East (JPE)</p>	<p>Jobs Plus has provided outreach to over 107 households through various community engagement activities. There are currently 77 “dual-gen” households enrolled, with 26 of those becoming members in November. The 77 households are comprised of 87 individual</p>	
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Objectives/Metrics	Accomplishments	Target
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	<p>adults actively engaged with Jobs Plus. Overall, there are 107 current and active members. As of December 2016, there are 34 members currently participating in general and career pathway training, and 46 members are currently employed.</p> <p>Jobs Plus has gained momentum in outreach and recruitment through partnering closely with Goodwill Industries and the Eastside Promise collaborative. The client who was accepted to the Rackspace Open Cloud Academy Network Administrator training program has been successful in completing her curriculum. Her certification exam is expected to be completed in January 2017. Jobs Plus staff will continue to provide employment supports as she transitions to the East Meadows Community.</p>	
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URBAN STRATEGIES TRAINING METRICS

Objectives/Metrics	Accomplishments	Target
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<p>25: Residents enrolled in job training</p> <p>1: Resident who was placed in employment after training</p>	<p>6: Adult High School Diploma Program</p> <p>2: Bachelor’s Degree</p> <p>4: Associate’s Degree</p> <p>1: ESL</p> <p>12: Workforce training</p> <p>27: Residents who completed job training to date</p>	
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HEALTH

<p>Baseline of the number of residents without health insurance in September 2013</p> <p>99: residents fall within the Medicaid gap</p>	<p>The number of residents who have seen a doctor in the last 12 months has decreased to 54 due to better health management services provided through the University of the Incarnate Word. The services offered by UIW have expanded to include dental services and mental health counseling.</p>	
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Narrative: Urban Strategies has hired a full-time education liaison employee to assist in strengthening in-place strategies and creating new opportunities for resident families to engage and participate in enriched learning opportunities. In December, two households enrolled in Brackenridge Learning Center to begin College Readiness classes, one resident’s field of study will be in Culinary Arts and one will earn a Medical Assistant Associates degree. Urban continues to work with former residents, the Section 8 Department,

Objectives/Metrics	Accomplishments	Target
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Public Housing Officials and McCormack Baron Management Company for the return of the former Wheatley residents to the new East Meadows. The Annual Christmas Party for all former Wheatley residents was held Dec. 17, 2016.

Sustainability Efforts: Urban team members are meeting with Eastside Promise Neighborhood to develop strategies to sustain the work of the Healthy and Wellness Committee and the Schools and Neighborhood Committees; these committees are comprised of neighborhood residents and East Meadows residents who develop programming for the community that assist in driving positive Health, Education and Safety Metrics. The Urban Senior Project Manager and the Wheatley Community School Director are working to identify unique opportunities for Community and East Meadows residents. The initiative has identified a possible collaboration with LaPrinteria to expand its services to the Community school. The partnership will support youth education and entrepreneurial opportunities through the arts.

HOUSING		
Objectives/ Metrics	Accomplishments	Target
Administrative	Choice HUD Budget Revision No. 7 was approved by HUD on Dec. 15, 2016. Choice HUD Budget Revision No. 8 will request that additional funds be spread in 1405 Community and Supportive Services (CSS).	
Relocation	Pre-leasing for the 66 families who have chosen to return to East Meadows began in August. To date, 35 families have completed and submitted applications. Urban Strategies and McCormack Baron Salazar are working to complete applications on the remaining residents.	
Demolition	Phase II - 2 ½ Blocks Demo Project is 100 percent complete.	
Replacement Housing	Phase I (208 Units) Sutton II (The Park at Sutton Oaks): The development as a whole is 96 percent occupied.	
Replacement Housing	Phase II Multi-Family Housing (215 Units) As of December 2016, the project is estimated to be at 83.27 percent complete. All Block A Buildings have received a Certificate of Occupancy (CoO) and/or a	

Objectives/Metrics	Accomplishments	Target
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	<p>Temporary Certificate of Occupancy (TCO). Building No. 1 has been turned over to MBS Management. Buildings No. 10, No. 11 and No. 12 are next on the list for final inspection. All buildings and exteriors are being punched out. Landscaping and site amenities are being worked on.</p> <p>All Block B Buildings have received a TCO. All buildings and exteriors are being punched out. Landscaping and site amenities are being worked on.</p> <p>Block D Buildings No. 37 and No. 38 are having exterior siding and masonry installed. Interiors are being finalized for mechanical, electrical and plumbing (MEP) in preparation to begin installing drywall.</p> <p>All Block C Buildings are being prepared for MEP, Fire and Building inspections by CoSA.</p> <p>Construction team has successfully coordinated the TCO and CoO process with CoSA and CPS Energy company representatives.</p> <p>TDHCA deadline for buildings to be placed in service has been met and all buildings have received a CoO or a TCO.</p>	
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<p>Replacement Housing</p>	<p>Phase III Senior Building (80 Units) HUD final approval was received Sept. 28, 2016, and the project financing closed on Sept. 30, 2016.</p> <p>Notice to Proceed was issued to Cadence McShane on Sept. 30, 2016. Construction started in October 2016.</p> <p>Earthwork and foundation pad completed. Trenching work and installation of underground plumbing pipes is ongoing. The overall project is 3 percent complete. The project is currently on schedule.</p>	
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Objectives/Metrics	Accomplishments	Target
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<p>Replacement Housing</p>	<p>Phase IV Multi-Family Housing (117 Units)</p> <p>SAHA has approved RPGA Architects contract for East Meadows Project. Currently, Predevelopment Draw No. 4 has been submitted and is being routed for approval. To date, 21 percent of predevelopment budget has been expended.</p> <p>A conference was held with MBS and SAHA on Dec. 13, 2016, to discuss pre-application checklist.</p> <p>SAHA will begin reviewing the preliminary design development floor plan scheduled for January 2017.</p> <p>The TDHCA 2017 pre-application schedule is: 1.) Application Acceptance Period Begins Jan. 5, 2017 2.) Pre-Application Final Delivery Date Jan. 9, 2017 3.) Full Application Delivery Date of March 1, 2017.</p>	
<p>Replacement Housing</p>	<p>Public Improvements Construction</p> <p>All sidewalks, curbs and ramps on Gabriel and Lamar street have been completed; 80 percent is completed on Hudson Street, 70 percent is completed on Mittman Street and 50 percent is completed on Hays Street between Hudson and Mittman Streets.</p> <p>Asphalt work is completed on Mittman Street between Lamar and Gabriel Streets and on Lamar Street between Gevers and Mittman Streets, as well as on Gevers Street between Gabriel and Lamar Streets. Asphalt preparation work is ongoing on Lamar Street between Hudson and Mittman Streets.</p> <p>Landscaping work is ongoing on Lamar, Mittman, Gabriel and Gevers Streets.</p> <p>Sewer and water main work was completed on Gabriel, Hays, Mittman, Hudson, Gevers and Lamar Streets.</p>	

Objectives/Metrics	Accomplishments	Target
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	Construction team has successfully coordinated the public improvement construction with CoSA, SAWS and utility company representatives.	
Non- Replacement Housing	Phase I Sutton II (The Park at Sutton Oaks) – 208 units were complete as of June 17, 2014. Of the 208 units, 159 non-replacement units were created. Of those 159 units, 46 are market rate units, and 113 units are affordable. The property is currently 96 percent occupied and 98 percent leased.	

NEIGHBORHOOD		
CRITICAL COMMUNITY IMPROVEMENTS (CCI)		
Administrative– CCI Plan	Presented updates to EPN Advisory Council Dec. 12, 2016. Clarified lead staff for People, Housing and Neighborhood.	Neighborhood Coffees were suspended for the holidays in November and December and will resume in January 2017.
Objectives/Metrics Strategies	Accomplishments	Target
Infill - Vacant Lots	Staff is continuing to pursue acquisition of properties in the phase one target area and has had recent success related to three properties on Hays Street. Acquiring these properties will facilitate a visibly significant impact as SAHA owns properties directly across the street.	Reduce the number of vacant and abandoned properties in the Choice footprint and build 40 new homes
Owner Occupied Rehab	Legal covenants, note and other documents are complete. Targeted outreach to residents will begin in 30-60 days.	Rehabilitate 27 homes in Choice footprint
Business Facade Restoration	The application process for Choice Facade grants has resumed. Deadline for Application submission is in January. The SAGE board will review and make awards in February. Four new applications are anticipated.	Award up to 12 grants for qualifying businesses
Urban Farm	An application for rezoning of the property was submitted to the City of San Antonio. The Zoning Commission approved the rezoning Dec. 19, 2016, and will go to City Council for final approval in January 2017.	Develop Urban Farm in the Footprint

Objectives/Metrics	Accomplishments	Target
Veterans Center	Structural steel, joist and decking is complete. Mechanical and electrical slab rough in progress. First floor slab on metal deck is in place. Wood frame repairs are in progress. Prep for second floor slab on metal deck is in progress. SpawGlass is maintaining shoring, fences, sweeping streets and daily housekeeping at all areas.	Economic Opportunity
Neighborhood Beautification	Planting of neighborhood trees are anticipated to begin in March around the Washington Elementary school campus. Trees will be planted along the area where parents line up in the afternoons to pick up their children. A presentation was provided to Washington Elementary staff and families at their Christmas pageant Dec. 15, 2016.	Public Service and Amenities
ENHANCE PUBLIC INFRASTRUCTURE		
Public Improvements (Streets/Sidewalks/ Curbs)	N/A	As a part of the \$6 million CoSA allocation, TIRZ monies in the amount of \$300,000 were set aside for lighting. Staff toured neighborhood with CoSA to look at possible placement of lights. CoSA is following up with CPS Energy and will schedule follow up process meetings at the first of the new year.

REQUESTED ACTION:

None

FINANCIAL IMPACT:

None at this time

ATTACHMENTS:

None

**BOARD OF COMMISSIONERS
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE**

RESOLUTION 5700, AUTHORIZING APPROVAL OF ACCEPTANCE OF \$1.5 MILLION AND EXECUTION OF INNER CITY TAX INCREMENT ZONE (TIRZ) AGREEMENT WITH THE CITY OF SAN ANTONIO FOR THE VICTORIA COMMONS MULTI-FAMILY DEVELOPMENT



David Nisivoccia
President and CEO



Timothy E. Alcott
Development Services and
Neighborhood Revitalization
Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5700, authorizing approval of acceptance of \$1.5 million and execution of Inner City Tax Increment Zone (TIRZ) agreement with the City of San Antonio for the Victoria Commons multi-family development.

The Chavez at Labor multi-family development will provide rental housing for various income level working families:

- 28 Public Housing units at 30 percent of Area Median Income (AMI)
 - 54 Tax Credit units at 60 percent AMI
 - 133 Market rate units
- 215 Total Units

This development will provide affordable housing opportunities in a mixed income family environment for working families in the downtown area.

SUMMARY:

On July 22, 2016, staff submitted a proposal request for \$1.5 million to Tax Increment Reinvestment Zone (TIRZ) No. 11 funding to be drawn on a reimbursement basis. The total \$1.5 million will be utilized to address the utilities along Cesar Chavez Boulevard as well as site and street improvement amenities for this highly visible mixed-income development.

On Dec. 9, 2016, the Tax Increment Financing (TIF) approved the city staff's recommendation to award SAHA the TIF funds requested for this project. The contract will be prepared and presented to City Council for approval in February 2017.

FINANCIAL IMPACT:

The total redevelopment cost of the Victoria Commons multi-family development is \$40,321,523, which includes all costs from acquisition, site work, pre-development soft costs, hard construction costs, contingency and developer related expenses. Franklin Development has been working with SAHA staff on various Victoria Commons redevelopment phases since Board approval in January 2015.

SAHA intends to commit an additional \$6 million in SAHA or Moving to Work funds to complete

the gap financing for this needed development. The gap funding of 31 percent of the total funds, which includes land value, is being leveraged for 69 percent of tax credit and bond funds.

ATTACHMENTS:

Resolution 5700

Victoria Commons Aerial Map

Chavez at Labor Multi-Family Site and Development Timeline

Sources and Uses for Chavez at Labor Multi-Family Development

San Antonio Housing Authority
Resolution 5700

RESOLUTION 5700, AUTHORIZING APPROVAL OF ACCEPTANCE OF \$1.5 MILLION AND EXECUTION OF INNER CITY TAX INCREMENT ZONE (TIRZ) AGREEMENT WITH THE CITY OF SAN ANTONIO FOR THE VICTORIA COMMONS MULTI-FAMILY DEVELOPMENT

WHEREAS, on July 22, 2016, San Antonio Housing Authority staff applied for \$1.5 million in TIRZ funding for the Victoria Commons multi-family housing development (Project), in Council District 1 and within the inner city TIRZ at the corner of Cesar Chavez Boulevard and Labor Street; and,

WHEREAS, the Project consists of construction of 215 mixed-income housing units, including Public Housing units at 30 percent area median income, tax credit housing units at 60 percent area median income and market rate units; and,

WHEREAS, the Project's two proposed buildings, located at the former site of the Victoria Courts Public Housing property, will serve as the gateway to the Victoria Commons area that has been in transition as a revitalized neighborhood since 2004; and,

WHEREAS, SAHA has worked closely with neighborhood residents before the decision to demolish the former Victoria Courts Housing property and continues to update neighborhood residents and stakeholders, including the Lavaca Neighborhood Association on project plans; and,

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

- 1) Approves Resolution 5700, accepting the award of \$1.5 million in TIRZ funds from the City of San Antonio, and
- 2) Authorizes the President and CEO to execute all necessary documents and extensions in connection with the award or the implementation of the program, which is subject of the award.

Passed and approved the 2nd day of February 2017.

Attested and approved as to form:

Morris A. Stribling, DPM
Chair, Board of Commissioners

David Nisivoccia
President and CEO

July 2016
TIRZ #11
Request for Funding



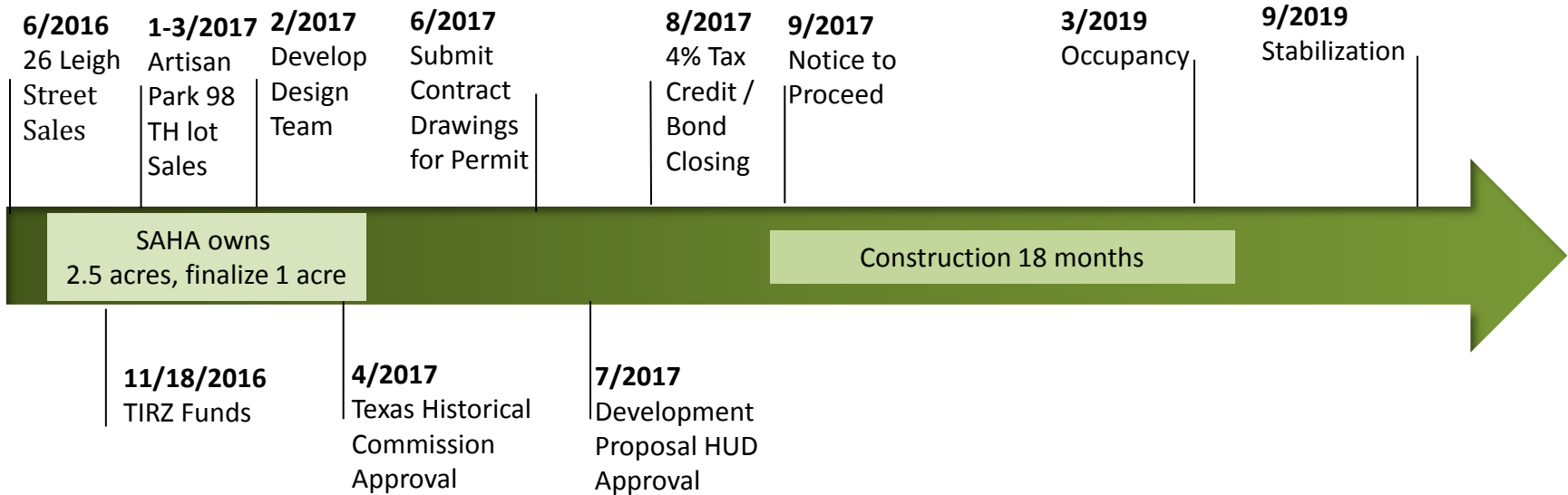
VICTORIA COMMONS: CHAVEZ at LABOR STREET MULTI-FAMILY DEVELOPMENT





October 2016
Tentative Timeline

VICTORIA COMMONS:
CHAVEZ at LABOR St. MULTI-FAMILY: 215 Units



PROJECT DATA:

Victoria Commons, Chavez at Labor Street, SAT 78210

28 (13%) Public Housing units at 30% ami
 54 (25%) Affordable units at 60% ami
 133 (62%) Market rate units
 215 (100%) total units

2.39 + .95 acre tracts = ~3.34 acres
 Total building square footage 206,611 sf

SOURCES

		% of total
Tax Exempt Debt	21,130,797	52%
Gap Financing:		
Land	4,804,020	12%
TIRZ Funds	1,500,000	4%
SAHA/MTW Funds	6,000,000	15%
Land Loan	0	
Equity:		
4% Tax Credit Equity	4,865,421	12%
Deferred Developer Fee	2,021,285	5%
GP Equity		
Total Sources	40,321,523	100%

USES

		% of total
Land Costs	4,804,020	11.91%
Site Work	2,670,000	6.62%
Hard Construction	18,154,980	45.03%
Contractor Fees & Gen'l Requirements	3,279,934	8.14%
Contingency	1,205,246	2.99%
Professional Fees	587,000	1.46%
Interim Financing	2,437,863	6.05%
Permanent Financing Costs	0	0
Tax Credit Fees	90,050	0.22%
Other Developer Soft Costs	70,500	0.17%
Developer Fee	4,047,652	10.04%
Reserves	1,735,190	4.30%
Impact Fees	694,500	1.72%
Cost of Issuance	544,588	1.35%
Total Uses	40,321,523	100.00%

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5702, AUTHORIZING THE AWARD OF A CONTRACT FOR W.C. WHITE DRAINAGE, CRAWL SPACE AND SCREEN WALL REPAIRS TO BEN REYNA CONTRACTING, INC. (ESBE, HABE, MBE, SBE, HUB) FOR AN AMOUNT NOT TO EXCEED \$283,741.20



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 5702, authorizing the award of a contract for W.C. White Drainage, Crawl Space and Screen Wall Repairs to Ben Reyna Contracting, Inc. (ESBE, HABE, MBE, SBE, HUB) for an amount not to exceed \$283,741.20.

SUMMARY:

The W.C. White Apartments, built in 1976, is a public housing senior/disabled, mid-rise community located near downtown on the Eastside of San Antonio. This development underwent a substantial modernization project in 2008. The building is a concrete structure with a stucco exterior finish, and consists of 69 one-bedroom units and 6 two-bedroom units. Other amenities include a community room with leasing offices, a kitchen and laundry services on each floor.

In an effort to preserve this housing asset and provide capital improvements to the W.C White Apartments community, SAHA seeks to enter into an agreement with a qualified General Contractor to provide select physical improvements including: improved site storm water drainage systems, basement structural repairs to concrete structures, basement crawl space improvements, including mitigating crawlspace storm water intrusion, repair and replacement of basement crawlspace concrete perimeter panels, and the structural repair of an exterior screen wall.

On Nov. 16, 2016, SAHA issued an "Invitation For Bids" (IFB) #1609-909-62-4574 for W.C. White Drainage, Crawlspace and Screen Wall Repairs, which closed on Dec. 20, 2016. The IFB was published on SAHA's website, Electronic State Business Daily (ESBD), The Hart Beat, La Prensa and direct solicited to 139 contractors. A total of two bids were received in response to the IFB: All Pro General Construction (DBE, ESBE, HABE, MBE, SBE, Section 3 Business) and Ben Reyna Contracting, Inc. (ESBE, HABE, MBE, SBE, HUB). Both bids were evaluated on best value to include purchase price, reputation of the bidder and their goods or services, quality of the goods or services, extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria listed within the solicitation document. Based on the above, Ben Reyna Contracting, Inc. is the lowest responsive and responsible bidder and is, therefore, recommended for contract award.

Ben Reyna Contracting, Inc. was established in 1999 and is located in San Antonio, Texas. This contractor has been certified as a ESBE, HABE, MBE, SBE by the South Central Texas Regional Certification Agency and a HUB by the State of Texas. They are a general contractor specializing in structural concrete construction. They offer a variety of services to include: project and construction management, design build, turnkey construction and remediation services. They have completed numerous projects with varying scopes of work to include: demolition, sitework and utilities, mold and asbestos remediation, structural and civil concrete work, structural steel, erection and roofing, framing and interior finish-out, rough and finish carpentry, mechanical, electrical, plumbing and landscaping. Ben Reyna Contracting has received no prior awards from SAHA. Their client list includes: Air National Guard, Fort Sam Houston, Brooks Development Authority, Fort Hood, Whitestone Wealth Management, and La Cantera. This contractor's Section 3 Good Faith Effort plan includes hiring one individual in the office/clerical category and two in the laborers (unskilled) category.

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

FINANCIAL IMPACT:

The cost for the drainage, crawlspace and screen wall repairs to the W.C. White Apartments is not expected to exceed an amount of \$283,741.20 to include a base bid of \$246,430.00, plus unit prices \$11,516.50 and a 10 percent contingency of \$25,794.70 that will only be used as necessary. This is a CFP funded project.

ATTACHMENTS:

Resolution 5702
Company Profile
Bid Tabulation
Advertisement List
Aerial Map
Photo of Property

**San Antonio Housing Authority
Resolution 5702**

RESOLUTION 5702, AUTHORIZING THE AWARD OF A CONTRACT FOR W.C. WHITE DRAINAGE, CRAWL SPACE AND SCREEN WALL REPAIRS TO BEN REYNA CONTRACTING, INC. (ESBE, HABE, MBE, SBE, HUB) FOR AN AMOUNT NOT TO EXCEED \$283,741.20

WHEREAS, on Nov. 16, 2016, SAHA issued an "Invitation For Bids" (IFB) #1609-909-62-4574 for W.C. White Drainage, Crawl Space and Screen Wall Repairs, which closed on Dec. 20, 2016; and

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

WHEREAS, Ben Reyna Contracting, Inc. is the lowest responsive and responsible bidder and is, therefore, recommended for contract award; and

WHEREAS, the cost for the drainage, crawl space and screen wall repairs to the W.C. White Apartments is not expected to exceed an amount of \$283,741.20 to include a base bid of \$246,430.00, plus unit prices \$11,516.50 and a 10 percent contingency of \$25,794.70 that will only be used as necessary. This is a CFP funded project; 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 5702, authorizing the award of a contract for W.C. White Drainage, Crawl Space and Screen Wall Repairs to Ben Reyna Contracting, Inc. (ESBE, HABE, MBE, SBE, HUB) for an amount not to exceed \$283,741.20.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 2nd day of February 2017.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

Ben Reyna Contracting, Inc. Company Profile

Ben Reyna Contracting, Inc. was established in 1999 and is located in San Antonio, Texas. They are a general contractor specializing in structural concrete construction. They offer a variety of services to include: project and construction management, design build, turnkey construction and remediation services. They have completed numerous projects with varying scopes of work to include: demolition, site work and utilities, mold and asbestos remediation, structural and civil concrete work, structural steel, erection and roofing, framing and interior finish-out, rough and finish carpentry, mechanical, electrical, plumbing and landscaping.

This contractor has been certified as an ESBE, HABE, MBE, and SBE by the South Central Texas Regional Certification Agency (SCTRCA) and a HUB by the State of Texas.

This contractor's Section 3 Good Faith Effort plan includes hiring one individual in the office/clerical category and two in the laborers (unskilled) category.

This represents the first award by SAHA to Ben Reyna Contracting, Inc. Their client list includes: Air National Guard, Fort Sam Houston, Brooks Development Authority, Fort Hood, Whitestone Wealth Management, and La Cantera.

Tabulation				
W C White Drainage, Crawlspace and Screen Wall Repairs				
1609-909-62-4574				
<u>Item</u>	<u>All Pro General Construction*</u>	<u>All Pro General Construction</u>	<u>Ben Reyna Contracting</u>	<u>Ben Reyna Contracting</u>
Base Bid	\$299,980.00	150 days	\$246,430.00	75 days
Alternate Delete Vent Covers	\$23,200.00		\$18,975.00	
Unit Prices				
	Unit	Extension	Unit	Extension
Repair Soil Retaining Panels 2 each	\$4,980.00	\$9,960.00	\$1,455.00	\$2,910.00
Replace Soil Retaining Panels 2 each	\$6,970.00	\$13,940.00	\$1,075.00	\$2,150.00
Mechanical Room: Remove loose concrete, abrasive clean rebar, repair damaged concrete 350 sq. ft.	\$25.00	\$8,750.00	\$15.19	\$5,316.50
Mechanical Room: Removal and Replacement of rebar 150 Ln. Ft.	\$36.00	\$5,400.00	\$7.60	\$1,140.00
Total Unit Prices		\$38,050.00		\$11,516.50
Total Unit Price+ Base Bid		\$338,030.00		\$257,946.50
Section 3 Preference Amount (8%)		\$27,042.40		\$0.00
Section 3 Preference Total		\$310,987.60		\$257,946.50
* Section 3 Certified Business Concern				

Advertisement List
Solicitation # 1609-909-62-4574
W.C. White Storm Drainage, Concrete and Screen Wall Repairs

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@aia.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	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	

6/22/2016

Advertisement List
Solicitation # 1609-909-62-4574
W.C. White Storm Drainage, Concrete and Screen Wall Repairs

Entity	Contact Name	Email	Method of Contact(Specify)
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	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	
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	

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Advertisement List
Solicitation # 1609-909-62-4574
W.C. White Storm Drainage, Concrete and Screen Wall Repairs

Entity	Contact Name	Email	Method of Contact(Specify)
	HUBS on CMBL		
8a Electric, Inc.	Hilda Ochoa	hilda@8aelectric.com	
AJ Commercial Services, Inc.	Rafalita Avalos	ravalos@ajcommserv.com	
All Pro General Construction	Raul Scott	rs@allprogenconst.com	
Ariva Contracting, Llc	Adan Silva	adan@arivacontracting.com	
FST Construction	FERNANDO SANCHEZ	fstconstruction@yahoo.com	
Kegley, Inc.	ANITA M KEGLEY	anitakegley44@gmail.com	
MLP Ventures Inc.	Liborio Perez	mlp@att.net	
	Section 3 Bidders		
Abeco	A. Juarez	cathy@abecocontracting.com	
Albrite Constructors of TX	Patrick Yates Charles Poole	jan@albriteconstruction.com charles.poole@albriteconstruction.com	
All Pro General Construction	Raul Scott	rs@allprogenconst.com	
Clayton Commercial Svcs	Darrel Clayton	godshousesa@yahoo.com	
Geofill Material Technologies	Jan Puente	jpunte.geofill@outlook.com	
MMC Contracting	Dina Juarez	Cathy@MMCCContractingLLC.com	
McFarland & McFarland	James McFarland	mcfarland9598@gmail.com	
Tejas Premier	Andrew Wallace	Andrew@tejaspremierbc.com	
Queen Bee Construction	Sharon O'Neal	queenbeeconst@yahoo.com	
A-Level	John Harris	haul2k2@yahoo.com	
Hill Bros. Construction	Kara Hill	kara@hillbrosconstruction.com	
M & M Weatherization	Laura Ramirez	asilva@mcortpx.com	
	Direct Solicit	& CMBL Vendors	
1DZ Enterprise, L.L.C	Debra A. Garcia	debbiegarc20@gmail.com	
360TXC	Tony Lester	estimator@360txc.com	
5w Contracting, Llc	Michael Williams	mwilliams@5wcontracting.com	
A & L Sanchez Painting And	Lesley S. Greer	lgreer@a-lsanchezpainting.com	
Acumen Enterprises, Inc.	Wayne Boyter	wayne@acumen-enterprises.com	
Affordable Services	Roderick Hawkins	Hawkins_rod26@yahoo.com	
AGH2O Holdings, Llc	James R. Lesko	jlesko@austin.rr.com	
Ampire	Alyssa Angui	ampire@ampireco.com	
Apex Turnkey Services Llc	Kelly Voris	kelly@apexturnkeyservices.com	
Ariva Contracting, Llc	Adan Silva	adan@arivacontracting.com	
AS General Contractors Llc	Flor Lujan	contracting@answeringsupport.com	
Avew Holdings, Inc.	Alex Hayes	alex@avewholdings.com	
B Cardenas Construction	Benito Cardenas	benitocmx@gmail.com	
B&O Construction	PAUL FARNUM	paul@bnoconstruction.com	
B.I.T Construction Services Inc	Britanie L. Olvera	britanie@bitservicesinc.com	
Basic Sdv, Inc	Jeff Judkins	jjudkins@basicsdv.com	
Bayside Plumbing Services	Jacob Hayman	jacob.hayman@yahoo.com	

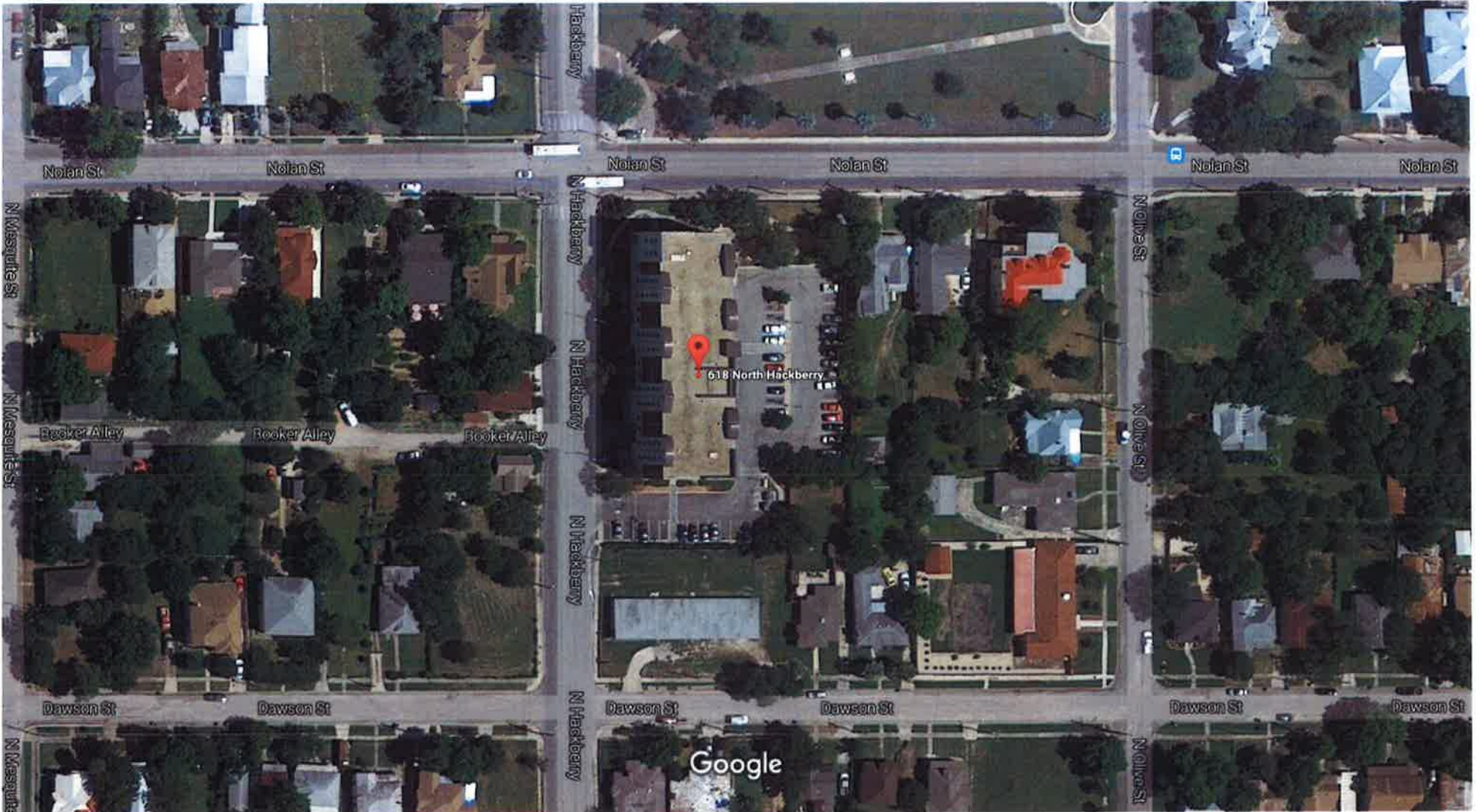
6/22/2016

Advertisement List
Solicitation # 1609-909-62-4574
W.C. White Storm Drainage, Concrete and Screen Wall Repairs

Entity	Contact Name	Email	Method of Contact(Specify)
Benco Construction Services,	Alvaro Nunez	bert@benco-rfg.com	
Bilt Rite Contractors Llc	Amberle Kurkowski	amber@biltriteinsulation.com	
Bougambilias Construction	Miguel A. Cisneros	bugconst@gmail.com	
Brosig Construction Company	Manuel R Brosig	brosig23@hotmail.com	
Candela Organization Llc	Roy Vela	roy@candelaorganization.com	
Captain Construction Co.	Bobby Captain	cccbuilders@aol.com	
Carlisle Development Group	Garrett Carlisle	garrett@carlisledevelopmentgroup.net	
CDMTEK	Chris Mansour	chris@cdmtek.com	
Charles N. White Const Co	William G. Farnum	billf@whiteconst.com	
Christian Taylor Group, Llc	Duff Taylor	duff.taylor@ctgbuilds.com	
Clark's Roofing & Const	Clark Kunkel	Latmclark@msn.com	
Concord Commercial Services	Pamela Marley	pmarley@ccsinctx.com	
Confidence Construction	Renee Harris	rharrisc21@yahoo.com	
Construction Diversity Group	Steven N. Hadley II	shadley@cdgroup.us	
Creed Construction Inc.	Chester Reed	chester@creedci.com	
Cruz Maintenance And Const	Christopher Cruz	ccruz@cruzcmc.com	
Cubit Contracting, Llc	Waymon Armstrong	waymon@cubitcontracting.com	
Daniels Building & Const	S. Staudenmier	daniels@danielsinc.com	
DK Winship Company, Llc	Darla K. Winship	winshipco@aol.com	
Donald Day Inc	Maygan Fuentes	mvargas@texas-glass.com	
Double T Construction Inc.	Richard Smith	doubletsales3@hotmail.com	
E&M Grace, Llc	Warren Johnson	wjohnson@eandmgrace.com	
Eagle Valley Solutions Corp	Jamie Austin	jamiegaustin99@gmail.com	
EAS Contracting, Lp	Carroll Edwards	ag@easlp.com	
Elicerio Construction	Fernando Elicerio	felicerio@hotmail.com	
EMJ Construction	John Maggiore	john.maggiore@emjcorp.com	
EPSH	Jose F Mondragon	paco@bltexas.com	
Ernest R. Garza & Company	ERNEST R. GARZA	ERNESTRGARZA@HOTMAIL.COM	
Everest Group, Inc	Stephen Robertson	chrisr@everestconstructiongroup.com	
Four-Star Builders, Lp	Margaret Miceli	margaret@fourstarconst.com	
Fred Berry Construction		fredberryconstruction@yahoo.com	
Funk And Company	ALEX AGUIRRE	alex@funkandcompany.com	
G2 Contractors, Llc	Heather McGlasson	heather@g2contractors.com	
GAGA HOMES INC.	Gracie Bradwell	Gbrad2000@gmail.com	
Garrett & Associates General	MARCIA GARRETT	mgarrett@garrettgc.com	
General Contractor Services	Teltschick, Pamela	genconser@aol.com	
GLD And Associates	Frank Milner	mollymilner@sbcglobal.net	
H. J. Laredo Co., Inc.	Hector Laredo	hector@laredoco.com	
Haydon Building Corp	Fritz Behrhorst	fbehrhorst@haydonbc.com	
Inceptive Group, Inc.	Kirk Weindorff	kirkw@inceptivegrp.com	
J's Total Service, Inc.	Ivy M. Lanier	ivy@jstotalservice.com	

Advertisement List
Solicitation # 1609-909-62-4574
W.C. White Storm Drainage, Concrete and Screen Wall Repairs

Entity	Contact Name	Email	Method of Contact(Specify)
J. W. Garrett & Son, Inc.	Colin Garrett	colin@gandgenterprises.com	
J.F. Price Llc	McKenzie Price	mprice@jfpriceconstruction.com	
James W. Turner Const	James W. Turner	Jwturner@jwtc.net	
Johnson General Contractors	Troy Johnson	diamondj@suddenlink.net	
JRJ Enterprise Llc	enise Anderson	rdandersonus@windstream.net	
JWBJR General Contractor Llc	Jose Barrios	jwbjr_gc@jwbjr.com	
K. Tillman Construction Llc	Yakira Braden	yakira@ktillmanconstruction.com	
K.I.R.K.'S Company	K.I.R.K.'s Company	kirkscountry@gmail.com	
Kenyon & Isom Construction	Chris Isom	cisom@kenyon-isom.com	
Knight Renovations, Llc	Adam McKelvey	adam@knightrenovations.com	
Knight Restoration Services	Peter Tredennick	peter@knightrestoration.com	
KS Restoration, Inc.	Kim Smith	ksrestoration@yahoo.com	
Lifesaver Const And Supply	GINA ALSUP	choicains@hotmail.com	
Lone Star TRS, Llc	Martin Ortiz	martin.ortiz@lonestarttrs.com	
M Construction Ltd	Hugo Martinez	mconstructionltd@hotmail.com	
Majestic Services Inc	Sharal Brown	majesticvcinc@aol.com	
Manns Carpentry	Volker J Manns	mannscarpentry@yahoo.com	
Mid-Continental Restoration	Andy Cook	andy_cook@midcontinental.com	
Narvaez Renovations	Erik Narvaez	erik.narvaez@narvaezrenovations.com	
Onsite Contracting, Llc	Benny Ximenez	benny@onsite-contracting.com	
Partners Remodeling	Daniel Besa	Danielbesaprrw@yahoo.com	
PMG Custom Homes, Inc.	Phillip Garcia	pg@cthtx.com	
PMG Project Management	Vladimir Naranjo	vladimirnaranjo@pmgus.com	
Prodigy Construction	Severo Palacios	bids@prodigycompany.com	
QA Construction Services	LILY GUTIERREZ	qacs@QASYSTEMS.COM	
Rainwater Enterprises	Connie McCarty	connie@uscorptax.com	
Red Stone Construction Svcs	Drew Halsey	drew.halsey@redstonecs.com	
RPR Construction Co	Patricia Pinkerton	ppinkerton@rprconstruction.com	
Scott Development, Llc.	Lakita Scott-Walker	scottdevelopmentllc@yahoo.com	
Setex Construction Corp.	Nathan Rivres	setex@setexconstruction.com	
Skunk Daddy Services, Llc	Rebecca Herron	nick@skunkdaddy.com	
Steen Construction Co.,	Susan Steen	steenltd@sbcglobal.net	
Strong Tower Services	josue moncivais	myacman@gmail.com	
TMG Contracting, Llc	Tony Gutierrez	TMG_03@msn.com	
TP & R Construction, L.L.C.	NEPHTALI LUCERO	nephtali@texasrpremodel.com	
Verturo Construction Co	Colin Ashburn	colin@verturoconstruction.com	
VRC Builders, Dba Valdez Rfng	Pablo Valdez	pablo@valdezroofingcompany.com	
White Construction Company	Glinn H. White, Jr.	glinn@whiteconstructioncompany.com	
	Referenced Bidders		
Robinson General Contractors	Yvette Garcia	ygarcia@robinsongc.com	
SpawGlass Contractors	Justin Calvin	Justin.calvin@spawglass.com	





BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5703, AUTHORIZING THE AWARD OF A CONTRACT FOR CONCRETE AND ASPHALT MAINTENANCE, REPAIR AND REPLACEMENT TO SAN ANTONIO ASPHALT AND MAINTENANCE, LLC DBA TEXAS ASPHALT (ESBE, HABE, MBE, SBE, HUB) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$150,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR FOUR ADDITIONAL ONE-YEAR TERMS

David Nisivoccia
President and CEO

Steven Morando
Director of Procurement
and General Services

David Clark
Director of Public Housing

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5703, authorizing the award of a contract for concrete and asphalt maintenance, repair and replacement to San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt (ESBE, HABE, MBE, SBE, HUB) for an annual cumulative amount not to exceed \$150,000.00; for a period of one year with the option to renew for four additional one-year terms.

SUMMARY:

SAHA requires a contractor to provide concrete and asphalt maintenance, repair and replacement services on an as-needed basis to preserve our existing affordable housing assets.

On Nov. 7, 2016, SAHA issued an "Invitation For Bids" (IFB) # 1608-910-51-4556 for concrete and asphalt maintenance, repair and replacement, which closed on Dec. 5, 2016. The IFB was published on SAHA's website, Electronic State Business Daily (ESBD), La Prensa, the Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 29 contractors. A total of two bids were received in response to the IFB: Raul Arias Concrete Contractor (HABE) and San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt (ESBE, HABE, MBE, SBE, HUB). Both bids were evaluated on best value to include: purchase price, reputation of the bidder and their goods or services, quality of the goods or services, extent to which the goods or services meet SAHA's needs, total long term cost and any relevant criteria listed within the solicitation document. Based upon the above, San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt submitted the lowest responsive and responsible bid and is, therefore, recommended for contract award.

San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt was established in 2005 and is located in San Antonio, Texas. This contractor has been certified as an ESBE, HABE, MBE, and SBE by the South Central Texas Regional Certification Agency and a HUB by the State of Texas.

They specialize in residential, commercial, and industrial concrete and asphalt paving services. Their core services include: parking lots, curbing, sealcoating and line striping, private roadways

and driveways, curb and gutter, straight and extruded curb, sidewalks, patios and driveways, foundations, driveways, ADA ramps and parking lots. San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt has received no prior awards from SAHA. Their client list where they have provided similar work includes: F.A. Nunnally Construction, Project 1 Nani Falcone Park, Project 2 French Creek Park, Jamail & Smith Construction, Project 1 Villa Coronado Park, Project 2 the Portland Loo Project and Project 3 Yes Communities Camino Creek. Their Section 3 Good Faith Effort Plan includes hiring three individuals in the technician category.

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

FINANCIAL IMPACT:

The cost for concrete and asphalt maintenance, repair and replacement services is not expected to exceed an annual cumulative amount of \$150,000.00 and will be funded through the approved operating budgets.

ATTACHMENTS:

Resolution 5703
Company Profile
Tabulation
Advertisement List

**San Antonio Housing Authority
Resolution 5703**

RESOLUTION 5703, AUTHORIZING THE AWARD OF A CONTRACT FOR CONCRETE AND ASPHALT MAINTENANCE, REPAIR AND REPLACEMENT TO SAN ANTONIO ASPHALT AND MAINTENANCE, LLC DBA TEXAS ASPHALT (ESBE, HABE, MBE, SBE, HUB) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$150,000.00; FOR A PERIOD OF ONE (1) YEAR WITH THE OPTION TO RENEW FOR FOUR (4) ADDITIONAL ONE (1) YEAR TERMS

WHEREAS, on Nov. 7, 2016, SAHA issued an "Invitation For Bids" (IFB) # 1608-910-51-4556 for concrete and asphalt maintenance, repair and replacement, which closed on Dec. 5, 2016; and

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

WHEREAS, San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt submitted the lowest responsive and responsible bid and is therefore recommended for contract award; and

WHEREAS, the cost for concrete and asphalt maintenance, repair and replacement services is not expected to exceed an annual cumulative amount of \$150,000.00 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 5703, authorizing the award of a contract for Concrete and Asphalt Maintenance, Repair and Replacement to San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt (ESBE, HABE, MBE, SBE, HUB) for an annual cumulative amount not to exceed \$150,000.00; for a period of one year with the option to renew for four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 2nd day of February 2017.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt Company Profile

San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt was established in 2005 and is located in San Antonio, Texas. They specialize in residential, commercial, and industrial concrete and asphalt paving services. Their core services include parking lots, curbing, seal coating and line striping, private roadways, and driveways, curb and gutter, straight and extruded curb, sidewalks, patios and driveways foundations, driveways, ADA ramps and parking lots.

This contractor has been certified as an ESBE, HABE, MBE, and SBE by the South Central Texas Regional Certification Agency and a HUB by the State of Texas.

San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt has received no prior awards from SAHA. Their client list where similar work has been performed includes: F.A. Nunnally Construction, Project 1 Nani Falcone Park, Project 2 French Creek Park, Jamail & Smith Construction, Project 1 Villa Coronado Park, Project 2 the Portland Loo Project, and Project 3 Yes Communities Camino Creek.

Their Section 3 Good Faith Effort Plan includes hiring three individuals in the technician category.

BID TABULATION
Concrete and Asphalt Maintenance, Repair and Replacement
1608-910-51-4556

Concrete	Raul Arias Concrete Contractor	Texas Asphalt
1. Cost for 4 inch thick 3000psi	<u>\$9.25 per sq foot</u>	<u>\$6.75 per sq foot</u>
2. Cost for 6 inch thick 3000psi	<u>\$11.25 per sq foot</u>	<u>\$7.75 per sq foot</u>
3. Cost for 8 inch thick 3500psi	<u>\$13.25 per sq foot</u>	<u>\$9.00 per sq foot</u>
4. Cost of demolition of existing concrete; 4 inches	<u>\$3.50 per sq foot</u>	<u>\$5.00 per sq foot</u>
5. Cost of demolition of existing concrete; 6 inches	<u>\$3.50 per sq foot</u>	<u>\$6.00 per sq foot</u>
6. Cost of demolition of existing concrete; 8 inches	<u>\$3.50 per sq foot</u>	<u>\$6.96 per sq foot</u>
7. Cost of lifting of settled, split slabs, sidewalks, etc. (Poly lift)	<u>\$2.50 per cu foot</u>	<u>\$7.08 per sq foot</u>
	\$46.75	\$48.54

Asphalt	Raul Arias Concrete Contractor	Texas Asphalt
1. Cost for 2 inch; asphalt	<u>\$4.16 per sq foot</u>	<u>\$2.25 per sq foot</u>
2. Cost for 4 inch; asphalt	<u>\$6.16 per sq foot</u>	<u>\$3.56 per sq foot</u>
3. Cost for 6 inch; asphalt	<u>\$8.16 per sq foot</u>	<u>\$5.50 per sq foot</u>
4. Cost of demolition of existing asphalt; 2 inches	<u>\$3.50 per sq foot</u>	<u>\$1.00 per sq foot</u>
5. Cost of demolition of existing asphalt; 4 inches	<u>\$3.50 per sq foot</u>	<u>\$2.30 per sq foot</u>
6. Cost of demolition of existing asphalt; 8 inches	<u>\$3.50 per sq foot</u>	<u>\$3.60 per sq foot</u>
7. Cost of seal coating	<u>\$1.25 per sq foot</u>	<u>\$.18 per sq foot</u>
	\$30.23	\$18.39

ADA Ramps	Raul Arias Concrete Contractor	Texas Asphalt
1. Cost for ADA ramp; 5 inches of concrete	<u>\$24.00 per sq foot</u>	<u>\$6.38 per sq foot</u>
2. Cost for ADA landing; 5 inches of concrete	<u>\$24.00 per sq foot</u>	<u>\$6.02 per sq foot</u>
3. Cost for demolition of ADA ramp; 4 inches of concrete	<u>\$6.00 per sq foot</u>	<u>\$5.50 per sq foot</u>
4. Cost of base materials for ADA ramps and landings (Height of vary depending on slope).	<u>\$125.00 per cu yard</u>	<u>\$26.00 per cu yard</u>
	\$179.00	\$43.90

Bond Fee: Percentage of cost added for providing Performance and Payments Bonds on any single job in excess of \$50,000.00.

Raul Arias Concrete Contractor	Texas Asphalt
15%	3%

Advertisement List
Solicitation # 1608-910-51-4556
Concrete and Asphalt Maintenance, Repair and Replacement

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

Advertisement List
Solicitation # 1608-910-51-4556
Concrete and Asphalt Maintenance, Repair and Replacement

Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	e-mail
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	e-mail
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	e-mail
SAABE	Melodie	mg.assoc.mgmt@gmail.com	e-mail
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	e-mail
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	e-mail
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos	ramiroc@sahcc.org mariyaf@sahcc.org	e-mail
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	e-mail
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	e-mail
South Central Regional Certification Agency	Julio Fuentes	jfuentes@sctrca.org	e-mail
South San Antonio Chamber of Commerce	Tom Shaw	events@southsachamber.org	e-mail
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	e-mail
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	e-mail
Texas Society of Professional Engineers	Laura Campa	meghan@tspe.org jennifer@tspe.org	e-mail
TIBH Industries	Robert Olivo	robertolivo@tibh.org	e-mail
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu	e-mail
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	e-mail
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	e-mail
Women's Business Center	Brittany Sharnsky	businesscenter@liftfund.com bsharnsky@liftfund.com	e-mail
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	e-mail
NAHRO	Web Site	http://nahro.economicengine.com	e-mail
Public Purchase	Web Site	www.publicpurchase.com	e-mail
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	e-mail
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	e-mail

Advertisement List
Solicitation # 1608-910-51-4556
Concrete and Asphalt Maintenance, Repair and Replacement

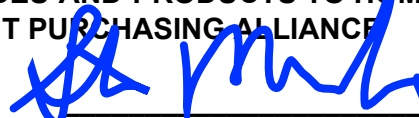
Section 3 Bidders			
Interstate Concrete & Steel Services	Florencio Robles	frobles@satx.rr.com	e-mail
A-Level	John Harris	jaharris235@gmail.com	e-mail
Abeco Contracting	Abelardo Juarez	cathy@abecoContracting.com	e-mail
All Pro General Construction Inc	Raul Scott	jorge@allprogenconst.com; drei@allprogenconst.com	e-mail
Tejas Premier Building Contractor, Inc.	Andrew Wallace	andrew@tejaspremierbc.com	e-mail
Direct Solicits			
AJ Commercial Services	Rafalita Avalos	ravalos@ajcommserv.com	e-mail
Myers Concrete Construction	Kyle Artice	nicole@myersconcrete.com; kyle@myersconcrete.com	e-mail
Frank's Paving Co.	Cassie Ramirez	bids@frankspaving.com; cassie@frankspaving.com	e-mail
Gates Paving	Levi Gates	lgatespaving@gmail.com	e-mail
Four B Paving	Brandy Baker	fourbpav@gvtc.com	e-mail
SA Paramount	Bob DeSimone	pj1301@sbcglobal.net	e-mail
Perez Paving	Linda Perez	perezpaving@yahoo.com	e-mail
Texas Curb Cut	Greg Burley	greg@texascurbcut.com	e-mail
D & M Concrete Corp.	Albert Lizalze	lizalzealberto85@yahoo.com	e-mail
Longhorn Concrete Co.	Neal Secor	neal@longhornconcrete.com	e-mail
RDZ Paving	Alfredo Rodriguez	alfredo@rdzpsving.com	e-mail
Frontier Pavement Specialists	Charlie Ledbetter	cl Ledbetter@frontierpavement.com	e-mail
Alamo City Constructors	Estevan Martinez	estevan@alamocityconstructors.com	e-mail
Gt Sirizzotti LTD	Gene Sirizzotti	gene@gtsirizzotti.com	e-mail
Friesenhahn Paving	Garrett Hungerford	garrett@fpaving.vom	e-mail
Machado Paving & Sealcoating		machadopaving@yahoo.com	e-mail
Pavement Maintenance Solutions	Shannon	shannon@pavementmsinc.com	e-mail
Smith Paving		smithpaving99@yahoo.com	e-mail
Asphalt Artist	Boyd	asphaltartist@gmail.com	e-mail
J & P Paving Co.	Cristina Rodriguez	cristina@j-ppaving.com	e-mail
Jerry's Concrete	Jerry	jpsyls@gmail.com	e-mail
Kickin' Asphalt	Donald	donald@kickinasphaltrx.com	e-mail

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5704, AUTHORIZING THE EXTENSION OF A CONTRACT THROUGH JULY 31, 2017, FOR MAINTENANCE SUPPLIES, SERVICES AND PRODUCTS TO HOME DEPOT THROUGH THE U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE



David Nisivoccia
President and CEO



Steven Morando
Director of Procurement
and General Services

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5704, authorizing the extension of a contract through July 31, 2017, for maintenance supplies, services and products to Home Depot through the U.S. Communities Government Purchasing Alliance.

SUMMARY:

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. The cooperatives award contracts, based on a competitive bid or proposal process, 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. SAHA is currently a member of the U.S. Communities Government Purchasing Alliance, a nationwide purchasing cooperative that follows an acceptable competitive bid or proposal solicitation process.

On Jan. 12, 2012, SAHA received Board approval (Resolution 5206) to utilize a contract awarded to Home Depot through U.S. Communities Government Purchasing Alliance (Maricopa County, Arizona, serving as the lead agency) for maintenance supplies, services and products. The effective date of the U.S. Communities Agreement was Aug. 1, 2011, with a term of three years and the option to renew up to three additional one-year terms.

SAHA's Board-approved term for usage of this Agreement was for one year with the option to renew up to four additional one-year terms and not to exceed an amount of \$1,000,000.00 annually. SAHA's Board-approved term for this Agreement will expire on Jan. 12, 2017; however, the U.S. Communities Agreement will not expire until July 31, 2017. SAHA actively uses this agreement to meet its requirements for commodities related to maintenance and repair at the properties, primarily for items purchased in Home Depot retail stores, which are needed for either emergency work or to purchase items not available online through the related HD Supply contract. SAHA is requesting Board approval to continue to utilize this Agreement through the term of the existing U.S. Communities Agreement in order to meet SAHA's continuous operational requirements.

Maricopa County's Procurement Department released the RFP for this service last year with responses due on Sept. 22, 2016. The award of this contract by the lead agency has not yet

occurred, but is expected to be finalized before their contract's expiration date. Once the U.S. Communities contract has been awarded, staff will seek Board approval to utilize the new Agreement.

FINANCIAL IMPACT:

No funds are being requested for the extension period.

ATTACHMENT:

Resolution 5704
Company Profile

**San Antonio Housing Authority
Resolution 5704**

RESOLUTION 5704, AUTHORIZING THE EXTENSION OF A CONTRACT THROUGH JULY 31, 2017, FOR MAINTENANCE SUPPLIES, SERVICES AND PRODUCTS TO HOME DEPOT THROUGH THE U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE

WHEREAS, on Jan. 12, 2012, we received Board approval (Resolution 5206) to utilize a contract awarded to Home Depot through U.S. Communities Government Purchasing Alliance (Maricopa County, Arizona, serving as the lead agency) for maintenance supplies, services and products; and

WHEREAS, SAHA's Board-approved term for this Agreement will expire on Jan. 12, 2017; however, the U.S. Community Agreement will not expire until July 31, 2017; and

WHEREAS, SAHA is requesting Board approval to continue to utilize this Agreement through the term of the existing U.S. Communities Agreement in order to meet SAHA's continuous operational requirements; and

WHEREAS, no funds are being requested for the extension period; 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 5704, authorizing the extension of a contract through July 31, 2017, for maintenance supplies, services and products to Home Depot through the U.S. Communities Government Purchasing Alliance.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 2nd day of February 2017.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

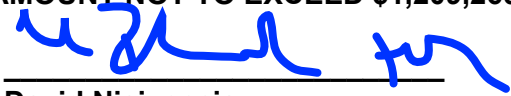
Home Depot, Inc.

Company Profile

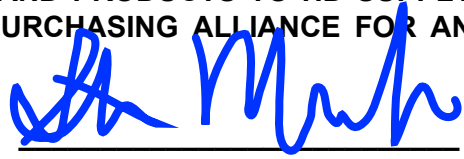
Home Depot, Inc. founded on June 29, 1978, is headquartered at Atlanta, GA. Home Depot is a home improvement retailer that sells building materials and home improvement products. It operates The Home Depot stores, operating many stores across the United States (including all 50 states, the District of Columbia, Puerto Rico, the Virgin Islands, and Guam), all 10 provinces of Canada, and the country of Mexico providing full-service, warehouse-style stores that sell a wide assortment of building materials, home improvement products and lawn and garden products and provide a number of services. The company offers national installation services through pre-screened independent contractors for products ranging from floors to roofs, windows to water heaters, and kitchen cabinets to vinyl siding. Its retail stores offer professional customers, including repair and remodel contractors, special services and support to make them more successful on the job site. The company serves professional remodelers, general contractors, repairmen, small business owners, and tradesmen.

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5705, AUTHORIZING THE EXTENSION OF A CONTRACT THROUGH JULY 31, 2017, FOR MAINTENANCE SUPPLIES, SERVICES AND PRODUCTS TO HD SUPPLY THROUGH THE U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE FOR AN AMOUNT NOT TO EXCEED \$1,209,260.00



David Nisivoccia
President and CEO



Steven Morando
Director of Procurement
and General Services

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5705, authorizing the extension of a contract through July 31, 2017, for Maintenance Supplies, Services and Products to HD Supply through U.S. Communities Government Purchasing Alliance for an amount not to exceed \$1,209,260.00.

SUMMARY:

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. The cooperatives award contracts, based on a competitive bid or proposal process, 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. SAHA is currently a member of the U.S. Communities Government Purchasing Alliance, a nationwide purchasing cooperative that follows an acceptable competitive bid or proposal solicitation process.

On Jan. 12, 2012, we received Board approval (Resolution 5205) to utilize a contract awarded to HD Supply through U.S. Communities Government Purchasing Alliance (Maricopa County, Arizona, serving as the lead agency) for maintenance supplies, services and products. The effective date of the U.S. Communities Agreement was Aug. 1, 2011, with a term of three years and the option to renew up to three additional one-year terms.

SAHA's Board-approved term for usage of this Agreement was for one year with the option to renew up to four additional one-year terms and not to exceed an amount of \$2,300,000.00 annually. SAHA's Board-approved term for this Agreement will expire on Jan. 12, 2017; however, the U.S. Communities Agreement will not expire until July 31, 2017. SAHA's staff actively uses this agreement to meet its requirements for commodities related to maintenance and repair at the properties utilizing online ordering from HD Supply for routine and non-emergency situations. SAHA is requesting Board approval to continue to utilize this Agreement through the term of the existing U.S. Communities Agreement in order to meet SAHA's continuous operational requirements.

Maricopa County's Procurement Department released the RFP for this service last year with

responses received on Sept. 22, 2016. The award of this contract by the lead agency has not yet occurred, but is expected to be finalized before their contract's expiration date. Once the U.S. Communities contract has been awarded, staff will seek Board approval to utilize the new Agreement.

FINANCIAL IMPACT:

The cost for the maintenance supplies and services is not expected to exceed an amount of \$1,209,260.00 for the extension period.

ATTACHMENT:

Resolution 5705
Company Profile

**San Antonio Housing Authority
Resolution 5705**

RESOLUTION 5705, AUTHORIZING THE EXTENSION OF A CONTRACT THROUGH JULY 31, 2017, FOR MAINTENANCE SUPPLIES, SERVICES AND PRODUCTS TO HD SUPPLY THROUGH THE U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE FOR AN AMOUNT NOT TO EXCEED \$1,209,260.00

WHEREAS, on Jan. 12, 2012, SAHA received Board approval (Resolution 5205) to utilize a contract awarded to HD Supply through U.S. Communities Government Purchasing Alliance (Maricopa County, Arizona, serving as the lead agency) for maintenance supplies, services and products; and

WHEREAS, SAHA's Board-approved term for this Agreement will expire on Jan. 12, 2017; however, the U.S. Community Agreement will not expire until July 31, 2017; and

WHEREAS, we are requesting Board approval to continue to utilize this Agreement through the term of the existing U.S. Communities Agreement in order to meet SAHA's continuous operational requirements; and

WHEREAS, the cost for the maintenance supplies, services, and products is not expected to exceed an amount of \$1,209,260.00 for the extension period; 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 5705, authorizing the extension of a contract through July 31, 2017, for maintenance supplies, services and products to HD Supply through U.S. Communities Government Purchasing Alliance for an amount not to exceed \$1,209,260.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 2nd day of February 2017.

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

Attested and approved as to form:

**David Nisivoccia
President and CEO**

HD Supply Holdings, Inc.

Company Profile

HD Supply Holdings, Inc. is one of the largest industrial distributors in North America. The company provides a broad range of products and value-added services to approximately 500,000 professional customers in maintenance, repair and operations (MRO), infrastructure and power and specialty construction sectors. Their leading businesses include HD Supply Facilities Maintenance that distributes MRO products and provides services to owners and managers of multifamily, hospitality, healthcare and institutional facilities; HD Supply Waterworks that distributes complete lines of water and wastewater transmission products, serving contractors and municipalities in the water and wastewater industries for non-residential and residential uses; and, HD Supply Construction & Industrial White Cap that distributes specialized hardware, tools, engineered materials and safety products to non-residential and residential contractors. HD Supply provides localized, customer-driven services including jobsite delivery, will call and direct-ship options.

MEMORANDUM

To: Operations and Choice Neighborhood Committee

From: David Nisivoccia, President and CEO



Presented by: Kristi Baird, Assistant Director of Beacon Communities

RE: Update and discussion regarding the owner representative contract management company awarding a contract to JMI Contractors for replacement of siding and exterior painting in the amount of \$133,400.00 for a one-time service

SUMMARY:

Towering Oaks, located at 7710 Oakdell Way in the Medical Center near the corner of Medical Drive and Babcock Road, is a 128-unit, multi-family apartment community built in 1983 and managed by Allied Orion Management.

Towering Oaks maintains its affordability by offering rental rates 10 to 20 percent below the comparable market average rate. The community currently maintains an average annual occupancy of 95.70 percent, much higher than the San Antonio area average occupancy of 92.7 percent. However, there is opportunity to further improve this margin with the exterior maintenance of the asset. The community has not undergone comprehensive exterior building maintenance in more than 10 years.

The recommendation to improve the physical property, while enhancing and preserving the longevity and appearance of the community, is a pillar of SAHA's mission.

In accordance with the Property Management Agreement with Allied Orion Management, three comparable bids were submitted for consideration:

- 1.) CAMP Construction
\$256,013.00 (\$156,000 siding only)
- 2.) TPI Construction and Painting
\$153,001.00 (\$95,921 siding only)
- 3.) JMI Construction
\$138,350.00 (\$78,650 siding only)

Allied Orion Management has awarded a contract to JMI Contractors to replace the siding and exterior painting in the amount of \$133,400.00 for a one-time service.

FINANCIAL IMPACT:

Based on the bids submitted, JMI Construction was the most fiscally responsible and selected for the project. The Towering Oaks operating account, with a balance of \$405,094, will fund the projected work.

ATTACHMENTS:

Bid Worksheet

Proposals

ORION REAL ESTATE SERVICES BID WORKSHEET

DATE: 12/22/2016

PROPERTY NAME: Towering Oaks

Scope of work to be performed:
Exterior wood replacement and full paint of all buildings & railings

Vendor/Contractor:	Amount:
1. <u>JMI Contractors, LLC</u>	<u>\$138,350.00</u>
2. <u>TPI Construction & Painting</u>	<u>\$153,001.00</u>
3. <u>Camp Construction</u>	<u>\$256,013.00</u>

Recommended Vendor: JMI Contractors LLC

Reason for Recommendation:
Based on bid cost, previous & current projects at Woodhill & Villa de Valencia.

Siding Proposal submitted 2-2016, verified 12-22-16, vendor will honor original proposal.

Budget:
Amount: _____ Month Budgeted: 216,000.00 total
Variance: _____

Workers Comp Insurance?	<u>x</u>	<u>Yes</u>	<u> </u>	<u>No</u>
General Liability Insurance?	<u>x</u>	<u>Yes</u>	<u> </u>	<u>No</u>

Comments:
Utilizing entire budget amount for priority tasks. Sole capital project for 2016 budget.

Submitted by: Lawrence Fernandez

Owner/Asset Manager Approval: _____

Approval Date: _____



CONTRACTORS • LLC

Specializing in the apartment industry since 1979

15586 Capital Port Dr. San Antonio, Texas 78249

Office # (210) 492-8181 Fax # (210) 492-8187

Exterior Paint Proposal

Job: TOWERING OAKS APARTMENTS

Job Address: 7710 Oakdell Way

Date December 22, 2016

San Antonio, Texas

The undersigned proposes to furnish all materials and perform all labor necessary to complete the following:

- Treat all mildew and water stains on all surfaces with jo-max mildew treatment.
- Water blast all surfaces to remove mildew, dirt, loose and peeling paint, etc.
- Power wash all brick surfaces to remove to remove mildew and dirt.
- Scrape and sand all loose and peeling paint areas.
- Caulk all previously caulked joints as needed with 30 yr. acrylic latex caulk.
- Prime all new and raw wood surfaces with exterior oilbase wood primer.
- Apply one finish coat of exterior acrylic latex paint to all wood and Hardi surfaces.
- Scrape and sand all loose and peeling paint on metal railings, pool fencing, and stairs.
- Prime all raw and rusted metal using exterior red oxide metal primer.
- Apply one finish coat of exterior industrial oilbase enamel to all metal surfaces.
- Apply one finish coat of exterior industrial oilbase enamel to all entry doors.

- **Note: BID INCLUDES ALL LABOR, MATERIALS, TAXES AND INSURANCE.**

- **Note: Wood has major wood delamination needing extensive hand tool scraping and priming with oil base wood primer.**

All of the work to be completed in a substantial and workman like manner for the sum of: **FIFTY NINE THOUSAND SEVEN HUNDRED DOLLARS (\$59,700.00)** Payments are to be made IN DRAWS as the work progresses to the value of (100%) percent of all work completed. The entire amount of contract to be paid within 30 days of completion. Any alteration or deviation from the above specifications involving extra cost of material or labor will only be executed upon written orders for same, and will become an extra charge .

Respectfully submitted,

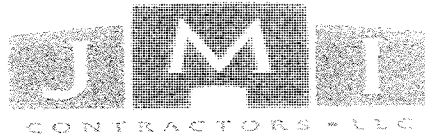
JMI CONTRACTORS - LLC.

ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal, for which the undersigned agrees to pay the amount mentioned in said proposal and according to the terms thereof.

Date: _____

Signature: _____



15586 Capital Port Dr. San Antonio, Texas 78249
Office: 210-492-8181 Fax: 210-492-8187

Submitted to: TOWERING OAKS

Date: February 15, 2016

Job Address: 7710 Oakdell Way
San Antonio, TX

Job Name: CARPENTRY REPAIRS

- The following bid is to perform carpentry repairs throughout property.
- Please see scope of work attached that includes quantities and locations of repairs.
- Material will be replaced to match existing as close as possible.
- New siding installed will be 8 1/4" Hardie siding.
- Any unforeseen structural damage will be at an additional cost.
- All job related debris will be removed daily by contractor.

Bid includes all labor, materials, taxes and insurance.

We propose hereby to furnish materials and labor – complete in accordance with above specifications, for the sum of
SEVENTY EIGHT THOUSAND SIX HUNDRED FIFTY DOLLARS.....\$78,650.00

PAYMENTS TO BE MADE AS FOLLOWS:

Payable in draws and balance upon project completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

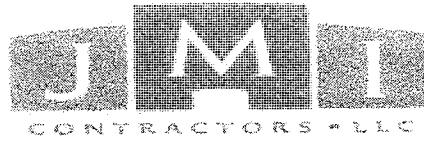
Authorized Signature:

Date:

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to complete the work as specified. Payment will be made as outlined above.

Signature:

Date:



15586 Capital Port Dr. San Antonio, Texas 78249
Office: 210-492-8181 Fax: 210-492-8187

Submitted to: TOWERING OAKS

Date: February 15, 2016

Job Address: 7710 Oakdell Way
San Antonio, TX

SCOPE OF WORK

Building 1

- 301f siding at #101 column
- 251f siding at #103 column
- 501f siding at stairs
- 121f 1x4 trim
- 340f siding at meter bank
- 201f 1x4 trim at stairwell front of #107
- 421f 1x4 trim at stairwell by side wall facing backside
- 361f 2x6 trim at stairwell by side wall facing backside
- X1 R&R cedar post

Building 2

- 3001f siding at side wall facing pool
- 1601f 1x4 trim
- 3001f siding at side wall facing pool
- 401f 2x6 top cap at patio fence #207
- 801f siding at side wall facing Babcock
- 501f 1x4 trim at side wall facing Babcock
- 1401f siding at #205
- 321f 1x4 trim
- 101f 2x6 top cap at #207
- X1 R&R storage door at #207

Building 3

- 1301f 1x4 trim
- 901f 2x6 top cap
- 2801f siding at end
- 1441f siding at #301
- 321f 1x4 trim at #301
- 4001f siding at #302
- 80 1f 1x4 trim at #302
- 1701f siding at #302 front entry
- 481f 1x4 trim at #302 entry
- 4001f siding at patio #303
- 801f 1x4 trim at patio #303



15586 Capital Port Dr. San Antonio, Texas 78249
Office: 210-492-8181 Fax: 210-492-8187

- 21f R&R fence at #303
- 121f 2x6 top cap at #303
- 1701f siding at #304
- 481f 1x4 trim at #304
- 2001f siding at end of building
- 321f 1x4 trim at end of building
- 3201f siding at unit #305
- 321f 1x4 trim at #305
- 1441f siding at #306
- 201f 1x4 trim at #306
- 751f siding at #308
- 121f 1x6 trim at #308

Building 4

- 481f 2x6 top cap
- 1961f 1x4 trim
- 501f siding at #401 entry
- 2201f siding at #401
- 161f 1x6 trim at #401
- 4301f siding at #403
- 641f 1x4 trim at #403
- 1441f siding at north end
- 121f 1x6 trim at north end
- 7501f siding at south end
- 841f 1x4 trim at south end
- 241f 1x6 trim at south end

Building 5

- 1301f 1x4 trim
- 441f 1x6 trim
- 441f 1x12 trim
- 4301f siding at end of building
- 381f 2x6 top cap
- 1201f 1x6 top cap at #502
- 601f siding at front of #503
- 481f 1x4 trim at #503
- X2 sheets of soffit at #503
- 1301f siding at gable #504
- 2301f siding at entry #506
- 241f 1x4 trim at entry #506
- 721f siding at patio wall #513



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- 24lf 1x4 trim at #513 patio wall
- 8lf rebuild fence at #513
- 280lf siding at unit #514

Building 6

- X2 sheets of soffit at end
- 160lf siding at end
- 80lf 2x6 top cap
- X2 R&R gable vents at end
- 130lf siding at #601
- 16lf 1x6 trim at #601
- 170lf siding at entry #602
- 120lf siding at entry #603
- 60lf siding at patio #604
- 430lf siding at entry of #606
- 430lf siding at entry #608
- 288lf siding at front
- 32lf 1x4 trim
- 115lf siding at north end
- 220lf 1x4 trim

Building 7

- 80lf 1x4 trim
- 100lf 2x6 top cap
- 340lf siding
- 16lf 2x10 trim
- 115lf siding at #701 east end
- X1 R&R storage door at #701
- 14lf 2x2 trim at #701
- 175lf siding at #702 entry
- 24lf 1x4 trim at #702 entry
- 115lf siding at #702 front
- 24lf 1x4 trim at #702 front
- 12lf 1x6 trim at front #702
- 40lf 1x4 trim at #705 patio
- 290lf siding at #706 corner patio
- X8 pickets at #706 patio
- 500lf siding at entry #706
- 84lf 1x4 trim at #706 entry
- 290lf siding at #708 corner patio
- 60lf siding at #708 entry



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- 200lf siding at #710 entry
- 96lf 1x4 trim at #710 entry
- 32lf 1x4 trim at #711 patio
- 16lf 2x6 top cap
- X7 pickets at #711 patio
- 144lf siding at #712 entry
- 50lf siding at #714 entry
- 16lf 1x4 trim at #714 entry
- 260lf siding at #715
- 48lf 1x4 trim at #715
- 180lf siding at #715 patio
- 24lf 1x4 trim at #715 patio
- 175lf siding at west end
- 24lf 1x4 trim at west end
- 2lf 2x6 top cap at west end
- 12lf 1x6 trim at west end
- 820lf siding at east end
- 100lf 1x4 trim at east end
- 24lf 1x6 trim at east end

Building 8

- 90lf 1x4 trim at end
- 96lf 2x4 trim
- 82lf 2x6 top cap
- 340lf siding at end
- 750lf siding at entry of #802
- 220lf siding at backside of #802
- 36lf 1x4 at backside of #802
- 900lf siding at #804 entry
- 150lf 1x4 trim at #804 entry
- 175lf siding at gable of #804 backside
- 36lf 1x4 trim at back side of #804
- 380lf siding at #806 entry
- 140lf 1x4 trim at #806 entry
- 430lf siding at backside of #806
- 72lf 1x4 trim at backside of #806
- 650lf siding at #808
- 72lf 1x4 trim at #808
- 430lf siding at backside of #808
- 72lf 1x4 trim at backside of #808



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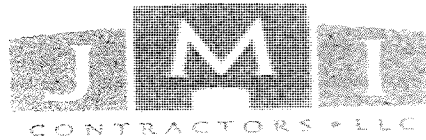
- 220lf siding at south end
- 36lf 1x4 trim at south end

Building 9

- 36lf 1x4 trim at end
- 32lf 1x6 trim at end
- 60lf 2x6 top cap
- 210lf siding at end
- 80lf siding at stairs
- 24lf 1x4 trim
- 110lf siding at gable of #902
- 110lf siding at stair of #903
- 24lf 1x4 trim at stair of #903
- 120lf siding #904 gable
- 80lf siding at #906 stairs
- 580lf siding at backside meter wall
- 460lf trim on backside

Building 10

- 140lf 1x4 trim
- 16lf 1x6 trim
- 310lf siding at end
- 80lf 2x6 top cap
- 650lf siding at north end
- 100lf 1x4 trim at north end
- 170lf siding at south end
- 24lf 1x4 trim at south end
- 148lf siding at #1002 entry (framing may be rotted)
- 36lf 1x4 trim at #1002
- 60lf siding at backside of #1002
- 20lf 1x4 trim at backside of #1002
- 430lf siding at entry of #1004 (framing may be rotted)
- 48lf 1x4 trim at #1004
- 80lf siding at #1004 front side
- 20lf 1x4 trim at #1004
- 120lf siding at backside #1004
- 24lf 1x4 trim at backside #1004
- 290lf siding at #1006 front
- 20lf 1x4 trim at #1006 front
- 290lf siding at entry #1006
- 72lf siding at entry #1006



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- 2101f siding at backside of #1006
- 241f 1x4 trim backside of #1006
- 4301f siding at entry of #1008
- 601f 1x4 trim at entry of #1008
- 2901f siding at front of #1008
- 201f 1x4 trim at front of #1008

Building 11

- 1101f 1x4 trim at end
- 501f 1x10 trim at end
- 961f 2x6 top cap
- 3101f siding at front
- 1701f siding at gable #1102
- 201f 1x4 trim at gable #1102
- 1701f siding at gable #1104
- 201f 1x4 trim at gable #1104
- 1701f siding at entry #1104
- 241f 1x4 trim at entry #1104
- 1701f siding at entry #1108
- 241f 1x4 trim at entry #1108
- 801f siding at front #1108
- 241f 1x4 trim at front #1108
- 2501f siding at corner patio #1108
- 361f 1x4 trim at corner patio #1108
- 2001f siding at entry #1110
- 361f 1x4 trim at entry #1110
- 2521f siding at corner wall #1110
- 361f 1x4 trim at corner wall #1110

Building 12

- 1301f 1x4 trim at end
- 541f 2x6 top cap
- 3101f siding at end
- X1/2 soffit at #1201
- 5501f siding at patio of #1201
- 1001f 1x4 trim at patio of #1201
- 241f 1x4 trim at #1205
- 161f 2x6 top cap at #1205
- 2501f siding at north end of #1206
- 361f 1x4 trim at north end of #1206
- 801f siding at patio of #1208



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- 241f 1x4 trim at patio of #1208

Building 13

- 1801f 1x4 trim at end
- 721f 2x6 top cap
- 3201f siding at patio
- X2 R&R gable vents
- 1701f siding at #1302 front
- 501f 1x4 trim at #1302 front
- 2501f siding at front of #1304
- 501f 1x4 trim at front of #1304
- 1701f siding at front of #1306
- 361f 1x4 trim at front of #1306
- 1701f siding at front of #1308
- 361f 1x4 trim at front of #1308

Building 14 / Office

- 2301f siding total on office



Specializing in the apartment industry since 1979

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Office # (210) 492-8181 Fax # (210) 492-8187

Exterior Paint Proposal

Job: TOWERING OAKS APARTMENTS
Job Address: 7710 Oakdell Way

Date December 22, 2016
San Antonio, Texas

The undersigned proposes to furnish all materials and perform all labor necessary to complete the following:

- Treat all mildew and water stains on all surfaces with jo-max mildew treatment.
- Water blast all surfaces to remove mildew, dirt, loose and peeling paint, etc.
- Power wash all brick surfaces to remove to remove mildew and dirt.
- Scrape and sand all loose and peeling paint areas.
- Caulk all previously caulked joints as needed with 30 yr. acrylic latex caulk.
- Prime all new and raw wood surfaces with exterior oilbase wood primer.
- Apply one finish coat of exterior acrylic latex paint to all wood and Hardi surfaces.
- Scrape and sand all loose and peeling paint on metal railings, pool fencing, and stairs.
- Prime all raw and rusted metal using exterior red oxide metal primer.
- Apply one finish coat of exterior industrial oilbase enamel to all metal surfaces.
- Apply one finish coat of exterior industrial oilbase enamel to all entry doors.

- **Note: BID INCLUDES ALL LABOR, MATERIALS, TAXES AND INSURANCE.**

- **Note: Wood has major wood delamination needing extensive hand tool scraping and priming with oil base wood primer.**

All of the work to be completed in a substantial and workman like manner for the sum of: **FIFTY NINE THOUSAND SEVEN HUNDRED DOLLARS (\$59,700.00)** Payments are to be made IN DRAWS as the work progresses to the value of (100%) percent of all work completed. The entire amount of contract to be paid within 30 days of completion. Any alteration or deviation from the above specifications involving extra cost of material or labor will only be executed upon written orders for same, and will become an extra charge .

Respectfully submitted,

JMI CONTRACTORS - LLC.

ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal, for which the undersigned agrees to pay the amount mentioned in said proposal and according to the terms thereof.

Date: _____

Signature: _____

Austin Office
 8800 Tara Lane
 Austin, TX 78737



713.413.2267 voice
 713.413.2700 fax
 www.campconstruction.com

PROPERTY INFO:	ESTIMATE	MANAGEMENT INFO:
Towering Oaks 7710 Oakdell Way San Antonio, TX 78240		Orion RFP#: 1309A

General Description: Rotten wood/ Exterior Paint

LOCATION/DESCRIPTION:	LOCATION	QUANTITY	UNIT
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Scope:

- Remove and replace the following material as indicated on Proposal #15-1582 provided by management
- Replace siding with Hardi siding 26,118 lf 8.25"x12'
- Replace 1x4" trim up to 4,810 lf
- Replace 1x6" trim up to 185 lf
- Replace 1x10" trim up to 52 lf
- Replace 1x12" trim up to 44 lf
- Replace 2x2" trim up to 14 lf primed SPF
- Replace 2x4" trim up to 96 lf primed SPF
- Replace 2x10" trim up to 16 lf #2 SPF
- Replace 6x8" trim up to 1 lf
- Replace Soffit up to 4 1/2 ct
- Replace 2x6" top cap up to 952 lf primed SPF no groove
- Replace double storage doors (1 set)
- Replace 3x3" picket up to 15 ct
- Replace Fence up to 10 lf
- Replace gable vent up to 4 ct

<u>Rotten Wood Replacement</u>	1	M&L
Repair rotten or damaged siding and trim as indicated on scope provided by owner		

<u>Painting</u>	1	M&L
Power wash and paint 128 units throughout property, 1 clubhouse and mailbox center, laundry room, all metal handrails, and stairs throughout property		

General Conditions (disposal, supervision)

Qualifications and Considerations

- ** Please note that any hidden damage will be brought to your attention and repaired at an additional cost**
- ** Please note that this estimate only includes the items listed above, any additional work required or requested will be provided with a supplemental estimate**
- **Sales tax of 8.25% included
- **Excludes perimeter fence painting around premises.

TOTAL PROJECT AMOUNT	\$256,013
-----------------------------	------------------

Andrew Pujats
 CAMP REPRESENTATIVE

Austin Office
8800 Tara Lane
Austin, TX 78737



713.413.2267 voice
713.413.2700 fax
www.campconstruction.com

PROPERTY INFO:	ESTIMATE	MANAGEMENT INFO:
Towering Oaks 7710 Oakdell Way San Antonio, TX 78240		Orion RFP#: 1309A

General Description: Rotten wood/ Exterior Paint

LOCATION/DESCRIPTION:	LOCATION	QUANTITY	UNIT
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Casey Gonzales
Estimated By

ACCEPTED BY: Towering Oaks

Acceptance of Proposal: The aforementioned prices, specifications, and conditions are satisfactory and we hereby accept. Camp Construction is authorized to do the work specified.

SIGNATURE DATE PRINTED NAME AND TITLE

Valid for a period of 30 days. Repairs are limited to specifications only. Payment of all invoices shall be due upon receipt at Camp offices at 15139 South Post Oak, Houston, Texas 77053. After 30 days past due amounts bear interest of 1.5% per month, and cost of collection and attorney fees, if any. Changes to scope made by Owners or City Inspectors are not included, and will be completed upon execution of a change order.



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February 15, 2016

Towering Oaks
7710 Oakdale Way
San Antonio, TX 78240
210-477-6480

Orion Real Estate Services
2051 Greenhouse Rd., #300
Houston, TX 77084
713-622-5844

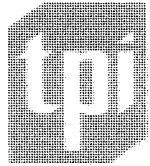
PROPOSAL #16-244

PROPOSED WORK SCOPE: WOOD REPAIRS AND REPLACEMENT

SPECIFICATIONS:

1. Remove and replace siding and trim boards unsuitable for painting per scope
2. New material to match existing as close as possible
3. Siding and trim material to be primed prior to install
4. Nail back all loose siding and trim boards
5. Notify Management of hidden damages prior to replacement
6. Clean work area and haul away debris into TPI dumpsters

LOCATION	DESCRIPTION	UNIT
BUILDING 1		
	REMOVE & REPLACE 1X4 TRIM	42 LF
	REMOVE & REPLACE 2X6 TOP CAP	36 LF
101	REMOVE & REPLACE SIDING WITH HARDIE AT COLUMN	30 LF
103	REMOVE & REPLACE SIDING WITH HARDIE AT COLUMN	22 LF
	REMOVE & REPLACE SIDING WITH HARDIE AT STAIR TOWER	48 LF
	REMOVE & REPLACE 1X4 TRIM	12 LF
107	REMOVE & REPLACE SIDING WITH HARDIE AT METER CANS	340 LF
	REMOVE & REPLACE 1X4 TRIM	18 LF
	REMOVE & REPLACE 6X8 CEDAR POST	1 CT
BUILDING 2		
	REMOVE & REPLACE 1X4 TRIM	162 LF
	REMOVE & REPLACE 2X6 TOP CAP	40 LF
	REMOVE & REPLACE SIDING WITH HARDIE	312 LF
201	REMOVE & REPLACE SIDING WITH HARDIE FACING POOL	288 LF
	REMOVE & REPLACE 1X4 TRIM FACING POOL	48 LF
205	REMOVE & REPLACE SIDING WITH HARDIE FACING POOL	144 LF
	REMOVE & REPLACE 1X4 TRIM	32 LF
201	REMOVE & REPLACE SIDING WITH HARDIE FACING POOL	288 LF
	REMOVE & REPLACE 1X4 TRIM FACING POOL	48 LF



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207	REMOVE & REPLACE 2X6 TOP CAP	10 LF
	REMOVE & REPLACE STORAGE DOOR	1 CT
BUILDING 3		
	REMOVE & REPLACE 1X4 TRIM	136 LF
	REMOVE & REPLACE 2X6 TOP CAP	94 LF
	REMOVE & REPLACE SIDING WITH HARDIE	280 LF
301	REMOVE & REPLACE SIDING WITH HARDIE AT FRONT	144 LF
	REMOVE & REPLACE 1X4 TRIM	32 LF
302	REMOVE & REPLACE SIDING WITH HARDIE AT SIDE OF PATIO	408 LF
	REMOVE & REPLACE 1X4 TRIM	80 LF
	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	173 LF
	REMOVE & REPLACE 1X4 TRIM	48 LF
303	REMOVE & REPLACE SIDING WITH HARDIE AT SIDE OF PATIO	408 LF
	REMOVE & REPLACE 1X4 TRIM	80 LF
	REMOVE & REPLACE FENCE	2 LF
	REMOVE & REPLACE 2X6 TOP CAP	12 LF
304	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	173 LF
	REMOVE & REPLACE 1X4 TRIM	48 LF
WEST END	REMOVE & REPLACE SIDING WITH HARDIE WEST	201 LF
	REMOVE & REPLACE 1X4 TRIM	32 LF
305	REMOVE & REPLACE SIDING WITH HARDIE AT FRONT	321 LF
	REMOVE & REPLACE 1X4 TRIM	32 LF
306	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	144 LF
	REMOVE & REPLACE 1X4 TRIM	24 LF
308	REMOVE & REPLACE SIDING WITH HARDIE AT FRONT	77 LF
	REMOVE & REPLACE 1X6 TRIM	12 LF
BUILDING 4		
	REMOVE & REPLACE 2X6 TOP CAP	54 LF
	REMOVE & REPLACE 1X4 TRIM	196 LF
401	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	50 LF
	REMOVE & REPLACE SIDING WITH HARDIE	220 LF
	REMOVE & REPLACE 1X4 TRIM	32 LF
	REMOVE & REPLACE 1X6 TRIM	16 LF
403	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	432 LF
	REMOVE & REPLACE 1X4 TRIM	64 LF
NORTH END	REMOVE & REPLACE SIDING WITH HARDIE	144 LF
	REMOVE & REPLACE 1X6 TRIM	12 LF
SOUTH END	REMOVE & REPLACE SIDING WITH HARDIE	768 LF
	REMOVE & REPLACE 1X4 TRIM	84 LF
	REMOVE & REPLACE 1X6 TRIM	24 LF

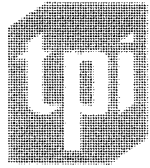


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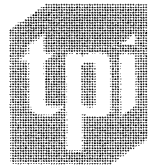
BUILDING 5		
	REMOVE & REPLACE 1X4 TRIM	132 LF
	REMOVE & REPLACE 1X6 TRIM	44 LF
	REMOVE & REPLACE 1X12 TRIM	44 LF
	REMOVE & REPLACE SIDING WITH HARDIE	430 LF
	REMOVE & REPLACE 2X6 TOP CAP	38 LF
502	REMOVE & REPLACE 1X6 TRIM	115 LF
503	REMOVE & REPLACE SIDING WITH HARDIE AT FRONT	57 LF
	REMOVE & REPLACE 1X4 TRIM	48 LF
	REMOVE & REPLACE SOFFIT	2 CT
504	REMOVE & REPLACE SIDING WITH HARDIE AT STEP GABLE	134 LF
506	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	230 LF
	REMOVE & REPLACE 1X4 TRIM	24 LF
513	REMOVE & REPLACE SIDING WITH HARDIE AT PATIO WALL	72 LF
	REMOVE & REPLACE 1X4 TRIM	24 LF
	REMOVE & REBUILD FENCE	8 LF
514	REMOVE & REPLACE SIDING WITH HARDIE	288 LF
BUILDING 6		
	REMOVE & REPLACE 1X4 TRIM	218 LF
	REMOVE & REPLACE SOFFIT	2 CT
	REMOVE & REPLACE SIDING WITH HARDIE	160 LF
	REMOVE & REPLACE 2X6 TOP CAP	84 LF
	REMOVE AND REPLACE GABLE VENT	2 CT
601	REMOVE & REPLACE SIDING WITH HARDIE AT FRONT	135LF
	REMOVE & REPLACE 1X6 TRIM	16 LF
602	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	173 LF
603	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	115 LF
604	REMOVE & REPLACE SIDING WITH HARDIE AT PATIO	58 LF
606	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	432 LF
608	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	432 LF
	REMOVE & REPLACE SIDING WITH HARDIE AT FRONT	288 LF
	REMOVE & REPLACE 1X4 TRIM	32 LF
NORTH END	REMOVE & REPLACE SIDING WITH HARDIE	115 LF



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BUILDING 7		
	REMOVE & REPLACE 1X4 TRIM	80 LF
	REMOVE & REPLACE 2X6 TOP CAP	96 LF
	REMOVE & REPLACE SIDING WITH HARDIE	340 LF
	REMOVE & REPLACE 2X10 TRIM	16 LF
701	REMOVE & REPLACE SIDING WITH HARDIE AT EAST END	115 LF
	REMOVE & REPLACE 1X4 TRIM	32 LF
	REMOVE & REPLACE STORAGE DOOR	1 CT
	REMOVE & REPLACE 2X2	14 LF
702	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	173 LF
	REMOVE & REPLACE 1X4 TRIM	24 LF
	REMOVE & REPLACE SIDING WITH HARDIE AT FRONT	115 LF
	REMOVE & REPLACE 1X4 TRIM	24 LF
	REMOVE & REPLACE 1X6 TRIM	12 LF
705	REMOVE & REPLACE 1X4 TRIM AT PATIO	40 LF
706	REMOVE & REPLACE SIDING WITH HARDIE AT CORNER PATIO	293 LF
	REMOVE & REPLACE 3X3 PICKETS	8 CT
	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	495 LF
	REMOVE & REPLACE 1X4 TRIM	84 LF
708	REMOVE & REPLACE SIDING WITH HARDIE AT CORNER PATIO	293 LF
	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	57 LF
710	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	201 LF
	REMOVE & REPLACE 1X4 TRIM	96 LF
711	REMOVE & REPLACE 1X4 TRIM AT PATIO	32 LF
	REMOVE & REPLACE 2X6 TOP CAP	16 LF
	REMOVE & REPLACE 3X3 PICKETS	7 CT
712	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	144 LF
714	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	50 LF
	REMOVE & REPLACE 1X4 TRIM	16 LF
715	REMOVE & REPLACE SIDING WITH HARDIE	260 LF
	REMOVE & REPLACE 1X4 TRIM	48 LF
	REMOVE & REPLACE SIDING WITH HARDIE AT PATIO	177 LF
	REMOVE & REPLACE 1X4 TRIM	24 LF
715	REMOVE & REPLACE 2X6 TOP CAP	1 LF
	REMOVE & REPLACE 1X6 TRIM	12 LF
WEST END	REMOVE & REPLACE SIDING WITH HARDIE	173 LF
	REMOVE & REPLACE 1X4 TRIM	24 LF
	REMOVE & REPLACE 2X6 TOP CAP	1 LF
	REMOVE & REPLACE 1X6 TRIM	12 LF



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EAST END	REMOVE & REPLACE SIDING WITH HARDIE	816 LF
	REMOVE & REPLACE 1X4 TRIM	96 LF
	REMOVE & REPLACE 1X6 TRIM	24 LF
BUILDING 8		
	REMOVE & REPLACE 1X4 TRIM	92 LF
	REMOVE & REPLACE 2X4 TRIM	96 LF
	REMOVE & REPLACE 2X6 TOP CAP	82 LF
	REMOVE & REPLACE SIDING WITH HARDIE	340 LF
802	REMOVE & REPLACE SIDING WITH HARDIE AT FRONT ENTRY	744 LF
BACKSIDE	REMOVE & REPLACE SIDING WITH HARDIE	216LF
	REMOVE & REPLACE 1x4 TRIM	36 LF
804	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	912 LF
	REMOVE & REPLACE 1X4 TRIM	150 LF
BACKSIDE	REMOVE & REPLACE SIDING WITH HARDIE AT STEP GABLE	173 LF
	REMOVE & REPLACE 1X4 TRIM	36 LF
806	REMOVE & REPLACE SIDING WITH HARDIE	380 LF
	REMOVE & REPLACE 1X4 TRIM	138 LF
BACKSIDE	REMOVE & REPLACE SIDING WITH HARDIE	432 LF
	REMOVE & REPLACE 1X4 TRIM	72 LF
808	REMOVE & REPLACE SIDING WITH HARDIE	662 LF
	REMOVE & REPLACE 1X4 TRIM	72 LF
BACKSIDE	REMOVE & REPLACE SIDING WITH HARDIE	432 LF
	REMOVE & REPLACE 1X4 TRIM	72 LF
SOUTH END	REMOVE & REPLACE SIDING WITH HARDIE	216 LF
	REMOVE & REPLACE 1X4 TRIM	36 LF
BUILDING 9		
	REMOVE & REPLACE 1X4 TRIM	36 LF
	REMOVE & REPLACE 1X6 TRIM	32 LF
	REMOVE & REPLACE 2X6 TOP CAP	62 LF
	REMOVE & REPLACE SIDING WITH HARDIE	212 LF
	REMOVE & REPLACE SIDING WITH HARDIE AT STAIR WALL	77 LF
	REMOVE & REPLACE 1X4 TRIM	24 LF
902	REMOVE & REPLACE SIDING WITH HARDIE AT STEP GABLE	115 LF
903	REMOVE & REPLACE SIDING WITH HARDIE AT STAIR WALL	110 LF
	REMOVE & REPLACE 1X4 TRIM	24 LF
904	REMOVE & REPLACE SIDING WITH HARDIE AT STEP GABLE	115 LF
906	REMOVE & REPLACE SIDING WITH HARDIE AT STAIR WALL	77 LF
BACKSIDE	REMOVE & REPLACE SIDING WITH HARDIE AT METER WALL	576 LF
	REMOVE & REPLACE 1X4 TRIM	463 LF



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BUILDING 10		
	REMOVE & REPLACE 1X4 TRIM	138 LF
	REMOVE & REPLACE 1X6 TRIM	16 LF
	REMOVE & REPLACE SIDING WITH HARDIE	308 LF
	REMOVE & REPLACE 2X6 TOP CAP	88 LF
NORTH END	REMOVE & REPLACE SIDING WITH HARDIE	645 LF
	REMOVE & REPLACE 1X4 TRIM	96 LF
SOUTH END	REMOVE & REPLACE SIDING WITH HARDIE	173 LF
	REMOVE & REPLACE 1X4 TRIM	24 LF
1002	REMOVE & REPLACE SIDING W/ HARDIE @ ENTRY & INSPECT FRAME	148 LF
	REMOVE & REPLACE 1X4 TRIM	36 LF
BACKSIDE	REMOVE & REPLACE SIDING WITH HARDIE	57 LF
	REMOVE & REPLACE 1X4 TRIM	18 LF
1004	REMOVE & REPLACE SIDING W/HARDIE @ ENTRY & INSPECT FRAME	432 LF
	REMOVE & REPLACE 1X4 TRIM	48 LF
	REMOVE & REPLACE SIDING WITH HARDIE AT FRONT	77 LF
	REMOVE & REPLACE 1X4 TRIM	18 LF
BACKSIDE	REMOVE & REPLACE SIDING WITH HARDIE	115 LF
	REMOVE & REPLACE 1X4 TRIM	24 LF
1006	REMOVE & REPLACE SIDING WITH HARDIE AT FRONT	288 LF
	REMOVE & REPLACE 1X4 TRIM	18 LF
	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	288 LF
	REMOVE & REPLACE 1X4 TRIM	72 LF
BACKSIDE	REMOVE & REPLACE SIDING WITH HARDIE	216 LF
	REMOVE & REPLACE 1X4 TRIM	24 LF
1008	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	432 LF
	REMOVE & REPLACE 1X4 TRIM	63 LF
	REMOVE & REPLACE SIDING WITH HARDIE AT FRONT	288 LF
	REMOVE & REPLACE 1X4 TRIM	18 LF
BUILDING 11		
	REMOVE & REPLACE 1X4 TRIM	108 LF
	REMOVE & REPLACE 1X10 TRIM	52 LF
	REMOVE & REPLACE 2X6 TOP CAP	96 LF
	REMOVE & REPLACE SIDING WITH HARDIE AT FRONT	312 LF
1102	REMOVE & REPLACE SIDING WITH HARDIE AT STEP GABLE	172 LF
	REMOVE & REPLACE 1X4 TRIM	18 LF
1104	REMOVE & REPLACE SIDING WITH HARDIE AT STEP GABLE	173 LF
	REMOVE & REPLACE 1X4 TRIM	18 LF
	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	173 LF



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	REMOVE & REPLACE 1X4 TRIM	24 LF
1108	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	173 LF
	REMOVE & REPLACE 1X4 TRIM	24 LF
	REMOVE & REPLACE SIDING WITH HARDIE AT FRONT	82 LF
	REMOVE & REPLACE 1X4 TRIM	24 LF
	REMOVE & REPLACE SIDING WITH HARDIE AT PATIO CORNER	252 LF
	REMOVE & REPLACE 1X4 TRIM	36 LF
1110	REMOVE & REPLACE SIDING WITH HARDIE AT ENTRY	200 LF
	REMOVE & REPLACE 1X4 TRIM	36 LF
	REMOVE & REPLACE SIDING WITH HARDIE AT CORNER WALL	252 LF
	REMOVE & REPLACE 1X4 TRIM	36 LF
BUILDING 12		
	REMOVE & REPLACE 1X4 TRIM	130 LF
	REMOVE & REPLACE 2X6 TOP CAP	54 LF
	REMOVE & REPLACE SIDING WITH HARDIE	312 LF
1201	REMOVE & REPLACE SOFFIT	½ CT
	REMOVE & REPLACE SIDING WITH HARDIE AT PATIO	548 LF
	REMOVE & REPLACE 1X4 TRIM	96 LF
1205	REMOVE & REPLACE 1X4 TRIM AT PATIO	24 LF
	REMOVE & REPLACE 2X6 TOP CAP	16 LF
1206	REMOVE & REPLACE SIDING WITH HARDIE AT NORTH END	250 LF
	REMOVE & REPLACE 1X4 TRIM	36 LF
1208	REMOVE & REPLACE SIDING WITH HARDIE AT PATIO	77 LF
	REMOVE & REPLACE 1X4 TRIM	24 LF
BUILDING 13		
	REMOVE & REPLACE 1X4 TRIM	180 LF
	REMOVE & REPLACE 2X6 TOP CAP	72 LF
	REMOVE & REPLACE SIDING WITH HARDIE AT PATIO	320 LF
	REMOVE AND REPLACE GABLE VENTS	2 CT
1302	REMOVE & REPLACE SIDING WITH HARDIE AT FRONT	173 LF
	REMOVE & REPLACE 1X4 TRIM	48 LF
1304	REMOVE & REPLACE SIDING WITH HARDIE AT FRONT	254 LF
	REMOVE & REPLACE 1X4 TRIM	48 LF
1306	REMOVE & REPLACE SIDING WITH HARDIE AT FRONT	173 LF
	REMOVE & REPLACE 1X4 TRIM	36 LF
1308	REMOVE & REPLACE SIDING WITH HARDIE AT FRONT	173 LF
	REMOVE & REPLACE 1X4 TRIM	36 LF
OFFICE		
	REMOVE & REPLACE SIDING WITH HARDIE	230 LF



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MATERIAL SUMMARY

DESCRIPTION	UNIT
REMOVE & REPLACE SIDING WITH HARDIE	26,118 LF
REMOVE & REPLACE 1X4 TRIM	4,810 LF
REMOVE & REPLACE 1X6 TRIM	185 LF
REMOVE & REPLACE 1X10 TRIM	52 LF
REMOVE & REPLACE 1X12 TRIM	44 LF
REMOVE & REPLACE 2X2 TRIM	14 LF
REMOVE & REPLACE 2X4 TRIM	96 LF
REMOVE & REPLACE 2X10 TRIM	16 LF
REMOVE & REPLACE 6X8 TRIM	1 LF
REMOVE & REPLACE SOFFIT	4 ½ CT
REMOVE & REPLACE 2X6 TOP CAP	952 LF
REMOVE & REPLACE STORAGE DOOR	2 CT
REMOVE & REPLACE 3X3 PICKET	15 CT
REMOVE & REPLACE FENCE	10 LF
REMOVE & REPLACE GABLE VENT	4 CT
DUMPSTER RENTAL	5 CT

PROPOSED PRICE:

TOTAL MATERIAL & LABOR = \$ 95,921.00

AGREED TO AND ACCEPTED:

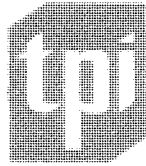
The above price, specifications and conditions are in accordance with my understanding. You are authorized to do the work as specified. The terms described in this proposal are acceptable and are hereby agreed to:

 Orion Real Estate Services Representative

 TPI Inc. Representative

 Printed Name/Title

 Date



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February 15, 2016

Towering Oaks
7710 Oakdale Way
San Antonio, TX 78240
210-477-6480

Orion Real Estate Services
2051 Greenhouse Rd., #300
Houston, TX 77084
713-622-5844

PROPOSAL #16-243

PROPOSED WORK SCOPE: COMPLETE EXTERIOR PAINTING OF PROPERTY

SPECIFICATIONS:

A. Areas to be Painted: 128 Units / 13 Buildings and Leasing Center

1. Wood Siding	2. Trim	3. Fascia
4. Soffit	5. Doors	6. Balcony Rails
7. Gables	8. Stairs	9. Gutters
10. Downspouts	11. Pool Fence	12. Patio Fences
13. Lights	14. Roof Jacks	14. Eaves
15. Door Numbers	16. Flashing	16. Breezeways
77. Dumpster Enclosures	18. Chimney Caps/Boxes	19. Meter/Transformer Boxes

B. Wood & Hardi Specifications

1. Pressure wash at 2,000 to 3, 000 PSI removing all chalking, mildew, dirt, and loose paint
2. Wash surface using a solution of water, bleach, and Jomax where surface contaminants exist
3. Remainder of loose paint to be removed using hand tools to insure proper adhesion
4. Apply full coverage to scraped and/or bare areas using Alkyd Based Primer
5. Re-caulk all deteriorated caulking and new trim and siding with 950 Siliconized Acrylic Caulk
6. Paint to cover all previously painted surfaces using PPG paint products



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C. Metal Surface Specifications

1. Power wash metal surfaces removing grease, dirt, loose paint, and all other surface contaminants
2. Scrape and sand all areas where rust and scale are present and where paint is peeling to insure proper finish coat adhesion
3. Spot prime with Red Oxide Primer where scraping exposes bare metal and all rusted surfaces
4. Paint to cover all previously painted surfaces with full coverage industrial enamel

D. Door Specifications

1. Clean and scrape loose and peeling paint with hand tools
2. Hand sand complete using 120-grit sandpaper
3. Finish complete with semi-gloss enamel

E. General Specifications

1. TPI will coordinate work and completion schedules with on-site management
2. Management is to deliver notices to residents
3. TPI will fully staff and have a job foreman on-site at all times
4. TPI shall be responsible for and use care in the protection of occupant's property, such as: screens, windows, shrubbery, walk ways and all other areas from damage
5. All work is to be performed in a workman like manner by skilled and experienced painters, carpenters, labors, etc...
6. TPI will provide temporary sanitary facilities and storage containers for tools and materials

PROPOSED PRICE:

TOTAL MATERIAL & LABOR = **\$ 57,080.00**



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AGREED TO AND ACCEPTED:

The above price, specifications and conditions are in accordance with my understanding. You are authorized to do the work as specified. The terms described in this proposal are acceptable and are hereby agreed to:

Orion Real Estate Services Representative


TPI Inc. Representative

Printed Name/Title

Date

MEMORANDUM

To: Operations and Choice Neighborhood Committee

From: David Nisivoccia, President and CEO 

Presented by: Lori Hall, Real Estate Homeownership Assistant Director; Deborah Bell, Real Estate and Homeownership Manager

RE: Update and discussion regarding Home Buyer Readiness Program 2016 Accomplishments

SUMMARY:

In 2014, in anticipation of SAHA's need for a ready pipeline to homeownership, Real Estate and Homeownership staff created a Home Buyer Readiness (HBR) program. Upcoming affordable new construction projects in the Mirasol single-family neighborhoods (Blueridge, Villas de Fortuna, Sunflower and Palm Lake) and the Choice Infill Housing footprint will result in the need for more than 100 home buyers over the next three years. The HBR Program is geared to prepare and navigate home buyers through the language and process of home buying resulting from recent regulatory changes in the lending industry.

Today, new home buyers need a team of professionals to assist them through the financing and selection of a home. SAHA's HBR Program graduates receive more than 10 hours of essential information from local professionals. A successful partnership with the City of San Antonio's Financial Empowerment Centers ensures that home buyers get the information they need to make a good financial decision as well as develop the monthly financial behaviors necessary to be a successful, long-term homeowner. The following are highlights from 2016:

- Orientation of 247 individuals via 13 one-hour seminars to introduce the HBR Program (held at lunchtime and evening hours);
- Delivery of four workshop series resulting in 125 HBR Graduates. Each Series consists of two Workshops held on Saturdays;
 - Graduates represent four familial generations and consist of Section 8 and Public Housing participants as well as first- and second-time home buyers.
 - Five participants purchased homes;
 - Home prices ranged from \$54,000 - \$249,900;
- 23 Volunteer Presenters, representing various entities in the industry, including financial coaches/counselors, bankers, lenders, Realtors, home inspectors, insurance agents and title officers; and
- Launch of a monthly newsletter providing current information on down payment assistance programs, competitive lending products and home buying opportunities.

In 2017, Homeownership staff starts its ninth series of HBR Workshops.

PROPOSED ACTION:

None

FINANCIAL IMPACT:

None

ATTACHMENTS:

None