

BOARD OF COMMISSIONERS



Operations and Choice Neighborhood
Committee Meeting
April 20, 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, April 20, 2017**

The Board will convene for a Committee, or Special Board Meeting, at Mirasol Homes, 4222 El Paso St., San Antonio, TX, 78237, 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, Senior Manager of Choice Neighborhood Program; Adrian Lopez, Director of Community Development Initiatives)

OPERATIONS

- 3. Consideration and appropriate action regarding Resolution 5720, authorizing the award of a contract for Roof and HVAC Replacement at Woodhill Apartments to Garland/DBS, Inc. through the U.S. Communities Government Purchasing Alliance for an amount not to exceed \$5,070,100.00 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)
- 4. Consideration and appropriate action regarding Resolution 5718, authorizing the award of a contract for abatement of hazardous materials four stories or less and greater than four stories to TLI & Environmental Services, Inc. (ESBE, HABE, MBE, VBE, HUB, Section 3 Business) for an annual cumulative amount not to exceed \$220,000.00; 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)
- 5. Consideration and appropriate action regarding Resolution 5719, authorizing the award of contracts for the purchase of maintenance, repair and operations (MRO) supplies and services to Applied Industrial Technologies, Inc., an Ohio Corporation, for an annual amount not to exceed \$50,000; Interline Brands, Inc., a New Jersey Corporation dba SupplyWorks, a Home Depot Company for an annual amount not to exceed \$200,000; HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership, for an annual amount not to exceed \$2,300,000.00 and Home Depot U.S.A., a Delaware Corporation, for an annual

amount not to exceed \$1,000,000.00 through U.S. Communities Government Purchasing Alliance; all for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; David Clark, Director of Public Housing)

6. Consideration and appropriate action regarding Resolution 5721, authorizing the award of a contract for New Home Construction Services to Metrobuilt Homes, LLC, for an amount not to exceed \$6,500,000.00 (including security, legal and other project costs) (Steven Morando, Director of Procurement and General Services; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
7. Consideration and appropriate action regarding Resolution 5722, authorizing the award of a contract for an Electronic Benefits Enrollment Platform to Hodges-Mace, LLC, for a period of one year with the option to renew for four additional one-year terms; the annual amount for year one shall not exceed \$34,850.00; and the annual amount for years two through five shall not exceed \$29,100.00 (Steven Morando, Director of Procurement and General Services; Janie Rodriguez, Director of Human Resources)
8. Consideration and appropriate action regarding Resolution 5717, authorizing the San Antonio Housing Authority to enter into an agreement with the Housing Authority of the City and County of Denver (DHA) to provide consultation services for the development of a Phase I (B) Self-Managed Energy Performance Contract (EPC) and the execution of any and all documents necessary to consummate such transaction with DHA, financial institutions, and the U.S. Department of Housing and Urban Development (Ed Hinojosa, Chief Financial Officer)
9. Update and discussion regarding the Quarterly Capital Report (Ed Hinojosa, Chief Financial Officer; Thomas Roth, Director of Asset Management)
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; Adrian Lopez, Director of Community Development Initiatives

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

SUMMARY:

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

SAFETY-BYRNE GRANT
General
<p>Accomplishments: The Byrne Criminal Justice Innovation (BCJI) Grant was extended to March 31, 2017, to allow current and future activities to continue.</p> <p>Staff was cleared with the Department of Justice (DOJ) to implement several new initiatives with additional BCJI funds. Staff is awaiting the final approval of these activities before commencing. A grant extension may be filed with DOJ to continue these activities.</p>
Community Engagement Patrols (CEP)
<p>Accomplishments: The CEP program continues to receive positive response from businesses, customers and residents in the targeted hot spots. As of February 10, 2017, 106 patrol days have occurred for 738 positive “contacts” and 160 pedestrian stops. The patrols are funded to continue through April 2017.</p>
Group Violence Intervention (GVI)
<p>Accomplishments: The GVI Program began on December 1, 2016. The program is administered by San Antonio Fighting Back and funded by the San Antonio Police Department (SAPD).</p> <p>GVI staff have begun conducting “Custom Notification” home visits to individual gang members in and around the Choice Neighborhood Initiative (CNI) footprint to engage in services and deter from violence. A total of seven Custom Notifications have been conducted on high-risk group members or their associates. Two</p>

high-risk individuals are currently on the GVI caseload receiving re-entry services. A “call-in” group meeting with the violent criminal groups occurred on April 18, 2017.

GVI staff is working with SAPD to implement a Drug Market Intervention within the Choice Neighborhood targeting open-air drug market activity. This strategy was funded by the Byrne Grant, and activities are ongoing in the CNI footprint.

Growing Gevers

Accomplishments:

The Byrne Grant is awaiting DOJ approval to move forward on several activities, including providing Gardopia Gardens funds to start a small community garden on Hays/New Braunfels (just a few blocks from the main school corridor).

PEOPLE

CHOICE CASE MANAGEMENT

Wheatley Households +

Objectives/Metrics:

152 Wheatley households remain on housing assistance

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

Accomplishments:

126 households are receiving housing assistance and *case management

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

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

FY 2017 Target:

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

Notes:

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

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

CHOICE EMPLOYMENT

Objectives/Metrics:

Baseline In Sept 2013

55

Accomplishments:

2017 Qtr 1 HUD Metric Report

FY 2017 Target:

58 percent of the able-bodied population will be employed

Able-bodied Residents: 117*Objectives/Metrics:**

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

Accomplishments:

71 (41 full-time and 30 part-time)

Urban Strategies case management services is a direct cause of the employment retention and attainment for all 71 employed residents.

11 of the 71 employed residents are also in training.

26 Residents are in training

Number placed in jobs within three months completion of training: **2**

31 able-bodied former Wheatley residents are unengaged.

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

Increase the number of residents employed.

Accomplishments:

The Jobs Plus program now has 129 adult members. 52 adult members are currently working, and 24 of those gained employment through participation in Jobs Plus. There are 42 members currently participating in general and career pathway training.

In February/March 2017, Jobs Plus provided outreach to 194 families by participating in 13 different Eastside community events. Families were presented information on the Jobs Plus Program and the Dual Generation Collaborative. Events included Books and Blankets at Pershing, Kites with Dads at Wheatley, three Promise Zone to Work presentations, Principal Coffee at Stewart, Kids Rodeo at Tynan, a Black History Month event at Bowden, SAHA's Early Engagement Programs and the Olive Park Food Distribution event. 24 adults completed Jobs Plus interest forms at these events.

Jobs Plus staff participated in a food distribution event at Olive Park. In addition to distributing food, staff surveyed people about the Garcia Street Urban Farm, a Choice Neighborhood Initiative. Jobs Plus also passed out informative flyers and notices for public information sessions on the farm.

Four members completed a one-day Customer Service Certification training conducted by SER National. The training included instruction and a written assessment. All four members passed the assessment and were awarded certificates.

Two Wheatley relocated residents are currently employed through the Jobs Plus Program as Community Coaches. One was hired in April 2016, the second was hired in March 2017. Two Community Coach positions remain vacant. At least one of the vacancies will be filled with a Wheatley relocated resident.

14 Jobs Plus families are receiving child care services paid through the partnership with United Way/Eastside Promise Neighborhood. This allows the parents in these households to attend work, adult basic education and/or vocational training.

2nd interviews to fill the vacant Jobs Plus Program Manager position were conducted on March 10th.

FY 2017 Target:
138 enrolled, and 42 placed in employment

CHOICE TRAINING METRICS

Objectives/Metrics:
26: residents enrolled in job training

Accomplishments:
6: Adult High School Diploma Program
2: Bachelor’s Degree
1: Associate’s Degree
1: ESL
12: Workforce training
27: residents have completed job training to date

CHOICE HEALTH

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

Accomplishments:
Twenty-eight families have been referred and obtained services by the University of the Incarnate Word nurses either in their homes or at the UIW Bowden Clinic. Adults and children have been referred to appropriate providers as needed. Referrals were made to the following agencies: Texas Healthy Woman Program, Counseling services at the UIW Nursing School. University Health Systems will serve as the medical home for uninsured families. They will receive guidance and assistance in applying for CareLink, a medical services payment plan based on income. The UIW School of Public Health is also working in partnership with Urban Strategies and the Wheatley Community School. Students and faculty from this program have office hours at the school one day per week. They provide health classes for adults and school children on nutrition, exercise, and the importance of having a medical home. They also provide vaccinations for adults and children. On their first day at the Wheatley Community School (WCS) over 25 vaccinations were administered to 15 people (both adults and children). This project has been in place for three weeks.

Urban is exploring the possibility of developing a dental health program for uninsured adults with the Wheatley Community School, the San Antonio Independent School District and The University of Texas Health Science Center at San Antonio School of Dentistry. A partnership with the Center for Healthcare

Services and Methodist Healthcare Ministries is also being considered to develop a viable program to meet the need of residents that lack mental health services.

FY 2017 Target:

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

CHOICE EDUCATION

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

Urban Strategies continues to support two after-school enrichment programs in partnership with Wheatley Community School-Sutton Oaks Academy and UTSA Roadrunner Readers programs. Resident youth participation continues to fluctuate, however, innovative strategies have been implemented to encourage participation. Sutton Oaks Academy moved their session from inside of a classroom to outside of the school building. They also set up a table with art and music equipment after school and immediately drew students to the activity. There are currently 18 students actively participating in each of the enrichment programs, 15 of which are former residents.

On March 2, Urban Strategies celebrated Dr. Suess' Birthday and Read Across America Day by conducting home visits and delivering books to residents to encourage reading in the home. Families were asked to take a "selfie" while reading as a family to enter a chance to win a home library of books. Fifteen households were delivered books resulting in 40 former youth receiving books.



La Printeria will begin holding classes at the Wheatley Community School (WCS) in April 2017. La Printeria currently operates out of the Alamo Colleges Westside Education and Training Center and will conduct silkscreen and printmaking workshops for students and adults. La Printeria's mission is to provide economic development through the arts and will expand their current programming structure to develop an art-studio environment at the WCS. Project outcomes will be based on academics and images in subjects to include math, science and language arts.

HOUSING

Administrative

The Development Services and Neighborhood Revitalization department received formal approval from TDHCA on March 16, 2017, to move forward with retrofitting the townhome units at East Meadows with a half bath on the first floor. DSNR is currently working with MBS to develop design drawings and cost estimates.

Demolition - Phase II - 2 ½ Blocks

Accomplishments:

Demo Project is 100 percent complete as of October 2016.

Replacement Housing

Objective:

Replace all 246 units demolished at Wheatley Courts

Accomplishments:

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

Sutton II (The Park at Sutton Oaks): The development as a whole is 97 percent occupied and 99 percent pre-leased. This phase contains 49 replacement units.

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

Public Housing = 20 units available
12 occupied

PBV = 2 units available
0 occupied

FY 2017 Target:

Complete 128 replacement units before end of FY 2017

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

Objective:

Complete 215 multifamily units by May 15, 2017

Accomplishments:

As of February 2017, the latest data available, the project is estimated to be at 89 percent complete.

All Block A Buildings have received a Certificate of Occupancy (CoO). All Buildings have been turned over to MBS Property Management. 26 of 66 units have been leased and are occupied. All buildings, exteriors and parking lot are being punched out. Landscaping and site amenities are in progress.

Block B Buildings #13, #14, #15, #16, #17, #18, #19 and #20 have received a CoO. Block B Buildings #21, #22, #23 and #24 received CoO's on March 31, 2017. All buildings, exteriors and the parking lot are under construction. Landscaping and site amenities are in progress.

All Block C Buildings have received TCO's. All buildings, exteriors and parking lot are under construction. Landscaping and site amenities in progress.

All Block D Buildings have received TCO's. Buildings #37 and #38 are having exterior siding and masonry installed. The windows and roof have been rehabbed to prevent water infiltration. The interiors are being finalized in preparation to begin Mechanical, Electrical and Plumbing (MEP) in preparation for insulation and drywall.

Occupancy by Unit Type

TYPE	UNITS AVAILABLE	OCCUPIED LAST WEEK	OCCUPIED THIS WEEK
LIHTC/HIGH HOME	6	3	3
MARKET	20	6	6
PUBLIC HOUSING	20	12	12
LIHTC	6	4	5

PBV	2	0	0
MODEL(1PH = 1LI)	2	0	0
TOTAL	66	25	26

FY 2017 Target:
Complete project by June 30, 2017, and have full occupancy by October 1, 2017.

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

Objective:
Develop 80 affordable units for seniors 62 years old and older

Accomplishments:
Framing work for the first and second floor are completed. About 80 percent of third floor framing is completed. Sheathing work is ongoing. The overall project is at 21.86 percent. The project is currently on schedule.

FY 2017 Target:
50 percent construction complete by June 30, 2017

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

Objective:
Obtain an allocation of 9 percent LIHTC by July 31, 2017.

Accomplishments:
As of March 2017, 37 percent will have been expended from the East Meadows II predevelopment budget upon approved for funding of Draw #5. Draw is being reviewed and prepared for approval.

MBS and SAHA continue monitoring TDHCA for any of the full application deficiencies. The application was submitted on February 28, 2017.

SAHA has reviewed a preliminary/design development floor plan at the February 2017 meeting. A final meeting for design development drawings has been scheduled for April 2017 to address any last minute concerns. General Contractor Request for Qualifications “RFQ” was issued in late March and closes in late April 2017. Meetings and discussions of the financials and aspects of the contract work is ongoing.

FY 2017 Target:
Submission of competitive 9 percent LIHTC application for East Meadows II

Public Improvements Construction

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

Accomplishments:
All sidewalks, curbs and ramps on Gabriel, Arthur and Hudson streets have been completed. 90 percent is completed on Lamar Street, 70 percent is completed on Mittman and Hays streets between Hudson and Mittman streets.

Asphalt work is completed on Gabriel Street, between Gevers and Hudson streets, Mittman Street, between Lamar and Gabriel streets, Lamar Street, between Gevers and Hudson streets, Hudson Street, between Gabriel and Hays streets, as well as on Gevers Street, between Gabriel and Lamar streets.

Landscaping work is ongoing on Lamar, Mittman, Gabriel, Hudson and Gevers streets.

Sewer and water main work is completed.

The PI work which includes sidewalks and landscaping works around the senior building were suspended to allow the senior contractor to do the exterior works with no obstructions. It's estimated the PI contractor will resume the work around the senior building on September 2017.

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

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

FY 2017 Target:

Substantial completion of Public Improvements by March 15, 2017.

Non-Replacement Housing - Phase I

Objective:

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

Accomplishments:

Phase I - The Park at Sutton Oaks – 159 non-replacement units were complete as of June 17, 2014, and is currently 97 percent occupied.

Phase II - East Meadows - 43 non-replacement units were completed as of March 31, 2017, with 33 percent occupied.

FY 2017 Target:

Completion of 295 non-replacement units by June 30, 2017.

NEIGHBORHOOD

CRITICAL COMMUNITY IMPROVEMENTS (CCI)

Administrative–CCI Plan

Accomplishments:

Implementation of all 6 CCI Strategies.

FY 2017 Target:

The Choice Neighborhood Coffee was held on March 29, 2017. The next meeting is scheduled for April 26, 2017.

Infill - Vacant Lots
<p>Accomplishments: Staff has secured 8 properties and 5 Right of Entry forms in Target Area I. Phase II Target Area locations have been determined and environmental reports are underway. SAHA staff and DHR Architects completed the final version of the New Home Design Guidelines. These will be presented to the community at an upcoming meeting. A planning meeting was held on February 11, 2017, where approximately 25 community members reviewed and recommended materials and designs for upcoming new homes. The end product of this meeting is design guidelines to be used by builders when constructing new homes on now vacant, infill lots.</p> <p>FY 2017 Target: Reduce the number of vacant and abandoned properties in the Choice footprint and build 40 new homes.</p>
Owner Occupied Rehab
<p>Accomplishments: Four homeowners in Target Area I have completed applications for Merced Housing Texas' review.</p> <p>FY 2017 Target: Rehabilitate 27 homes in the Choice footprint.</p>
Business Facade Restoration
<p>Accomplishments: Five new Choice Facade grants were awarded, bringing the total number of awards to 10. Applications will be referred to environmental consultant for assessment.</p> <p>FY 2017 Target: Award up to 12 grants for qualifying businesses (10 awarded, 2 remaining)</p>
Urban Farm
<p>Accomplishments: Community rollout meetings were completed. Environmental assessment is completed. Staff is working with the City of San Antonio to determine if a Certificate of Determination is appropriate, which would allow soil preparation and planting to occur more quickly. Otherwise, platting will need to occur which could take up to six months. Staff plans presentations to Neighborhood Associations.</p> <p>FY 2017 Target: Develop Urban Farm in the Footprint</p>
Good Samaritan Veterans Outreach and Transitional Center
<p>Accomplishments: Center is 54 percent complete. Total completion is scheduled for June 2017. However, recent rains may have impacted completion date.</p> <p>FY 2017 Target: Economic Opportunity</p>

Neighborhood Beautification
<p>Accomplishments: Staff has met with COSA staff to determine plausibility of the city donating trees and the majority of supplies. COSA staff says it is doable, which allows more money for maintenance. However, CoSA was impacted by recent storms, affecting the previous timeline. SAHA is waiting to determine if COSA is still able to provide trees for the project and to finalize the type of agreement that needs to be in place between SAHA and CoSA.</p> <p>FY 2017 Target: Successful completion of the planting of 200 trees within the neighborhood around the new development.</p>
ENHANCE PUBLIC INFRASTRUCTURE
<p>Public Improvements (Streets/Sidewalks/Curbs, Lighting)</p> <p>Accomplishments: Lighting plans has been developed for Choice Neighborhood and overlays infill target area and tree plan. Lighting installation will be completed before end of school year.</p> <p>FY 2017 Target: Completion of curbs, streets, sidewalks, driveways and lighting in Target Area I.</p>

REQUESTED ACTION:

None

FINANCIAL IMPACT:

None at this time

ATTACHMENTS:

None

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5720, AUTHORIZING THE AWARD OF A CONTRACT FOR ROOF AND HVAC REPLACEMENT AT WOODHILL APARTMENTS TO GARLAND/DBS, INC. THROUGH U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE FOR AN AMOUNT NOT TO EXCEED \$5,070,100.00 .



David Nisivoccia
President and CEO



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



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

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5720, authorizing the award of a contract for Roof and HVAC Replacement at Woodhill Apartments to Garland/DBS, Inc. through the U.S. Communities Government Purchasing Alliance for an amount not to exceed \$5,070,100.00.

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. Purchasing cooperatives assign a lead agency for its solicitations to ensure that competitive bid requirements for most state and local government agencies are followed; therefore, the San Antonio Housing Authority is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies.

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

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

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

Design-Build Solutions, Inc., (DBS) is a full-service architectural, design, engineering and general contracting firm. Their core competency is the construction, maintenance and retrofit of

complex roofing and building envelope projects. They incorporate design and engineering aspects into one contract as a turnkey design builder. DBS performs many types of projects including: roofing, masonry, windows, doors, waterproofing, HVAC, electrical, plumbing, lightning protection and photovoltaic (energy generating). With the support and local service network of their sister company, The Garland Company, Inc., quality roofing solutions are provided for single- and multi-property facilities. The Garland Company, Inc., provides high-performance roofing materials and full-service roof asset management for a wide spectrum of public and private sector roofing applications, including but not limited to: single ply, modified bitumen, built-up roofing (BUR), low-slope standing seam metal, low-slope flat-seam metal, steep-slope standing seam metal, slate, concrete tile, asphalt shingle and clay tile.

This contractor has received a prior award from SAHA for roof repair and replacement at Bella Claire Apartments. Their government projects include but are not limited to: Jeffersonville Federal Center, Jeffersonville, Indiana; Warren Burger Federal Courthouse, St. Paul, Minnesota; Florida Air National Guard, Jacksonville Florida; Fort Devens; Building 667, Devens, Massachusetts; Fort Jackson Army Base, Fort Jackson, South Carolina; Scott Air Force Base, Scott, Illinois; City of Sugarland Police and Courts Buildings, Sugarland, Texas; Delaware County Courthouse, Delaware, Ohio; Montgomery Courthouse, Conroe, Texas; Westlake Recreation Center, Westlake, Ohio; and Fine Art Museum of San Francisco, San Francisco, California.

DBS, the general contractor for this project, obtained three bids for the roof replacement at Woodhill Apartments and is recommending contract award to their subcontractor, Bravo Roofing. All Service Air Conditioning & Heating, Inc. will be awarded the A/C unit replacement portion of the project.

Bravo Roofing was established in 1984 and is located in New Braunfels, Texas. They are a full-service roof company providing installation, replacement, and repairs to residential and commercial roof systems to include: metal roofs, composition/shingle, build-up roofs, modify bitumen, all types of rubber single ply systems and all historical restorations. Their staff is composed of estimators, consultants, licensed sheet metal fabricators, and factory approved trained roof installers. Bravo Roofing's projects have included school (new and old), as well as historic restoration of many landmark structures.

All Service Air Conditioning & Heating, Inc. was established in 1980 and is located in Schertz, Texas, with an office location in San Antonio. They provide a variety of HVAC services for residential and commercial customers in Guadalupe, Bexar, Kendall and Comal counties. Their services include but are not limited to: new installations, repairs, regular maintenance, high efficiency upgrades and duct cleaning.

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 for ensuring 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 the Roof and HVAC Replacement at Woodhill Apartments is not expected to exceed an amount of \$5,070,100.00 to include a roof replacement amount of \$3,363,626.00, plus damaged decking replacement in the amount of \$61,190.00, and A/C unit replacement in the amount of \$1,645,284.00 that will only be used, if necessary. This project will be funded by insurance proceeds and operating funds. SAHA has received Actual Cash Value (ACV) from Housing Authority Insurance (HAI) Group in the amount of \$2,095,627.47 for this project.

ATTACHMENTS:

Resolution 5720

Company Profile

Woodhill Apartments sitemap

Woodhill Apartments photo

**San Antonio Housing Authority
Resolution 5720**

RESOLUTION 5720, AUTHORIZING THE AWARD OF A CONTRACT FOR ROOF AND HVAC REPLACEMENT AT WOODHILL APARTMENTS TO GARLAND/DBS, INC. THROUGH U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE FOR AN AMOUNT NOT TO EXCEED \$5,070,100.00.

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

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

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

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

WHEREAS, the cost for the Roof and HVAC Replacement at Woodhill Apartments is not expected to exceed an amount of \$5,070,100.00, to include a roof replacement amount of \$3,363,626.00, plus damaged decking replacement in the amount of \$61,190.00, and A/C unit replacement in the amount of \$1,645,284.00 that will only be used, if necessary. This project will be funded by insurance proceeds and operating funds. SAHA has received Actual Cash Value (ACV) from Housing Authority Insurance (HAI) Group in the amount of \$2,095,627.47 for this 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 5720, authorizing the award of a contract for Roof and HVAC Replacement at Woodhill Apartments to Garland/DBS, Inc. through the U.S. Communities Government Purchasing Alliance for an amount not to exceed \$5,070,100.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 4th day of May 2017.

Attested and approved as to form:

Morris A. Stribling, DPM
Chair, Board of Commissioners

David Nisivoccia
President and CEO

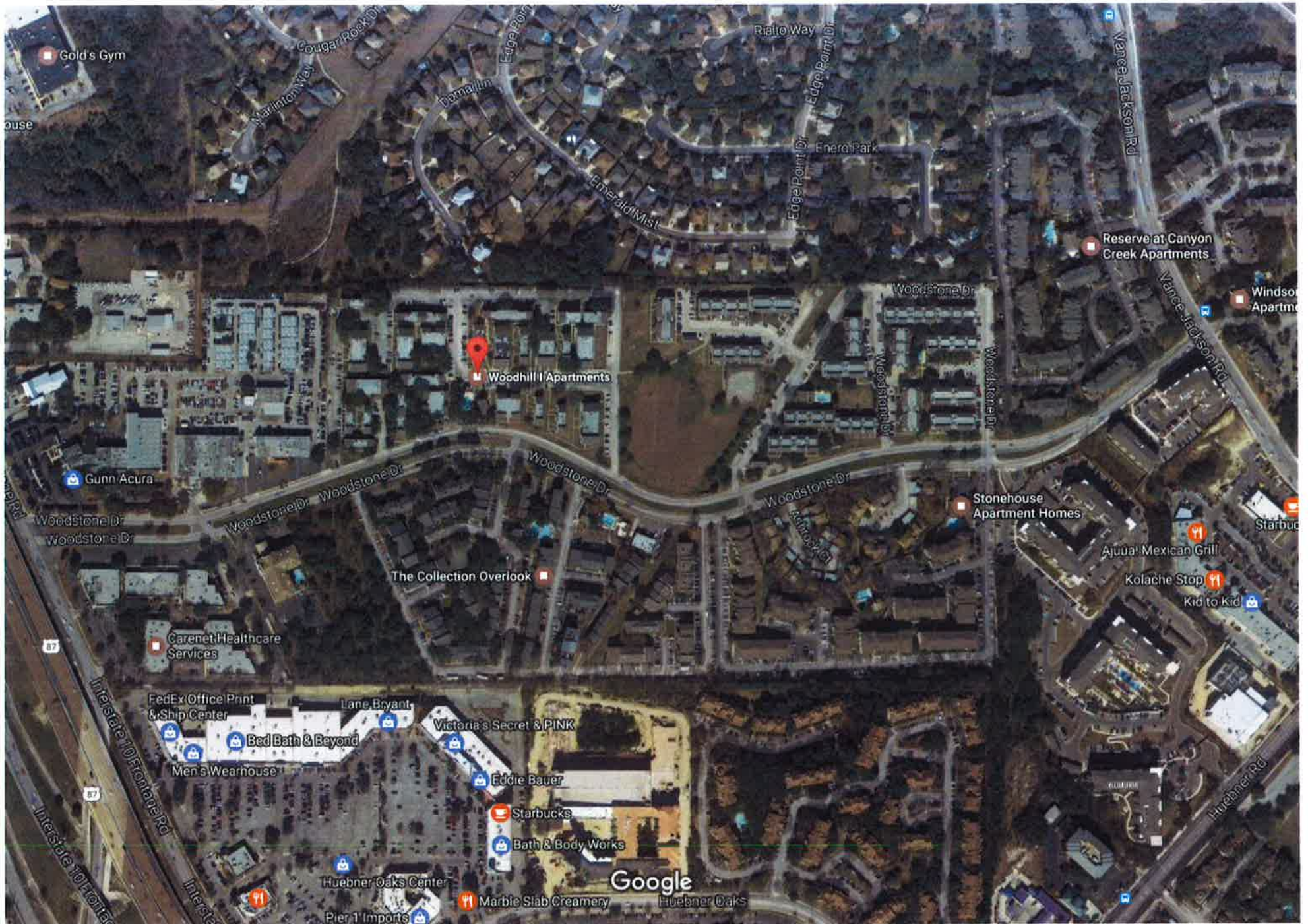
Garland/DBS, Inc.
Garland/Design Build Solutions, Inc.
Company Profile

The Garland Company was founded in 1895 by Jacob B. Wise and has grown steadily since then. In 1985, Garland initiated employee ownership through an ESOP program. In 1994, Garland became the first commercial roofing company to be ISO 9002 Certified. In 2001, Design Build Solutions, Inc. (DBS) was formed as a wholly owned subsidiary to provide owners with an alternative construction delivery system. In 2003, Garland achieved ISO 9001-2000 certification and in 2004 became 100% employee owned.

In 2014, Garland/DBS was awarded a contract, effective January 1, 2015, for Roofing Supplies, Waterproofing and Related Products and Services by Cobb County, Georgia, the lead agency for the U.S. Communities Purchasing Cooperative. The contract was to provide "turnkey" solutions for various roofing needs. The solicitation was competitively bid and resulted in the award to Garland/DBS, Inc.

SAHA has not utilized Garland/DBS, Inc. under this US Communities contract; however, their roofing products have been used in a recent roof rehabilitation at the Fair Avenue Apartments.

Their project list include but are not limited to: Jeffersonville Federal Center, Jeffersonville, Indiana; Warren Burger Federal Courthouse, St. Paul, Minnesota; Florida Air National Guard, Jacksonville Florida; Fort Devens; Building 667, Devens, Massachusetts; Fort Jackson Army Base, Fort Jackson, South Carolina; Scott Air Force Base, Scott, Illinois; City of Sugarland Police and Courts Buildings, Sugarland, Texas; Delaware County Courthouse, Delaware, Ohio; Montgomery Courthouse, Conroe, Texas; Westlake Recreation Center, Westlake Ohio; and Fine Art Museum of San Francisco, San Francisco, California.



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BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5718, AUTHORIZING THE AWARD OF A CONTRACT FOR ABATEMENT OF HAZARDOUS MATERIALS FOUR STORIES OR LESS AND GREATER THAN FOUR STORIES TO TLI & ENVIRONMENTAL SERVICES, INC. (ESBE, HABE, MBE, VBE, HUB, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$220,000.00; 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 5718, authorizing the award of a contract for Abatement of Hazardous Materials Four Stories or Less and Greater Than Four Stories to TLI & Environmental Services, Inc. (ESBE, HABE, MBE, VBE, HUB, Section 3 Business) for an annual cumulative amount not to exceed \$220,000.00; for a period of one year with the option to renew for four additional one-year terms.

SUMMARY:

SAHA is in need of a contractor on an as-needed basis to provide the abatement of hazardous materials (i.e., asbestos, lead-based paint, mold, etc.) to include, but not limited to, the appropriate removal, packaging, transportation and disposal of the hazardous materials at an approved dumping facility.

On March 7, 2017, SAHA issued an "Invitation For Bids" (IFB) #1612-910-38-4620 for Abatement of Hazardous Materials Four Stories or Less and Greater than Four Stories, which closed on March 23, 2017. The IFB was published on SAHA's website, Electronic State Business Daily (ESBD), La Prensa, The Hart Beat, posted on the National Association of Housing and Redevelopment Officials website, Public Purchase and direct solicited to 61 contractors. A total of six bids were received in response to the IFB: Alamo Environmental dba Alamo 1 (HABE, MBE, SBE); American Abatement, LLC (ESBE, MBE, SBE); Kmac Construction Services, Inc. (SBE, Section 3 Business); South West Texas Environmental Contractors, Inc. (SBE, VBE, Section 3 Business); Tasman Geosciences (Section 3 Business); and TLI & Environmental Services, Inc. (ESBE, HABE, MBE, VBE, HUB, Section 3 Business).

All bids were evaluated on "Best Value" to include: purchase price, reputation of the bidder and their goods or services, quality of the goods or services, extent to which the goods or services meet SAHA's needs, total long term cost and any relevant criteria identified in the solicitation document. Based upon the above, TLI & Environmental Services, Inc. is the lowest responsive and responsible bidder in both categories and is, therefore, recommended for contract award.

TLI & Environmental Services, Inc. was established in 1996 and is located in Kempner, Texas (Killeen area), with a field office in San Antonio, Texas. This contractor has been certified as an ESBE, HABE, MBE, SBE, VBE by the South Central Texas Regional Certification Agency, a HUB by the State of Texas and a Section 3 Business by SAHA. It has received certifications in the following areas: Lead Firm, Asbestos Management Planner Agency, Asbestos Abatement Contractor, Mold Remediation Company and Mold Assessment Company. Additionally, it has a grounds maintenance division. TLI & Environmental Services, Inc. has received prior awards from SAHA for hazardous materials abatement less than and greater than four stories. It has worked with housing authorities to include: New Boston Housing Authority and Harlingen Housing Authority. Their client list includes City of San Antonio, Neighborhood Action Department; City of San Antonio, Environmental Protection Department; and, J & J World Wide Services, Inc. It's Section 3 Good Faith Effort Plan includes hiring six to 10 individuals in the professional category.

CONTRACT OVERSIGHT

Contract oversight will be provided by David Clark, Director of 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 abatement of hazardous materials four stories or less and greater than four stories is not expected to exceed an annual cumulative amount of \$220,000.00 and will be funded through the approved operating budgets.

ATTACHMENTS:

Resolution 5718
Company Profile
Tabulation
Ad List

**San Antonio Housing Authority
Resolution 5718**

RESOLUTION 5718, AUTHORIZING THE AWARD OF A CONTRACT FOR ABATEMENT OF HAZARDOUS MATERIALS FOUR STORIES OR LESS AND GREATER THAN FOUR STORIES TO TLI & ENVIRONMENTAL SERVICES, INC. (ESBE, HABE, MBE, VBE, HUB, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$220,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on March 7, 2017, SAHA issued an "Invitation For Bids" (IFB) #1612-910-38-4620 for Abatement of Hazardous Materials Four Stories or Less and Greater than Four Stories, which closed on March 23, 2017; and

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

WHEREAS, TLI & Environmental Services, Inc. is the lowest responsive and responsible bidder in both categories and is, therefore, recommended for contract award; and

WHEREAS, the cost for abatement of hazardous materials four stories or less and greater than four stories is not expected to exceed an annual cumulative amount of \$220,000.00 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 5718, authorizing the award of a contract for Abatement of Hazardous Materials Four Stories or Less and Greater Than Four Stories to TLI & Environmental Services, Inc. (ESBE, HABE, MBE, VBE, HUB, Section 3 Business) for an annual cumulative amount not to exceed \$220,000.00; 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 4th day of May 2017.

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

Attested and approved as to form:

**David Nisivoccia
President and CEO**

TLI & Environmental Services, Inc.

Company Profile

TLI & Environmental Services, Inc. was established in 1996 and is located in Kempner, Texas (Killeen area) with a field office in San Antonio, Texas. The company is 100% owned by Reynaldo Medrano, who also serves as the company's President. They have received certifications in the following areas: Lead Firm, Asbestos Management Planner Agency, Asbestos Abatement Contractor, Mold Remediation Company and Mold Assessment Company. Additionally, they have a grounds maintenance division. The company's initial focus was on lead-based paint issues and expanded its services to include asbestos inspections and project management/air monitoring services. They also provide asbestos abatement, indoor air quality investigations and remediation.

This contractor has been certified as an ESBE, HABE, MBE, SBE, and VBE by the South Central Texas Regional Certification Agency (SCTRCA), a HUB by the State of Texas, and a Section 3 Business Concern by SAHA.

TLI & Environment Services has received prior awards from SAHA for hazardous materials abatement less than and greater than four stories. They have worked with housing authorities to include: New Boston Housing Authority and Harlingen Housing Authority. Their client list includes City of San Antonio, Neighborhood Action Department, City of San Antonio, Environmental Protection Department, and J & J World Wide Services, Inc.

1612-910-38-4620 Abatement of Hazardous Materials
 Bid Tabulation - Four (4) Stories and Less

Section 1 - Asbestos Items	Unit	Est. Quantity	TLI & Environmental Services, Inc.		Alamo Environmental dba Alamo 1		American Abatement, LLC		SW Texas Environmental		Tasman Geosciences, Inc.	
			Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension
Mobilization Costs	Each	25	600.00	15,000.00	500.00	12,500.00	1,000.00	25,000.00	400.00	10,000.00	900.00	22,500.00
Acoustical Ceiling Tile	Sq. Ft.	250	0.50	125.00	2.50	625.00	2.50	625.00	3.28	820.00	3.20	800.00
Acoustical Ceilings on drywall	Sq. Ft.	250	1.25	312.50	2.50	625.00	2.50	625.00	3.28	820.00	4.50	1,125.00
Acoustical Ceilings on plaster	Sq. Ft.	100	1.25	125.00	3.00	300.00	2.50	250.00	3.28	328.00	4.50	450.00
Drywall (interior)	Sq. Ft.	2500	1.65	4,125.00	2.00	5,000.00	1.75	4,375.00	3.28	8,200.00	4.00	10,000.00
Plaster (interior)	Sq. Ft.	500	1.95	975.00	3.00	1,500.00	2.75	1,375.00	3.50	1,750.00	4.25	2,125.00
Exterior Stucco	Sq. Ft.	250	1.50	375.00	1.25	312.50	3.00	750.00	4.00	1,000.00	4.25	1,062.50
Linoileum* (over wood)	Sq. Ft.	500	2.40	1,200.00	3.00	1,500.00	2.00	1,000.00	1.75	875.00	3.80	1,900.00
Linoileum* (cover concrete)	Sq. Ft.	500	2.40	1,200.00	3.00	1,500.00	2.00	1,000.00	1.75	875.00	3.20	1,600.00
9X9 or 12X12 Tiles*	Sq. Ft.	10,000	3.10	31,000.00	1.25	12,500.00	1.50	15,000.00	1.41	14,100.00	2.90	29,000.00
Mastic	Sq. Ft.	10,000	0.65	6,500.00	0.50	5,000.00	1.25	12,500.00	1.13	11,300.00	1.80	18,000.00
Transite Siding	Sq. Ft.	150	1.00	150.00	1.50	225.00	1.50	225.00	1.75	262.50	2.00	300.00
Transite Roofing	Sq. Ft.	150	1.50	225.00	2.50	375.00	3.25	487.50	3.15	472.50	2.00	300.00
Transite Pipe 1/2"-6"	Ln. Ft.	100	2.75	275.00	10.00	1,000.00	20.00	2,000.00	7.50	750.00	8.50	850.00
Transite Pipe >6"-12"	Ln. Ft.	100	4.75	475.00	15.00	1,500.00	30.00	3,000.00	8.75	875.00	8.50	850.00
Roll Roofing	Sq. Ft.	100	2.25	225.00	3.00	300.00	3.25	325.00	2.50	250.00	2.00	200.00
Shingle Roof with Felt	Sq. Ft.	100	1.25	125.00	3.00	300.00	3.25	325.00	2.50	250.00	1.50	150.00
Built-up Roofing	Sq. Ft.	500	2.50	1,250.00	3.00	1,500.00	3.25	1,625.00	3.00	1,500.00	1.50	750.00
Roof Flashing with Mastic	Ln. Ft.	100	1.75	175.00	3.00	300.00	5.00	500.00	3.00	300.00	2.00	200.00
Thermal System Insulation - Pipes, Fittings, Tanks	Ln. Ft.	100	3.25	325.00	20.00	2,000.00	25.00	2,500.00	11.00	1,100.00	7.25	725.00
Hot Water Insulation/Aeroceil cardboard/MAG insulation	Sq. Ft.	100	2.50	250.00	12.00	1,200.00	25.00	2,500.00	11.00	1,100.00	8.00	800.00
Fireproofing / Insulation	Sq. Ft.	100	1.65	165.00	4.00	400.00	5.00	500.00	11.00	1,100.00	11.20	1,120.00
HVAC Duct Mastic	Sq. Ft.	100	2.75	275.00	6.00	600.00	2.50	250.00	3.25	325.00	9.00	900.00
Black Mastic	Sq. Ft.	100	0.65	65.00	3.00	300.00	7.50	750.00	3.25	325.00	4.30	430.00
Window Glazing(component removal)	Sq. Ft.	100	1.75	175.00	2.00	200.00	5.00	500.00	2.00	200.00	6.50	650.00
Caulking doors, windows, walls etc	Ln. Ft.	100	1.25	125.00	2.00	200.00	5.00	500.00	2.00	200.00	8.00	800.00
Wood Trim (soffits, windows etc)	Sq. Ft.	200	2.30	460.00	6.00	1,200.00	7.50	1,500.00	3.78	756.00	5.00	1,000.00
Metal Trim, Flashing, etc	Sq. Ft.	150	2.00	300.00	5.00	750.00	5.00	750.00	3.78	567.00	5.00	750.00
Facia (metal, wood etc.)	Sq. Ft.	200	2.15	430.00	6.00	1,200.00	7.50	1,500.00	3.78	756.00	5.00	1,000.00
Miscellaneous Equipment	Sq. Ft.	100	2.15	215.00	2.00	200.00	7.50	750.00	3.78	756.00	7.00	700.00
Hand Railings/Fencing	Sq. Ft.	200	2.15	430.00	4.00	800.00	7.50	1,500.00	3.78	756.00	4.00	800.00
Walls/Ceilings	Sq. Ft.	200	2.15	430.00	6.00	1,200.00	7.50	1,500.00	3.78	756.00	7.00	1,400.00
Doors	Sq. Ft.	100	2.15	215.00	6.00	600.00	7.50	750.00	3.78	378.00	3.00	300.00
Component Removal (doors etc)	Each	5	75.00	375.00	100.00	500.00	35.00	175.00	75.00	375.00	100.00	500.00
Sheetrock Wall Systems	Sq. Ft.	6500	2.25	14,625.00	2.00	13,000.00	5.00	32,500.00	7.50	48,750.00	7.50	48,750.00
Insulation	Sq. Ft.	2000	0.15	300.00	1.00	2,000.00	1.50	3,000.00	4.00	8,000.00	4.00	8,000.00
Wood Flooring	Sq. Ft.	500	1.50	750.00	2.00	1,000.00	7.50	3,750.00	7.50	3,750.00	3.50	1,750.00
Carpeting with or w/o pad	Sq. Ft.	3000	0.75	2,250.00	1.00	3,000.00	1.50	4,500.00	4.00	12,000.00	5.50	16,500.00
Ceilings (Sheetrock)	Sq. Ft.	3000	1.50	4,500.00	4.00	12,000.00	5.00	15,000.00	7.50	22,500.00	8.50	25,500.00
Suspended ceilings	Sq. Ft.	500	0.75	375.00	2.00	1,000.00	3.50	1,750.00	8.00	4,000.00	6.00	3,000.00
Duct Work Cleaning	Ln. Ft.	1000	1.50	1,500.00	8.00	8,000.00	3.75	3,750.00	1.00	1,000.00	13.00	13,000.00
Disinfectant Scrub	Sq. Ft.	10000	0.75	7,500.00	1.00	10,000.00	0.50	5,000.00	5.00	50,000.00	10.00	100,000.00
Clean Tenants Possessions	Hours	60	22.50	1,350.00	30.00	1,800.00	36.80	2,208.00	125.00	7,500.00	50.00	3,000.00

1612-910-38-4620 Abatement of Hazardous Materials
 Bid Tabulation - Four (4) Stories and Less

Removal of Hazardous Materials	Unit	Quantity	TLI & Environmental Services, inc.		Alamo Environmental dba Alamo 1		American Abatement, LLC		SW Texas Environmental		Tasman Geosciences, inc.	
			Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount
Toilet	Ea	10	10.00	100.00	20.00	200.00	25.00	250.00	89.00	890.00	50.00	500.00
Sink/Vanity	Ea	10	10.00	100.00	20.00	200.00	25.00	250.00	89.00	890.00	50.00	500.00
Bathtub	Ea	10	25.00	250.00	150.00	1,500.00	50.00	500.00	89.00	890.00	150.00	1,500.00
Furnace/Wall Heater	EA	10	20.00	200.00	150.00	1,500.00	50.00	500.00	120.00	1,200.00	150.00	1,500.00
Kitchen Cabinets	Hours	25	22.50	562.50	20.00	500.00	36.80	920.00	120.00	3,000.00	200.00	5,000.00
Vent Hoods	EA	10	15.00	150.00	20.00	200.00	35.00	350.00	89.00	890.00	50.00	500.00
			Section 1	65,217.50	Section 1	51,762.50	Section 1	78,487.50	Section 1	59,078.00	Section 1	97,587.50
			Section 2	2,855.00	Section 2	6,450.00	Section 2	8,425.00	Section 2	4,722.00	Section 2	6,450.00
			Section 3	33,150.00	Section 3	51,800.00	Section 3	71,458.00	Section 3	157,500.00	Section 3	219,500.00
			Section 4	1,362.50	Section 4	4,100.00	Section 4	2,770.00	Section 4	7,760.00	Section 4	9,500.00
Total				102,585.00		114,112.50		161,140.50		229,060.00		333,037.50

Kmac Construction did not submit bid fee sheets for Four (4) stories or less.

1612-910-38-4620 Abatement of Hazardous Materials
 Bid Tabulation – Greater than Four (4) Stories

Section / Abatement Items	Unit	Est. Quantity	TLI & Environmental Services, Inc.		Alamo Environmental dba Alamo 1		American Abatement, LLC		Kmac Construction Service		Tasman Geosciences, Inc.		SW Texas Environmental	
			Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension
Mobilization Costs	Each	25	600.00	15,000.00	500.00	12,500.00	1,250.00	31,250.00	500.00	12,500.00	12.00	300.00	500.00	12,500.00
Acoustical Ceiling Tile	Sq. Ft.	250	0.60	150.00	3.50	875.00	3.00	750.00	2.50	825.00	3.20	800.00	3.28	820.00
Acoustical Ceilings on drywall	Sq. Ft.	250	1.35	337.50	2.50	625.00	3.00	750.00	3.25	812.50	4.50	1,125.00	3.28	820.00
Acoustical Ceilings on plaster	Sq. Ft.	100	1.35	135.00	3.00	300.00	3.00	300.00	4.00	400.00	450.00	45,000.00	3.28	328.00
Drywall (Interior)	Sq. Ft.	2500	1.95	4,875.00	2.00	5,000.00	2.25	5,625.00	3.00	7,500.00	4.00	10,000.00	3.28	8,200.00
Plaster (Interior)	Sq. Ft.	500	2.10	1,050.00	3.00	1,500.00	3.25	1,625.00	3.75	1,875.00	4.25	2,125.00	3.50	1,750.00
Exterior Stucco	Sq. Ft.	250	1.95	487.50	1.25	312.50	8.00	2,000.00	3.50	875.00	4.25	1,062.50	4.00	1,000.00
Linoleum* (over wood)	Sq. Ft.	500	2.55	1,275.00	3.00	1,500.00	2.50	1,250.00	3.50	1,750.00	3.80	1,900.00	1.75	875.00
Linoleum* (cover concrete)	Sq. Ft.	500	2.55	1,275.00	3.00	1,500.00	2.50	1,250.00	3.00	1,500.00	3.20	1,600.00	1.75	875.00
9X9 or 12X12 Tiles*	Sq. St	10,000	3.10	31,000.00	1.25	12,500.00	2.00	20,000.00	2.50	25,000.00	3.00	30,000.00	1.41	14,100.00
Mastic	Sq. Ft.	10,000	0.75	7,500.00	0.50	5,000.00	1.75	17,500.00	2.50	25,000.00	2.00	20,000.00	1.13	11,300.00
Transite Siding	Sq. Ft.	150	1.25	187.50	1.50	225.00	8.50	1,275.00	2.80	375.00	5.00	750.00	1.75	262.50
Transite Roofing	Sq. Ft.	150	1.75	262.50	2.50	375.00	3.25	487.50	2.75	412.50	6.00	900.00	3.15	472.50
Transite Pipe 1/2"-6"	Ln. Ft.	100	3.00	300.00	10.00	1,000.00	25.00	2,500.00	13.00	1,300.00	8.50	850.00	7.50	750.00
Transite Pipe >6"-12"	Ln. Ft.	100	5.25	525.00	15.00	1,500.00	35.00	3,500.00	17.50	1,750.00	8.50	850.00	8.75	875.00
Roll Roofing	Sq. Ft.	100	2.75	275.00	3.00	300.00	3.75	375.00	2.50	250.00	4.00	400.00	2.50	250.00
Shingle Roof with Felt	Sq. Ft.	100	1.50	150.00	3.00	300.00	3.75	375.00	3.00	300.00	2.80	280.00	2.50	250.00
Built-up Roofing	Sq. Ft.	500	3.00	1,500.00	3.00	1,500.00	3.75	1,875.00	2.75	1,375.00	2.00	1,000.00	3.00	1,500.00
Roof Flashing with Mastic	Ln. Ft.	100	2.00	200.00	3.00	300.00	8.00	800.00	3.00	300.00	4.00	400.00	3.00	300.00
Thermal System Insulation – Pipes, Fittings, Tanks	Ln. Ft.	100	3.40	340.00	20.00	2,000.00	30.00	3,000.00	17.00	1,700.00	7.25	725.00	11.00	1,100.00
Hot Water Insulation/Aerocell cardboard/MAG insulation	Sq. Ft.	100	2.75	275.00	12.00	1,200.00	30.00	3,000.00	3.00	300.00	8.00	800.00	11.00	1,100.00
Fireproofing / Insulation	Sq. Ft.	100	1.80	180.00	4.00	400.00	8.00	800.00	3.50	350.00	11.20	1,120.00	11.00	1,100.00
HVAC Duct Mastic	Sq. Ft.	100	2.90	290.00	6.00	600.00	3.00	300.00	3.00	300.00	9.00	900.00	3.25	325.00
Black Mastic	Sq. Ft.	100	0.75	75.00	3.00	300.00	10.00	1,000.00	2.50	250.00	4.30	430.00	3.25	325.00
Window Glazing (component removal)	Sq. Ft.	100	1.90	190.00	2.00	200.00	10.00	1,000.00	3.00	300.00	7.00	700.00	2.00	200.00
Caulking doors, windows, walls etc	Ln. Ft.	100	1.25	125.00	2.00	200.00	10.00	1,000.00	3.00	300.00	8.00	800.00	2.00	200.00
Wood Trim (soffits, windows etc)	Sq. Ft.	200	2.30	460.00	6.00	1,200.00	8.00	1,600.00	4.00	800.00	5.00	1,000.00	3.78	756.00
Metal Trim, Flashing, etc	Sq. Ft.	150	2.00	300.00	5.00	750.00	7.00	1,050.00	6.00	900.00	5.00	750.00	3.78	567.00
Facia (metal, wood etc.)	Sq. Ft.	200	2.15	430.00	6.00	1,200.00	10.00	2,000.00	4.00	800.00	5.00	1,000.00	3.78	756.00
Miscellaneous Equipment	Sq. Ft.	100	2.15	215.00	2.00	200.00	8.00	800.00	7.00	700.00	7.00	700.00	3.78	378.00
Hand Railings/Fencing	Sq. Ft.	200	2.15	430.00	4.00	800.00	8.00	1,600.00	7.00	1,400.00	4.00	800.00	3.78	756.00
Walls/Ceilings	Sq. Ft.	200	2.15	430.00	6.00	1,200.00	8.00	1,600.00	6.00	1,200.00	7.00	1,400.00	3.78	756.00
Doors	Sq. Ft.	100	2.15	215.00	6.00	600.00	8.00	800.00	7.00	700.00	3.00	300.00	3.78	378.00
Component Removal (doors etc)	Each	5	75.00	375.00	100.00	500.00	40.00	200.00	100.00	500.00	100.00	500.00	75.00	375.00
Sheetrock Wall Systems	Sq. Ft.	8500	2.25	14,625.00	2.00	13,000.00	5.00	32,500.00	3.00	19,500.00	3.50	22,750.00	7.50	48,750.00
Insulation	Sq. Ft.	2000	0.15	300.00	1.00	2,000.00	1.50	3,000.00	2.00	4,000.00	4.00	8,000.00	4.00	8,000.00
Wood Flooring	Sq. Ft.	500	1.50	750.00	2.00	1,000.00	7.50	3,750.00	3.00	1,500.00	5.00	2,500.00	7.50	3,750.00
Carpeting with or w/o pad	Sq. Ft.	3000	0.75	2,250.00	1.00	3,000.00	1.50	4,500.00	2.25	6,750.00	2.00	6,000.00	4.00	12,000.00
Ceilings (Sheetrock)	Sq. Ft.	3000	1.50	4,500.00	4.00	12,000.00	5.00	15,000.00	2.25	8,750.00	4.00	12,000.00	7.50	22,500.00
Suspended ceilings	Sq. Ft.	500	0.75	375.00	2.00	1,000.00	3.25	1,750.00	3.25	1,625.00	1.50	750.00	8.00	4,000.00
Duct Work Cleaning	Ln. Ft.	1000	1.50	1,500.00	8.00	8,000.00	3.75	3,750.00	3.00	3,000.00	4.00	4,000.00	1.00	1,000.00
Disinfectant Scrub	Sq. Ft.	10000	0.75	7,500.00	1.00	10,000.00	0.50	5,000.00	2.00	20,000.00	1.00	10,000.00	5.00	50,000.00
Clean Tenants Possessions	Hours	60	22.50	1,350.00	30.00	1,800.00	36.80	2,208.00	85.00	3,900.00	30.00	1,800.00	125.00	7,500.00

1612-910-38-4620 Abatement of Hazardous Materials
 Bid Tabulation – Greater than Four (4) Stories

	TLI & Environmental Services, Inc.		Alamo Environmental dba Alamo 1		American Abatement, LLC		Kmac Construction Service		Tasman Geosciences, Inc.		SW Texas Environmental		
Toilet	Ea	10	100.00	20.00	200.00	25.00	250.00	150.00	1,500.00	50.00	500.00	89.00	690.00
Sink/Vanity	Ea	10	100.00	20.00	200.00	25.00	250.00	150.00	1,500.00	50.00	500.00	89.00	890.00
Bathub	Ea	10	250.00	150.00	1,500.00	50.00	500.00	150.00	1,500.00	150.00	1,500.00	89.00	890.00
Fumace/Wall Heater	EA	10	200.00	150.00	1,500.00	50.00	500.00	300.00	3,000.00	150.00	1,500.00	120.00	1,200.00
Kitchen Cabinets	Hours	25	562.50	20.00	500.00	38.80	920.00	700.00	17,500.00	200.00	5,000.00	120.00	3,000.00
Vent Hoods	EA	10	150.00	20.00	200.00	35.00	350.00	600.00	8,000.00	50.00	500.00	89.00	890.00
Section 1			67,960.00	52,012.50	103,187.50	124,817.50	87,400.00	124,817.50	61,578.00				
Section 2			2,855.00	6,450.00	9,650.00	7,000.00	6,450.00	6,450.00	4,722.00				
Section 3			33,150.00	51,800.00	71,458.00	67,025.00	67,800.00	67,800.00	157,500.00				
Section 4			1,362.50	4,100.00	2,770.00	3,100.00	9,500.00	9,500.00	7,760.00				
Total			105,327.50	114,362.50	187,065.50	192,425.00	208,567.50	231,560.00					

Advertisement List
Solicitation # 1612-910-38-4620
Abatement of Hazardous Materials

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

Advertisement List
Solicitation # 1612-910-38-4620
Abatement of Hazardous Materials

Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos	ramiroc@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
South Central Regional Certification Agency	Julio Fuentes	jfuentes@sctrca.org	
South San Antonio Chamber of Commerce	Al Areola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers	Laura Campa	meghan@tspe.org jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
HUBS on CMBL			
Alamo 1	Joseph Salas	alex@alamo1.com	e-mail
Alamo 1	Steve Daugherty	steve@alamo1.com	e-mail
All Pro General Construction	Raul Scott	rs@allprogenconst.com	e-mail
Azteca Designs, Inc.	Cecilia Castellano	castellano@aztecadesigns.com	e-mail
FST Construction	Fernando Sanchez	fstconstruction@yahoo.com	e-mail

Advertisement List
Solicitation # 1612-910-38-4620
Abatement of Hazardous Materials

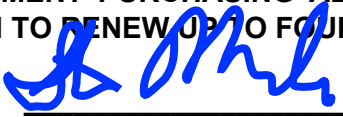
JSR, Inc.	Nancy Greaves	Nancy@jsrincorporated.com	e-mail
	HUBS on CMBL		
MLP Ventures, Inc.	Liborio Perez	mlp@att.net	e-mail
Native Energy & Technologies	John Morris	jmorris@native-energy.com	e-mail
Operational Technologies	Max Navarro	mnavarro@otcorp.com	e-mail
Tejas Premier Building Contr.	Julissa Carielo	julissa@tejaspremierbc.com	e-mail
Vision Construction Co.	Jeff Fennell	gsalinas@visionconstructionco.com	e-mail
Cap Construction & Environmental	Jesse Pina	jesse@cap-ce.com	e-mail
E.C.H.O.	Henry Booth, III	hboothIII@gmail.com	e-mail
Hill Bros. Construction	Kara Hill	kara@hillbroconstruction.com	e-mail
	Service Providers		
ALEO Environmental Ent.	Arlynn Huntsberry	dhuntsberry@aleoenv.com	e-mail
Abeco Contracting	Abelardo Juarez	cathy@abecocontracting.com	e-mail
Advan-Edge Custom Builder, LLC	Pedro Vargas	petervargas@att.net	e-mail
Allbrite Construction of Texas, Inc.	Patrick Yates	jan@allbriteconstruction.com	e-mail
Ariva Contracting	Adan Silva	adan@arivacontracting.com	e-mail
Bolero Ventures, LLC	Edward Pape	vaquerostx@gmail.com	e-mail
Business World Contractors, LLC.	Carlos Cardenas	corp@bwcsolutions.com	e-mail
Garcia Brothers Make Ready & Repairs	Jesse Garcia	gbmr.repairs@yahoo.com	e-mail
La Salle Affordable Builders, LLC	Maribel Morales	lasalleb@yahoo.com	e-mail
M & M Weatherization Co.	Laura Ramirez	laura@mmwtx.com	e-mail
McFarland & McFarland Construction & Remodeling	James McFarland	mcfarland9598@gmail.com	e-mail
Mendez Engineering, PLLC	Ray Mendez	mendez@mendezengineering.com	e-mail
MMC Contracting, LLC	Dina Juarez	cathy@mmcontractingllc.com	e-mail
Montemayor General Contractor	Nora Montemayor	mgcontractor@gmail.com	e-mail
Queen Bee Construction	Sharon O'Neal	queenbeeconst@yahoo.com	e-mail
RL Jones, LP	Jerimiah Jones	admin@rljoneslp.com	e-mail
Trevino Contractor	Arturo Trevino	trevinocont@live.com	e-mail
Tejas Premier Building Contractor, Inc.	Julissa Carielo	julissa@tejaspremierbc.com	e-mail
Mitchco Foundation Repair	Kristi Ashley	foundationrepairsa@gmail.com	e-mail
TLI Environmental	Ray Medrano	tli@tlienv.com	e-mail
Southwest Texas Environmental Contractors	Victor Ochoa	victor@swtx-environmental.com	e-mail
JGG Construction	Joseph Gonzales	Integrated02@aol.com	e-mail

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5719, AUTHORIZING THE AWARD OF CONTRACTS FOR THE PURCHASE OF MAINTENANCE, REPAIR AND OPERATIONS (MRO) SUPPLIES AND SERVICES TO APPLIED INDUSTRIAL TECHNOLOGIES, INC., AN OHIO CORPORATION, FOR AN ANNUAL AMOUNT NOT TO EXCEED \$50,000.00; INTERLINE BRANDS, INC., A NEW JERSEY CORPORATION DBA SUPPLYWORKS, A HOME DEPOT COMPANY FOR AN ANNUAL AMOUNT NOT TO EXCEED \$200,000.00; HD SUPPLY FACILITIES MAINTENANCE, LTD., A FLORIDA LIMITED PARTNERSHIP, FOR AN ANNUAL AMOUNT NOT TO EXCEED \$2,300,000.00 AND HOME DEPOT U.S.A., A DELAWARE CORPORATION, FOR AN ANNUAL AMOUNT NOT TO EXCEED \$1,000,000.00 THROUGH U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE; ALL FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS



David Nisiovocia
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 5719, authorizing the award of contracts for the purchase of maintenance, repair and operations (MRO) supplies and services to Applied Industrial Technologies, Inc., an Ohio Corporation, for an annual amount not to exceed \$50,000; Interline Brands, Inc., a New Jersey Corporation dba SupplyWorks, a Home Depot Company for an annual amount not to exceed \$200,000; HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership, for an annual amount not to exceed \$2,300,000.00 and Home Depot U.S.A., a Delaware Corporation, for an annual amount not to exceed \$1,000,000.00 through U.S. Communities Government Purchasing Alliance; all for a period of one year with the option to renew up to four additional one-year terms.

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 are 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 August 4, 2016, Maricopa County, Arizona, as the lead agency for US Communities, issued Request for Proposals, Serial 16154-RFP for Maintenance, Repair, Operating Supplies, Industrial Supplies, and Related Products and Services that closed on September 22, 2016. Their scope included four areas: retail, wholesale, industrial supplies and related products and services (installation, service and renovations). Five responses were submitted. Contracts were

awarded to Applied Industrial Technologies, Inc., an Ohio Corporation; Interline Brands, Inc., a New Jersey Corporation dba SupplyWorks, a Home Depot Company; HD Supply Facilities Maintenance, Ltd., Florida Limited Partnership; and Home Depot U.S.A., a Delaware Corporation, for the purchase of MRO supplies and services. The contract term for these Agreements is for a period of five years beginning on February 1, 2017, and ending December 31, 2021. Maricopa County may, at its option and with the agreement of the contractor, renew these Agreements for additional terms up to a maximum of five additional years. SAHA is limited to participating in a contract for a maximum of five years, unless approved by HUD for a longer period.

Procurement is requesting an initial contract term and renewals that will allow for the review of the contract annually and will seek both HUD and Board approval should it be in the best interest of the Agency to utilize these Agreements beyond the five year term.

Applied Industrial Technologies was founded in 1923, as The Ohio Ball Bearing Company. They are headquartered in Cleveland, Ohio, with more than 550 operating facilities in the United States, Puerto Rico, Canada, Mexico, Australia and New Zealand and have 12 distribution Centers. Applied Industrial Technologies provides engineering, design and systems integration for industrial and fluid power applications, as well as customized mechanical, fabricated rubber and fluid power shop services. Also offered are maintenance training and inventory management solutions. Allied Industrial Technologies offers more than 31,000 industrial parts and works with more than 180 suppliers. Their MRO products include: bearings, couplings and universal joints, electric motors, filtration, general industrial products, hose and fluid connectors, hydraulic products, industrial chemicals, janitorial products, linear motion, lubrication products and equipment, material handling, paints and coatings, pneumatic products, power transmission and process equipment. Given the nature of the company's major product offerings, SAHA is requesting a lower contract amount to allow it to purchase industrial products should these items become necessary.

Interline Brands, Inc. dba SupplyWorks a Home Depot Company was founded in 1978 as Wilmar Industries and is headquartered in Jacksonville, Florida. In 2015, they were acquired by Home Depot. SupplyWorks is a distributor and direct marketer of integrated facilities maintenance, repair and operations products in North America having 68 distribution centers nationwide. They serve a wide array of customers including offices, schools and universities, healthcare institutions, building service contractors, lodging and others supplying a full spectrum of over 140,000 products ranging from janitorial and maintenance repair products, plumbing, electrical, HVAC, safety and other MRO products. They also offer inventory management solutions to include Vendor Managed Inventory, Shop Management Program and Supplyware, and advanced web ordering and reporting capabilities.

Home Depot, Inc. founded on June 29, 1978, is headquartered in Atlanta, Georgia. Home Depot is a home improvement retailer that sells building materials and home improvement products. It operates 2,200 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. They provide full-service, warehouse-style stores that sell a wide assortment of building materials, home improvement products, paint, and lawn and garden products. 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.

HD Supply Holdings, Inc. is one of the largest industrial distributors in North America with headquarters in Atlanta, Georgia. The company provides over 800,000 name-brand and proprietary products and value-added services to approximately 500,000 professional customers to include 90,000 public agencies. 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 distributes complete lines of water and wastewater transmission products, serving contractors and municipalities in the water and wastewater industries for nonresidential and residential uses; and HD Supply Construction & Industrial White Cap distributes specialized hardware, tools, engineered materials and safety products to nonresidential and residential contractors. HD Supply provides localized, customer-driven services including jobsite delivery, will call and direct-ship options. Additionally, they offer free training classes in the areas of air conditioning mechanical and electrical, air conditioning refrigerant, electrical, heating — gas and electric, conservation maintenance, kitchen appliance repair, laundry appliance repair, lock and rekeying, make-ready maintenance, plumbing and pool care maintenance.

SUMMARY

Applied Industrial Technologies

- 24/7 online purchasing
- Parts sourcing and OEM conversion
- Product and technical expertise line
- Energy saving products and solutions
- No minimum ordering requirements
- No membership cost or registration fee
- Local service; two locations in San Antonio
- Major categories: Power Transmission, Fluid Power, Bearings, General Maintenance and Hose Products

HD Supply

- Discounts on more than 70,000 MRO and property management products
- Online ordering
- Discounts vary by product category: 5, 10, 15, or 20 percent off
- Firm, fixed discount on all extended inventory items
- 2 percent annual rebate based on the total annual net purchases made by the agency
- Early pay invoice discount; 2 percent in 10 days
- Tiered customer rebate(1 - 2 percent) based on agency annual purchases
- No minimum order requirement with free delivery in the U.S.
- Assortment of products across 22 major categories
- Contract for purchase of product and labor services

Home Depot PRO

- Bulk and volume pricing discounts on all orders over \$2,500 (qualifying orders)
- Buy online or local pick-up
- Gold tier member - Pro Paint Rewards Program offers discounts on liquid paint based upon annual spend up to 20 percent on annual spend of \$7,500 or greater
- Top categories: HVAC, Electrical, Plumbing and Tools
- Tiered customer rebate based on agency annual purchase. Rebate of 2 percent up to \$100,000; 5 percent on over \$100,000 in spend

Interline Brands, Inc. dba SupplyWorks, a Home Depot Company

- Facility maintenance products
- Huge selection of safety products
- Free online registration
- No minimum requirements
- National brand line distributor of facility maintenance
- On line purchasing

Note: Several items are carried by multiple awardees. These include appliances, tools and hardware, plumbing and HVAC parts, flooring, electrical parts, kitchen cabinets and countertops, and doors and windows. Although there is some overlap in products available from multiple vendors, historically the contracts have been used based on the situation and time sensitivity of products needed for projects and price comparison by field personnel.

Contract oversight will be provided by David Clark, Director of 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 and monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan.

FINANCIAL IMPACT:

The cost for maintenance, repair and operation supplies is estimated not to exceed an annual amount of \$3,550,000.00 and will be funded through the properties' approved operating budgets.

ATTACHMENTS:

Resolution 5719

**San Antonio Housing Authority
Resolution 5719**

RESOLUTION 5719, AUTHORIZING THE AWARD OF CONTRACTS FOR THE PURCHASE OF MAINTENANCE, REPAIR AND OPERATIONS (MRO) SUPPLIES AND SERVICES TO APPLIED INDUSTRIAL TECHNOLOGIES, INC., AN OHIO CORPORATION, FOR AN ANNUAL AMOUNT NOT TO EXCEED \$50,000.00; INTERLINE BRANDS, INC., A NEW JERSEY CORPORATION DBA SUPPLYWORKS, A HOME DEPOT COMPANY FOR AN ANNUAL AMOUNT NOT TO EXCEED \$200,000.00; HD SUPPLY FACILITIES MAINTENANCE, LTD., A FLORIDA LIMITED PARTNERSHIP, FOR AN ANNUAL AMOUNT NOT TO EXCEED \$2,300,000.00 AND HOME DEPOT U.S.A., A DELAWARE CORPORATION, FOR AN ANNUAL AMOUNT NOT TO EXCEED \$1,000,000.00 THROUGH U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE; ALL FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

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

WHEREAS, on August 4, 2016, Maricopa County, Arizona, as the lead agency for U.S. Communities, issued Request for Proposals, Serial 16154-RFP, for Maintenance, Repair, Operating Supplies, Industrial Supplies, and Related Products and Services that closed on September 22, 2016; and

WHEREAS, contracts were awarded to Applied Industrial Technologies, Inc. an Ohio Corporation; Interline Brands, Inc., a New Jersey Corporation dba SupplyWorks, a Home Depot Company; HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership; and Home Depot U.S.A., a Delaware Corporation, for the purchase of maintenance repair and operating (MRO) supplies and services; and

WHEREAS, the cost for maintenance, repair and operation supplies is estimated not to exceed an annual amount of \$3,550,000.00 and will be funded through the properties' 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 5719, authorizing the award of contracts for the purchase of maintenance, repair and operations (MRO) supplies and services to Applied Industrial Technologies, Inc., an Ohio Corporation, for an annual amount not to exceed \$50,000; Interline Brands, Inc., a New Jersey Corporation dba SupplyWorks, a Home Depot Company for an annual amount not to exceed \$200,000; HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership, for an annual amount not

to exceed \$2,300,000.00 and Home Depot U.S.A., a Delaware Corporation, for an annual amount not to exceed \$1,000,000.00 through U.S. Communities Government Purchasing Alliance; all for a period of one year with the option to renew up to four additional one-year terms.

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

Passed and approved the 4th day of May 2016.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5721, AUTHORIZING THE AWARD OF A CONTRACT FOR NEW HOME CONSTRUCTION SERVICES TO METROBUILT HOMES, LLC, FOR AN AMOUNT NOT TO EXCEED \$6,500,000.00 (INCLUDING SECURITY, LEGAL AND OTHER PROJECT COSTS)



David Nisivoccia
President and CEO



Steven Morando
Director of Procurement
and General Services



Lorraine Robles
Director of Development
Services and Neighborhood
Revitalization

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5721, authorizing the award of a contract to Metrobuilt Homes, LLC for an amount not to exceed \$6,500,000.00 (including security, legal and other project costs).

SUMMARY:

The San Antonio Housing Authority requires the services of a contractor for the building of 40 quality, affordable single-family homes in the Blueridge Subdivision – one of the four Mirasol single-family neighborhoods. These homes will be three, four and five bedrooms ranging in size from single story of about 1,172 square feet to two stories of about 1,664 square feet and will include a single car garage, Hardi plank siding and trim, vinyl framed energy efficient windows, granite counter tops, Energy Star appliances, open cell foam insulation and shingle roofs. While not required, the builder will seek an Energy Star certification for each home.

On November 17, 2016, SAHA issued RFP #1611-909-23-4577 for New Affordable Home Construction Services that closed on January 30, 2017. The RFP was published on our website, Electronic State Business Daily (ESBD), The Hart Beat, La Prensa and various other venues. We direct solicited to 156 contractors. Six proposals were received in response to this solicitation: ABRB Construction, LLC (ABE, NABE), DRC Construction (WBE), Whitecap Waves, Inc. dba Greenboro Homes, Marc III, LLC (VBE), Metrobuilt Homes, and Stensrud and Sons Builders dba S & S Custom Homes (VBE).

All proposals were evaluated on the following criteria: experience, project management plan, capacity/financial viability, scheduling, response, cost proposal and strength of the Section 3 and SWMBE Plan. Presentations were conducted on March 23, 2017, for the two highest rated proposers. Based on the above, Metrobuilt Homes is the highest rated responsive and responsible proposer and is, therefore, recommended for contract award. A negotiation meeting was conducted with Metrobuilt Homes on April 7, 2017.

Metrobuilt Homes, LLC, was established in 2015 and is located in San Antonio, Texas. They are wholly owned by Imagine Built Homes, Ltd., that was founded in 2006. This homebuilder specializes in affordable new home construction and has built close to 1,000 homes in the San Antonio area. Presently, they are building 92 new market-rate homes in the Vista Point

neighborhood off Ray Ellison Drive near Loop 410. Their neighborhoods are scattered across San Antonio in areas such as the downtown Pearl District, Mahncke Park, the Broadway Corridor, Universal City, Hollywood Park and downtown homes on Leigh Street in the Victoria Commons subdivision. They have been recognized as the Green Builder of the year five times by the National Association of Home Builders. Metrobuilt Homes' Section 3 Good Faith Effort Plan includes hiring one individual in the Craft Works (Skilled) category.

Contract oversight will be provided by Lori Hall, Assistant Director of Homeownership, 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 the new affordable home construction is not expected to exceed an amount of \$6,500,000.00. This project will be funded by Mirasol settlement funds.

ATTACHMENTS:

Resolution 5721
Company Profile
Scoring Matrix
Advertisement List
Sitemap

**San Antonio Housing Authority
Resolution 5721**

RESOLUTION 5721, AUTHORIZING THE AWARD OF A CONTRACT FOR NEW HOME CONSTRUCTION SERVICES TO METROBUILT HOMES, LLC, FOR AN AMOUNT NOT TO EXCEED \$6,500,000.00 (INCLUDING SECURITY, LEGAL AND OTHER PROJECT COSTS)

WHEREAS, on November 17, 2016, SAHA issued RFP #1611-909-23-4577 for New Affordable Home Construction Services that closed on January 30, 2017; and

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

WHEREAS, Metrobuilt Homes, LLC, is the highest rated responsive and responsible proposer and is, therefore, recommended for contract award; and

WHEREAS, the cost for the new affordable home construction is not expected to exceed an amount of \$6,500,000.00. This project will be funded by Mirasol settlement funds; and

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

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

- 1) Approves Resolution 5721, authorizing the award of a contract to Metrobuilt Homes, LLC, for an amount not to exceed \$6,500,000.00 (including security, legal and other project costs).
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 4th day of May 2017.

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

Attested and approved as to form:

**David Nisivoccia
President and CEO**

Metrobuilt Homes, LLC

Company Profile

Metrobuilt Homes, LLC was established in 2015 and is located in San Antonio, Texas. They are wholly owned by Imagine Built Homes, Ltd. that was founded by James Bastoni and John Friesenhahn in 2006. This homebuilder specializes in affordable new home construction and has built close to 1,000 homes in the San Antonio area. Presently, they are building 92 new market rate homes in the Vista Point neighborhood off Ray Ellison Drive near Loop 410. Their neighborhoods are scattered across San Antonio, in areas such as the downtown Pearl District, Mahncke Park, the Broadway Corridor, Universal City, Hollywood Park, and downtown homes on Leigh Street in the Victoria Courts subdivision.

They have been recognized as the Green Builder of the year five times by the National Association of Home Builders.

Scoring Matrix - Initial
New Affordable Home Construction Services
1611-909-23-4577

Criterion Description	Max Points Weight	ABRB Construction	DRC Construction	Greenboro Homes	Marc III General Contractors	Metrobuilt Homes	S & S Custom Homes
Experience:	1-5 20%						
Rater 1		3.00	3.00	4.00	4.00	4.00	4.00
Rater 2		3.00	3.00	4.00	4.00	4.00	3.00
Rater 3		3.00	3.00	4.00	4.00	4.00	4.00
Total Score		9.00	9.00	12.00	12.00	12.00	11.00
Average Score		3.00	3.00	4.00	4.00	4.00	3.67
Weighted Score		0.60	0.60	0.80	0.80	0.80	0.73
project Management Plan:	1-5 10%						
Rater 1		2.00	3.00	3.00	4.00	4.00	4.00
Rater 2		3.00	3.00	4.00	4.00	4.00	4.00
Rater 3		2.00	3.00	3.00	4.00	3.00	4.00
Total Score		7.00	9.00	10.00	12.00	11.00	12.00
Average Score		2.33	3.00	3.33	4.00	3.67	4.00
Weighted Score		0.23	0.30	0.33	0.40	0.37	0.40
Capacity Financial Viability:	1-5 15%						
Rater 1		2.00	3.00	2.00	3.00	4.00	4.00
Rater 2		2.00	2.00	3.00	4.00	4.00	3.00
Rater 3		3.00	3.00	2.00	3.00	4.00	4.00
Total Score		7.00	8.00	7.00	10.00	12.00	11.00
Average Score		2.33	2.67	2.33	3.33	4.00	3.67
Weighted Score		0.35	0.40	0.35	0.50	0.60	0.55
Scheduling:	1-5 10%						
Rater 1		1.00	1.00	4.00	3.00	4.00	3.00
Rater 2		1.00	2.00	4.00	2.00	4.00	4.00
Rater 3		1.00	1.00	3.00	3.00	3.00	4.00
Total Score		3.00	4.00	11.00	8.00	11.00	11.00
Average Score		1.00	1.33	3.67	2.67	3.67	3.67
Weighted Score		0.10	0.13	0.37	0.27	0.37	0.37
Response:	1-5 10%						
Rater 1		2.00	3.00	3.00	4.00	5.00	5.00
Rater 2		2.00	3.00	3.00	3.00	4.00	5.00
Rater 3		2.00	3.00	3.00	3.00	4.00	4.00
Total Score		6.00	9.00	9.00	10.00	13.00	14.00
Average Score		2.00	3.00	3.00	3.33	4.33	4.67
Weighted Score		0.20	0.30	0.30	0.33	0.43	0.47
Price proposal:	1-5 25%						
Total Score		4.87	4.11	4.75	4.52	4.87	5.00
Weighted Score		1.22	1.03	1.19	1.13	1.22	1.25
Strength of the Section 3 plans:	1-5 5%						
Rater 1		1.00	3.00	2.00	2.00	3.00	3.00
Rater 2		1.00	4.00	3.00	2.00	3.00	4.00
Rater 3		1.00	3.00	3.00	3.00	3.00	3.00
Total Score		3.00	10.00	8.00	7.00	9.00	10.00
Average Score		1.00	3.33	2.67	2.33	3.00	3.33
Weighted Score		0.05	0.17	0.13	0.12	0.15	0.17
Strength of the S/W/MBE plans:	1-5 5%						
Rater 1		2.00	4.00	3.00	3.00	3.00	3.00
Rater 2		2.00	4.00	1.00	3.00	3.00	4.00
Rater 3		2.00	3.00	3.00	3.00	3.00	3.00
Total Score		6.00	11.00	7.00	9.00	9.00	10.00
Average Score		2.00	3.67	2.33	3.00	3.00	3.33
Weighted Score		0.10	0.18	0.12	0.15	0.15	0.17
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.#							
Category I: As detailed in Attachment D	5 (.25)						
Category II: As detailed in Attachment D	4 (.2)						
Category III: As detailed in Attachment D	3 (.15)						
Category IV: As detailed in Attachment D	2 (.1)						
Total Weighted Score		2.85	3.11	3.59	3.70	4.08	4.10

Scoring Matrix - Presentations
New Affordable Home Construction Services
1611-909-23-4577

Criterion Description	Max Points Weight	Metrobuilt Homes	S & S Custom Homes
Experience:	1-5 20%		
Rater 1		5.00	4.00
Rater 2		5.00	3.00
Rater 3		4.00	3.00
Total Score		14.00	10.00
Average Score		4.67	3.33
Weighted Score		0.93	0.67
project Management Plan:	1-5 10%		
Rater 1		5.00	4.00
Rater 2		4.00	3.00
Rater 3		4.00	4.00
Total Score		13.00	11.00
Average Score		4.33	3.67
Weighted Score		0.43	0.37
Capacity Financial Viability:	1-5 15%		
Rater 1		4.00	4.00
Rater 2		4.00	3.00
Rater 3		4.00	4.00
Total Score		12.00	11.00
Average Score		4.00	3.67
Weighted Score		0.60	0.55
Scheduling:	1-5 10%		
Rater 1		4.00	4.00
Rater 2		4.00	4.00
Rater 3		4.00	3.00
Total Score		12.00	11.00
Average Score		4.00	3.67
Weighted Score		0.40	0.37
Response:	1-5 10%		
Rater 1		4.00	4.00
Rater 2		4.00	4.00
Rater 3		4.00	4.00
Total Score		12.00	12.00
Average Score		4.00	4.00
Weighted Score		0.40	0.40
Price proposal:	1-5 25%		
Total Score		4.87	5.00
Weighted Score		1.22	1.25
Strength of the Section 3 plans:	1-5 5%		
Rater 1		4.00	4.00
Rater 2		3.00	4.00
Rater 3		3.00	3.00
Total Score		10.00	11.00
Average Score		3.33	3.67
Weighted Score		0.17	0.18
Strength of the S/W/MBE plans:	1-5 5%		
Rater 1		4.00	4.00
Rater 2		3.00	3.00
Rater 3		3.00	3.00
Total Score		10.00	10.00
Average Score		3.33	3.33
Weighted Score		0.17	0.17
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.#			
Category I: As detailed in Attachment D	5 (.25)		
Category II: As detailed in Attachment D	4 (.2)		
Category III: As detailed in Attachment D	3 (.15)		
Category IV: As detailed in Attachment D	2 (.1)		
Total Weighted Score		4.32	3.95

Advertisement List
New Affordable Home Construction Services
Solicitation # 1611-909-23-4577

Entity	Contact Name	Email	Method of Contact(Specify)
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	Exceeds Limits
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
CDC News		plans@cdcnews.com	
CFMA	Tommy Wallace	wallacet@zhi.com kimr@avacpa.com	
Chinese Chamber of Commerce	Jerry Jin	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	Email
Lift Fund		info@liftfund.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	Email
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	Email
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	Email
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	Email

11/16/2016

**Advertisement List
New Affordable Home Construction Services
Solicitation # 1611-909-23-4577**

Entity	Contact Name	Email	Method of Contact(Specify)
NAHRO	Web Site	http://nahro.economicengine.com	Posted
Public Purchase	Web Site	www.publicpurchase.com	Posted
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	Posted
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	Posted
Public Notice			
8a Electric, Inc.	Hilda Fernandez	hilda@8aelectric.com	Email
Aardvark Keith Moving,	Robin Y. Keith	AKMINC@AOL.COM	Email
Kegley, Inc	Anita Kegley	kegleygc@earthlink.net	Email
Amer Electric	Olga Espericueta	amer.electric@yahoo.com	Email
Bent Services, Inc.	Robert Bentivegna	rjb@bentplumbing.com	Email
Central Texas Express Metalwork,	Kara Clayton	kara@myexpresscontracting.com	Email
Joch Enterprises, Llc	Jose Gonzalez	jose@jochcc.com	Email
JTEX Contracting Inc.	Justin C Hitchcock	justin@jttxcontracting.com	Email
MLP Ventures Inc.	Liborio Perez	mlp@att.net	Email
Peak Contractors, Llc	Michael Herrera	mherrera@peakcontractorstx.com	Email
Sams Contracting Consulting	Aaron Sams	aaron@samsct.com	Email
Public Notice			
H. Karp Construction	Bryan Karp	hkarpjr@yahoo.com	Email
Abeco Contracting	A. Juarez	cathy@abecoContracting.com	Email
AEHS, Inc	Marcie Hart	mhart@aehs-sa.com	Email
All Pro General Construction	Raul Scott	rs@allprogenconst.com	Email
Allbrite Constructors of TX	Patrick Yates	jan@allbriteconstruction.com	Email
Ariva Contracting	Adan Silva	adan@arivacontracting.com	Email
Bolado Environmental & Const.	Jesse Bolado	jboladoenviron@sbcglobal.net	Email
Cleanology Service	Mike	Mike@cleanologyservices.com	Email
Freire Custom Homes General Contractor	Robert Freire	robertfreirecan@aol.com	Email
Greco	Delores	greco@satx.rr.com	Email
Geofill Material Technologies	Jan Puente	jpunte.geofill@outlook.com	Email
Hadar Construction	Terry Nunn	hadarconstruction@sbcglobal.net	Email
Harper Painting & Construction	Jenna Link	harperpaintingandconstruction@yahoo.com	Email
JAS Development	Adam Sanchez	asanchez@jasdc.com	Email
JGG Construction	Joseph Gonzales	Integrated02@aol.com	Email
Josiah Construction, LLC	R. Guajardo	lgjosiahconstruction@gmail.com	Email
M&M Weatherization Co.	Laura Ramirez	asilva@mcortx.com	Email
Man-Tra Solutions, LLC	Mike Aleman	maleman@clnup.com	Email
MMC Contracting LLC	Dina Juarez	Cathy@MMContractingLLC.com	Email
Ohaver Contracting	Donald Ohaver	dawnv@ohavercontractors.com	Email
Queen Bee Construction	Sharon O'Neal	queenbeeconst@yahoo.com	Email
Ram's Weatherization	Ramiro Reyes	ramscustomhomes@gmail.com	Email
Site Control	Jim Rector	jim@site-control.com	Exceeds limits

11/16/2016

Advertisement List
New Affordable Home Construction Services
Solicitation # 1611-909-23-4577

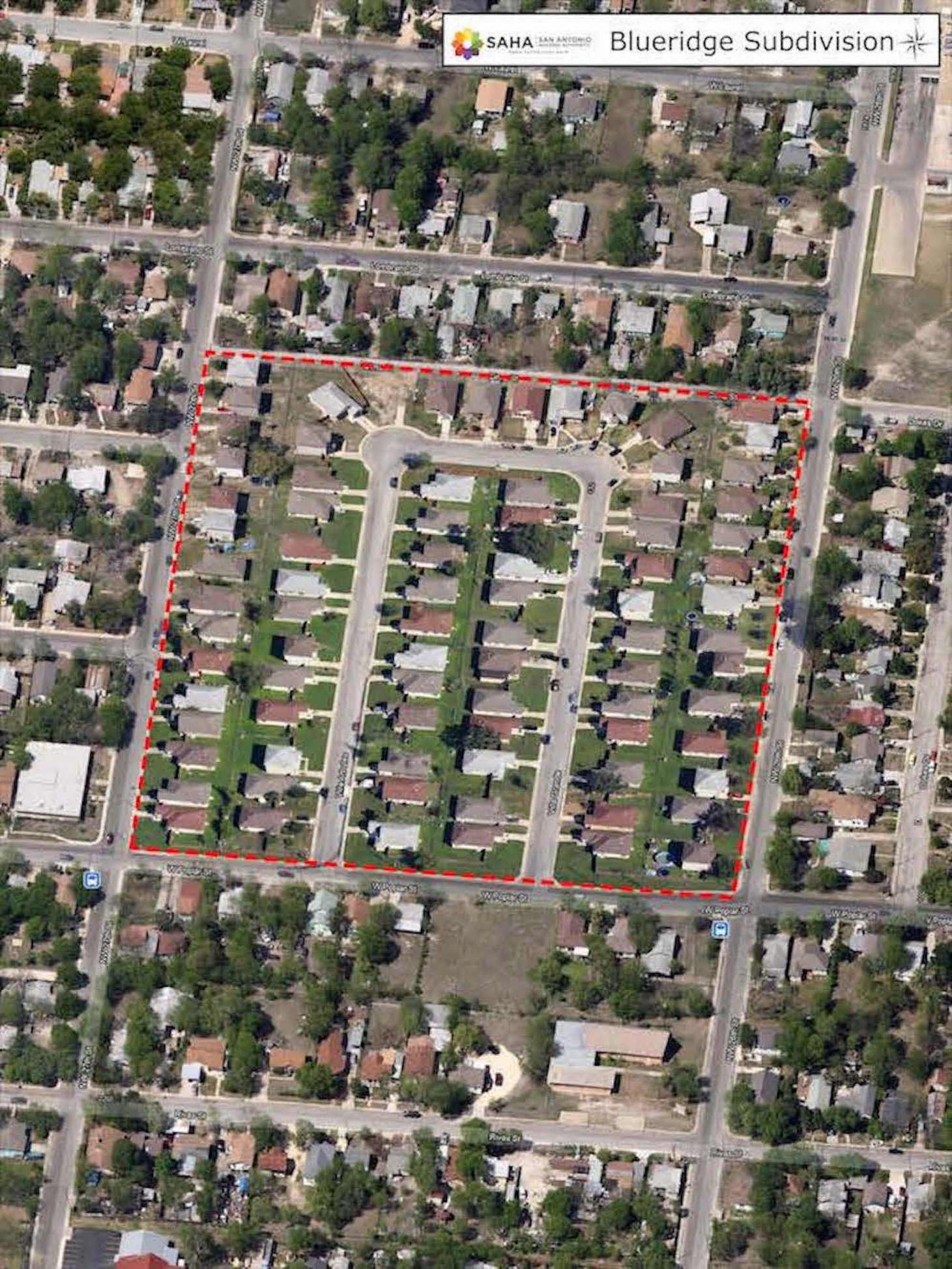
Entity	Contact Name	Email	Method of Contact(Specify)
DK Winship Company, LLC	Darla K. Winship	winshipco@aol.com	Email
DRC Construction LLC	Dawn Cockerill	dawn@DRC-Construction.com	Email
Dura Pier Facilities Services,	Tammi L. Terry	tammi@facilitiesources.com	Email
Durand & Smith Homes, LLC	Joey Smith	jsmith@durandsmith.com	Email
EAS Contracting, LP	Carroll Edwards	ag@easlp.com	Email
Elicerio Construction	Fernando Elicerio	felicerio@hotmail.com	Email
Enterprise Painting & Drywall	Nery Contreras	sales@enterprisepainting.com	Does not Exist
EPSH	Jose F Mondragon	paco@bltexas.com	Email
Everest Group, Inc	Stephen Robertson	chrisr@everestconstructiongroup.com	Email
Firenda Group Inc	Miguel Hernandez	mahpastrana@firenda.com	Email
Fred Berry Construction	Fred Berry Const	fredberryconstruction@yahoo.com	Email
Funk And Company	Alex Aguirre	alex@funkandcompany.com	Email
GCGCTX, LLC	Brian Hood	info@gulfcoastgeneralcontractors.com	Email
General Contractor Services,	Pamela Teltschick	genconser@aol.com	Email
GLD And Associates	Frank Milner	mollymilner@sbcglobal.net	Email
H.J. Laredo Co., Inc.	Hector Laredo	hector@laredoco.com	Email
Hamilton Construction & Install	Tiffany L. Hamilton	contact@tiffanylhamilton.com	Email
Hardwood Construction, LLC	Noah Yuchnitz	hardwood0502@gmail.com	Email
High Plains Contractors & Management	Michael Ramirez	michael.ramirez@highplainsmanagement.com	Email
Holden Roofing Inc.	Charles Stetzel	cstetzel@holdenroofing.com	Email
Ilcor Homes Inc	Kathleen Wimbish	KWIMBISH@ILCOR.COM	Email
Imani Quality Concepts, LLC	Hardy Jones, III	imaniqualityconcepts@gmail.com	Email
J&J Worldwide Services	Jill Richardson	jrichardson@jjwws.com	Email
J's Total Service, Inc.	Ivy M. Lanier	ivy@jstotalservice.com	Email
Jakeco Construction, Inc.	Nicole	jacoinc@aol.com	Email
JER Services, LLC	Ronny Garza	rgarza@brotherssafetyservices.com	Email
JMM Construction LLC	Jim Long	constructionjmm@yahoo.com	Email
Joch Enterprises, LLC	Jose Gonzalez	jose@jochcc.com	Email
Jtex Contracting Inc.	Justin C Hitchcock	justin@jtexcontracting.com	Email
KS Restoration, Inc.	Kim Smith	ksrestoration@yahoo.com	Email
Leetex Group, LLC	David Jasso	david@leetexgroup.com	Email
Lexine Inc	Frank	frank@lexinegroup.com	Email
Lifesaver Construction And Supply	Gina Alsup	choiceins@hotmail.com	Email
Live Sytems LLC	Allen Heiser	allen@livesystemslc.com	Email
Luxor Custom Construction	Eligio Vela	ELIGIOVELA@GMAIL.COM	Email
Majestic Services, Inc.	Sharal Brown	majesticvcinc@aol.com	Email
MDP Multi-Level Services	Michael Paul	servicesbymdp@yahoo.com	Email
Mechanical Technical Services	Dennis Link	dennis.link@comfortsystemsusa.com	Email
Mid-America Contractors	Elizabeth Cravens	elizabeth@midamericacontractors.net	Email
Mid-Continental Restoration	Andy Cook	andy_cook@midcontinental.com	Email
Millenia Construction Co	Marvin Williams	marvin.williams@milleniaconstruction.com	Email

11/16/2016

Advertisement List
New Affordable Home Construction Services
Solicitation # 1611-909-23-4577

Entity	Contact Name	Email	Method of Contact(Specify)
Alamo Area Mutual Housing		mshackelford@alamomha.com	Email
David Anderson Homes	David Anderson	danderson@davidandersonhomes.com	Email
Double K Homes		doublekhomes@yahoo.com	Email
August Contractors	August Nanutti	august.nanutti@yahoo.com	Email
ProBuild	Todd	Todd.Dawley@probuild.com	No Such User
Mendoza & Mendoza	Sylvia Mendoza	srm.2012@yahoo.com	Email
Chris Gill Real Estate	Chris Gill	christopher@gill.net	Email
Greenboro Homes	Jim Leonard	jim.greenboro@mail.com	Email
Liberty Urban Construction	Chuck Farmer	chuck@libertyurbandevlopment.com	
Wood Duck Carpentry	Duane Hilbum	duanehilbum@gmail.com	
S & S Custom Homes	Eric Stensrud	eric@s-and-s.com	
David Weekly Homes	Ian Dietrich	idietrich@dwhomes.com	
D. Wilson Construction	Gary Hernandez	garyh@dwilsonconstruction.com	
Alamo Community Group	M Shackelford	mshackelford@alamocommunitygroup.org	
Texas Home & Project	Daniel Garcia	Daniel.garcia@texashp.com	
Maestro Homes	Cody Oneal		
Maestro Homes	Kyle Sue	kyle@maestro-homes.com	
Greenboro Homes	Jim Leonard	Jim.greenboro@mail.com	
DRC Construction	Chris Toomey	chris@drc-construction.com	
ABRB Construction	Colleen Kurtz	colleen@remhospitality.com	
ABRB Construction	Raj Bhakta	Rbroger66@gmail.com	
Haas Group	Chip Haass	chiphaass@mac.com	
Maxweil	Michael HU	Michaelhu88@hotmail.com	
Marc3	Chester Rackley	chester@marc3llc.com	
Servpro NW SA	Leroy Martines	Leroy@servpronwsa.net	
HomeMarc Homes	Marc Elizondo	homemarchomessa@gmail.com	
C & R Construction	Dora Candia	dcandia@crcgc.net	
Bailey Built	Heath Jones	Baileybuilt.heath@gmail.com	
Monticello Homes	Joseph Mower	joseph@monticellohomes.com	
Monticello Homes	Gary Page	gary@monticellohomes.com	
Maestro Homes	Jacob Delgado	jacobd@remax.net	
DRC Construction	Tom Cockerill	tom@drc-construction.com	
KRE Group	Marco Rodriguez	marco@kregroupllc.com	
REM Construction	Anand Bhaktd	anand@remhospitality.com	
Terramark Contractors	Rick Shaver	rshaver@terramarktx.com	
Imagine Homes	John Friesenhahn	jfriesenhahn@imaginehomessa.com	
Terramark	John Cooley	jcooley@terramarktx.com	
Disruptive Construction	Hector Mosqueda	hector@disruptiveconstruction.com	
Elite Homes	Jorge Vela	jvela@elitehomessa.com	
JRS Custom Homes	John Cortez	john@jrscustomhomes.com	
Terra Genesis	Ben Amor	aaa@tgtx.org	Exceeds limit
J Rodriguez Contractor	Daniel Rodriguez	jrodriguezcontractor@gmail.com	
R Christian Signature Bldrs	Rey Maldonado	rey@rchristianbuilders.com	

11/16/2016

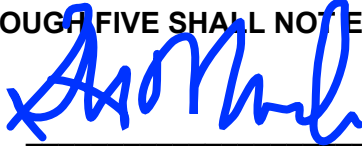


BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

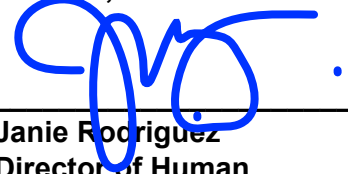
RESOLUTION 5722, AUTHORIZING THE AWARD OF A CONTRACT FOR AN ELECTRONIC BENEFITS ENROLLMENT PLATFORM TO HODGES-MACE, LLC, FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR FOUR ADDITIONAL ONE-YEAR TERMS; THE ANNUAL AMOUNT FOR YEAR ONE SHALL NOT EXCEED \$34,850.00; AND THE ANNUAL AMOUNT FOR YEARS TWO THROUGH FIVE SHALL NOT EXCEED \$29,100.00.



David Nisivoccia
President and CEO



Steven Morando
Director of Procurement
and General Services



Janie Rodriguez
Director of Human
Resources

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5722, authorizing the award of a contract for an electronic benefits enrollment platform to Hodges-Mace, LLC for a period of one year with the option to renew for four additional one-year terms; the annual amount for year one shall not exceed \$34,850.00; and the annual amount for years two through five shall not exceed \$29,100.00.

SUMMARY:

SAHA requires the services of a firm to provide an electronic enrollment benefits platform for SAHA employees to complete enrollment in benefit plans to include medical, prescription, dental, vision, life and flexible spending accounts.

On February 5, 2015, SAHA received Board approval to enter into an Agreement with McGriff, Seibels & Williams of Texas for benefit consulting services for a period of one year with the option to renew two additional one-year terms. The Agreement was subsequently executed on March 1, 2015.

The scope of work included in the solicitation required the Consultant to provide electronic open enrollment for all benefit plans offered to SAHA employees. McGriff, Seibels & Williams of Texas does not offer this type of product or service through their firm. As a result, they issued a Request For Proposals for Online Benefit Enrollment Services that closed on June 15, 2016. Five proposals were received in response to the solicitation: BenefitElect, Inc., Bloom, Colonial/Enroll UR Benefits, Hodges-Mace, LLC, and Total Benefit Solutions. The two highest rated proposers conducted demonstrations to SAHA staff on their electronic benefit enrollment programs.

On September 1, 2016, the Board authorized the Interim President and CEO to proceed with SAHA's insurance providers for 2017. The inclusion of an electronic benefits enrollment system was documented in the Board memo. It is noted that SAHA's Consultant would conduct a procurement process for the system, which they did. At the time, the annual cost for the system

was estimated at \$32,000.00 per year. Based on the above, Hodges-Mace, LLC, is hereby recommended for contract award.

Hodges-Mace, LLC, was founded in 2004 by Greg Hodges and Peter Mace and is based in Atlanta, Georgia. This firm is a leading provider of benefit management software and services. Their portfolio ranges from small-to-mid size companies and Fortune 500 enterprises in a variety of industries including government, education, energy, gaming, financial services, healthcare, manufacturing and retail. The company's services include annual enrollment, such as electronic enrollment of various core and supplemental benefits, one-to-one enrollment assistance with licensed benefit counselors, consistent messaging and benefit communication to various employees and project design services; new hire enrollment; ongoing benefits administration; and a dependent verification audit.

Contract oversight will be provided by Janie Rodriguez, Director of Human Resources, who will monitor the vendor's adherence to contract requirements and performance.

FINANCIAL IMPACT:

The cost for the electronic benefits enrollment platform is not expected to exceed a cumulative amount of \$151,250.00 for the five-year period; the annual amount for year one shall not exceed \$34,850.00; the annual amount for years two through five shall not exceed \$29,100.00; and will be funded through Human Resources approved operating budget.

ATTACHMENTS:

Resolution 5722
Company Profile

**San Antonio Housing Authority
Resolution 5722**

RESOLUTION 5722, AUTHORIZING THE AWARD OF A CONTRACT FOR AN ELECTRONIC BENEFITS ENROLLMENT PLATFORM TO HODGES-MACE, LLC, FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR FOUR ADDITIONAL ONE-YEAR TERMS; THE ANNUAL AMOUNT FOR YEAR ONE SHALL NOT EXCEED \$34,850.00; AND THE ANNUAL AMOUNT FOR YEARS TWO THROUGH FIVE SHALL NOT EXCEED \$29,100.00.

WHEREAS, SAHA's Consultant, McGriff, Seibels & Williams of Texas, issued a Request For Proposals for Online Benefit Enrollment Services that closed on June 15, 2016; and

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

WHEREAS, Hodges-Mace, LLC, is hereby recommended for contract award; and

WHEREAS, the cost for the electronic benefits enrollment platform is not expected to exceed a cumulative amount of \$151,250.00 for the five-year period; the annual amount for year one shall not exceed \$34,850.00; the annual amount for years two through five shall not exceed \$29,100.00; and will be funded through Human Resources approved operating budget; and

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

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

- 1) Approves Resolution 5722, authorizing the award of a contract for an electronic benefits enrollment platform to Hodges-Mace, LLC, for a period of one year with the option to renew for four additional one-year terms; the annual amount for year one shall not exceed \$34,850.00; and the annual amount for years two through five shall not exceed \$29,100.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 4th day of May 2017.

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

Attested and approved as to form:

**David Nisivoccia
President and CEO**

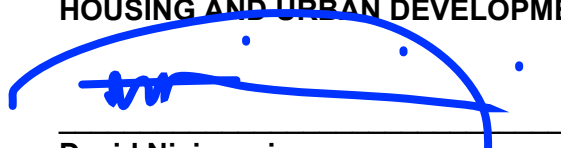
Hodges-Mace, LLC

Company Profile

Hodges-Mace, LLC was founded in 2004 by Greg Hodges and Peter Mace and is based in Atlanta, Georgia. This firm is a leading provider of benefit management software and services. Their portfolio ranges from small-to-midsize companies and Fortune 500 enterprises in a variety of industries including government, education, energy, gaming, financial services, healthcare, manufacturing and retail. The company's services include annual enrollment, such as electronic enrollment of various core and supplemental benefits; one-to-one enrollment assistance with licensed benefit counselors; consistent messaging and benefit communication to various employees and project design services; new hire enrollment; ongoing benefits administration; and dependent verification audit.

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5717, AUTHORIZING THE SAN ANTONIO HOUSING AUTHORITY TO ENTER INTO AN AGREEMENT WITH THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER (DHA) TO PROVIDE CONSULTATION SERVICES FOR THE DEVELOPMENT OF A PHASE I (B) SELF MANAGED ENERGY PERFORMANCE CONTRACT (EPC) AND THE EXECUTION OF ANY AND ALL DOCUMENTS NECESSARY TO CONSUMMATE SUCH TRANSACTION WITH DHA, FINANCIAL INSTITUTIONS, AND THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT



David Nisivoccia
President and CEO



Ed Hinojosa
Chief Financial Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5717, authorizing the San Antonio Housing Authority to enter into an agreement with the Housing Authority of the City and County of Denver (DHA) to provide consultation services for the development of a Phase I (B) Self-Managed Energy Performance Contract (EPC) and the execution of any and all documents necessary to consummate such transaction with DHA, financial institutions, and the U.S. Department of Housing and Urban Development.

SUMMARY:

On January 28, 2014, SAHA and DHA entered into an Interagency Agreement for DHA to provide technical assistance services to SAHA in conjunction with a self-implemented EPC. The original plan included the development and implementation of energy conservation measures (ECMs) at Villa Tranchese (201 units), Alazan/Apache Courts (741 units), Fair Avenue (216 units), and Victoria Plaza (185 units). The agreement was amended on September 19, 2014, to add Cassiano Homes (499 units) and Lincoln Heights (338 units).

The self managed EPC was subsequently approved by HUD. On October 14, 2015, SAHA closed on a \$3,637,964.00 lease purchase financing agreement with Bank of America to fund the cost for development, implementation and monitoring of the EPC with HUD. The project involved the installation of (ECMs) at six properties containing 2,180 units, or 35 percent, of the Public Housing Portfolio. The majority of ECMs focused on water conservation and lighting conservation measures, which are relatively inexpensive and provide the shortest payback on investment. With the exception of Victoria Plaza, all ECMs have been installed. The original ECMs identified for Victoria Plaza will be installed concurrently with the modernization project currently in the planning phase and tentatively projected to start in September 2017.

HUD requires an annual Measuring and Verification Report (M&V) be performed by a qualified engineering firm. The initial M&V report has been completed by Group 14. The results indicate that the initial cost savings goal of \$260,046.00 for the aforementioned Phase I EPC has been exceeded by \$162,801.00.

At a recent meeting, the DHA team met with SAHA staff and the architect who is designing the scope of work for the Victoria Plaza modernization project. Based on their review of the proposed scope of work, DHA has identified approximately \$1.5 million in work that would qualify for financing under HUD's EPC program. Furthermore, DHA estimated an additional \$500,000 in ECMs could be installed at the other five properties included in the initial Phase I EPC project.

FINANCIAL IMPACT:

DHA has indicated the cost of consulting SAHA on the development, submission and negotiating the financing for the Phase I (B) EPC can be completed for a cost not to exceed \$100,000 (excluding any legal fees which would be paid by SAHA). Based on initial conversations with HUD and the current lender, Bank of America, it is anticipated the transaction will generate approximately \$2 million (actual amount will be determined based on HUD review and effective interest rate at time of approval) to fund the project hard and soft costs and can be completed in approximately six months.

Much of the work performed by the DHA team to implement the Phase I EPC can be used to develop and submit the application for the Phase I (B) EPC. Additionally, DHA is familiar with the details of the Phase I EPC, which will reduce the amount of time and effort required to submit the application.

Given the uncertain federal funding environment, it is prudent to pursue the EPC Phase I (B), option to provide alternative sources for funding the Victoria Plaza Modernization project, while installing additional ECMs at the other five properties covered by the existing Phase I EPC. The cost of the project and corresponding debt service payments will be funded from the cost savings, which will be achieved from installing the approved ECMs

ATTACHMENTS:

Resolution 5717

SAN ANTONIO HOUSING AUTHORITY
Resolution 5717

RESOLUTION 5717, AUTHORIZING THE SAN ANTONIO HOUSING AUTHORITY TO ENTER INTO AN AGREEMENT WITH THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER (DHA) TO PROVIDE CONSULTATION SERVICES FOR THE DEVELOPMENT OF A PHASE I (B) SELF-MANAGED ENERGY PERFORMANCE CONTRACT (EPC) AND THE EXECUTION OF ANY AND ALL DOCUMENTS NECESSARY TO CONSUMMATE SUCH TRANSACTION WITH DHA, FINANCIAL INSTITUTIONS, AND THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the Housing Authority of the City of San Antonio (SAHA), is expected to expend additional funds for technical assistance, legal fees, engineering and other services related to an expansion of the existing self-managed EPC previously approved by the Board of Commissioners on September 3, 2014, under Resolution 5424, 5425 and 5426; and

WHEREAS, SAHA intends and reasonably expects that expenditures made for such efforts will be reimbursed through the proceeds of a potential tax exempt municipal lease purchase agreement for an EPC; and

WHEREAS, this resolution serves as a Declaration of Official Intent and Designation of Qualified Tax Exempt Obligation. This is a Declaration of Official Intent within the meaning of Treasury Regulations Section 1.150-2 for such related expenditures.

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

- 1) Approves Resolution 5717, authorizing the San Antonio Housing Authority to enter into an agreement with the Housing Authority of the City and County of Denver (DHA) to provide consultation services for the development of a Phase I (B) Self-Managed Energy Performance Contract (EPC) and the execution of any and all documents necessary to consummate such transaction with DHA, financial institutions, and the U.S. Department of Housing and Urban Development.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this transaction.

Passed and approved the 4th day of May 2017.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

MEMORANDUM

To: Operations and Choice Neighborhood Committee

From: David Nisivoccia, President and CEO

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

RE: Update and discussion regarding the Quarterly Capital Report

SUMMARY:

Staff from Asset Management, Construction Services, Public Housing and Beacon Communities have collaborated to develop the five-year capital plan previously approved by the Board and included in our Moving-to-Work (MTW) plan.

Staff will conduct quarterly capital plan reports to inform the Operations and Choice Neighborhood Committee members of the status of capital projects completed, in process and in the planning stages, as well as any new capital projects not initially included in the five-year capital plan, but necessary to preserve affordable housing units in the Public Housing and Beacon Portfolios.

PROPOSED ACTION:

None at this time

FINANCIAL IMPACT:

Public Housing capital projects will be funded from a combination of Capital Fund Program grants, MTW funds, Energy Performance Contract (EPC) financing proceeds, insurance loss proceeds and operating funds.

Beacon Communities capital projects will be funded from a combination of mortgage debt net proceeds, insurance loss proceeds, operating funds and replacement reserves/restricted escrows (pertains to properties with outstanding debt and/or bonds).

ATTACHMENTS:

Capital Projects Quarterly Update



Capital Projects Quarterly Update

April 20, 2017

Capital Projects Quarterly Updates

- ❑ Public Housing Portfolio Project Update
- ❑ Beacon Portfolio Project Update
- ❑ Beacon Portfolio Sources and Uses Analysis
- ❑ Proposed Refinancing Projects for Fiscal Year 2018

Public Housing Portfolio Update

PUBLIC HOUSING PORTFOLIO FY 2018 Capital 5 Year Plan AFFORDABLE HOUSING PRESERVATION										
Property Name Address	# of Units	Year Built	Scope of Work	Status	Funding Source	Funding Use				
						FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Energy Performance Contract	1,995	N/A	Energy Conservation Retrofits	Phase 1 Complete at Alazan-Apache, Cassiano Homes, Lincoln Heights, Villa Tranches and Fair Ave. Apts.	Bank Financing	1,621,437				
24 Gus Garcia	1	2000	Re-construction Due To Fire	Final Punch List	Insurance and 2015 CFP	180,767				
Westway Apartments 5627 Culbera Rd.	152	1961	Sewer and Storm Water Improvements	Sewer work complete, site drainage complete, preapring to re-pave site	2014 CFP	2,749,975				
H B Gonzalez 5811 Ingram Rd.	51	1981	Foundation and Site Drainage Repairs	Site drainage work complete, 60% complete on four apartment rehabs	2015 CFP	1,204,981				
Charles Andrews 4060 Medical Dr.	52	1995	Site Improvements and Interior Rehab	Contractor to mobilize 4/03/17	2015 CFP	3,241,590				
Victoria Plaza 411 Barrera	185	1959	Comprehensive Modernization; Elevator Upgrade	Architect is approx. 50% through design	MTW \$10,000,000 EPC \$1,307,000 2016 CFP \$300,000	11,607,000				
Various - Public Housing *	854	Various	Hail Damaged Roof Replacement	One contract going to April Board, one contract going to April Ops Committee, others being scoped and bids procured	2016 CFP \$1,277,000 INS \$2,409,000	3,686,000				
PHA Wide Physical Needs Assessment			PNA/GPNA	Anticipate RFP within 60 days	2016 CFP	300,000				
Scattered Site 9354 Valley Gate	1	1986	Water damaged Unit	Assigned to Project Manager	2016 CFP \$100,000 INS \$40,000	140,000				
Blanco Apartments 906 W. Huisache	100	1971	Basement-Structural Repairs	Proposal requested from engineer for repair design and specifications	2016 CFP	282,000				
WC White 618 N. Hackberry	75	1976	Basement-Structural Repairs	Construction in progress; approx. 15% complete	2016 CFP	246,430				
Villa Tranchese 307 Marshall	201	1966	HVAC - Sprinkler System Design	Engineering Contract Executed (Effective Date 3-16-17)	2016 CFP	262,000				
			HVAC Chiller Replacement		2016 CFP \$154,000 EPC \$70,000	224,000				
			Sprinkler System Construction		2018 CFP		2,972,000			
Fair Avenue 1215 Fair	216	1971	Sprinkler System Design	Engineering Contract Executed (Effective Date 2-1-17)	2016 CFP	120,000				
			Sprinkler System Construction		2017 CFP	2,972,000				
Le Chalet 832 East Grayson	34	1971	Substantial Renovation	Developing project scope	2019 CFP			1,278,000		
Morris Beldon 7511 Harlow	35	1980	Substantial Renovation	Developing project scope	2019 CFP			913,000		
Francis Furey 4902 Gus Eckert Ln	66	1988	Substantial Renovation	Developing project scope	2019-2020 CFP			781,000	2,170,000	
Olive Park 1015 N. Olive	26	1975	Substantial Renovation	Developing project scope	2020-2021 CFP				802,000	1,042,920
	4,044					28,838,180	2,972,000	2,972,000	2,972,000	1,042,920
						\$38,797,100				
						TOTAL				

Beacon Portfolio Project Update

Property	Capital Project	Status	Projected Expense	Future Planning
Bella Claire	Lift station	Complete	\$ 67,000	
	Roofs	Board Approval in Progress		
Castle Point	Building 6 Fire rehab	Pending Bids	\$ 865,000	
	Comprehensive Rehab	Pending Bids	\$ 4,000,000	
Homestead	Retaining Walls	Complete		
Converse Ranch I	Roof Replacement/Hail damage	Pending Bids		
	Building 4-Foundation Repair	Pending Bids	\$ 107,000	
	Restore 411 & 412	Contingent on Building Stabilizati	\$ 24,000	
Converse Ranch II	Roof Replacement/Hail damage	Pending Bids		
Cottage Creek I	Replaced 165 windows/Hail damage	Complete	\$ 79,640	
	Roof Replacement/Hail Damage	Pending Bids		
	Gutter Replacements	Pending Bids	\$ 25,000	
	Replaced 216 windows/Hail damage	Pending Bids	\$ 117,269	
Cottage Creek II	Roof Replacement/Hail Damage	Pending Bids		
	Gutter Replacements	Pending Bids	\$ 315,000	
	Replaced 297 windows/Hail damage		\$ 162,941	
Courtland Heights	Replaced retaining wall/Signage-car damage	Complete	\$ 1,725	
	Roof Replacement/Hail damage	Pending Bids		
	Powerwash Stucco & Paint Trim & Railings	Pending Bids	\$ 197,000	
Monterrey Park	Restore gutted down units #302 & 303	Complete	\$ 36,000	
	Bldg 5 Roof Replacement	Complete	\$ 24,200	
	Bldg 10 Roof replacement	Complete	\$ 22,000	
	Building Wood Repairs and Replacements	Complete	\$ 36,880	
	Roof Replacement/ Hail Damage	Pending Bids		
	Replacement of 28 Balcony Landings	Awaiting approval	\$ 69,440	
Towering Oaks	Painting of Community	Presenting for approval	\$ 95,890	
	Replacement of 4 balcony subfloors	Complete	\$ 10,000	
	Wood Siding Replacements, railing and building painting	In Progress 75% Complete	\$ 138,350	

Beacon Portfolio Project Update

Villa de Valencia	Building 2 Fire Units Restoration (8)	Complete	\$	584,864
	Foundation Stabization- Pool Repair, Brick Removal/Hardi Plank Installation on Bldgs 1-9, Foundation Piering on bldgs 1-5, 7 & 8, and Paint Community	Complete	\$	426,859
	Restore (5) down units -foundatiuon stabiliization	Complete	\$	5,066
	#501-Replace exterior brickreframe, exterior wall, interior sheetrock, replace flooring- Car crash	In Progress 30% Complete		
	Replace/Repair/Paint patio fencing- all buildings	Pending Bids	\$	23,000
	Replacement of Roofs	Proposing for approval.	\$	182,425
Woodhill	Renovation to the community and Physical Plant. Replace/Repair Metal Railings, replacement of soffit and gutters, replacement of window framing, Installation of Sidewalks and redesign for ADA compliance to offices, Replacment of All Trimming, painting of trim and railings. Installation and redesign boiler room system, addition of boilers. Stabilization of columns for 2nd pool, resurfacing of pool decking (main), replacement of pool fencing.	Complete	\$	3,100,000
	Installation of Community Monument Sign and additional Signage-	Complete	\$	29,606
	Resurfacing of pool and purchase of pool furniture (main)	Complete	\$	44,700
	Installation of pool fencing (main)	Complete	\$	12,000
	Restoration of 11 units0	Complete	\$	71,000
	Gutter Installations	Complete	\$	13,629
	Golf Cart Purchase	Complete	\$	7,100
	Leasing Office Furniture	Complete	\$	2,480
	Patio Picket Fence Replacement	Complete	\$	12,080
	Tree Trimming	Complete	\$	11,356
	Foundation Stabilization Bldg 2 ph 2	Complete	\$	71,050
	Bldg2 Phase2 additional foundation stabilizaition/piering	On Schedule, Beginning 4-15-17	\$	12,050
	Phase I&II-Roof Replacement\ Hail Damage	Pending Bids		
		Awaiting additional clarification from approved vendor. Projected Start-4/17/17		
	Buiding 9 (Fire Units)	Awaiting approval and selection of submitted proposals.	\$	42,840
	Building 23 Demolition	Pending Bids	\$	72,000
	Building 24 Restoration/Foundation Stabilization			

Beacon Portfolio

Sources and Uses Analysis

1. Review 5-Year Capital Plan submitted by Assistant Director.
2. Evaluate potential sources of funding at individual asset level and aggregate portfolio.
3. Potential sources:
 - Operating funds
 - Existing replacement reserves (for assets with mortgage debt)
 - Available restricted funds (funds held by lender or trustee)
 - Net refinance proceeds (i.e. Potential loan amount less closing/transaction costs)
 - Insurance loss proceeds (primarily from hail damage claims)
4. Estimated potential sources of \$40.5 million vs. current uses of \$21.5 million.

Beacon Portfolio Sources and Uses

BEACON PORTFOLIO FY 2018 CAPITAL 5 YEAR PLAN AFFORDABLE HOUSING PRESERVATION					
Property Name Address	# of Units	Year Built	Total Funding Source (A)	Total Use (B)	Excess (Deficit) (A) minus (B)
Bella Claire	67	1972	\$ 167,545	\$ 305,000	\$ (137,455)
Burning Tree	108	1983	\$ 3,738,808	\$ -	\$ 3,738,808
Castle Point	220	1984	\$ 4,678,154	\$ 4,937,900	\$ (259,747)
Churchill Estates	40	1984	\$ 401,784	\$ 357,500	\$ 44,284
Claremont	4	1998	\$ 83,720	\$ -	\$ 83,720
Dietrich Rd.	30	1984	\$ 735,544	\$ -	\$ 735,544
Encanta Villa	56	1985	\$ 1,585,491	\$ 141,500	\$ 1,443,991
Homestead	157	1973	\$ 3,083,833	\$ -	\$ 3,083,833
La Providencia	90	1984	\$ 2,308,103	\$ 1,985,000	\$ 323,103
Pecan Hill	100	1979	\$ 2,473,653	\$ 972,500	\$ 1,501,153
Sunshine Plaza	100	1979	\$ 2,908,870	\$ 35,000	\$ 2,873,870
Warren House	7	1997	\$ 146,510	\$ 8,000	\$ 138,510
Converse Ranch I	124	2007	\$ 1,269,630	\$ 400,000	\$ 869,630
Converse Ranch II	104	2009	\$ 199,690	\$ 1,500,000	\$ (1,300,310)
Cottage Creek I	253	1973	\$ 1,590,073	\$ 1,323,000	\$ 267,073
Cottage Creek II	196	1973	\$ 1,102,833	\$ 1,473,000	\$ (370,167)
Courtland Heights	56	1985	\$ 355,706	\$ 545,000	\$ (189,294)
Crown Meadows	192	2004	\$ 369,292	\$ -	\$ 369,292
Monterrey Park	200	1986	\$ 2,686,253	\$ 680,000	\$ 2,006,253
Reagan West	15	1980	\$ 419,219	\$ 86,000	\$ 333,219
Towering Oaks	128	1983	\$ 650,200	\$ 10,000	\$ 640,200
Villa de San Alfonso	29	1993	\$ 718,915	\$ 106,590	\$ 612,325
Villa de Valencia	104	1983	\$ 2,552,190	\$ 597,000	\$ 1,955,190
Woodhill	532	1974	\$ 6,233,353	\$ 6,000,000	\$ 233,353
	Total Units		(A) Total Funding Source	(B) Total Use	TOTAL EXCESS (DEFICIT) (A) minus (B)
	2912		\$ 40,459,368	\$ 21,462,990	\$ 18,996,378

Proposed Refinancing Projects for FY 2018

Identify assets for 2017 allocation of bank qualified debt.

- La Providencia
- Burning Tree
- Encanta Villa
- Monterrey Park