



SAHA REGULAR BOARD MEETING

DEC. 5
2019



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here





PRESIDENT & CEO
David Nisivoccia

SAN ANTONIO HOUSING AUTHORITY
***REGULAR BOARD MEETING**
818 S. Flores St., San Antonio, TX 78204
1:00 p.m., Thursday, December 5, 2019

MEETING CALLED TO ORDER

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

PUBLIC COMMENT

3. Public Comment - Citizens are provided three minutes each to speak to any agenda items.

PRESENTATION

4. Installation of the new San Antonio Housing Authority Commissioners (presented by the City of San Antonio Clerk)

MINUTES

5. Minutes
 - Approval of the November 7, 2019, Regular Board Meeting minutes

COMMITTEE MEETING UPDATE

6. Update and discussion regarding the November 21, 2019, Finance Committee Meeting (Jo-Anne Kaplan, Committee Chair)

CONSENT ITEM

7. Consideration and approval regarding Resolution 5986, adopting the San Antonio Housing Authority Internal Audit Plan for Fiscal Year 2019-2020 and update and discussion regarding Internal Audit Department Activities (Muriel Rhoder, Chief Administrative Officer; Aiyana Longoria, Director of Internal Audit)

INDIVIDUAL ITEMS FOR CONSIDERATION

8. Consideration and approval regarding Resolution 5978, authorizing the President and CEO to amend and revise resident paid utility allowances in accordance with HUD regulations to update, as well as, capture utility cost savings generated from energy and water conservation measures installed through SAHA's Energy Performance Contract Phase II, as outlined in the Resident Paid Utility Allowance Revisions (Ed Hinojosa, Chief Financial Officer; Thomas Roth, Director of Asset Management)

9. Consideration and approval regarding Resolution 5979, authorizing the President and CEO to negotiate and enter into an equipment Lease/Purchase Agreement with respect to financing of SAHA's EPC Phase II Energy Performance Contract and execution and delivery of an equipment lease/purchase agreement with respect to the acquisition, financing (or refinancing) and leasing of certain equipment for the public benefit within the terms provided herein; authorizing the execution and delivery of documents required in connection therewith; and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution (Ed Hinojosa, Chief Financial Officer; Thomas Roth, Director of Asset Management)
10. Consideration and approval regarding Resolution 5981, authorizing the award of a contract for submeter repair and upgrade for Legacy at Crown Meadows to Guardian Water & Power for an amount not to exceed \$142,700.00 (Steven Morando, Director of Procurement and General Services; Kristi Baird, Director of Beacon Communities)
11. Consideration and approval regarding Resolution 5983, authorizing the award of a contract for Churchill Estates and Encanta Villa Apartments exterior improvements and new HVAC and water heaters to Geofill Material Technologies, LLC (SBE, Section 3 Business) for an amount not to exceed \$3,045,098.00 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability; Kristi Baird, Director of Beacon Communities)
12. Consideration and approval regarding Resolution 5975, authorizing an award of a contract for roof replacement and exterior facade structural repairs and waterproofing improvements at Parkview Apartments to Sanders Roofing & Exteriors, LLC (WBE) a National Cooperative Contractor through Weatherproofing Technologies, Inc., awarded vendor of the Cooperative Purchasing Network (TCPN), for an amount not to exceed \$1,729,238.00 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)
13. Consideration and approval regarding Resolution 5982, authorizing the award of a contract for elevator maintenance and repair services to Schindler Elevator Corporation for an amount not to exceed \$700,000.00 for year one, \$420,000.00 for year two, \$260,000.00 for year three, \$260,000.00 for year four, and \$275,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)
14. Consideration and approval regarding Resolution 5985, authorizing the award of a Job Order Contracting (RSMean) contract for the remodel of vacant units for ConnectHome Computer Lab and Supportive Offices at Lincoln Heights Courts through the Local Government Purchasing Cooperative (Texas Buyboard) to Alpha Building Corporation (WBE) for an amount not to exceed \$539,817.00 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability; Brandee Perez, Director of Federal Housing Programs)
15. Consideration and approval regarding Resolution 5984, authorizing the award of contracts for mowing and grounds maintenance services for various properties to A&S Landscaping Services (ESBE, HABE, MBE, SBE, VBE, Section 3 Business), B&T Dependable Services (AABE, DBE, ESBE, MBE, SBE, Section 3 business), Olympia Landscape Development, Inc. (HABE), and R&C Landscape (ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$1,000,000.00; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Brandee Perez, Director of Federal Housing Programs)

16. Consideration and approval regarding Resolution 5980, authorizing the waiver of any surcharges for excess consumption of Public Housing Authority utilities to residents of Highview, Park Square, Pin Oak II, and Kenwood North Apartments (Brandee Perez, Director of Federal Housing Programs)
17. Update and discussion regarding the Federal Housing Programs Quarterly Report (Brandee Perez, Director of Federal Housing Programs)
18. Update and discussion regarding the Procurement Activity Report (Steven Morando, Director of Procurement and General Services)
19. President's Report
 - Golden Gala and Senior Expo
 - East Meadows Single-Family Homes Ribbon Cutting
 - SAHA Honors Veterans
 - BSAG Awards SAHA the Small Affordable Single-Family Home Builder of the Year
 - IT Director Presents SMARTI at Mozilla Festival in London
 - SAHA's Holiday Closures
 - List of 2020 Board and Committee Meetings
20. **Citizens to be Heard at approximately 2:00 p.m.** (may be heard after this time) Citizens wishing to speak on issues not related to items posted on the agenda should personally request to be placed on the Citizens to be Heard roster prior to 1:45 p.m. Citizens will be given three minutes to speak. Only one appearance per speaker will be permitted at any regular Board Meeting. If present, a speaker may cede time to another speaker, but no speaker may have the floor for more than 9 minutes. Groups of citizens from the same organization are asked to share nine minutes to address the Board on certain items. Organizations must be represented by an Officer or a Board member, and follow the same speaking rules as individuals.
21. *Closed Session:
Consultation with Attorney
Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (2).
 - Consultation with attorney regarding Board Elections
22. 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.

"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."

**MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
November 7, 2019**

SCHEDULED: 1:00 p.m. at 818 S. Flores St., San Antonio, TX, 78204

COMMISSIONERS PRESENT:

Morris A. Stribling, DPM, Chair
Jessica Weaver, Vice Chair
Charles Clack, Commissioner
Jo-Anne Kaplan, Commissioner
Sofia A. Lopez, Commissioner
Marie R. McClure, Commissioner

COMMISSIONERS ABSENT:

None

COUNSEL: Doug Poneck, Escamilla &
Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

David Nisivoccia, President and CEO
Ed Hinojosa, Chief Financial Officer
Muriel Rhoder, Chief Administrative Officer
Timothy E. Alcott, Real Estate and Legal Services
Officer
Jo Ana Alvarado, Director of Innovative
Technology
Kristi Baird, Director of Beacon Communities
Diana Kollodziej Fiedler, Director of Finance and
Accounting
Domingo Ibarra, Director of Security
Aiyana Longoria, Director of Internal Audit
Adrian Lopez, Director of Community
Development Initiatives

Hector Martinez, Director of Construction Services and
Sustainability
Richard Milk, Director of Policy and Planning
Steven Morando, Director of Procurement and
General Services
Brandee Perez, Director of Federal Housing Programs
Michael Reyes, Director of Communications and Public
Affairs
Lorraine Robles, Director of Development Services and
Neighborhood Revitalization
Janie Rodriguez, Director of Human Resources
Thomas Roth, Director of Asset Management

Item 1: Meeting called to order

Chair Morris A. Stribling, DPM called the meeting to order at 1:02 p.m.

Item 2: Pledge of Allegiance/Moment of Silence

Recitation of pledge and moment of silence

PUBLIC COMMENT

Item 3: Public Comment - Citizens are provided three minutes each to speak to any agenda items. There were no citizens who spoke to the agenda.

MINUTES

Item 4: Minutes

- Approval of the October 3, 2019, Regular Board Meeting minutes
- Approval of the October 17, 2019, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)

Motion: Commissioner Clack moved to approve both sets of Meeting minutes. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			

COMMITTEE MEETING UPDATES

Item 5: Update and discussion regarding the September 19, 2019, Resident Services Committee Meeting

Commissioner Clack provided highlights of the Resident Services Committee meeting held October 17, 2019, at Charles Andrews Apartments. The following items were discussed:

Update and discussion regarding the Community Development Initiatives Quarterly Report

Mr. Adrian Lopez, Director of Community Development Initiatives, reported that there were 46 events hosted through the first quarter of this fiscal year with over 2,548 residents participating. In addition to events being hosted, Mr. Lopez also reported highlights and accomplishments of some of the activities that his department has provided to improve the quality of life for residents, provide access to resources, improve resident capacity, facilitate self-sufficiency and to improve agency performance.

Update and discussion regarding the Recognition of Partners

Mr. Lopez, recognized the following community partners who work with SAHA to provide adult education and workforce services: Sleep in Heavenly Peace; and, Walking School Bus, community partners consisting of City of San Antonio's Metro Health District, SAHA's Jobs Plus program, Sarah King Elementary School, City of San Antonio's Vision Zero, Safe Kids San Antonio, Alamo Area Council Of Government (AACOG), the Metropolitan Planning Organization (MPO), and San Antonio Saffee Officers and SAMSAT.

Update and discussion regarding the Golden Gala Event

Mr. Lopez reported that SAHA and the Education Investment Foundation (EIF) will host the 22nd Annual Golden Gala on December 16, 2019, from 3:00 p.m. to 7:00 p.m. The Gala will be held at the Convention Center. This year's theme is "Texas Two-Steppin' Ball."

Item 6: Update and discussion regarding the October 17, 2019, Operations and Choice Neighborhood Committee Meeting

Chair Stribling, DPM, provided an abbreviated version of the highlights of the October 17, 2019, meeting. The entire report was included in the Regular Board Meeting packet of November 7, 2019. The report included the following items as listed below:

The following resolutions were approved to move forward to the Board meeting:

Consideration and appropriate action regarding Resolution 5972, authorizing the entering into a partnership with Post Investment Group (Post) to acquire Arroyo Seco Apartments located in San Antonio, TX, and authorizing the President and CEO, and his designated staff to: negotiate the terms of the acquisition agreement; submit applications for financing; create any legal entities; execute contracts for conveyance of land; retain legal counsel; and any and all actions required to consummate the transaction was presented by Ed Hinojosa, Chief Financial Officer, and Thomas Roth, Director of Asset Management

Consideration and appropriate action regarding Resolution 5973, authorizing the award of a contract to Carahsoft Technology Corporation for DocuSign Electronic Signature Software, Software Products, Software Services, Software as a Service (SaaS), and Enterprise Resource Planning (ERP) Software Modules Products and Services through the Department of Information Resources (DIR) for an annual cumulative amount not to exceed \$112,990.00 for year one, \$120,900.00 for year two, \$129,363.00 for year three, \$138,418.00 for year four, and \$148,107.00 for year five; for a period of one year with the option to renew up to four additional one year terms was presented by Steven Morando, Director of Procurement and General Services, and Jo Ana Alvarado, Director of Innovative Technology

Consideration and appropriate action regarding Resolution 5974, authorizing the award of a contract for Castle Point Rehabilitation and Site Improvements to All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, Section 3 Business) for an amount not to exceed \$5,357,188.00 was presented by Steven Morando, Director of Procurement and General Services, and Hector Martinez, Director of Construction Services and Sustainability

Consideration and appropriate action regarding Resolution 5976, authorizing the selection of The NRP Group LLC (NRP), dba NRP Lone Star Development LLC, NRP Holdings LLC, NRP Management LLC, and NRP Contractors II LLC as development partner for Alazan Apache Courts and authorizing the President and CEO, and his designated staff to: further clarify and enhance the developer's proposal; negotiate a development agreement; submit applications for financing; create any legal entities; execute contracts for conveyance of land; retain legal counsel; and ensure performance of all other matters in connection therewith was presented by Steven Morando, Director of Procurement and General Services, and Lorraine Robles, Director of Development Services and Neighborhood Revitalization

Consideration and appropriate action regarding Resolution 5977, authorizing the Majestic Ranch Apartments transaction, including the execution of all documentation necessary to carry out the transaction; and authorizing all filings and agreements with Texas Department of Housing and Community Affairs in connection with applications for low income housing tax credits; and authorizing the purchase of the land for the transaction and the lease of such land for the transaction; and authorizing the acquisition of the membership interest in SAHT Majestic Living GP, LLC; and authorizing the financing for such transaction; and authorizing a bridge loan from San Antonio Housing Authority in an amount up to \$2,000,000.00 in Moving to Work Funds (or other available funds) to the Partnership; and authorizing San Antonio Housing Facility Corporation to serve as a joint venturer in the general contractor;

and other matters in connection therewith was presented by Lorraine Robles, Director of Development Services and Neighborhood Revitalization

CHOICE NEIGHBORHOOD

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

Ms. Robles provided a brief update regarding the Wheatley Choice grant budget and reported that the funds still remaining had been exhausted. Ms. Arrie Porter, Consultant, provided updates regarding the Neighborhood component of the report and was happy to report that the ground-breaking of the park went well; however, she also reported that the lion artwork had been damaged. Mr. Adrian Lopez, Director of Community Development Initiatives, provided updates regarding the People component of the report and informed the Board that the Endowment Proposal that had been submitted to HUD was approved in the amount of \$700,000.00.

INDIVIDUAL ITEMS FOR CONSIDERATION

Update and discussion regarding the Strategic Plan

Mr. Richard Milk, Director of Policy and Planning, reported that the SAHA Strategic Plan was adopted in 2012, and established agency goals through 2020. An update process is currently underway to draft a new strategic plan. Mr. Milk provided a presentation that included the work that has been completed to date, the impact statement, the quality of life as described in Maslow's hierarchy, the theory of change, key populations, priority 5-year outcomes, and immediate next steps.

Update and discussion regarding the FY2019 MTW Report

Mr. Milk reported that the U.S. Department of Housing and Urban Development (HUD) requires Moving to Work (MTW) Public Housing Authorities (PHAs) to annually submit an MTW Report detailing progress on MTW Activities and other items. SAHA submitted the latest MTW Report on September 30, 2019, to cover fiscal year 2019. Mr. Milk provided a presentation summarizing key points that included compliance analysis, outcomes by statutory objective, MTW activities, and an overview of MTW initiatives.

Update and discussion regarding the Quarterly Update of Public Housing Capital Projects

Mr. Roth reported that at the Asset Management meeting held on January 18, 2018, the Board of Commissioners requested quarterly status updates on capital projects contemplated under the Public Housing 5 Year Capital Plan. Mr. Martinez also reported the quarterly status update of projects completed, in process, and under development, as of September 30, 2019. The completed projects included the Blanco Apartments, T.L. Shaley Apartments and Villa Tranchese Apartments. The projects in process include Fair Avenue Apartments, Victoria Plaza Apartments and Villa Tranchese Apartments. The projects in planning include the following properties: Cassiano Homes, College Park, Highview, Madonna, Parkview, San Pedro Arms, Villa Hermosea and Villa Veramendi.

CONSENT ITEMS

Note: Items 7 and 10 were originally scheduled as Consent Items, but were pulled from Consent at Commissioner Sofia Lopez's request to consider the resolutions as Individual Items for Consideration, due to additional questions regarding the projects.

Item 8: Consideration and approval regarding Resolution 5973, authorizing the award of a contract to Carahsoft Technology Corporation for DocuSign Electronic Signature Software, Software Products, Software Services, Software as a Service (SaaS), and Enterprise Resource Planning (ERP) Software Modules Products and Services through the Department of Information Resources (DIR) for an annual cumulative amount not to exceed \$112,990.00 for year one, \$120,900.00 for year two, \$129,363.00 for year three, \$138,418.00 for year four, and \$148,107.00 for year five; for a period of one year with the option to renew up to four additional one year terms

Consent

Item 9: Consideration and approval regarding Resolution 5974, authorizing the award of a contract for Castle Point Rehabilitation and Site Improvements to All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, Section 3 Business) for an amount not to exceed \$5,357,188.00

Consent

Item 11: Consideration and approval regarding Resolution 5977, authorizing the Majestic Ranch Apartments transaction, including the execution of all documentation necessary to carry out the transaction; and authorizing all filings and agreements with Texas Department of Housing and Community Affairs in connection with applications for low income housing tax credits; and authorizing the purchase of the land for the transaction and the lease of such land for the transaction; and authorizing the acquisition of the membership interest in SAHT Majestic Living GP, LLC; and authorizing the financing for such transaction; and authorizing a bridge loan from San Antonio Housing Authority in an amount up to \$2,000,000.00 in Moving to Work Funds (or other available funds) to the Partnership; and authorizing San Antonio Housing Facility Corporation to serve as a joint venturer in the general contractor; and other matters in connection therewith

Consent

Motion: Commissioner Kaplan moved to approve Consent Items 8, 9 and 11. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 7: Consideration and approval regarding Resolution 5972, authorizing the entering into a partnership with Post Investment Group (Post) to acquire Arroyo Seco Apartments located in San Antonio, TX, and authorizing the President and CEO, and his designated staff to: negotiate the terms of the acquisition agreement; submit applications for financing; create any legal entities; execute contracts for conveyance of land; retain legal counsel; and any and all actions required to consummate the transaction

Commissioner Sofia A. Lopez, requested Item 7, Resolution 5972, to be pulled from Consent and to consider this resolution as an Individual Item for Consideration, due to additional questions regarding the project. Commissioner Lopez reported she was provided with detailed information regarding this project, but is still uncomfortable with the proposal and voiced that she did not plan to support it for the following reasons: tax abatements, affordability to the population we serve, and concerns regarding the generous return of investment for the partner.

Vice Chair Weaver commented that the Asset Management Retreat will be informative and helpful in making future decisions for development projects to better understand how they fit into the entire scheme/portfolio for SAHA.

Commissioner Kaplan commented that in terms of affordability, new housing developments do not offer a considerable amount of affordability, but these will at least help some people who live in that area.

Motion: Commissioner Kaplan moved to approve Resolution 5972. Vice Chair Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner		X		
Marie R. McClure, Commissioner	X			

Item 10: Consideration and approval regarding Resolution 5976, authorizing the selection of The NRP Group LLC (NRP), dba NRP Lone Star Development LLC, NRP Holdings LLC, NRP Management LLC, and NRP Contractors II LLC as development partner for Alazan Apache Courts and authorizing the President and CEO, and his designated staff to: further clarify and enhance the developer's proposal; negotiate a development agreement; submit applications for financing; create any legal entities; execute contracts for conveyance of land; retain legal counsel; and ensure performance of all other matters in connection therewith

Item 10 was pulled from Consent by Commissioner Lopez. Commissioner Lopez questioned whether or not the intended source of subsidy to achieve affordability for this project is a 4% tax credit and whether or not there is some kind of opportunity to achieve deeper affordability than the 4%. Commissioner Lopez also voiced her concern regarding residents having the opportunity to return to the area after completion of the project and is generally uncomfortable supporting the project at this time.

Ms. Robles reported that SAHA intends to pursue any and all funding opportunities that will provide SAHA with the correct unit mix with regard to income levels. Ms. Robles also explained the timeline of the project to the Board. Mr. Timothy E. Alcott, Real Estate and Legal Services Officer, confirmed that SAHA will pursue the best funding opportunities and explained the advantages and disadvantages of each tax credit. Mr. Jason Arechego of NRP was also on hand to answer questions regarding the project.

Mr. Nisivoccia replied that SAHA staff is committed to providing as many opportunities and options to SAHA's existing clients to fulfil their individual independent vision of affordable

housing and where they choose to seek that. Mr. Nisivoccia also answered questions from the Board regarding housing vouchers.

Motion: Commissioner Clack moved to approve Resolution 5976. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner		X		
Marie R. McClure, Commissioner	X			

Chair Stribling, DPM, recessed for the San Antonio Housing Facility Corporation meeting at 1:50 p.m. and reconvened the Regular Board meeting at 1:54 p.m.

Item 12: Election of Officers for the Board of Commissioners

Item 12 was postponed until the next Board meeting.

Item 13: Update and discussion regarding Security Services

Domingo Ibarra, Director of Security, reported that the Security Department is responsible for administering and coordinating a holistic security strategy for the protection of persons and property. The implementation of proactive initiatives are designed to maximize public safety. This is accomplished with collaboration between residents, staff, Law Enforcement and Private Security (LEAPS). Social data streams are continuously harvested, evaluated and analyzed. These data trends are correlated into the FBI Uniform Crime Report (UCR) format (UCR Part 1 and 2 crimes) to gauge metrics between crime on housing developments and the San Antonio Police Department (SAPD) reporting district for each property. This sophisticated system of security performance metrics is drilled down to identify the precise location of where the Calls for Service (CFS) originate. This empirical information is correlated with anecdotal information received from resident councils, management, or staff and is shared in a Security Week and Evaluation Report (SWEAR) to identify the top ten properties where incidents occur. A process improvement strategy, with cost efficiency measures, allows Security the capacity to redirect security assets to targeted locations and synchronize police and security presence to reduce incidents. Mr. Ibarra's report included a presentation with the following information: policy and procedure, site-based management, increase of cost effectiveness, security high-level alignment, situational and efficiency analysis, vulnerability and threat assessments, guiding principles, evidence-based decisions, pathway to violence, Blue Armor Security fleet presence and social data reporting program.

In the middle of the presentation, Chair Morris Stribling, DPM, moved to Item # 16, Citizens to be Heard, since the time was approximately 2:40 p.m. Mr. Ibarra resumed his presentation at 2:56 p.m. and also answered several questions from the Board of Commissioners.

Item 16: Citizens to be Heard

There were five Citizens to be Heard. The meeting was then reconvened back to Item 13.

Item 14: Update and discussion regarding the Procurement Activity Report

Mr. Morando, Director of Procurement and General Services, reported that each year, SAHA submits its U.S. Department of Housing and Urban Development (HUD) 60002 Report, which summarizes the results of new contracts awarded to Section 3 businesses and Section 3 new hires by SAHA and its contracted vendors. The FY18 and FY19 report combines all funding sources. Goals are thirty percent for Section 3 new hires, ten percent for Construction Awards to Section 3 businesses and three percent for Non-Construction Awards to Section 3 Businesses. Mr. Morando also reported that there are currently two Request For Proposals (RFP) and one Invitation For Bids (IFB) being advertised. The RFPs are for Mowing and Ground Maintenance for Various Public Housing Properties and Retirement Plan Investment Advisory Services. The IFBs are for Churchill Estates and Encanta Villa Apartments, Exterior Improvements and New HVAC and Water Heaters.

Mr. Morando also summarized the current solicitations. There are currently three RFPs and one IFB being advertised. The RFPs are for Castle Point Rehabilitation and Site Improvements, Apartment Marketing Services for Beacon Communities and Pre-Construction and General Contracting Services for SAHA EPC II. The IFB is for Submeter Repair and Upgrade for Legacy at Crown Meadows. Additionally, price proposals are being obtained from two roofing companies that are contractors on co-operative purchasing contracts. This co-operative purchase is for Roof Replacements at Parkview Apartments. He also reported the Solicitations in Development for SAHA that procurement is currently working on and answered several questions regarding the procurement of pest control services and property security services.

Item 15: President's Report

- SAHA's Holiday Closures
- Halloween Stroll at SAHA
- Habitat for Humanity - SAHA Volunteers Help Build Home
- White Cane Awareness Day
- SAHA Garners National Recognition

Mr. Nisivoccia, President and CEO, informed the Board of Commissioners that Adrian Lopez, Director of Community Development Initiatives, had decided to accept a position as CEO for Alamo Workforce Commission and thanked him for his years of service at SAHA.

Chair Stribling, DPM, recessed for Closed Session at 4:02 p.m.

Item 17: *Closed Session:

Consultation with Attorney

Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (1)(B)(settlement offer).

- Discussion of proposed settlement of Cause 1:17-CV-01796-MBH, ***San Antonio Housing Authority v. United States***, in the United States Court of Federal Claims, Washington DC.

Chair Stribling, DPM, reconvened the Regular Board meeting at 4:50 p.m. and the Board voted on the proposed settlement of Cause 1:17-CV-01796-MBH, ***San Antonio Housing Authority v. United States***, in the United States Court of Federal Claims, Washington DC.

Motion: Commissioner Lopez moved to approve the settlement of Cause 1:17-CV-01796-MBH as discussed in Closed Session. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner			X	
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			

Personnel/Consultation with Attorney

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).

- President and CEO Performance Evaluation Process

Item 18: Adjournment

There being no further business to conduct, Chair Stribling, DPM adjourned the meeting at 4:55 p.m.

ATTEST:

Jessica Weaver
Vice Chair

Date

David Nisivoccia
President and CEO

Date



To: Board of Commissioners

Date: December 5, 2019

From: Jo-Anne Kaplan, Committee Chair, Finance Committee

Subject: Update and discussion regarding the November 21, 2019, Finance Committee Meeting

A Finance Committee meeting was held on Thursday, November 21, 2019, at the SAHA Central Office. Attendees included Committee Chair Jo-Anne Kaplan, Commissioner Jessica Weaver, and CEO David Nisivoccia and SAHA staff. The following items were discussed:

Presentation - Independent Auditors Report

The Governance Letter and status of the FY2019 Audit was presented by Mr. Santos Fraga, Mr. Kane Wells of RSM US LLP and by Mr. Bob Williams, CPA.

Update and discussion regarding the Quarterly Financial Report for the San Antonio Housing Authority


Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting, reported and provided the financial highlights of the San Antonio Housing Authority for the Fiscal Year ended June 30, 2019. The results of operations for the FY ended June 30, 2019, reflect a Surplus Before Non-Cash Items of \$23.4 million, which was \$10.5 million above budgeted projections.


Total Operating Revenue was approximately \$16.0 million above budget, due primarily to favorable variances of \$8.5 million in Grants revenue and \$7.1 million in Section 8 Housing Assistance Payment (HAP) Revenue. Ms. Fiedler further reported that the Total Operating Expenses ended the FY \$6.6 million above budget, due primarily to unfavorable variances of \$5.6 million in Ordinary Maintenance and Operations and \$5.8 million in Section 8 HAP Expense. The Comparative Balance Sheet reflects an overall increase in Total Net Position of \$10.9 million from June 30, 2018, to June 30, 2019. Total Assets increased \$13.6 million, or 3.84%, due primarily to increases of \$10.9 million in Current Assets and \$1.9 million in Other Non-Current Assets.


The following resolution was approved to move forward to the Board meeting:

Consideration and appropriate action regarding Resolution 5986, adopting the San Antonio Housing Authority Internal Audit Plan for Fiscal Year 2019-2020

SAN ANTONIO HOUSING AUTHORITY**December 5, 2019****BOARD OF COMMISSIONERS****RESOLUTION 5986, ADOPTING THE SAN ANTONIO HOUSING AUTHORITY INTERNAL AUDIT PLAN FOR FISCAL YEAR 2019-2020**

DocuSigned by:

 5009927D75274B0...
David Nisivoccia
 President and CEO

DocuSigned by:

 558B3CF0A21E47D...
Muriel Rhoder
 Chief Administrative Officer

DocuSigned by:

 558B3CF0A21E47D...
Aiyana Longoria
 Director of Internal Audit

REQUESTED ACTION:

Consideration and approval regarding Resolution 5986, adopting the San Antonio Housing Authority Internal Audit Plan for Fiscal Year 2019-2020.

FINANCIAL IMPACT:

None.

SUMMARY:

The 2019-2020 Internal Audit Plan is a risk-based plan developed to determine that the priorities of the Internal Audit department are consistent with The Institute of Internal Auditors, Inc. (IIA) Definition of Internal Auditing, Code of Ethics, and International Standards for the Professional Practice of Internal Auditing (Standards), as well as, the San Antonio Housing Authority's (Housing Authority's) strategic goals. The IIA Standard 2020, "Communication and Approval" requires the chief audit executive (CAE), i.e., the Director of Internal Audit, to communicate the internal audit activity's plans and resource requirements to senior management and the Board for review and approval. The Housing Authority's Internal Audit Plan is defined in the Housing Authority's Internal Audit Charter and included as part of the comprehensive internal audit program established pursuant to the Housing Authority's Internal Audit Policy. Internal Audit activities also align with the Housing Authority's strategic goal to transform core operations to be a high performing and financially strong organization. Final approval of the Internal Audit Plan for 2019-2020, resides with the Board of Commissioners.

The IIA Standard 2010, "Planning," requires the internal audit plan to be based on a documented risk assessment, undertaken at least annually, with input from senior management and the Board. The Housing Authority's CAE issued risk assessment surveys to the members of the Board of Commissioners, the Board's attorney, and to each member of senior management and multiple operational personnel. The results of these surveys were tabulated to identify the significant risk areas, which were then included as proposed audits for the 2019-2020 Internal Audit Plan.

Additionally, in accordance with the approved Internal Audit Charter: "At least twice a year, the Audit Committee will meet separately with the CAE to provide a status report on operations and to discuss any matters that the Audit Committee or the CAE believes should be discussed privately." The Internal Audit Charter also requires the CAE to communicate any significant deviation from the approved internal audit plan to the Audit Committee, the CEO, and the Legal and Compliance Officer, or equivalent, through periodic activity reports. This update provides the required communication, as follows:

SAN ANTONIO HOUSING AUTHORITY

December 5, 2019

- Internal Audit Plan Status – provided each quarter of the Fiscal Year 2019-2020
- Summary and Status of Management Corrective Action Plans (open action items only)

Management Corrective Action Plans resulting from internal audits are entered into a spreadsheet to allow for easier tracking of the status of open items. A copy of the spreadsheet is attached. Each of the action items are color-coded to indicate their status as follows: green indicates the action has a due date 30 days or more in the future; red indicates the the action is behind schedule; and yellow indicates the action has a due date less than 30 days in the future.

STRATEGIC GOAL:

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

ATTACHMENTS:

Resolution 5986

Slide presentation: Internal Audit Plan - 2019-2020

Slide presentation: Internal Audit Update

Summary and Status of Management Corrective Action Plans as of November 4, 2019

**San Antonio Housing Authority
Resolution 5986**

**RESOLUTION 5986, ADOPTING THE SAN ANTONIO HOUSING AUTHORITY INTERNAL
AUDIT PLAN FOR FISCAL YEAR 2019-2020**

WHEREAS, internal auditing is an independent, objective assurance and consulting activity designed to add value and improve San Antonio Housing Authority (Housing Authority) operations; and

WHEREAS, internal auditing helps the Housing Authority accomplish its mission by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control, and governance processes; and

WHEREAS, internal audit activities align with the Housing Authority's strategic goal to transform core operations to be a high performing and financially strong organization; and

WHEREAS, the 2019-2020 internal audit plan is a risk-based plan developed to establish the priorities of the internal audit activity, consistent with The Institute of Internal Auditors, Inc. (IIA) Definition of Internal Auditing, Code of Ethics, and International Standards for the Professional Practice of Internal Auditing (Standards), as well as the Housing Authority's strategic goals; and

WHEREAS, IIA Standard 2020, entitled "Communication and Approval," requires the Chief Audit Executive, i.e., the Director of Internal Audit, to communicate the internal audit activity's plans and resource requirements to senior management and the Board for review and approval.

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

1. Approves Resolution 5986, adopting the San Antonio Housing Authority Internal Audit Plan for Fiscal Year 2019-2020, as attached to this Resolution.

Passed and approved the 5th day of December 2019.

Jessica Weaver
Vice Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO



Internal Audit Plan 2019-2020

Presentation to Finance Committee
November 21, 2019

Objective and Background

Objective

- Review of the proposed 2019-2020 Internal Audit Plan by the Finance Committee, for adoption by the Board, to set the priorities of the internal audit function for the fiscal year.

Background

- The Internal Audit Department adheres to The Institute of Internal Auditors, Inc. (IIA) Definition of Internal Auditing, Code of Ethics, and the following International Standards for the Professional Practice of Internal Auditing (Standards), as documented in the approved SAHA Internal Audit Policy and Internal Audit Charter.
- The IIA Standard 2010, “Planning,” Section A1, requires the following: “The internal audit activity’s plan of engagements must be based on a documented risk assessment, undertaken at least annually. The input of senior management and the board must be considered in this process.”
- The IIA Standard 2020, “Communication and Approval,” requires the following: “The chief audit executive must communicate the internal audit activity’s plans and resource requirements, including significant interim changes, to senior management and the board for review and approval. The chief audit executive must also communicate the impact of resource limitations.”

Process for Developing the 2019-2020 Internal Audit Plan

3

Risk Assessment Survey conducted

- Key variables assessed:
 - Staff time used in the process
 - Public disclosure implications
 - Alignment with strategic objectives
 - Increased Senior Management/Commissioner interest over prior year
 - Recent changes in personnel/procedures
 - Internal and external compliance requirements

Other considerations

- Oversight provided by other entities, including:
 - Independent Financial and Compliance Audit
 - Regulatory Audits and Reviews
 - Other Third-Party Reviews
- Time since last audit

Process for Developing the 2019-2020 Internal Audit Plan, continued.

4

Risk Assessment Survey conducted

- Google Form format
 - Increased participation rate, and
 - Open comment sections improved context of responses
- Risk Assessment Methodology was the same as that used for the 2018-2019 Audit Plan
- Risk Assessment Survey responses were received from the Board of Commissioners, and Staff
 - 91% response rate through form
- Feedback to format was positive, and future risk assessments will build upon feedback received
- All Directors received a memo with the comments provided on the assessment

Risk Assessment Survey Results

5

Board of Commissioners' Survey Results - Topics of Highest Interest

- Assisted Housing Programs
 - Inspections and re-inspections process
 - Customer service
- Beacon Communities
 - Third-party maintenance of properties
- Community Development Initiatives
 - Move-to-Work Program operations and management
- Development Services and Neighborhood Revitalization
 - Construction of new developments managed by third-parties
- Public Housing
 - Resident and program participation termination process
 - Resident lease payment process
 - Maintenance of properties

Risk Assessment Survey Results, continued.

6

Business Process	Board of Commissioners	Executive Leadership	Senior Leadership Team	Other Staff
Asset Management - Five-year capital plan; real estate / property disposition process including appraisal process and market analysis; property refinancing		X	X	
Assisted Housing Programs - Rent calculation accuracy; recertification of participants; property inspections	X	X	X	
Community Development Initiatives (CDI) - Move-to-Work program; Family Self-Sufficiency program; financial processes and controls; grant management	X	X	X	X
Construction Services and Sustainability - Planning, development, design, and contract management for capital improvements, retrofits, and modernization of Public Housing and Beacon Communities properties; process and financial controls for project completion on time and within budget	X	X	X	
Development Services and Neighborhood Revitalization - Third party managed construction; capital planning, and cost controls for new developments; property disposition at best price	X	X		
Human Resources - Hiring process; grievance process; termination process		X	X	X
Innovative Technology - Cyber security; disaster preparedness		X		
Public Housing and Beacon Communities - Rent calculation accuracy; resident intake; recertifications; property maintenance; rent collection process	X	X	X	X

Proposed Internal Audit Plan FY 2019-2020

7

1st Qtr. (July - Sep)	2nd Qtr. (Oct. - Dec.)	3rd Qtr. (Jan. - March)	4th Qtr. (April - June)
Internal Audits			
<ul style="list-style-type: none"> Contract Management for Capital Improvements 	<ul style="list-style-type: none"> Contract Management for Capital Improvements 	<ul style="list-style-type: none"> Disaster Preparedness 	<ul style="list-style-type: none"> Maintenance of Public Housing Properties
<ul style="list-style-type: none"> Rent Calculation and Collection Processes at Public Housing 	<ul style="list-style-type: none"> Disaster Preparedness 	<ul style="list-style-type: none"> Third Party Inspections and Audits of Public Housing Resident and Program Participation Termination Process 	
Compliance Reviews			
<ul style="list-style-type: none"> Assisted Housing Program 	<ul style="list-style-type: none"> Assisted Housing Program 	<ul style="list-style-type: none"> Assisted Housing Program 	<ul style="list-style-type: none"> Assisted Housing Program
<ul style="list-style-type: none"> Beacon Communities 	<ul style="list-style-type: none"> Beacon Communities 	<ul style="list-style-type: none"> Beacon Communities 	<ul style="list-style-type: none"> Beacon Communities
<ul style="list-style-type: none"> Mixed Income Properties 	<ul style="list-style-type: none"> Mixed Income Properties 	<ul style="list-style-type: none"> Mixed Income Properties 	<ul style="list-style-type: none"> Mixed Income Properties
<ul style="list-style-type: none"> Public Housing 	<ul style="list-style-type: none"> Public Housing 	<ul style="list-style-type: none"> Public Housing 	<ul style="list-style-type: none"> Public Housing
<ul style="list-style-type: none"> TP Funds and Petty Cash 	<ul style="list-style-type: none"> TP Funds and Petty Cash 	<ul style="list-style-type: none"> TP Funds and Petty Cash 	<ul style="list-style-type: none"> TP Funds and Petty Cash
Internal Audit also participates in various committees throughout the organization providing opinions on internal controls.			

QUESTIONS?



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

Internal Audit Update

Presentation to Finance Committee
November 21, 2019

Internal Audit Q1 Activities in Support of SAHA Strategic Goals

2

- ❑ **Strategic Goal 1: *Empower and equip families to improve their quality of life and achieve economic stability***
 - Received and provided comments for five Family Self-Sufficiency Escrow requests for payout (over \$5,000.00 each/average of \$8,000.00)

- ❑ **Strategic Goal 5: *Transform core operations to be a high performing and financially strong organization***
 - Procurement Processes and Reporting Audit
 - Rent Calculation and Collection Processes at Beacon Communities Audit
 - Travel and Expenses Audit
 - Ongoing Compliance Audits

Status of 2018-2019 Internal Audit Plan

3

Internal Audits

■ Audit of Travel and Expenses

- Final Report sent to the Finance Committee on July 10, 2019
- No Material Weaknesses, one Significant Deficiency, and three Other Internal Control Deficiencies
- Corrective Action Plan provided by management addresses the findings and mitigates the risk of similar findings in the future

■ Audit of Rent Calculation and Collection Processes at Beacon Communities

- Final Report sent to the Finance Committee on October 11, 2019
- No Material Weaknesses, three Significant Deficiencies, and one Other Internal Control Deficiency
- Corrective Action Plan provided by management addresses the findings and mitigates the risk of similar findings in the future

Status of 2017-2018 Audit Plan, continued.

4

Compliance Audits

■ Assisted Housing Program

- Final Report for FY 2017-2018 Assisted Housing Compliance Audits sent to the Finance Committee on June 7, 2019
- One Material Weaknesses, one Significant Deficiency, and one Other Internal Control Deficiency
- Corrective Action Plan provided by management addresses the findings and mitigates the risk of similar findings in the future

■ Public Housing

- Final Report for FY 2017-2018 Public Housing Compliance Audits sent to the Finance Committee on June 7, 2019
- No Material Weaknesses, seven Significant Deficiencies, and no Other Internal Control Deficiencies
- Corrective Action Plan provided by management addresses the findings and mitigates the risk of similar findings in the future

Status of 2018-2019 Internal Audit Plan

5

Internal Audits

- **Audit of Contract Management for Capital Improvements**
 - Fieldwork in progress
- **Audit of Rent Calculation and Collection Processes at Public Housing**
 - Fieldwork in progress

Compliance Audits

- **Assisted Housing Program (*Ongoing*)**
 - 195 resident files audited in Q4
 - 195 resident files audited in Q1
- **Public Housing (*Ongoing*)**
 - 144 resident files (17 properties) audited in Q4
 - 162 resident files (12 properties) audited in Q1
- **Tenant Participation Funds/Dollar Per Unit per Year (DPUY)**
 - 10 Resident Council DPUY disbursements were audited for FY 18-19

Status of 2018-2019 Internal Audit Plan

6

Internal Audits Remaining on the 2018-2019 Audit Plan

- **Disaster Preparedness**
 - Planning in progress

Action Items

7

Status of Corrective Action Items resulting from Internal Audits

- Currently, there are eight open action items
- Seven of the action items are expected to be completed this fiscal year, and one action item will be completed next fiscal year

Status of Third Party Audits

8

There are no Third Party Audits to report

QUESTIONS?

STATUS OF MANAGEMENT CORRECTIVE ACTION ITEMS as of 11/8/19

Audit Plan Year	Final Report Date	Audit Title	Finding Type	Finding Number and Title	Finding / Condition Description and Recommendation	Management's Corrective Action Plan	Original Estimated Completion Date	Revised Estimated Completion Date	Status	Resp. Officer's Initials	Comments
<u>Fiscal Year 2013-2014</u>											
FY 13-14	5/10/2015	Audit of Records Retention	Internal Control Deficiency	Finding 1	Agency email communications are currently being retained indefinitely, and could be subject to e-discovery requirements.	<i>Emails have been retained since an incident arose where Commissioners lost emails that had been sent to their agency email accounts. At this point, we will work with the Interim President and CEO to ensure that the email record retention policy will hereinafter be followed.</i>	12/31/2015	12/30/2020	<i>In Progress</i>	EH	Google Unlimited has been procured; a Google Vault is included with this system that allows for automated email deletions based on recommended parameters. Pending executive approval to implement email retention policies.
<u>Fiscal Year 2016-2017</u>											
FY 16-17	8/20/18	Audit of CDI Grant Funds	Internal Control Deficiency	Finding 3 - <i>BCJI - Delay in the Initial Execution of the Grant</i>	<p>The BCJI grant was awarded on September 25, 2012, to be effective October 1, 2012. Selection of the research partner, Trinity University, was not presented to the Board of Commissioners until June 21, 2013, almost nine months later.</p> <p>Recommendation To ensure compliance with grant provisions, CDI should develop a standard operating procedure for each grant. The procedure should address all grant provisions including, but not limited to, documentation, drawdown, and reporting requirements.</p>	<i>[CDI] staff will review notes from Grants Committee meetings and complete a grants SOP for the Department.</i>	12/31/2018	2/28/2020	<i>In Progress</i>	DN	SOP for Grant Procedures, Monitoring and Oversight has been drafted. It is pending review and approval from grant committee.
FY 16-17	8/20/2018	Audit of CDI Grant Funds	Internal Control Deficiency	Finding 5 - <i>BCJI - Missed Financial Reporting Deadlines</i>	<p>Of the 19 Federal Financial Reports reviewed for the BCJI grant, five were filed over one day after the due date as indicated on the electronic confirmation receipt.</p> <p>Recommendation A method for monitoring/confirming the report submission should be established to ensure timely reporting.</p>	<i>a. [CDI] Staff will review notes from Grants Committee meetings and complete a grants SOP for the Department. The SOPs will create a system to ensure that important dates and deadlines are met, including grant performance and financial reports.</i>	12/31/2018	2/28/2020	<i>In Progress</i>	DN	SOP for Grant Procedures, Monitoring and Oversight has been drafted. It is pending review and approval from grant committee.
						<i>b. The Director of CDI will review and analyze adding an analyst position to the CDI Department. CDI will work with Finance and Accounting to determine the scope of work for the proposed analyst position and determine, during next fiscal year's budget process, if adding the position is financially feasible.</i>	7/1/2019	2/28/2020	<i>In Progress</i>	DN	

STATUS OF MANAGEMENT CORRECTIVE ACTION ITEMS as of 11/8/19

Audit Plan Year	Final Report Date	Audit Title	Finding Type	Finding Number and Title	Finding / Condition Description and Recommendation	Management's Corrective Action Plan	Original Estimated Completion Date	Revised Estimated Completion Date	Status	Resp. Officer's Initials	Comments
FY 16-17	8/20/2018	Audit of CDI Grant Funds	Internal Control Deficiency	Finding 6 - BCJI - Late Submission of Expenses	<p>The Federal Financial Report, submission 12 with a reporting period end date of September 30, 2015, included \$2,363.86 in expenses incurred during the previous quarter. These expenses were reported on line 10-e of the Federal Share of Expenditures report, in the column labeled This Period.</p> <p>Recommendation Ensure that all expenses and related reporting are completed in the required time frame, as listed in the BCJI Grant documentation.</p>	<p><i>[CDI] staff will review notes from Grants Committee meetings and complete a grants SOP for the Department. The SOPs will create a system to ensure that important dates and deadlines are met, including grant performance and financial reports.</i></p> <p><i>The Director of CDI will review and analyze adding an analyst position to the CDI Department. CDI will work with Finance and Accounting to determine the scope of work for the proposed analyst position and determine, during next fiscal year's budget process, if the adding the position is financially feasible.</i></p>	7/1/2019	2/28/2020	In Progress	DN	SOP for Grant Procedures, Monitoring and Oversight has been drafted. It is pending review and approval from grant committee.
FY 16-17	4/16/2019	Audit of Tenant Participation Funds at Parkview Apartments	Significant Deficiency	Finding 3 - Check Disbursements	<p>Recommendation Internal Audit recommends that the Property Manager or Case Management Specialist assist the RC with establishing a bank account that will conform to the requirements set forth in the RC Manual. including the requirement for dual signatures, with the Treasurer being one of the signatories on each disbursement. Additionally, either the Property Manager or the Case Management Specialist should be on the bank account.</p>	<p><i>CDI Management will meet with PH Management to determine best course of action for supporting RC with establishing bank accounts. An SOP will be developed to provide guidance for SAHA staff who have expressed concerns with adding their names to the RC bank account.</i></p>	5/8/2019	2/28/2020	In Progress	DN	
	<u>Fiscal Year 2017-2018</u>										
FY 17-18	4/22/2019	Audit of Procurement Processes and Reporting	Significant Deficiency	Finding 1 - Personally Identifiable Information retained in file	<p>Recommendations</p> <p>a. Procurement management should take steps to ensure PII is not retained unnecessarily in the department's files; or, if necessary to be retained, then such PII is adequately safeguarded.</p> <p>b. In addition, written procedures should be established for withdrawal of bids. The procedures should address verification of the identity of the person or persons withdrawing a bid; as well as, how the verification is to be documented without retaining PII, such as that shown on a government-issued identification card or other document.</p>	<p><i>a. Procurement Director will provide all examples where the department requests PII information and our attorney will review to determine how this should be handled within its necessity for business uses.</i></p> <p><i>b. Procurement will develop a protocol on what should be done to verify identity for bid withdrawal requests among other situations (Section 3 certification, etc.).</i></p>	5/15/2019	11/30/19	In Progress	MR	
							5/15/2019	11/30/2019	In Progress	MR	
FY 17-18	4/22/2019	Audit of Procurement Processes and Reporting	Significant Deficiency	Finding 3 - Incomplete documents	<p>Recommendation Ensure all documents are completed in their entirety, and that all required authorization dates and approving signatures are included.</p>	<p><i>The checklist was not completed in all cases. Staff will be responsible for ensuring the completeness of the checklist and the new Contract Specialist will be responsible for double checking compliance. The checklist is currently being reviewed by staff and a final version will be adopted by end of January 2019.</i></p>	5/30/2019	11/30/2019	In Progress	MR	

STATUS OF MANAGEMENT CORRECTIVE ACTION ITEMS as of 11/8/19

Audit Plan Year	Final Report Date	Audit Title	Finding Type	Finding Number and Title	Finding / Condition Description and Recommendation	Management's Corrective Action Plan	Original Estimated Completion Date	Revised Estimated Completion Date	Status	Resp. Officer's Initials	Comments
FY 17-18	4/22/2019	Audit of Procurement Processes and Reporting	Significant Deficiency	Finding 4 - <i>Supplier/vendor due diligence checks prior to award could not be confirmed</i>	Recommendation Establish written procedures to ensure that all due diligence checks are performed on every vendor prior to contracting with and/or providing services to the Agency. The procedures should include a system of review by another staff member as confirmation.	<i>A Standard Operating Procedure (SOP) will be developed outlining scenarios within procurement processes to ensure that responsible due diligence is conducted by staff prior to award of contracts. The Director's draft version will be submitted for approval to the Contracting Officer by February 15, 2019, with final implementation no later than February 28, 2019.</i>	5/15/2019	11/30/2019	<i>In Progress</i>	MR	
	<u>Fiscal Year 2018-2019</u>										
None.											

SAN ANTONIO HOUSING AUTHORITY**December 5, 2019****BOARD OF COMMISSIONERS****RESOLUTION 5978, AUTHORIZING THE PRESIDENT AND CEO TO AMEND AND REVISE RESIDENT PAID UTILITY ALLOWANCES IN ACCORDANCE WITH HUD REGULATIONS TO UPDATE, AS WELL AS, CAPTURE UTILITY COST SAVINGS GENERATED FROM ENERGY AND WATER CONSERVATION MEASURES INSTALLED THROUGH SAHA'S ENERGY PERFORMANCE CONTRACT PHASE II, AS OUTLINED IN THE RESIDENT PAID UTILITY ALLOWANCE REVISIONS**

DocuSigned by:

 5809927B75274DC...
David Nisivoccia
President and CEO

DocuSigned by:

 C915B7D3871E469...
Ed Hinojosa
Chief Financial Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 5978, authorizing the President and CEO to amend and revise resident paid utility allowances in accordance with HUD regulations to update, as well as, capture utility cost savings generated from energy and water conservation measures installed through SAHA's Energy Performance Contract Phase II, as outlined in the Resident Paid Utility Allowance Revisions.

FINANCIAL IMPACT:

There will be no additional cost to revise the resident paid utility allowances. Indirect financial impacts will be as follows:

- Savings generated from the energy and water conservation measures will be captured by SAHA to pay the debt service for the EPC project.
- Residents will have their utility allowances revised in accordance with attachment A – Resident Paid Utility Allowance Revisions. After the completion of the utility allowance revisions, some residents will have a reduced utility allowance. However, due to the energy and water conservation measures installed at these homes, they will consume less utilities; therefore, there will be no significant financial impact to most residents.

SUMMARY:

SAHA elected to undertake a Phase II HUD approved Energy Performance Contract (EPC) program, where energy and water conservation measures are financed through future energy and water cost savings. To capture the achieved utility savings, where residents pay their own utility bills, HUD requires public housing authorities to revise resident paid utility allowances to reflect the new utility consumption levels, as a result of utility savings generated from energy and water conservation measures. In addition, SAHA will update other public housing authority utility allowances to adjust for changing utility prices. This resolution will modify the resident paid utility allowances in accordance with Attachment A – Resident Paid Utility Allowance Revisions.

SAHA remains committed to being a sustainable agency, and actively elected to pursue a self-managed EPC Phase II, where energy and water conservation measures are financed with future utility cost reductions. SAHA, in accordance with HUD and EPC guidelines, will revise resident paid utility allowances to reflect the new utility rates and consumption levels within dwelling units, as a result of the energy and water conservation measures installed through EPC Phase II.

SAN ANTONIO HOUSING AUTHORITY

December 5, 2019

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5978

Attachment A – Resident Paid Utility Allowance Revisions

**San Antonio Housing Authority
Resolution 5978**

RESOLUTION 5978, AUTHORIZING THE PRESIDENT AND CEO TO AMEND AND REVISE RESIDENT PAID UTILITY ALLOWANCES IN ACCORDANCE WITH HUD REGULATIONS TO UPDATE, AS WELL AS, CAPTURE UTILITY COST SAVINGS GENERATED FROM ENERGY AND WATER CONSERVATION MEASURES INSTALLED THROUGH SAHA'S ENERGY PERFORMANCE CONTRACT PHASE II, AS OUTLINED IN THE RESIDENT PAID UTILITY ALLOWANCE REVISIONS

WHEREAS, the Housing Authority of the City of San Antonio (SAHA), took direction to pursue a HUD Approved Phase II Energy Performance Contract (EPC II) on a portion of SAHA's portfolio; and

WHEREAS, energy and water conservation measures will be installed through the EPC II to reduce the consumption of utilities (electric, gas, and water); and

WHEREAS, EPC II will be financed through the savings resulting from the reduction of utility consumption; and

WHEREAS, to capture EPC II savings where SAHA's residents pay their own utility bills, HUD and EPC regulations require SAHA to revise the resident paid utility allowances to reflect the new energy and water consumption levels resulting from energy and water conservation measures installed through EPC II; and

WHEREAS, SAHA will update utility allowances in other public housing properties in accordance with HUD regulations to adjust for changes in utility rates; and

WHEREAS, SAHA's EPC II consultants have revised resident paid utility allowances in accordance with HUD and EPC regulations as outlined in Attachment A – Resident Paid Utility Allowance Revisions; and

WHEREAS, revisions to resident paid utility allowances will both increase and decrease the allowance amount depending on the property and bedroom type the resident resides in; and

WHEREAS, staff requests that the Board of Commissioners authorize the President and CEO to revise resident paid utility allowances, as outlined in Attachment A – Resident Paid Utility Allowance Revisions and in accordance with HUD and EPC II regulations.

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

Approves Resolution 5978, authorizing the President and CEO to amend and revise resident paid utility allowances in accordance with HUD regulations to update, as well as, capture utility cost savings generated from energy and water conservation measures installed through SAHA's Energy Performance Contract Phase II, as outlined in the Resident Paid Utility Allowance Revisions.

Passed and approved the 5th day of December 2019.

Jessica Weaver
Vice Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO



RPU Schedule

				Utility Meter Type				Existing	Proposed -	Proposed -
				M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Monthly All.	Pre EPC	Post EPC
				Trash	W&S	Elec	Gas	Total Dollar Value	Total Dollar Value	Total Dollar Value
Alazan	0 Br	40	M	M	R	R		\$ 63.67	\$ 72.08	\$ 62.51
TX006000001	1 Br	16	M	M	R	R		71.59	83.26	72.06
TX06-6001.0	2 Br	412	M	M	R	R		84.66	98.75	85.36
Row/Townhouse (RW)	3 Br	33	M	M	R	R		110.46	128.79	113.17
Phase 1 Units	4 Br	-	-	-	-	-		-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-		-	-	-
Alazan	0 Br	-	-	-	-	-		\$ -	\$ -	\$ -
TX006000001	1 Br	-	-	-	-	-		-	-	-
TX06-6001.1	2 Br	70	M	M	R	R		81.88	95.32	82.38
Row/Townhouse (RW)	3 Br	110	M	M	R	R		106.80	124.32	109.24
Phase 1 Units	4 Br	4	M	M	R	R		133.81	155.30	138.07
<i>Included in EPC</i>	5 Br	-	-	-	-	-		-	-	-
Alazan-Guadalupe	0 Br	-	-	-	-	-		\$ -	\$ -	\$ -
TX006000001	1 Br	-	-	-	-	-		-	-	-
TX06-6127.0	2 Br	13	M	M	R	R		79.77	93.20	80.44
Semi-Detached (SD/duplex)	3 Br	38	R	R	R	R		199.68	272.95	226.44
Phase 1 Units	4 Br	5	R	R	R	R		253.29	352.80	291.55
<i>Included in EPC</i>	5 Br	-	-	-	-	-		-	-	-
Village East	0 Br	-	-	-	-	-		\$ -	\$ -	\$ -
TX006000002	1 Br	-	-	-	-	-		-	-	-
TX06-6035.1	2 Br	13	M	M	R	R		74.37	72.02	72.02
Row/Townhouse (RW)	3 Br	6	M	M	R	R		98.58	100.06	100.06
	4 Br	2	M	M	R	R		121.74	123.75	123.75
<i>Not in EPC</i>	5 Br	3	M	M	R	R		149.94	146.30	146.30
Olive Park	0 Br	-	-	-	-	-		\$ -	\$ -	\$ -
TX006000002	1 Br	-	-	-	-	-		-	-	-
TX06-6035.2	2 Br	12	M	M	R	R		83.15	80.80	80.80
Row/Townhouse (RW)	3 Br	11	M	M	R	R		117.81	114.64	114.64
	4 Br	3	M	M	R	R		141.35	137.79	137.79
<i>Not in EPC</i>	5 Br	-	-	-	-	-		-	-	-
Lincoln Heights	0 Br	-	-	-	-	-		\$ -	\$ -	\$ -
TX006000003	1 Br	91	M	M	R	R		68.37	77.74	68.66
TX06-6005.0	2 Br	156	M	M	R	R		78.34	91.55	78.90
Walk-UP/Multifamily (WU)	3 Br	87	M	M	R	R		103.70	120.42	106.36
Phase 1 Units	4 Br	4	M	M	R	R		126.03	148.27	130.77
<i>Included in EPC</i>	5 Br	-	-	-	-	-		-	-	-
Cassiano	0 Br	-	-	-	-	-		\$ -	\$ -	\$ -
TX006000004	1 Br	24	M	M	R	R		71.26	83.20	71.55
TX06-6006.0	2 Br	176	M	M	R	R		81.43	94.94	81.96
Row/Townhouse (RW)	3 Br	144	M	M	R	R		107.50	124.46	109.98
Phase 1 Units	4 Br	48	M	M	R	R		128.19	148.43	132.63
<i>Included in EPC</i>	5 Br	8	M	M	R	R		149.52	174.84	155.92



RPU Schedule

			Utility Meter Type				Existing	Proposed -	Proposed -
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Monthly All.	Pre EPC	Post EPC
			Trash	W&S	Elec	Gas	Total Dollar Value	Total Dollar Value	Total Dollar Value
Cassiano	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000004	1 Br	-	-	-	-	-	-	-	-
TX06-6020.2	2 Br	-	-	-	-	-	-	-	-
Row/Townhouse (RW)	3 Br	44	M	M	R	R	104.65	121.68	106.97
Phase 1 Units	4 Br	37	M	M	R	R	124.83	145.23	129.02
<i>Included in EPC</i>	5 Br	18	M	M	R	R	145.63	171.17	151.70
Villa Veramendi	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000007	1 Br	12	M	M	R	X	83.04	84.70	72.79
TX06-6012.0	2 Br	62	M	M	R	X	104.17	108.51	93.13
Row/Townhouse (RW)	3 Br	54	M	M	R	X	145.96	153.39	131.97
	4 Br	32	M	M	R	X	181.02	188.58	162.75
<i>Included in EPC</i>	5 Br	6	M	M	R	X	211.85	223.05	192.79
O. P. Schnabel	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000008	1 Br	66	M	M	R	X	82.60	87.00	87.00
TX06-6059.0	2 Br	4	M	M	R	X	106.37	106.93	106.93
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Sun Park Lane	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000011	1 Br	65	M	M	R	M	45.22	47.57	41.05
TX06-6023.0	2 Br	-	-	-	-	-	-	-	-
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Frank Hornsby	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000011	1 Br	54	M	M	R	X	94.15	90.84	58.93
TX06-6124.0	2 Br	5	M	M	R	X	110.28	107.85	72.94
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Mission Park	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000012	1 Br	8	M	M	R	X	90.82	90.72	78.28
TX06-6024.0	2 Br	43	M	M	R	X	106.54	107.00	94.12
Row/Townhouse (RW)	3 Br	33	M	M	R	X	153.26	154.90	138.02
	4 Br	10	M	M	R	X	187.43	189.89	167.80
<i>Included in EPC</i>	5 Br	6	M	M	R	X	222.29	225.30	199.02
Williamsburg	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000013	1 Br	15	M	M	R	M	41.62	40.80	33.14
TX06-6033.3	2 Br	-	-	-	-	-	-	-	-
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-



RPU Schedule

			Utility Meter Type				Existing	Proposed -	Proposed -
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Monthly All.	Pre EPC	Post EPC
			Trash	W&S	Elec	Gas	Total Dollar Value	Total Dollar Value	Total Dollar Value
College Park	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000014	1 Br	64	M	M	R	X	81.30	80.23	80.23
TX06-6026.2	2 Br	14	M	M	R	X	104.72	103.60	103.60
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Parkview	0 Br	96	M	M	R	M	\$ 49.67	\$ 52.18	\$ 52.18
TX006000014	1 Br	52	M	M	R	M	56.37	58.62	58.62
TX06-6027.0	2 Br	4	M	M	R	M	67.72	69.53	69.53
Elevator Structure (ES)	3 Br	1	M	M	R	M	112.49	112.58	112.58
	4 Br	-	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Matt Garcia	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000016	1 Br	51	M	M	R	X	78.11	76.98	67.79
TX06-6055.0	2 Br	4	M	M	R	X	94.41	93.03	81.40
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Linda Lou	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000019	1 Br	4	M	M	R	M	33.97	37.99	32.40
TX06-6026.3	2 Br	-	-	-	-	-	-	-	-
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Riverside Apts	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000019	1 Br	-	-	-	-	-	-	-	-
TX06-6031.0	2 Br	37	M	M	R	R	79.62	80.48	70.74
Walk-UP/Multifamily (WU)	3 Br	37	M	M	R	R	94.41	97.45	86.53
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Linda Lou	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000019	1 Br	6	M	M	R	M	33.97	37.98	32.41
TX06-6033.4	2 Br	-	-	-	-	-	-	-	-
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Madonna	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000020	1 Br	36	M	M	R	M	39.84	41.56	31.85
TX06-6032.1	2 Br	24	M	M	R	M	46.95	47.64	36.56
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-



RPU Schedule

			Utility Meter Type				Existing	Proposed -	Proposed -
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Monthly All.	Pre EPC	Post EPC
			Trash	W&S	Elec	Gas	Total Dollar Value	Total Dollar Value	Total Dollar Value
Sahara Ramsey	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000020	1 Br	-	-	-	-	-	-	-	-
TX06-6032.2	2 Br	16	M	M	R	M	55.98	54.91	46.37
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Cheryl West	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000021	1 Br	4	M	M	R	R	50.89	57.31	49.91
TX06-6034.0	2 Br	38	M	M	R	R	68.75	66.79	58.14
Semi-Detached (SD) (duplex)	3 Br	34	M	M	R	R	102.59	101.72	89.15
	4 Br	6	M	M	R	R	128.21	126.28	111.12
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
T L Shaley	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000021	1 Br	10	R	R	R	R	118.05	137.26	110.19
TX06-6057.0	2 Br	28	R	R	R	R	148.87	174.83	138.89
Semi-Detached (SD) (duplex)	3 Br	24	R	R	R	R	217.43	260.01	206.87
	4 Br	4	R	R	R	R	281.65	333.93	267.34
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Col. Cisneros	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000022	1 Br	51	M	M	R	X	70.17	71.12	57.75
TX06-6054.0	2 Br	4	M	M	R	X	81.49	86.01	70.60
Row/Townhouse (RW)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Park Square	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000023	1 Br	2	M	M	R	M	36.31	35.90	35.90
TX06-6045.0	2 Br	12	M	M	R	M	56.24	55.61	55.61
Row/Townhouse (RW)	3 Br	10	M	M	R	M	77.31	76.44	76.44
	4 Br	2	M	M	R	M	92.06	91.02	91.02
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Kenwood Manor	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000023	1 Br	-	-	-	-	-	-	-	-
TX06-6046.0	2 Br	-	-	-	-	-	-	-	-
Walk-UP/Multifamily (WU)	3 Br	9	R	R	R	R	209.45	228.81	228.81
	4 Br	-	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Glen Park	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000023	1 Br	-	-	-	-	-	-	-	-
TX06-6126.0	2 Br	10	R	M	R	R	118.73	119.36	119.36
All Electric Units	2 Br	16	R	M	R	R	128.92	131.57	131.57
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-	-
<i>Not in EPC</i>	4 Br	-	-	-	-	-	-	-	-



RPU Schedule

			Utility Meter Type				Existing	Proposed -	Proposed -
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Monthly All.	Pre EPC	Post EPC
			Trash	W&S	Elec	Gas	Total Dollar Value	Total Dollar Value	Total Dollar Value
Highview Apt.	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000024	1 Br	6	M	M	R	M	37.84	39.98	34.46
TX06-6043.0	2 Br	30	M	M	R	M	43.87	48.00	39.32
Semi-Detached (SD) (duplex)	3 Br	28	M	M	R	M	62.64	65.99	56.69
	4 Br	4	M	M	R	M	85.43	83.00	70.47
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
William Sinkin	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000024	1 Br	45	M	M	R	R	69.64	67.06	56.84
TX06-6052.0	2 Br	5	M	M	R	R	86.80	82.79	71.33
Semi-Detached (SD) (duplex)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Cross Creek	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000025	1 Br	5	M	M	R	R	64.19	70.85	55.34
TX06-6044.0	2 Br	28	M	M	R	R	77.20	82.44	65.30
Row/Townhouse (RW)	3 Br	28	M	M	R	R	90.69	98.86	79.60
	4 Br	5	M	M	R	R	124.14	131.88	110.42
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Morris C. Beldon	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000025	1 Br	6	M	M	R	R	66.33	64.78	57.73
TX06-6049.0	2 Br	18	M	M	R	R	92.29	92.78	80.59
Row/Townhouse (RW)	3 Br	11	M	M	R	R	121.32	122.06	105.00
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
L.C. Rutledge	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000025	1 Br	10	M	M	R	R	62.82	66.98	53.01
TX06-6056.0	2 Br	28	M	M	R	R	72.30	79.57	63.26
Semi-Detached (SD) (duplex)	3 Br	24	M	M	R	R	98.80	105.96	86.81
	4 Br	4	M	M	R	R	122.07	128.52	106.95
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Westway	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000026	1 Br	22	M	M	R	X	104.57	104.28	73.22
TX06-6047.0	2 Br	42	M	M	R	X	124.07	124.17	87.26
Walk-UP/Multifamily (WU)	3 Br	62	M	M	R	X	179.54	176.86	124.18
	4 Br	26	M	M	R	X	215.83	212.69	153.12
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
H.B. Gonzalez	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000026	1 Br	47	M	M	R	M	59.96	61.13	51.45
TX06-6051.0	2 Br	4	M	M	R	M	70.66	73.28	62.38
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-



RPU Schedule

			Utility Meter Type				Existing	Proposed -	Proposed -
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Monthly All.	Pre EPC	Post EPC
			Trash	W&S	Elec	Gas	Total Dollar Value	Total Dollar Value	Total Dollar Value
Francis Furey	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000027	1 Br	10	M	M	R	R	59.04	56.58	56.58
TX06-6050.0	2 Br	28	M	M	R	R	75.10	72.08	72.08
Semi-Detached (SD) (duplex)	3 Br	24	M	M	R	R	101.17	97.57	97.57
	4 Br	4	M	M	R	R	130.17	125.62	125.62
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Pin Oaks II	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000027	1 Br	4	M	M	R	R	63.61	61.72	52.64
TX06-6053.0	2 Br	13	M	M	R	R	79.27	77.43	65.38
Semi-Detached (SD) (duplex)	3 Br	3	M	M	R	R	105.80	102.33	89.74
	4 Br	2	M	M	R	R	129.22	125.87	111.92
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Charles Andrews	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000027	1 Br	-	-	-	-	-	-	-	-
TX06-6108.0	2 Br	-	-	-	-	-	-	-	-
Row/Townhouse (RW)	3 Br	52	M	M	R	X	110.27	116.43	116.43
	4 Br	-	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Lila Cockrell	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000028	1 Br	65	M	M	R	M	77.82	78.13	50.50
TX06-6058.0	2 Br	5	M	M	R	M	96.79	94.85	61.10
Elevator Structure (ES)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
South San	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000028	1 Br	30	M	M	R	X	88.42	87.91	60.82
TX06-6130.0	2 Br	-	-	-	-	-	-	-	-
Row/Townhouse (RW)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Raymundo Rangel	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000030	1 Br	26	M	M	R	X	69.47	67.81	61.23
TX06-6129.0	2 Br	-	-	-	-	-	-	-	-
Row/Townhouse (RW)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Mirasol Homes	1 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000030	2 Br	28	R	M	R	R	120.81	146.18	133.50
TX06-6135.0	3 Br	15	R	M	R	R	182.41	202.43	179.79
Row/Townhouse (RW)	3 Br	78	R	R	R	R	263.78	311.67	263.80
	4 Br	6	R	R	R	R	331.33	364.57	303.96
<i>Included in EPC</i>	5 Br	3	R	R	R	R	408.98	450.57	373.33



RPU Schedule

			Utility Meter Type				Existing	Proposed -	Proposed -
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Monthly All.	Pre EPC	Post EPC
			Trash	W&S	Elec	Gas	Total Dollar Value	Total Dollar Value	Total Dollar Value
Mirasol Townhomes	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000030	1 Br	-	-	-	-	-	-	-	-
TX06-6137.0	2 Br	15	M	M	R	R	99.88	132.69	116.16
Row/Townhouse (RW)	3 Br	9	M	M	R	R	182.41	180.99	158.41
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Mirasol Cottages	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000030	1 Br	-	-	-	-	-	-	-	-
TX06-6138.0	2 Br	20	R	M	R	R	120.81	149.67	133.21
Row/Townhouse (RW)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Christ the King	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000030	1 Br	45	R	M	R	X	102.10	106.90	78.56
TX06-6143.0	2 Br	3	R	M	R	X	118.27	123.09	91.11
Row/Townhouse (RW)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Spring View Scat.	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000031	1 Br	-	-	-	-	-	-	-	-
TX06-6125.0	2 Br	-	-	-	-	-	-	-	-
Single Family/Detached (SF)	3 Br	10	M	M	R	R	143.51	151.68	128.52
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Spring View	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000031	1 Br	-	-	-	-	-	-	-	-
TX06-6136.0	2 Br	84	M	M	R	R	118.26	118.96	101.95
Walk-UP/Multifamily (WU)	3 Br	25	M	M	R	R	143.51	156.25	130.94
	4 Br	2	M	M	R	R	141.67	141.67	112.63
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Spring View Sr.	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000031	1 Br	40	M	M	R	R	75.47	81.62	63.44
TX06-6140.0	2 Br	-	-	-	-	-	-	-	-
Row/Townhouse (RW)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Spring View Bldg C	0 Br	5	M	M	R	R	\$ 59.98	\$ 59.98	\$ 57.91
TX006000031	1 Br	2	M	M	R	R	75.47	77.17	73.05
TX06-6147.0	2 Br	-	-	-	-	-	-	-	-
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-



RPU Schedule

			Utility Meter Type				Existing	Proposed -	Proposed -
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Monthly All.	Pre EPC	Post EPC
			Trash	W&S	Elec	Gas	Total Dollar Value	Total Dollar Value	Total Dollar Value
Spring View Bldg B	0 Br	16	M	M	R	R	\$ 60.33	\$ 60.33	\$ 58.26
TX006000031	1 Br	-	-	-	-	-	-	-	-
TX06-6148.0	2 Br	2	M	M	R	R	118.26	120.65	114.43
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Refugio	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000032	1 Br	19	M	M	R	X	105.84	109.09	109.09
TX06-6139.0	2 Br	20	M	M	R	X	121.20	125.60	125.60
Elevator Structure (ES)	3 Br	11	M	M	R	X	172.82	179.78	179.78
	4 Br	-	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Scattered Sites	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000033	1 Br	-	-	-	-	-	-	-	-
TX06-6123.6	2 Br	1	R	R	R	R	214.89	232.03	232.03
Single Family/Detached (SF)	3 Br	52	R	R	R	R	234.86	261.34	261.34
All Electric Units	3 Br	15	R	R	R	R	328.36	363.03	363.03
<i>Not in EPC</i>	4 Br	4	R	R	R	R	301.61	331.99	331.99
San Juan I	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000037	1 Br	13	M	M	R	M	86.24	86.82	86.82
TX06-6141.0	2 Br	16	M	M	R	M	105.71	106.43	106.43
Walk-UP/Multifamily (WU)	3 Br	17	M	M	R	M	133.70	134.60	134.60
	4 Br	-	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Alhambra	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000038	1 Br	9	M	M	R	X	90.94	92.96	92.96
TX06-6146.0	2 Br	5	M	M	R	X	122.85	125.84	125.84
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Hemisview	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000051	1 Br	14	M	M	R	X	88.35	91.06	91.06
TX06-0051.2	2 Br	26	M	M	R	X	113.92	117.80	117.80
Elevator Structure (ES)	3 Br	9	M	M	R	X	148.82	154.89	154.89
	4 Br	-	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-
San Juan II	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000052	1 Br	2	M	M	R	M	87.14	88.10	88.10
TX06-0052.2	2 Br	24	M	M	R	M	106.30	107.46	107.46
Walk-UP/Multifamily (WU)	3 Br	20	M	M	R	M	137.90	139.42	139.42
	4 Br	2	M	M	R	M	154.71	156.41	156.41
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-



RPU Schedule

			Utility Meter Type				Existing	Proposed -	Proposed -
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Monthly All.	Pre EPC	Post EPC
			Trash	W&S	Elec	Gas	Total Dollar Value	Total Dollar Value	Total Dollar Value
Sutton Oaks	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000053	1 Br	10	M	M	R	X	83.93	86.56	86.56
TX06-0053.2	2 Br	34	M	M	R	X	105.23	108.99	108.99
Walk-UP/Multifamily (WU)	3 Br	5	M	M	R	X	139.41	145.33	145.33
	4 Br	-	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Pin Oaks I	0 Br	12	M	M	R	M	\$ 41.22	\$ 40.75	\$ 34.61
TX006000054	1 Br	36	M	M	R	M	48.36	50.24	41.41
TX06-0054.2	2 Br	2	M	M	R	M	57.06	57.95	48.83
Elevator Structure (ES)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Gardens at San Juan	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000055	1 Br	3	R	R	R	X	113.00	125.32	125.32
TX06-0099.0	2 Br	33	R	R	R	X	141.25	159.70	159.70
Walk-UP/Multifamily (WU)	3 Br	24	R	R	R	X	195.62	228.15	228.15
	4 Br	3	R	R	R	X	243.02	291.86	291.86
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Park at Sutton Oaks	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000056	1 Br	5	M	M	R	X	67.73	70.09	70.09
TX06-0999.0	2 Br	35	M	M	R	X	82.58	86.06	86.06
Walk-UP/Multifamily (WU)	3 Br	7	M	M	R	X	115.36	121.10	121.10
	4 Br	2	M	M	R	X	146.32	154.31	154.31
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Converse Ranch I	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000149	1 Br	10	M	M	R	X	98.06	100.81	100.81
TX06-6149.0	2 Br	9	M	M	R	X	124.35	128.23	128.23
Walk-UP/Multifamily (WU)	3 Br	6	M	M	R	X	166.27	172.31	172.31
	4 Br	-	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Midcrowne	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000150	1 Br	20	M	M	R	X	83.09	84.17	84.17
TX06-6150.0	2 Br	19	M	M	R	X	105.86	107.63	107.63
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Converse Ranch II	0 Br	-	-	-	-	-	\$ -	\$ -	\$ -
TX006000151	1 Br	6	M	M	R	X	101.37	104.58	104.58
TX06-6151.0	2 Br	10	M	M	R	X	119.66	124.07	124.07
Walk-UP/Multifamily (WU)	3 Br	5	M	M	R	X	152.24	158.97	158.97
	4 Br	-	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-

SAN ANTONIO HOUSING AUTHORITY**December 5, 2019****BOARD OF COMMISSIONERS**

RESOLUTION 5979, AUTHORIZING THE PRESIDENT AND CEO TO NEGOTIATE AND ENTER INTO AN EQUIPMENT LEASE/PURCHASE AGREEMENT WITH RESPECT TO FINANCING OF SAHA'S EPC PHASE II ENERGY PERFORMANCE CONTRACT AND EXECUTION AND DELIVERY OF AN EQUIPMENT LEASE/PURCHASE AGREEMENT WITH RESPECT TO THE ACQUISITION, FINANCING (OR REFINANCING) AND LEASING OF CERTAIN EQUIPMENT FOR THE PUBLIC BENEFIT WITHIN THE TERMS PROVIDED HEREIN; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION

DocuSigned by:

 5609927B75274DC...
David Nisivoccia
President and CEO

DocuSigned by:

 C016B7D3871E480...
Ed Hinojosa
Chief Financial Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 5979, authorizing the President and CEO to negotiate and enter into an equipment Lease/Purchase Agreement with respect to financing of SAHA's EPC Phase II Energy Performance Contract and execution and delivery of an equipment lease/purchase agreement with respect to the acquisition, financing (or refinancing) and leasing of certain equipment for the public benefit within the terms provided herein; authorizing the execution and delivery of documents required in connection therewith; and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution.

FINANCIAL IMPACT:

The financial impact to this resolution is debt financing not to exceed \$12 million associated with refinancing SAHA's EPC Phase I and financing SAHA's EPC Phase II. Listed below are the details of the agreement:

- Amount is not to exceed \$12 million
- The term is not to exceed 17 years – the remaining approximate term on EPC II
- Interest Rate: Fixed 2.65% rate lock until April 1, 2020 – rate may change after rate lock
- Debt service will be paid through annual operating subsidy from HUD through their EPC Program

SUMMARY:

SAHA elected to undertake a Phase II HUD approved Energy Performance Contract (EPC) program, where energy and water conservation measures are financed through future energy and water cost savings. This resolution is to request approval for SAHA to enter into a lease/purchase agreement with Banc of America Public Capital Corp to finance SAHA's EPC Phase II.

SAHA remains committed to being a sustainable agency, and actively elected to pursue a self-managed EPC Phase II, where energy and water conservation measures are financed with future utility cost reductions. This resolution will authorize SAHA to finance additional energy and water conservation measures and propel sustainability goals.

SAN ANTONIO HOUSING AUTHORITY

December 5, 2019

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENT:

Resolution 5979

**San Antonio Housing Authority
Resolution 5979**

RESOLUTION 5979, AUTHORIZING THE PRESIDENT AND CEO TO NEGOTIATE AND ENTER INTO AN EQUIPMENT LEASE/PURCHASE AGREEMENT WITH RESPECT TO FINANCING OF SAHA'S EPC PHASE II ENERGY PERFORMANCE CONTRACT AND EXECUTION AND DELIVERY OF AN EQUIPMENT LEASE/PURCHASE AGREEMENT WITH RESPECT TO THE ACQUISITION, FINANCING (OR REFINANCING) AND LEASING OF CERTAIN EQUIPMENT FOR THE PUBLIC BENEFIT WITHIN THE TERMS PROVIDED HEREIN; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION

WHEREAS, the San Antonio Housing Authority (Lessee), a body corporate and politic duly organized and existing under the laws of the State of Texas, is authorized by the laws of the State of Texas, to acquire, finance (or refinance) and lease personal property for the benefit of the Lessee and its inhabitants and to enter into contracts with respect thereto; and

WHEREAS, the Lessee desires to enter into a U.S. Department of Housing and Urban Development approved Energy Performance Contract (EPC) and negotiate, execute and enter into related EPC and financing documents; and

WHEREAS, the Lessee shall provide all required security interests and or encumbrances associated with the financing of the EPC; and

WHEREAS, the Lessee desires to acquire, finance (or refinance) and lease certain equipment with a cost not to exceed \$12,000,000.00 constituting personal property necessary for the Lessee to perform essential governmental functions (Equipment); and

WHEREAS, in order to finance (or refinance) and/or acquire such equipment, the Lessee proposes to enter into that certain Equipment Lease/Purchase Agreement (Agreement) with Banc of America Public Capital Corp (or one of its affiliates), as lessor (Lessor), the form of which has been presented to the governing body of the Lessee at this meeting; and

WHEREAS, the governing body of the Lessee deems it for the benefit of the Lessee and for the efficient and effective administration thereof to enter into the Agreement and the other documentation relating to the acquisition, financing (or refinancing) and leasing of the Equipment to be therein described on the terms and conditions therein and herein provided.

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

- 1) Resolution 5979, authorizing the President and CEO to negotiate and enter into an equipment Lease/Purchase Agreement with respect to financing of SAHA's EPC Phase II Energy Performance Contract and execution and delivery of an equipment lease/purchase agreement with respect to the acquisition, financing (or refinancing) and leasing of certain equipment for the public benefit within the terms provided

herein; authorizing the execution and delivery of documents required in connection therewith; and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution.

- 2) Findings and Determinations. It is hereby found and determined that the terms of the Agreement, in the form presented to the governing body of Lessee at this meeting, are in the best interests of the Lessee for (a) the refinance of certain existing Equipment and (b) the acquisition and installation of certain new Equipment, as provided in the Agreement.
- 3) Approval of Documents. The form, terms and provisions of the Agreement are hereby approved in substantially the forms presented at this meeting, with such insertions, omissions and changes, as shall be approved by the President and CEO and the Chief Financial Officer of the Lessee or other members of the governing body of the Lessee executing the same, the execution of such documents being conclusive evidence of such approval; and the President and CEO and the Chief Financial Officer of the Lessee are hereby authorized and directed to execute; and the President and CEO and the Chief Financial Officer of the Lessee are hereby authorized and directed to attest the Agreement and any related Exhibits attached thereto and to deliver the Agreement (including such Exhibits) to the respective parties thereto; and, the President and CEO and the Chief Financial Officer of the Lessee is hereby authorized to affix the seal of the Lessee to such documents.
- 4) Other Actions Authorized. The officers and employees of the Lessee shall take all action necessary or reasonably required by the parties to the Agreement to carry out, give effect to and consummate the transactions contemplated thereby (including the execution and delivery of a Final Acceptance Certificate, an Escrow Agreement, Disbursement Requests and any tax certificate and agreement, as contemplated in the Agreement) and to take all action necessary in conformity therewith, including, without limitation, the execution and delivery of any closing and other documents required to be delivered in connection with the Agreement and the U.S. Department of Housing and Urban Development Approved Energy Performance Contract.
- 5) No General Liability. Nothing contained in this Resolution, the Agreement nor any other instrument shall be construed with respect to the Lessee as incurring a pecuniary liability or charge upon the general credit of the Lessee or against its taxing power, nor shall the breach of any agreement contained in this Resolution, the Agreement or any other instrument or document executed in connection therewith impose any pecuniary liability upon the Lessee or any charge upon its general credit or against its taxing power, except to the extent that the Rental Payments payable under the Agreement are limited obligations of the Lessee, as provided in the Agreement.
- 6) Appointment of Authorized Lessee Representatives. The President and CEO and the Chief Financial Officer of the Lessee are each hereby designated to act as authorized representatives of the Lessee for purposes of the Agreement and the Escrow Agreement until such time as the governing body of the Lessee shall designate any

other or different authorized representative for purposes of the Agreement or the Escrow Agreement.

- 7) Severability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.
- 8) Repealer. All bylaws, orders and resolutions or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency with respect to this Resolution. This repealer shall not be construed as reviving any bylaw, order, resolution or ordinance or part thereof.
- 9) Effective Date. This Resolution shall be effective immediately upon its approval and adoption.

Passed and approved the 5th day of December 2019.

Jessica Weaver
Vice Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

Public Housing Energy Performance Contract (EPC) **Self Managed – Phase 2**



What is Energy Performance Contracting?



HUD program established in the 1980's to incentive utility conservation.



Allows PHAs to benefit financially from energy and water savings.



PHA uses a loan to fund capital improvements, loan is paid back with HUD EPC subsidy.



Eligible capital improvements include lights, HVAC, windows, roofs, water fixtures, etc.

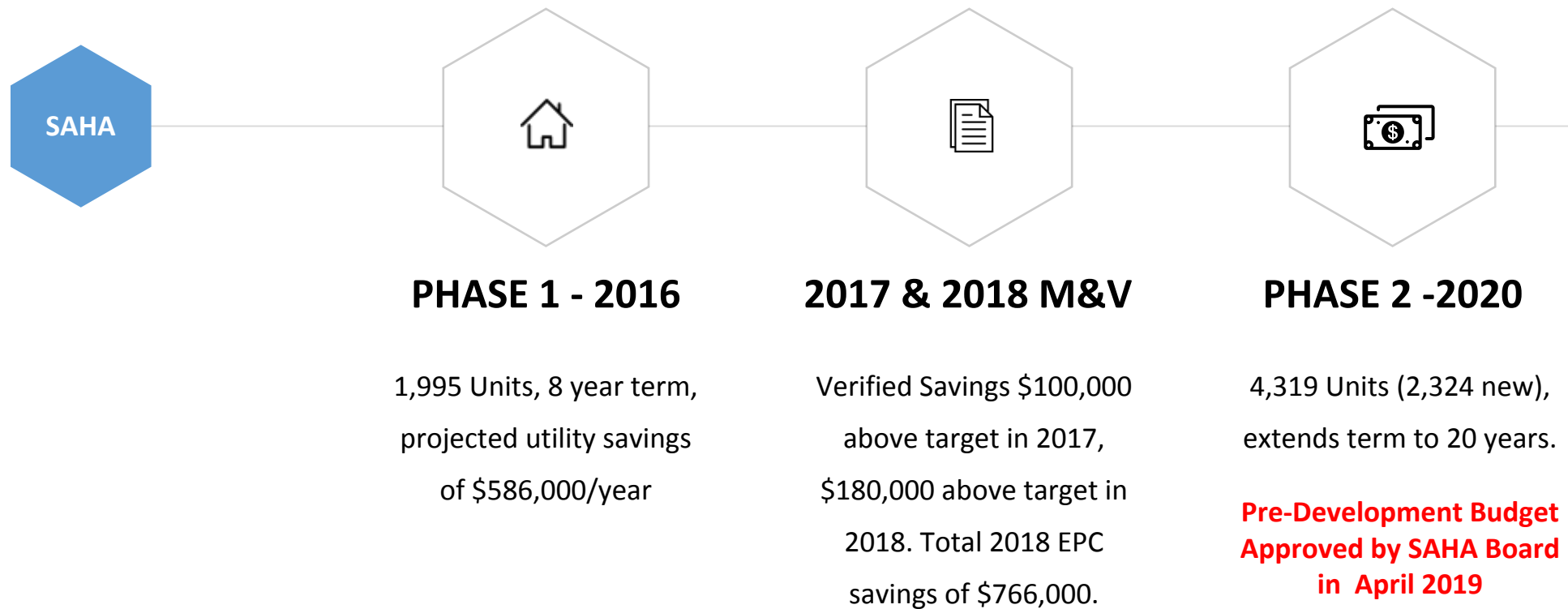


Extra savings flow to PHA operating budget.



Maximum term of 20 years allowed.

SAHA's EPC History: Track Record of Success



SAHA's EPC Phase II

Proposed Scope

	Low Flow Aerators and Showerheads	Low Flow Toilet Flush Valves	In-Unit Lighting	Common Area Lighting	Exterior Lighting	Low Wattage Heat Lamps	Exhaust Fans and Low Wattage Heat Lamps	Electric Furnace to Heat Pump	Double Pane Windows	New Roof with Solar	Central Plant
Blanco											
Cheryl West											
Christ the King											
Col. Cisneros											
Cross Creek											
Escondida											
Frank Hornsby											
H.B. Gonzalez											
Highview Apts											
Jewett Circle											
L.C. Rutledge											
Lewis Chatham											
Lila Cockrell											
Linda Lou											
Madonna											
Matt Garcia											
Midway											
Mirasol											
Mission Park											
Morris C. Beldon											
Pin Oak I											
Pin Oak II											
Raymundo Rangel											
Riverside Apts											
Sahara Ramsey											
South San											
Spring View											
Sun Park Lane											
T. L. Shaley											
Tarry Towne											
Villa Veramendi											
Westway											
William Sinkin											
Williamsburg											

Total New Units: 2,324

EPC Phase 2- Est. Total Development Cost/Sources & Uses

Projected Sources	Amount
Bank of America Financing*	\$12,000,000
Total Sources	\$12,000,000
Projected Uses	Amount
Hard Costs (Construction of ECM's and Capital Improvements)*	\$9,600,000
Soft Costs (Project Development, Legal, Commissioning, Closing Costs)	\$1,000,000
SAHA's EPC Phase I Refinancing	\$1,400,000
Total Uses *	\$12,000,000
Over/Under	\$0
<i>* Not to Exceed</i>	

EPC Phase 2 – Estimated Proforma / Cash Flow Analysis

Projected Revenue (2021 through 2035)	Amount
HUD Operating Subsidy	\$19,560,000
Total Revenue	\$19,560,000
Projected Expenses (2021 through 2035)	Amount
Debt Service Payments	\$12,333,000
Replacement Reserve	\$1,244,000
Measurement and Verification	\$1,958,000
Total Expenses	\$15,535,000
Excess Savings - <i>Over term of the contract</i>	\$4,025,000

EPC Phase 2 – Timeline & Milestones

EPC Project Design and Development Timeline	Apr-19	May-19	May-20	Jun-20	Jun-21	2021	2035
Presentation to SAHA Board							
Execution of Phase II Contract with DHA							
EPC Development, Submission, & Approval							
EPC Construction							
EPC Performance Period (Loan Term)							

Resident Paid Utility Allowances

In accordance with HUD Regulations and to capture EPC II utility savings, SAHA is updating their resident paid utility allowance to all public housing properties which pay their own utility bills.

Allowance updates details are as follows:

- 63% of all allowance values are changing less than 5%
- The average change is an increase of 4.6%
- The maximum increase is 39%, or \$99.50/month (resident paid water site)
- Only six allowance values out of 172 are increasing by more than 20% (all resident paid water sites)
- The maximum decrease is 5%, or \$4.55/month







Public Housing Energy Performance Contract (EPC) **Self Managed – Phase 2**

Chris Jedd
Denver Housing Authority
Portfolio Energy Manager
cjedd@denverhousing.org

SAN ANTONIO HOUSING AUTHORITY**December 5, 2019****BOARD OF COMMISSIONERS****RESOLUTION 5981, AUTHORIZING THE AWARD OF A CONTRACT FOR SUBMETER REPAIR AND UPGRADE FOR LEGACY AT CROWN MEADOWS TO GUARDIAN WATER & POWER FOR AN AMOUNT NOT TO EXCEED \$142,700.00**

DocuSigned by:

 5609927B75274DC...
David Nisivoccia
President and CEO

DocuSigned by:

 558B3CF0A21E47D...
Steven Morando
**Director of Procurement
 and General Services**

DocuSigned by:

 3ABDA0070571411...
Kristi Baird
**Director of Beacon
 Communities**

REQUESTED ACTION:

Consideration and approval regarding Resolution 5981, authorizing the award of a contract for submeter repair and upgrade for Legacy at Crown Meadows to Guardian Water & Power for an amount not to exceed \$142,700.00.

FINANCIAL IMPACT:

The current award recommendation for the submeter repairs and upgrades at Legacy at Crown Meadows is not expected to exceed an amount of \$142,700.00, to include a base bid amount of \$129,727.00 and a 10% contingency in the amount of \$12,973.00 that will only be used, if necessary. This project will be funded by operating funds and/or available reserves.

SUMMARY:

Legacy at Crown Meadows, a community within the Beacon Communities portfolio, is located on the Northwest side of town near Ingram Mall. This community is comprised of 69 one-bedroom, 99 two-bedroom, and 24 three-bedroom units located within a gated community. SAHA requires the services of a contractor to repair several line breaks and submeters (equipment to measure and bill each unit's water usage) that are currently not functioning. The repairs and upgrades will allow this community to move away from Beacon's property management allocating water usage to the residents and allow the residents to establish water services directly with the provider, San Antonio Water System. The approximate time for completion of this project is fourteen days.

On August 29, 2019, SAHA issued an Invitation For Bids (IFB) #1909-890-44-4956 for Submeter Repair and Upgrade for Legacy at Crown Meadows that closed on September 27, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to thirty-nine vendors. A total of one bid was received in response to this solicitation: Guardian Water & Power, Inc. The bid was evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, the 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 contained within the solicitation document. A Best and Final Offer may be requested in cases where one bid is received and negotiations are allowable. On October 27, 2019, SAHA requested a Best and Final Offer from Guardian Water & Power, Inc. that was due on November 7, 2019. Based on the above, we are recommending contract award to Guardian Water & Power. Their bid was responsive and responsible and their price has been deemed fair and reasonable.

SAN ANTONIO HOUSING AUTHORITY**December 5, 2019**

Guardian Water & Power, Inc. was founded in 1983, and is headquartered in Columbus, Ohio, with field office locations in San Diego, California; Jacksonville, Florida; Honolulu, Hawaii; Raleigh, North Carolina; Round Rock, Texas; and Tacoma, Washington. This vendor offers water, gas and electric submetering solutions to include submeter system design, submeter installation, data acquisition, utility billing, collections and utility management for owners and managers of apartments, condominiums, offices, retail stores, manufactured housing and marinas. They are supported by an in-house staff of programmers and application engineers and work directly with their customers to increase net operating income, improve property valuation and promote water and energy conservation. Guardian Water & Power, Inc., has received a prior award for utility billing services for Beacon Communities. They have worked with housing authorities to include Elgin Housing Authority and Seattle Housing Authority. Their client list includes Inspire on 22nd, HEB, Don Huang Plaza, and Greystar.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Roy Menchaca, Beacon Maintenance Superintendent, and Kristi Baird, Director of Beacon Communities, who will monitor the vendor's adherence to contract requirements and performance.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5981
Bid Tabulation
Advertisement List

**San Antonio Housing Authority
Resolution 5981**

RESOLUTION 5981, AUTHORIZING THE AWARD OF A CONTRACT FOR SUBMETER REPAIR AND UPGRADE FOR LEGACY AT CROWN MEADOWS TO GUARDIAN WATER & POWER FOR AN AMOUNT NOT TO EXCEED \$142,700.00

WHEREAS, on August 29, 2019, SAHA issued an Invitation For Bids (IFB) #1909-890-44-4956 for Submeter Repair and Upgrade for Legacy at Crown Meadows that closed on September 27, 2019; and

WHEREAS, one bid was received in response to the IFB; and

WHEREAS, Guardian Water & Power, Inc. is being recommended for contract award. Their bid was responsive and responsible and their price has been deemed fair and reasonable; and

WHEREAS, the current award recommendation for the submeter repairs and upgrades at Legacy at Crown Meadows is not expected to exceed an amount of \$142,700.00, to include a base bid amount of \$129,727.00 and a 10% contingency in the amount of \$12,973.00 that will only be used, if necessary. This project will be funded by operating funds and/or available reserves; 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 5981, authorizing the award of a contract for submeter repair and upgrade for Legacy at Crown Meadows to Guardian Water & Power for an amount not to exceed \$142,700.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 5th day of December 2019.

Jessica Weaver
Vice Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

BID TABULATION
Best and Final Offer
Submeter Repairs and Upgrade for Legacy at Crown Meadows
1909-89044-4956

Vendor	Project Cost	Time to Complete
Guardian Water & Power	\$129,727.00	14 Days

Advertisement List
Solicitation # 1909-890-44-4956
Submeter Repair and Upgrade for Legacy at Crown Meadows
8/20/2019

Entity	Contact Name	Email	Other
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		kimr@avacpa.com	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries of San Antonio	Angélique De Oliveira	adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Peterson, Exec. V. P.	dpeterson@sachamber.org	(210) 229-2100
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	

Advertisement List
Solicitation # 1909-890-44-4956
Submeter Repair and Upgrade for Legacy at Crown Meadows
8/20/2019

SAABE	Melodie	mg.assoc.mgmt@gmail.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos	ramiroc@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
South Central Regional Certification Agency	Julio Fuentes	jfuentes@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr.	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers	Laura Campa	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	
Direct Response			
BLUE OCEAN ENERGY, LLC	Alison Ward Petersen	awp@blueoceanenergy.net	512-600-7060
Direct Response			
Aram Plumbing	Albert Ramirez	aram98@sbcglobal.net (Old) aram98.pr@gmail.com (New)	
First Aid Plumbing	Chris Tobar	firstaidplumbing@yahoo.com	
Accu-Aire Mechanical, LLC		mharris@accuaireonline.com	
Direct Response			
Guardian Water & Power	Sales Chris Apostolos Mark Mathis	sales@guardianwp.com capostolos@guardianwp.com mmathis@guardianwp.com	877-291-3141

Advertisement List
Solicitation # 1909-890-44-4956
Submeter Repair and Upgrade for Legacy at Crown Meadows
8/20/2019

Champion Utility		sandra@championutility.com angela@championutility.com	800.336.6033ext.14
AWR Services Inc.		hal@awrservices.net	512-402-1990
Commercial Water & Energy		info@cwe-net.com	1-305-436-6050
Performance Utility Management & Billing Co.		info@performanceutilities.com customerservice@performanceutilities.com	512-394-8359 855-326-6434
NES	Donna Ismajili	donna.submeter@gmail.com	
RealPage Utility & Spend Management	John Mann	danny.ward@realpage.com john.mann@realpage.com	770-331-8740
Conservice		service@conservice.com	866-947-7379
PayLease/Utility Expense Management	Chris Stimac	cstimac@paylease.com plmarketing@paylease.com	214-206-5645
Multifamily Utility Company		sales@multifamilyutility.com	800- 266-0968
Minol USA	Wil Castro	wcastro@minolusa.com	346-314-3921
Total Utility Management Services		bhayes@tumsllc.com dmelis@tumsllc.com kmelis@tumsllc.com	713-333-8867
American Utility Management		customerserviceb@realpage.com	866-520-1245
Second Sight Systems		Info@sssr.com	844-789-9111
A & A Sewer	Albert Preciado	aasewer@satx.rr.com	
Bolin Plumbing	DeWayne	dhopf@bolinplumbing.com	
Mike Larsen Company	Michael Larsen	mike@mikelarsenco.com	
Aramendia Plumbing		services@aramendia.com	
Shafer Services		INFO@SHAFERSERVICES.COM	
Harrell Commercial Plumbing		info@harrellplumbing.com	
Guarantee Plumbing & AC		info@guaranteeplumbingtx.com	
Alamo Plumbing Solutions		admin@alamoplumbingsolutions.com	
Primo Plumbing		servicecall@comfort-air.com	
Gibson Plumbing		bbartley@gibsonplumbing.com	
Specia Plumbing		mike@speciainc.com	
Roto Rooter		marketing@rrsc.com	
City Base Plumbing		citybaseplumbing@gmail.com	

Advertisement List
Solicitation # 1909-890-44-4956
Submeter Repair and Upgrade for Legacy at Crown Meadows
8/20/2019

Fox Service Company		efischer@foxcommercialservices.com vovalle@foxcommercialservices.com bevans@foxcommercialservices.com	
Quest Plumbing		info@questplumbingsa.com	
Ortega Plumbing		michael@ortegaplumbingsa.com	
SATEX Plumbing	Joel Stolarski Howard Skelton	Joel@satexplumbing.net Howard@satexplumbing.net	
Elecsys Corporation	Jeremy Heeke	jeremy.heeke@elecsyscorp.com	913-742-4407
Christianson AC & Plumbing		SAPayables@christiansonco.com	
Right Connection Plumbing		rightconnection@sbcglobal.net	
AC Plumbing	Janette Martinez	acplspecialist@gmail.com	AC Plumbing

SAN ANTONIO HOUSING AUTHORITY

December 5, 2019

BOARD OF COMMISSIONERS**RESOLUTION 5983, AUTHORIZING THE AWARD OF A CONTRACT FOR CHURCHILL ESTATES AND ENCANTA VILLA APARTMENTS EXTERIOR IMPROVEMENTS AND NEW HVAC AND WATER HEATERS TO GEOFILL MATERIAL TECHNOLOGIES, LLC (SBE, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$3,045,098.00**

DocuSigned by:

David Nisivoccia

5009927B75274DC...

David Nisivoccia
President and CEO

DocuSigned by:

Muriel Rhoder

550B3CF0A21E47D...

Steven Morando
Director of Procurement and
General Services

DocuSigned by:

Hector Martinez

A86B9B06737A4D6...

Hector Martinez
Director of Construction
Services and Sustainability

DocuSigned by:

Kristi Baird

3ABDA0973571411...

Kristi Baird
Director of Beacon Communities**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5983, authorizing the award of a contract for Churchill Estates and Encanta Villa Apartments exterior improvements and new HVAC and water heaters to Geofill Material Technologies, LLC (SBE, Section 3 Business) for an amount not to exceed \$3,045,098.00.

FINANCIAL IMPACT:

The current award recommendation for the exterior improvements, new heating, ventilation, and air conditioning (HVAC) systems and water heaters at Churchill Estates and Encanta Villa Apartments is not expected to exceed an amount of \$3,045,098.00, to include a base bid of \$2,647,911.00 plus a 15% contingency of \$397,187.00 that will only be used, as necessary. This project will be funded using loan proceeds and available reserves.

SUMMARY:

The Churchill Estates Townhome Apartments is a market rent community built in 1984, and was purchased by SAHA in 1993. The community is located in north central San Antonio in City Council District 9 (John Courage) and consists of ten residential townhome style buildings. There are forty two-bedroom townhome apartments with private backyards.

The Encanta Villa Apartments is a market rent community located in the El Dorado/El Sendero Subdivision in northeast San Antonio, City Council District 10 (Clayton H. Perry). The community consists of fourteen two-story Spanish style stucco buildings with clay tile roofs and a one-story office building. The first phase of the community was completed in 1986, and the second phase was constructed in 1996. Each phase consists of seven buildings comprised of twenty-eight two-bedroom, two bath apartments, with a total of fourteen buildings and fifty-six apartments.

In an effort to preserve the physical asset/market value and provide capital improvements to the

SAN ANTONIO HOUSING AUTHORITY**December 5, 2019**

communities, SAHA seeks to enter into an agreement with a qualified General Contractor to provide physical improvements, including: replacement of building siding, roofing removal and replacement with new standing seam metal roofs, repainting all community buildings; paving and asphalt repairs, installation of new hot water heaters, HVAC systems, kitchen appliances, dumpster enclosures, energy efficient exterior lighting and window solar screens, as needed, based on each individual community's capital needs. The approximate completion time for this project is 240 days.

On October 14, 2019, SAHA issued an Invitation For Bids #1910-909-62-4969 for Churchill Estates and Encanta Villa Apartments exterior improvements and new HVAC and water heaters that closed on October 30, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 177 contractors. A total of six bids were received in response to this solicitation: Gibraltar Construction Company, Inc., Geofill Material Technologies (SBE, Section 3 Business), JC Enriquez and Son Plumbing (HABE, MBE, SBE, Section 3 Business), Joel Brown & Company LLC dba J.B. & Co., LLC, Tejas Premier Building Contractor (DBE, HABE, MBE, SBE, WBE), and Shimerda Enterprises, LLC dba Country Coolin & Heatin (ESBE, SBE, WBE, Section 3 Business). All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, the 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 contained within the solicitation document. Based on the above, SAHA is recommending contract award to Geofill Material Technologies, LLC. They are the lowest priced responsive and responsible bidder.

Geofill Material Technologies, LLC was founded in 2003, and is located in Schertz, Texas. This contractor has been certified as an SBE by the South Central Texas Regional Certification Agency and a Section 3 Business by SAHA. They specialize in commercial and residential services that include: construction management services, new construction, rehab and renovations, large and catastrophic loss, roofing, life and safety repairs, interior rehab and finish out, painting and flooring, in house heating and cooling repairs and replacement, energy audits and weatherization. Geofill Material Technologies has received prior awards from SAHA for: Cassiano burn units rehabilitation, prefabricated metal building for Garcia Street Urban Farm, Matt Garcia structural repairs, unit make ready for Public Housing, 10145 Galesburg reconstruction, H.B. Gonzalez structural and foundation repairs, and Castle Point burned units rehabilitation. They have worked with Housing Authorities to include Floresville Housing Authority and Schertz Housing Authority. Their Texas clients include City of Aransas Pass, UT Austin Marine Science Institute, Venterra Properties, Starr Properties, and Salt Lake Baptist Church. Geofill's Section 3 Good Faith Effort Plan includes sponsoring a Section 3 individual in a class for adult continuing education at Northside Independent School District.

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

SAN ANTONIO HOUSING AUTHORITY

December 5, 2019

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5983

Map and Photos

Bid Tabulation

Advertisement List

**San Antonio Housing Authority
Resolution 5983**

RESOLUTION 5983, AUTHORIZING THE AWARD OF A CONTRACT FOR CHURCHILL ESTATES AND ENCANTA VILLA APARTMENTS EXTERIOR IMPROVEMENTS AND NEW HVAC AND WATER HEATERS TO GEOFILL MATERIAL TECHNOLOGIES, LLC (SBE, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$3,045,098.00.

WHEREAS, on October 14, 2019, SAHA issued an Invitation For Bids #1910-909-62-4969 for Churchill Estates and Encanta Villa Apartments exterior improvements and new HVAC and water heaters that closed on October 30, 2019; and

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

WHEREAS, Geofill Material Technologies, LLC (SBE, Section 3 Business) is being recommended for contract award. They are the highest rated responsive and responsible contractor; and

WHEREAS, the current award recommendation for the exterior improvements, new heating, ventilation, and air conditioning (HVAC) systems and water heaters at Churchill Estates and Encanta Villa Apartments is not expected to exceed an amount of \$3,045,098.00, to include a base bid of \$2,647,911.00 plus a 15% contingency of \$397,187.00 that will only be used, as necessary. This project will be funded using loan proceeds and available reserves; 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 5983, authorizing the award of a contract for Churchill Estates and Encanta Villa Apartments exterior improvements and new HVAC and water heaters to Geofill Material Technologies, LLC (SBE, Section 3 Business) for an amount not to exceed \$3,045,098.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

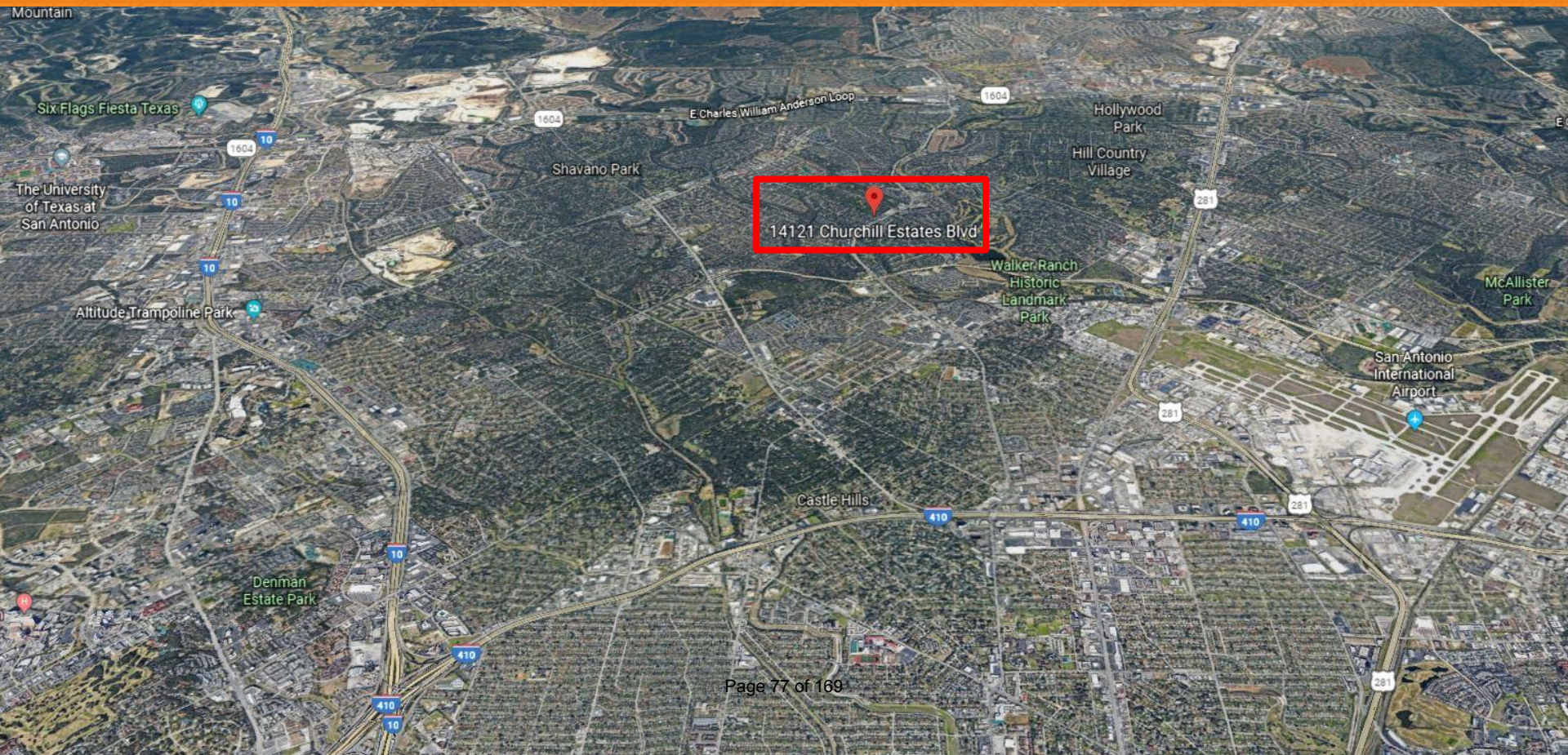
Passed and approved the 5th day of December 2019.

Jessica Weaver
Vice Chair, Board of Commissioners

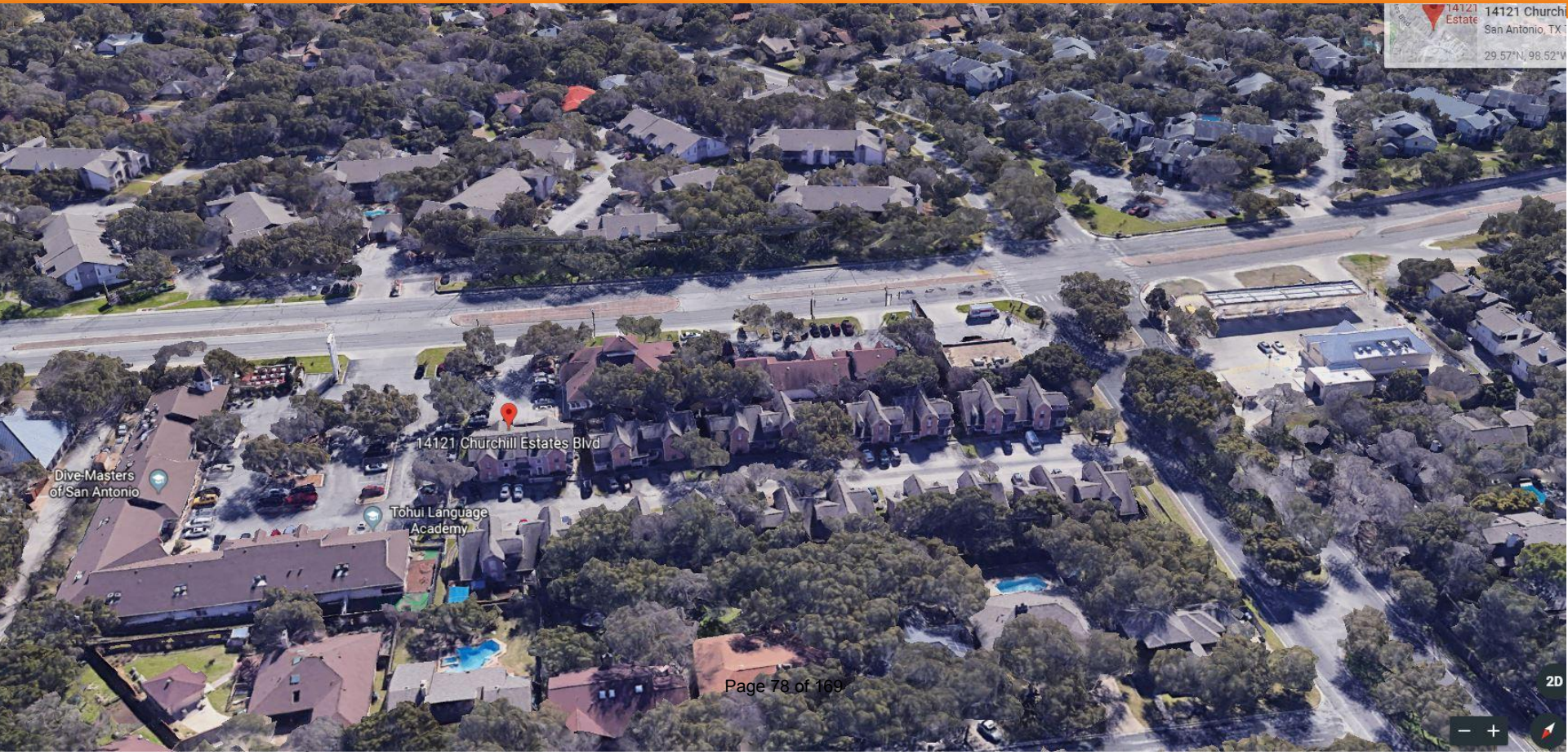
Attested and approved as to form:

David Nisivoccia
President and CEO

CHURCHILL ESTATES AERIAL MAP



CHURCHILL ESTATES NEIGHBORHOOD MAP



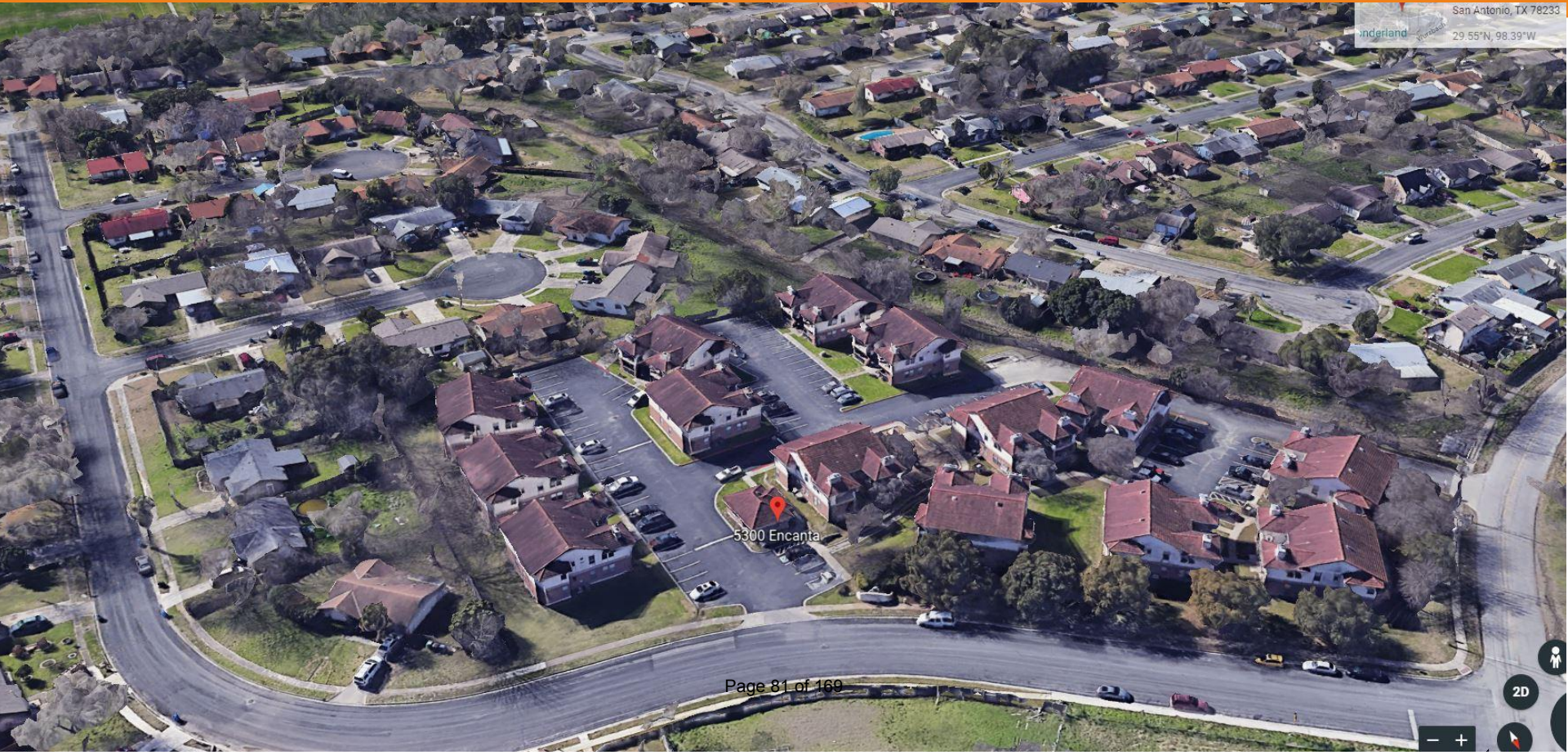
CHURCHILL ESTATES



ENCANTA VILLA AERIAL MAP



ENCANTA VILLA NEIGHBORHOOD MAP



ENCANTA VILLA APARTMENTS



BID TABULATION

Churchill Estates and Encanta Villa Apts Exterior Improvements and New HVAC and Water Heaters
1910-909-63-4969

Bidder	Qty & Unit	Geofill Material Technologies LLC		Shimerda Enterprises, LLC dba Country Boy Coolin & Heatin		Tejas Premier Building Contractor, Inc		Joel Brown & Co. LLC		Gibraltar Construction Company, Inc.		JC Enriquez and Son Plumbing	
		Cost	Extension	Cost	Extension	Cost	Extension	Cost	Extension	Cost	Extension	Cost	Extension
Churchill Estates Items													
Construction Days													
Days to complete		240		240		240		199		240		240	
Landscaping Items													
Gabion Rock	1 lot	\$6,890.00	\$6,890.00	\$7,000.00	\$7,000.00	\$27,969.09	\$27,969.09	\$13,200.00	\$13,200.00	\$6,500.00	\$6,500.00		\$0.00
Stack Stone Repair	1 lot	\$657.00	\$657.00	\$5,000.00	\$5,000.00	\$9,833.91	\$9,833.91	\$8,800.00	\$8,800.00	\$13,000.00	\$13,000.00		\$0.00
Concrete and Paving													
Pressure Wash Concrete	1 lot	\$9,061.00	\$9,061.00	\$7,000.00	\$7,000.00	\$8,673.35	\$8,673.35	\$9,900.00	\$9,900.00	\$5,408.00	\$5,408.00		\$0.00
Repair Sealcoat and Stripe	1 lot	\$17,084.00	\$17,084.00	\$55,000.00	\$55,000.00	\$27,128.15	\$27,128.15	\$143,000.00	\$143,000.00	\$16,250.00	\$16,250.00		\$0.00
Metal Work													
Replace Drain Grates	1 lot	\$3,538.16	\$3,538.16	\$5,000.00	\$5,000.00	\$14,877.41	\$14,877.41	\$13,200.00	\$13,200.00	\$21,559.20	\$21,559.20		\$0.00
Carpentry													
Yard Fence	40 each	\$1,322.88	\$52,915.20	\$1,000.00	\$40,000.00	\$1,196.25	\$47,849.98	\$1,100.00	\$44,000.00	\$1,882.04	\$75,281.60		\$0.00
R & R Hardi Plank	10 buildings	\$40,018.83	\$400,188.30	\$49,100.00	\$491,000.00	\$19,665.17	\$196,651.74	\$33,550.00	\$335,500.00	\$39,930.07	\$399,300.70		\$0.00
Solar Screens 90%	251 each	\$72.59	\$18,220.09	\$119.52	\$29,999.52	\$49.56	\$12,438.40	\$214.50	\$53,839.50	\$84.50	\$21,209.50		\$0.00
HVAC Screens	20 each	\$780.00	\$15,600.00	\$750.00	\$15,000.00	\$1,713.25	\$34,265.09	\$3,080.00	\$61,600.00	\$585.00	\$11,700.00		\$0.00
Wood Porch Rails	40 each	\$740.00	\$29,600.00	\$600.00	\$24,000.00	\$511.06	\$20,442.24	\$1,100.00	\$44,000.00	\$668.20	\$26,728.00		\$0.00
Mail Box Cover	2 each	\$3,922.00	\$7,844.00	\$4,500.00	\$9,000.00	\$12,180.98	\$24,361.96	\$8,800.00	\$17,600.00	\$9,750.00	\$19,500.00		\$0.00
Dumpster Enclosure	1 each	\$7,000.00	\$7,000.00	\$4,000.00	\$4,000.00	\$21,158.26	\$21,158.26	\$19,800.00	\$19,800.00	\$12,500.00	\$12,500.00		\$0.00
Bulk Trash Corral	1 each	\$7,000.00	\$7,000.00	\$4,000.00	\$4,000.00	\$1,622.40	\$1,622.40	\$15,400.00	\$15,400.00	\$8,500.00	\$8,500.00		\$0.00
Roofing	10 buildings	\$46,142.00	\$461,420.00	\$47,100.00	\$471,000.00	\$33,363.41	\$333,634.14	\$20,900.00	\$209,000.00	\$38,942.80	\$389,428.00		\$0.00
Conservation	10 buildings	\$1,000.00	\$10,000.00	\$5,181.00	\$51,810.00	\$6,829.55	\$68,295.47	\$3,850.00	\$38,500.00	\$3,380.00	\$33,800.00		\$0.00
Painting													
Building Exteriors	10 buildings	\$8,645.60	\$86,456.00	\$9,000.00	\$90,000.00	\$16,284.57	\$162,845.70	\$11,880.00	\$118,800.00	\$5,980.00	\$59,800.00		\$0.00
Storage Shed	1 each	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,276.29	\$1,276.29	\$6,600.00	\$6,600.00	\$1,820.00	\$1,820.00		\$0.00
Signs													
Signs Building	10 buildings	\$140.00	\$1,400.00	\$200.00	\$2,000.00	\$157.37	\$1,573.73	\$1,320.00	\$13,200.00	\$325.00	\$3,250.00		\$0.00
Signs Apartments	40 each	\$90.00	\$3,600.00	\$125.00	\$5,000.00	\$182.71	\$7,308.37	\$550.00	\$22,000.00	\$84.50	\$3,380.00		\$0.00
Repair & Paint Monument Sign	1 each	\$3,485.00	\$3,485.00	\$2,000.00	\$2,000.00	\$1,573.73	\$1,573.73	\$3,300.00	\$3,300.00	\$2,600.00	\$2,600.00		\$0.00
HVAC and Plumbing													
HVAC w/ Thermostat	40 each	\$5,408.83	\$216,353.20	\$5,000.00	\$200,000.00	\$3,805.36	\$152,214.47	\$4,840.00	\$193,600.00	\$5,536.96	\$221,478.40		\$0.00
Plumbing Water Heater	40 each	\$2,600.00	\$104,000.00	\$1,500.00	\$60,000.00	\$1,283.86	\$51,354.37	\$1,045.00	\$41,800.00	\$1,012.96	\$40,518.40	\$1,425.00	\$57,000.00
Electric													
R&R Front Porch Light	82 each	\$194.00	\$15,908.00	\$213.41	\$17,499.62	\$52.76	\$4,326.40	\$132.00	\$10,824.00	\$213.46	\$17,503.72		\$0.00
R&R Exterior Pole Light	7 each	\$1,000.00	\$7,000.00	\$857.14	\$5,999.98	\$927.09	\$6,489.60	\$176.00	\$1,232.00	\$2,751.84	\$19,262.88		\$0.00

Building Light Fixture	20 each	\$367.00	\$7,340.00	\$375.00	\$7,500.00	\$1,792.64	\$35,852.88	\$132.00	\$2,640.00	\$465.92	\$9,318.40	\$0.00
General Terms and Conditions												
General Conditions	1 each	\$50,000.00	\$50,000.00	\$89,250.00	\$89,250.00	\$238,130.23	\$238,130.23	\$55,000.00	\$55,000.00	\$80,000.00	\$80,000.00	\$0.00
Permits	1 set	\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00	\$7,961.82	\$7,961.82	\$19,800.00	\$19,800.00	\$15,000.00	\$15,000.00	\$0.00
Bonds	1 set	\$22,500.00	\$22,500.00	\$48,940.00	\$48,940.00	\$35,255.27	\$35,255.27	\$16,500.00	\$16,500.00	\$20,700.00	\$20,700.00	\$0.00
Alternates												
R&R Front Porch Light	82 each	\$194.00	\$15,908.00	\$210.00	\$17,220.00	\$104.52	\$8,570.60	no bid		\$213.46	\$17,503.72	\$0.00
R&R Exterior Pole Light	7 each	\$1,000.00	\$7,000.00	\$845.00	\$5,915.00	\$487.80	\$3,414.61	no bid		\$2,751.84	\$19,262.88	\$0.00
Building Light Fixture	20 each	\$367.00	\$7,340.00	\$395.00	\$7,900.00	\$209.07	\$4,181.47	no bid		\$465.92	\$9,318.40	\$0.00
Total Churchill Estates		\$1,581,059.95		\$1,758,999.12		\$1,555,364.45		\$1,532,635.50		\$1,555,296.80		\$57,000.00
Encanta Villa Items												
Landscaping Items												
Regrade Foundation	15 each	\$525.20	\$7,878.00	\$493.33	\$7,399.95	\$625.53	\$9,382.88	\$2,145.00	\$32,175.00	\$2,140.32	\$32,104.80	\$0.00
Gabion Rock	1 lot	\$461.00	\$461.00	\$2,600.00	\$2,600.00	\$4,340.12	\$4,340.12	\$13,200.00	\$13,200.00	\$7,700.00	\$7,700.00	\$0.00
Concrete and Paving												
Pressure Wash Concrete	1 lot	\$15,257.00	\$15,257.00	\$10,000.00	\$10,000.00	\$11,733.20	\$11,733.20	\$8,800.00	\$8,800.00	\$52,538.85	\$52,538.85	\$0.00
Paint												
Metal Railing and Pans	1 lot	\$16,337.00	\$16,337.00	\$40,000.00	\$40,000.00	\$16,548.48	\$16,548.48	\$185,900.00	\$185,900.00	\$178,013.47	\$178,013.47	\$0.00
Carpentry												
Perimeter Fence	1 each	\$3,905.00	\$3,905.00	\$10,000.00	\$10,000.00	\$15,142.40	\$15,142.40	\$30,800.00	\$30,800.00	\$75,225.15	\$75,225.15	\$0.00
Solar Screens 90%	491 each	\$64.84	\$31,836.44	\$61.10	\$30,000.10	\$58.60	\$28,770.56	\$214.50	\$105,319.50	\$73.66	\$36,167.06	\$0.00
HVAC Screens	29 each	\$754.00	\$21,866.00	\$724.14	\$21,000.06	\$372.26	\$10,795.45	\$3,080.00	\$89,320.00	\$2,027.59	\$58,800.11	\$0.00
1st Floor Wood Porch Rails 1-7	14 each	\$2,093.00	\$29,302.00	\$1,428.57	\$19,999.98	\$1,786.57	\$25,012.00	\$1,650.00	\$23,100.00	\$921.02	\$12,894.28	\$0.00
1st Floor Wood Porch Rails 8-14	14 each	\$1,690.00	\$23,660.00	\$1,428.57	\$19,999.98	\$826.29	\$11,568.00	\$1,650.00	\$23,100.00	\$257.40	\$3,603.60	\$0.00
2nd Floor Wood Porch Rails 1-14	28 each	\$1,690.00	\$47,320.00	\$1,428.57	\$39,999.96	\$1,306.43	\$36,580.00	\$1,650.00	\$46,200.00	\$3,210.01	\$89,880.28	\$0.00
Mail Box Cover	1 each	\$7,843.00	\$7,843.00	\$5,000.00	\$5,000.00	\$52,349.44	\$52,349.44	\$8,800.00	\$8,800.00	\$47,775.00	\$47,775.00	\$0.00
Dumpster Enclosure	1 each	\$7,000.00	\$7,000.00	\$4,500.00	\$4,500.00	\$37,695.00	\$37,695.00	\$19,800.00	\$19,800.00	\$28,187.25	\$28,187.25	\$0.00
Bulk Waste Corral	1 each	\$7,000.00	\$7,000.00	\$4,500.00	\$4,500.00	\$17,434.00	\$17,434.00	\$15,400.00	\$15,400.00	\$5,000.00	\$5,000.00	\$0.00
Roofing												
Clean Clay Tile Roofs	1 lot	\$39,012.12	\$39,012.12	\$118,500.00	\$118,500.00	\$63,665.14	\$63,665.14	\$19,800.00	\$19,800.00	\$33,271.88	\$33,271.88	\$0.00
Painting												
All Buildings as spec'd	1 lot	\$77,879.71	\$77,879.71	\$89,000.00	\$89,000.00	\$121,247.36	\$121,247.36	\$141,900.00	\$141,900.00	\$153,539.54	\$153,539.54	\$0.00
Signs												
Replace Letters & Paint Monument	1 each	\$2,927.00	\$2,927.00	\$2,000.00	\$2,000.00	\$5,523.73	\$5,523.73	\$3,300.00	\$3,300.00	\$20,475.00	\$20,475.00	\$0.00
SignsBuilding	16 each	\$243.75	\$3,900.00	\$437.50	\$7,000.00	\$585.19	\$9,363.00	\$1,320.00	\$21,120.00	\$354.73	\$5,675.68	\$0.00
Signs Apartments	56 each	\$89.29	\$5,000.24	\$250.00	\$14,000.00	\$77.34	\$4,331.00	\$550.00	\$30,800.00	\$108.81	\$6,093.36	\$0.00
HVAC and Plumbing												
HVAC w/ Thermostat	56 each	\$5,409.00	\$302,904.00	\$5,107.14	\$285,999.84	\$3,616.08	\$202,500.58	\$4,840.00	\$271,040.00	\$5,902.47	\$330,538.32	\$0.00
Plumbing Water Heater	56 each	\$2,600.00	\$145,600.00	\$1,500.00	\$84,000.00	\$1,283.86	\$71,896.12	\$1,045.00	\$58,520.00	\$1,080.19	\$60,490.64	\$79,800.00
Electric												
R&R Front Porch Light	126 each	\$194.00	\$24,444.00	\$301.59	\$38,000.34	\$331.83	\$41,810.00	\$132.00	\$16,632.00	\$249.25	\$31,405.50	\$0.00

Building Light Fixture	30 each	\$367.00	\$11,010.00	\$400.00	\$12,000.00	\$810.80	\$24,324.00	\$330.00	\$9,900.00	\$469.97	\$14,099.10	\$0.00
Appliances												
16.6 Cu Ft Refrigerator	56 each	\$692.00	\$38,752.00	\$650.00	\$36,400.00	\$787.40	\$44,094.40	\$880.00	\$49,280.00	\$184.91	\$10,354.96	\$0.00
30" 5.3 cu ft Range	56 each	\$628.00	\$35,168.00	\$400.00	\$22,400.00	\$745.22	\$41,732.32	\$880.00	\$49,280.00	\$834.83	\$46,750.48	\$0.00
30" Range Hood	56 each	\$182.00	\$10,192.00	\$200.00	\$11,200.00	\$421.82	\$23,621.92	\$495.00	\$27,720.00	\$382.63	\$21,427.28	\$0.00
Dishwasher	56 each	\$458.00	\$25,648.00	\$300.00	\$16,800.00	\$291.06	\$16,299.36	\$550.00	\$30,800.00	\$981.29	\$54,952.24	\$0.00
Flooring 6 X 36 Vinyl Plank												
New Kitchen Floor	56 each	\$558.00	\$31,248.00	\$225.00	\$12,600.00	\$898.36	\$50,308.29	\$836.00	\$46,816.00	\$1,169.12	\$65,470.72	\$0.00
General Terms and Conditions												
General Conditions	1 each	\$50,000.00	\$50,000.00	\$86,827.00	\$86,827.00	\$368,426.32	\$368,426.32	\$55,000.00	\$55,000.00	\$170,910.19	\$170,910.19	\$0.00
Permits	1 set	\$21,000.00	\$21,000.00	\$10,000.00	\$10,000.00	\$9,781.53	\$9,781.53	\$19,800.00	\$19,800.00	\$29,550.00	\$29,550.00	\$0.00
Bonds	1 set	\$22,500.00	\$22,500.00	\$29,271.00	\$29,271.00	\$26,200.19	\$26,200.19	\$16,500.00	\$16,500.00	\$23,942.00	\$23,942.00	\$0.00
Alternates												
R&R Front Porch Light	126 each	\$194.00	\$24,444.00	\$210.00	\$26,460.00	\$75.00	\$9,450.00	no bid		\$249.25	\$31,405.50	\$0.00
Building Light Fixture	30 each	\$367.00	\$11,010.00	\$395.00	\$11,850.00	\$150.00	\$4,500.00	no bid		\$469.97	\$14,099.10	\$0.00
16.6 cu ft Refrigerator	56 each	\$692.00	\$38,752.00	\$635.00	\$35,560.00	\$728.00	\$40,768.00	no bid		\$981.29	\$54,952.24	\$0.00
30" 5.3 cu ft Range	56 each	\$628.00	\$35,168.00	\$385.00	\$21,560.00	\$689.00	\$38,584.00	no bid		\$834.83	\$46,750.48	\$0.00
30" Range Hood	56 each	\$182.00	\$10,192.00	\$190.00	\$10,640.00	\$390.00	\$21,840.00	no bid		\$184.91	\$10,354.96	\$0.00
Dishwasher	56 each	\$458.00	\$25,648.00	\$295.00	\$16,520.00	\$269.10	\$15,069.60	no bid		\$382.63	\$21,427.28	\$0.00
Kitchen Vinyl Plank Flooring	56 each	\$558.00	\$31,248.00	\$220.00	\$12,320.00	\$650.00	\$36,400.00	no bid		\$1,169.12	\$65,470.72	\$0.00
Total Encanta Villa		\$1,066,850.51		\$1,090,998.21		\$1,402,476.79		\$1,470,122.50		\$1,706,836.74	\$79,800.00	
Total Churchill & Encanta		\$2,647,910.46		\$2,849,997.33		\$2,957,841.24		\$3,002,758.00		\$3,262,133.54	\$136,800.00	
notes: 1. Alternates not evaluated 2. Section 3 Preference not shown as low is a Section 3 Business Concern		Section 3 Business Concern	Section 3 Business Concern	Section 3 Business Concern	No Schedule of Values, used multiple forms for bid,					No bid bond HUD 51000 is blank Incomplete Section 3 Business Concern		

Advertisement List
Solicitation # 1910-909-63-4969
Churchill Estates and Encanta Villa Apts Exterior Improvements and New HVAC and Water Heaters

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 2/7/2019			
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	Not Delivered
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@aiaa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	Exceeds limit
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	failed
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in	Diane Hoskins	bexarpepp@sbcglobal.net	

Advertisement List
Solicitation # 1910-909-63-4969

Churchill Estates and Encanta Villa Apts Exterior Improvements and New HVAC and Water Heaters

Associations /Vendors	Contact Name	Email	Notes
Private Practice			
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	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org carol@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@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 NAHRO	Avery Smith	bids@wbea-texas.org	
Public Purchase	Web Site	http://nahro.economicengine.com	
Texas ESD	Web Site	www.publicpurchase.com	
North San Antonio Chamber of Commerce	Web Site	https://portal.cpa.state.tx.us/ https://northsachamber.chambermaster.com	
Direct Solicits as of 6/20/19			
	HUBS on CMBL		
All Pro General Construction	Raul Scott	rs@apgc.biz	
Alpha Building Corporation	Shawn Babb	sbabb@alphabuilding.com	
Construmment Group Inc	Eloina Guerrero	constrummentinc@gmail.com	
Copeland Contracting Co.	Elsa Brown	ebrown@copeland-inc.com	

Advertisement List
Solicitation # 1910-909-63-4969

Churchill Estates and Encanta Villa Apts Exterior Improvements and New HVAC and Water Heaters

Associations /Vendors	Contact Name	Email	Notes
HSC Electric Company, Inc.	Henry Gonzalez	hsc_electric@yahoo.com	
J. L. Bass Enterprise, Llc	Jeff Bass	jlbass47@jlbassconstruction.com	
Kegley, Inc.	ANITA M KEGLEY	anitakegley44@gmail.com	
MLP Ventures Inc.	Liborio Perez	mlp@att.net	
Tejas Premier Building Cntrctr	Andrew Wallace	andrew@tejaspremierbc.com	
	Section 3 Bidders		
Abeco Contracting	A. Juarez	cathy@abecoContracting.com	
	Jessica Garza	jessica@abecocontracting.com	
All Pro General Const.	Raul Scott	rs@allprogenconst.com	
Allbrite Constructors of TX	Patrick Yates	jan@allbriteconstruction.com	
Ariva Contracting	Adan Silva	adan@arivacontracting.com	
Confidence Construction	Renee Harris	rharrisc21@yahoo.com	
Hill Bros. Construction	Kara Hill	kara@hillbrosconstruction.com	
Jarvis Moore	Jarvis Moore	jarvisdsd@gmail.com	
JGG Construction	Joseph Gonzales	Integrated02@aol.com	
Josiah Construction	Ricardo Guajardo	lgjosiahconstruction@gmail.com	
Mcfarland & Mcfarland	James McFarland	mcfarland9598@gmail.com	
Man-Tra Solutions, LLC	Mike Aleman	maleman@clnup.com	
Ohaver Contracting	Donald Ohaver	dawnv@ohavercontractors.com	Refused delivery
Queen Bee Construction	Sharon O'Neal	queenbeeconst@yahoo.com	
	Direct Solicits		
Cleanology Service	Mike	Mike@cleanologyservices.com	
Geofill Material Technologies	Jan Puente	jpuente.geofill@outlook.com	
RML Contracting	Mariano Garcia	marianogarcia1211@gmail.com	
	Mariano Garcia II	m.garcia@rmlcontractingllc.com	
Guido Construction	Andy Servantes	andy@guidoco.com	
	Maryanne Guido	maguido@guidobros.com	
Limitless Construction Svcs	Erica Ponce	Eponce.pcs@gmail.com	
Commercor	R. Broniszewski	commercorconstruction@gmail.com,	
Vela Construction	Joe Vela	Joe.Vela@velagroupinc.com	
Robinson Gen Contracting	Yvette	krobinson@robinsongc.com	
Frost & keeling	John Anness	jcanness@frostandkeeling.com	
Marc 3	Chester Rackley	chester@marc3llc.com	
M & M Weatherization	Nicole Ansualda	nansualda@mmwtx.com	Not found
Total Lender Service	James Pujols	Jpujols55@yahoo.com	
Blackmon Mooring SA	Bryan Roller	broller@bmsmanagement.com	
	Tiffany Montano	tmontano@bmsmanagement.com	
Turn Around	Selwyn Witer	selselkk@gmail.com	
Marc General Construction	Cindy Weed	cweed@marcgc2015.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
PTI Remodeling, LLC	Thomas Hamilton	thomashamilton75@yahoo.com	
RG Williams Const & Rmdlng	Robert G. Williams	rgw_77446@yahoo.com	

Advertisement List**Solicitation # 1910-909-63-4969****Churchill Estates and Encanta Villa Apts Exterior Improvements and New HVAC and Water Heaters**

Associations /Vendors	Contact Name	Email	Notes
R.K. Bass Electric, Inc.	Andy Bass	cheryl@basselectric.com	
RPR Construction Company,	Patricia Pinkerton	ppinkerton@rprconstruction.com	
Seraphia's Lotts	S. A. Sampson-Lott	atita@sbcglobal.net	
JMI Contractors	Grant Jacobs Logan Sean Scott	grant@jmicontractors.com logan@jmi-contractors.com, sean@jmicontractors.com	
SpawGlass	Justin Calvin Jason Hennesey	justin.calvin@spawglass.com Jason.Hennesey@spawglass.com	
H. Karp Co.	Harry Karp	hkarpjr@yahoo.com	
Joeris Construction		acardwell@joeris.com	
Calidad LLC	Charles	cschuchardt.calidadllc@gmail.com	
Coltcam Construction	Amelie Tinajero	amelietinajero@yahoo.com	
Burgess Construction Cnslts	Lane Shelton	lshelton@burgess-inc.com	
Rogers-O'Brien Construction	John Archer Anthony Oleary	jarcher@r-o.com aoleary@r-o.com	Not bidding
Whiting-Turner	Tyler Quinn	Tyler.Quinn@whiting-turner.com	
Stoddard Const	Linda Nemec Keith Stoddard	LN@stoddardcni.com ks@stoddardcni.com	
J Carrizal Gen Const	Grace Pina	gpina@jcgcnconst.com	
REC Industries	Randy Hunter	randyhunter@recind.com	
Woolsey Construction	Elijah	eli@woolseyconstruction.com	
Straight Line Mgmnt	Sherrika Arch Jeanetta Tinsley Ernesto	straightlinem@straightlinem.com jeanetta@straightlinem.com ernesto@straightlinem.com	misconfigured misconfigured
Woolsey Design Build	Glenn Roblin	glenn@woolseyconstruction.com	
Davila Construction	Vinnie Gonzales Abel Perez	vinnie@davilaconstruction.com abel@davilaconstruction.com	
Gibraltar Construction	Matt Mitchell	Matt@gibconst.com	Will bid
R.E.C. Industries	Warren Williams	warren@recind.com	
Summit Building and Design	Cecilia Ramos David Acevedo	cecilia.ramos@summitbuildinganddesi gn.com David.acevedo@summitbuildingandde sign.com	
Al Garza Construction Inc	Al Garza	gr9151@att.net	
Alcatex Inc	Allison B Griffis	allisonb@alcatexdesign.com	
Alpha Building Corporation	Shawn Babb	sbabb@alphabuilding.com	
Alpine Engineering & Cnstrctn	Mike Hayes	alpine@alpinecompany.us	
Americana Builders	Katia Sandoval	Americanabuilders@yahoo.com	
Arkitektura Devolpment Inc.	Gerard P Contreras	condg1@yahoo.com	
Associated Contractors Inc.	Charlie Bishop	charlie.bishop@assoccontractors.com	
B&O Construction	Paul Farnum	paul@bnoconstruction.com	
B.I.T Construction Services Inc	Britanie L. Olvera	britanie@bitservicesinc.com	
Basecom Inc	Oscar Oaxaca	ooaxaca@basecominc.com	
Belfor USA Group, Inc.	Tammy Kleine	tammy.kleine@us.belfor.com	
Bocci Engineering, Llc	Lami,Lianne	lianne.lami@bocciengineering.com	

Advertisement List
Solicitation # 1910-909-63-4969

Churchill Estates and Encanta Villa Apts Exterior Improvements and New HVAC and Water Heaters

Associations /Vendors	Contact Name	Email	Notes
Braun & Butler Construction	Christy Willcourt	cwillcourt@braun-butler.com	Not found
Breck General Contracting	Reese Bruechner	reese@breckgc.com	
Brown-McKee, Inc.	Michael P. Oles	mikepoles@brownmckee.com	
Byrdson Services, LLC	Jim Griffin	jgriffin@byrdsonservices.com	
Caststone Solutions Company	Patrick Delgado	caststone_solutions@yahoo.com	
Cdmtek	Chris Mansour	chris@cdmtek.com	
Ceda-Tex Svcs Inc	FRED ODANGA	contact@cedatex.com	
Cesar Suarez Construction LLC	Cesar Suarez	cesarsuarezconstructionllc@gmail.com	
Charles N. White Constn Co	Dominic Padilla	dominicp@whiteconst.com	
Clark's Roofing & Constructn	Clark Kunkel	latmclark@msn.com	
CMV Consulting Services	Veronica Oliver	veronica@cmvservicestx.com	
Cobos Design & Construction,	CALIXTO COBOS	cobosdc2cal@yahoo.com	
Colebrack Enterprises, Inc	Robert Bracken Jr	rob.bracken@colebrack.net	
Commercial Interiors	Robert Ahmuty	ra@ci-gc.com	
Concord Commercial Svcs.	Alan Greenwood	agreenwood@ccsinctx.com	
Construmet Group Inc	Eloina Guerrero	construmetinc@gmail.com	
Copeland Contracting Co	Elsa Brown	ebrown@copeland-inc.com	
Creed Construction Inc.	Chester Reed	chester@creedci.com	
Cubit Contracting, LLC	Waymon Armstrong	waymon@cubitcontracting.com	
Donald Hubert Construction	Donald Hubert	dhubertco@sbcglobal.net	
Double T Construction Inc.	Richard Smith	doubletsales3@hotmail.com	
Dragon Construction, LLC	Damon Howard	dhoward@dragon-llc.com	
Elicerio Construction	Fernando Elicerio	felicario@hotmail.com	
ERC Environmental & Const	Shelly	shoran@erc-tx.com	
Falkenberg Construction Co.,	Tony Gomez	pag@falkenbergconstruction.com	
General Contractor Services,	Teltschick, Pamela	genconser@aol.com	
Gg's Construction, LLC	Rolando Osorio	rolandooggs@gmail.com	
Golden Builders Group, LLC	Carla F. Ysuhaylas	info@goldenbuildersgroup.com	
Grande Valley Builders, Inc.	Manuel Perez	mpgvb@aol.com	
Grayhorse Construction, Inc.	Lily Mackey	lily@Grayhorse-Construction.com	
HGR General Contractors, L.P.	Randy D Reynolds	info@hgrgc.com	
Hynes Services, Inc.	Michael W. Hynes	HynesServicesInc@aol.com	
Icon Diversified, LLC	Julie Ingram	julie.ingram@icondiversified.com	
Intercon Environmental, Inc.	Karen Andrews	karen@intercon-environmental.com	
Jacody Construction, Lp	Forrest Couch	forrest.couch@jacodyconstruction.com	
JAJ Property Services LLC	Summer Jordan	summer.jordan@jajpropertyservices.com	
James W. Turner Const	James W. Turner	info@jwtc.net	
Jaxon Construction	Daniel McKibben	Houston@JaxonConstruction.com	
John & Denise Williams Const	Denise Williams	denisewilliams3545@sbcglobal.net	
JRI Enterprise LLC	Denise Anderson	jrjenterprisellc@yahoo.com	
JSR, Inc.	Bobby D.. Greaves	bobby@jsrincorporated.com	
K. Tillman Construction LLC	Yakira Braden	yakira@ktillmanconstruction.com	
KBL Restoration, LLC	Amy M Barnes	amy@kblrestoration.com	

Advertisement List
Solicitation # 1910-909-63-4969

Churchill Estates and Encanta Villa Apts Exterior Improvements and New HVAC and Water Heaters

Associations /Vendors	Contact Name	Email	Notes
Kenebrew Construction	William Kenebrew	wkandcompany@gmail.com	
Lamar Contractors	Steve Louque	s.louque@lamarcontractors.com	
Landry General Enterprises,	James Landry	lgebusiness@yahoo.com	
Largin Construction Services,	Jerry Jo Largin	jerryjo@larginconstruction.com	
Lyness Construction	Ryan Lyness	ryan.lyness@lynessconstruction.com	
Mart, Inc.	Vernon Proctor Shelly Orr	mart@martgc.com shelly.orr@martgc.com	
Maryen Services, L.L.C.	Jme Martinez	jmemartinez@maryenservices.com	
Mavich, Llc	Faith Gordon	SALES@MAVICH.COM	
Mckenzie Jackson Construct	Cori Fields	cori@mckenziejackson.net	
Meteor Education, Llc.	Lanie Hart	bids@meteorededucation.com	
Mexzim Corporation	Ebbah Tokwe	ebbah@mexzim.com	
Mikocorp, Llc	Matthew Lindsey	matt@mikocorp.com	
Mitch Cohn Contractor	Joan Belmont	mitchcohncontractor@gmail.com	
Parallax Builders, Inc.	Mike Demko	mdemko@parallaxbuilders.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
Post Oak Construction, Llc	Christopher Esparza	esparza716@gmail.com	
Primero Industrial Services,	James Narvaez	jnarvaez@primeroindustrialservices.com	
Pro Finish Plus, Llc	Ralph Mondy	ProFinishPlus@gmail.com	
QA Construction Services, Inc.	Lily Gutierrez	lily@qacsi.com	
R G Renovations & Constr	Rodolfo G. Gonzalez	mrfixlaredo@gmail.com	
Right Choice Development Llc	Danielle Wright	danielle@rightchoicedev.com	
RPR Construction Company,	Patricia A Pinkerton	ppinkerton@rprconstruction.com	
Sawyers Construction, Inc.	Randy Sawyers	randy@sawyersinc.com	
Setex Construction Corp.	Nathan Rivres	setex@setexconstruction.com	
Simwick Contractors Llc	Sheri Arnold	sheri@simwickgc.com	
Sisk-Robb Inc	James Sisk	JSisk@Sisk-Robb.com	
Solis Constructors, Inc.	J Edward Lowenberg	estimating@solisconstructors.com	
Steen Construction Co., Ltd.	Susan Steen	steenltd@sbcglobal.net	
Structural Concrete Systems,	Michele Dibassie	info@scs.net	
Tates Contracting, Llc	Johnny Tate	cheriseperson@gmail.com	
TDIndustries Inc	Dennis Lilley	dennis.lilley@tdindustries.com	
The Sandoval Group, Llc	Steven Sandoval	TSGConstruction.TX@gmail.com	
The Trevino Group, Inc.	Matt Baker	mbaker@trevinogroup.com	
Tommy Klein Construction,	Tommy Klein	tklein@tkleinconst.com	
TP&R Construction, L.L.C.	Nephtali Lucero	felicia@tpr-construction.com	
Trini Construction Builder Llc	Reginald Worlds	info@triniconstructionbuilder.com	
Trinity Asset Builders, Llc	Rachelle Delouis	trinityassetbuilders@gmail.com	
VAS Contracting, Llc	Victor Sepeda	vascontracting@yahoo.com	
VBX Services	Carlito Vicencio	cvicencio@vbxservices.com	
Veteran Remodeling, Inc.	Eric Taylor	eric.taylor@veteranremodeling.com	
Walling Construction Co	Daniel Walling	daniel@wallingconstruction.com	
White Construction Company	Glinn H. White, Jr.	glinn@whiteconstructioncompany.com	

Advertisement List

Solicitation # 1910-909-63-4969

Churchill Estates and Encanta Villa Apts Exterior Improvements and New HVAC and Water Heaters

[illegible]

SAN ANTONIO HOUSING AUTHORITY**December 5, 2019****BOARD OF COMMISSIONERS**

RESOLUTION 5975, AUTHORIZING THE AWARD OF A CONTRACT FOR ROOF REPLACEMENT AND EXTERIOR FACADE STRUCTURAL REPAIRS AND WATERPROOFING IMPROVEMENTS AT PARKVIEW APARTMENTS TO SANDERS ROOFING & EXTERIORS, LLC (WBE) A NATIONAL COOPERATIVE CONTRACTOR THROUGH WEATHERPROOFING TECHNOLOGIES, INC., AWARDED VENDOR OF THE COOPERATIVE PURCHASING NETWORK (TCPN), FOR AN AMOUNT NOT TO EXCEED \$1,729,238.00

DocuSigned by:
David Nisivoccia

5609927B75274DC...
David Nisivoccia
President and CEO

DocuSigned by:
Muriel Rhoder

550B9CF0A21E47B...
Steven Morando
**Director of Procurement
and General Services**

DocuSigned by:
Hector Martinez

A8BB9B00757A4D5...
Hector Martinez
**Director of Construction
Services and Sustainability**

REQUESTED ACTION:

Consideration and approval regarding Resolution 5975, authorizing an award of a contract for roof replacement and exterior facade structural repairs and waterproofing improvements at Parkview Apartments to Sanders Roofing & Exteriors, LLC (WBE) a National Cooperative Contractor through Weatherproofing Technologies, Inc., awarded vendor of The Cooperative Purchasing Network (TCPN), for an amount not to exceed \$1,729,238.00.

FINANCIAL IMPACT:

The current award recommendation for roof replacement and exterior facade structural repairs and waterproofing improvements at Parkview Apartments is not expected to exceed an amount of \$1,729,238.00, to include a base bid in the amount of \$1,572,034.00 plus a 10% contingency in the amount of \$157,204.00 that will only be used, if necessary. This project will be funded through the Capital Fund Program grant.

SUMMARY:

Parkview is a fifteen story high-rise, Senior/Disabled community within SAHA's Public Housing portfolio. The building was constructed in 1971, and is located across from San Pedro Park, near downtown San Antonio. The community is comprised of 96 studio units, 52 one-bedroom units, 4 two-bedroom units, and 1 three-bedroom unit.

SAHA requires the services of a qualified general contractor to provide comprehensive roof replacement and exterior facade structural repairs and waterproofing improvements at this community. This roof replacement and exterior improvement activity aligns with SAHA's priority to improve the quality of life for our clients, preserve our existing affordable housing assets, and will also provide enhanced energy-efficiency. The approximate time for completion of this project is 195 days.

HUD encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. The cooperatives award contracts based on a competitive bid or proposal process; therefore, SAHA is not required to issue its own competitive

SAN ANTONIO HOUSING AUTHORITY**December 5, 2019**

solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies.

SAHA requested quotes for the Parkview roof replacement and exterior facade structural repairs and waterproofing improvements project from two co-operative contractors: Garland/DBS, Inc., through US Communities Cooperative Purchasing Program, and Weatherproofing Technologies, Inc., a wholly owned subsidiary of Tremco, through The Cooperative Purchasing Network (TCPN). Each of the co-operative contractors requested quotes from local and nearby roofing contractors, with each receiving three responses. Garland/DBS, Inc. provided the lowest bid for the project; however, Weatherproofing Technologies, Inc. offered a thirty year preventative maintenance warranty program at no additional cost to SAHA. Additionally, they offered a more acceptable approach to the structural repairs and waterproofing improvements.

Based on the above, we are recommending contract award to Sanders Roofing & Exteriors, LLC, through Weatherproofing Technologies, Inc., a wholly owned subsidiary of Tremco through TCPN. They provided the lowest cost of the three responses received by Weatherproofing Technologies. SAHA, as a cooperative member, may utilize any State of Texas contract, including those awarded by the TCPN.

On June 21, 2018, Region 4 Education Service Center (ESC) issued a Request for Proposal (RFP) 18-09 for Roofing Products, Services, and Job-Order-Contracting Services that closed on July 26, 2018. A contract was awarded to Weatherproofing Technologies, Inc., a wholly owned subsidiary of Tremco, for a period of two years with the option to renew annually for an additional three years, if agreed to by Region 4 ESC and the awarded vendor.

Weatherproofing Technologies has created a National Cooperative Contractor Network that includes pre-qualified vendors that meet their requirements, as well as, those of the purchasing cooperative. They solicited quotes from six contractors and received three responses: Brazos-Valley Division, LLC, Advantage USAA, Inc. and Sanders Roofing & Exteriors. Based on the above, Sanders Roofing & Exteriors is the lowest priced responsive and responsible bidder and is being recommended for contract award.

Awards under the TCPN contract for Roofing Products, Services and Job-Order-Contracting Services are made directly to the roofing contractor rather than the TCPN awarded vendor.

Sanders Roofing & Exteriors was established in 2010, and is headquartered in Austin, Texas. They are a residential and commercial contractor with their main focus on commercial roofing. Their client list includes Bastrop Housing Authority, Holiday Inn Express, StoneHaven Apartments, LAAN Condominiums, Highland Lakes Hospital, and Seaton Medical Center.

Structural Concrete Systems, LLC will be utilized as a subcontractor for exterior facade structural repairs. Structural Concrete Systems, LLC was established in 2001, and is headquartered in Magnolia, Texas. They self-certify as a WBE and have been certified as a HUB by the State of Texas. They are a structural repair general contractor specializing in the repair of infrastructure in the commercial, multi-unit, multi-story, residential, industrial, and public sectors. They provide comprehensive solutions for strengthening, reinforcing, enhancing, protecting and preserving concrete, wood and masonry structures in any environment from underwater to high-rise

SAN ANTONIO HOUSING AUTHORITY

December 5, 2019

applications. Structural Concrete Systems, LLC has received a prior award from SAHA for Blanco basement structural concrete repairs and drainage improvements.

CONTRACT OVERSIGHT

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

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5975

Map and Photo

Tabulation

**San Antonio Housing Authority
Resolution 5975**

RESOLUTION 5975, AUTHORIZING THE AWARD OF A CONTRACT FOR ROOF REPLACEMENT AND EXTERIOR FACADE STRUCTURAL REPAIRS AND WATERPROOFING IMPROVEMENTS AT PARKVIEW APARTMENTS TO SANDERS ROOFING & EXTERIORS, LLC (WBE) A NATIONAL COOPERATIVE CONTRACTOR THROUGH WEATHERPROOFING TECHNOLOGIES, INC., AWARDED VENDOR OF THE COOPERATIVE PURCHASING NETWORK (TCPN) FOR AN AMOUNT NOT TO EXCEED \$1,729,238.00

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

WHEREAS, SAHA, as a cooperative member, may utilize any State of Texas contract, awarded by the TCPN; and

WHEREAS, on June 21, 2018, Region 4 Education Service Center (ESC) issued a Request for Proposal (RFP) 18-09 for Roofing Products, Services, and Job-Order-Contracting Services that closed on July 26, 2018. A contract was awarded to Weatherproofing Technologies, Inc., a wholly owned subsidiary of Tremco for a period of two years with the option to renew annually for an additional three years, if agreed to by Region 4 ESC and the awarded vendor; and

WHEREAS, awards under the TCPN contract for Roofing Products, Services and Job-Order-Contracting Services are made directly to the roofing contractor rather than the TCPN awarded vendor; and

WHEREAS, Sanders Roofing & Exteriors, a National Cooperative Contractor through Weatherproofing Technologies, Inc., is the lowest priced responsive and responsible bidder and is being recommended for contract award; and

WHEREAS, the current award recommendation for roof replacement and exterior facade structural repairs and waterproofing improvements at Parkview Apartments is not expected to exceed an amount of \$1,729,238.00 to include a base bid in the amount of \$1,572,034.00 plus a 10% contingency in the amount of \$157,204.00 that will only be used, if necessary. This is a Capital Fund Program funded project; and

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

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

- 1) Approves Resolution 5975, authorizing an award of a contract for roof replacement and exterior facade structural repairs and waterproofing improvements at Parkview Apartments to Sanders Roofing & Exteriors, LLC (WBE) a National Cooperative Contractor through Weatherproofing Technologies, Inc., the awarded vendor of The Cooperative Purchasing Network (TCPN) for an amount not to exceed \$1,729,238.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

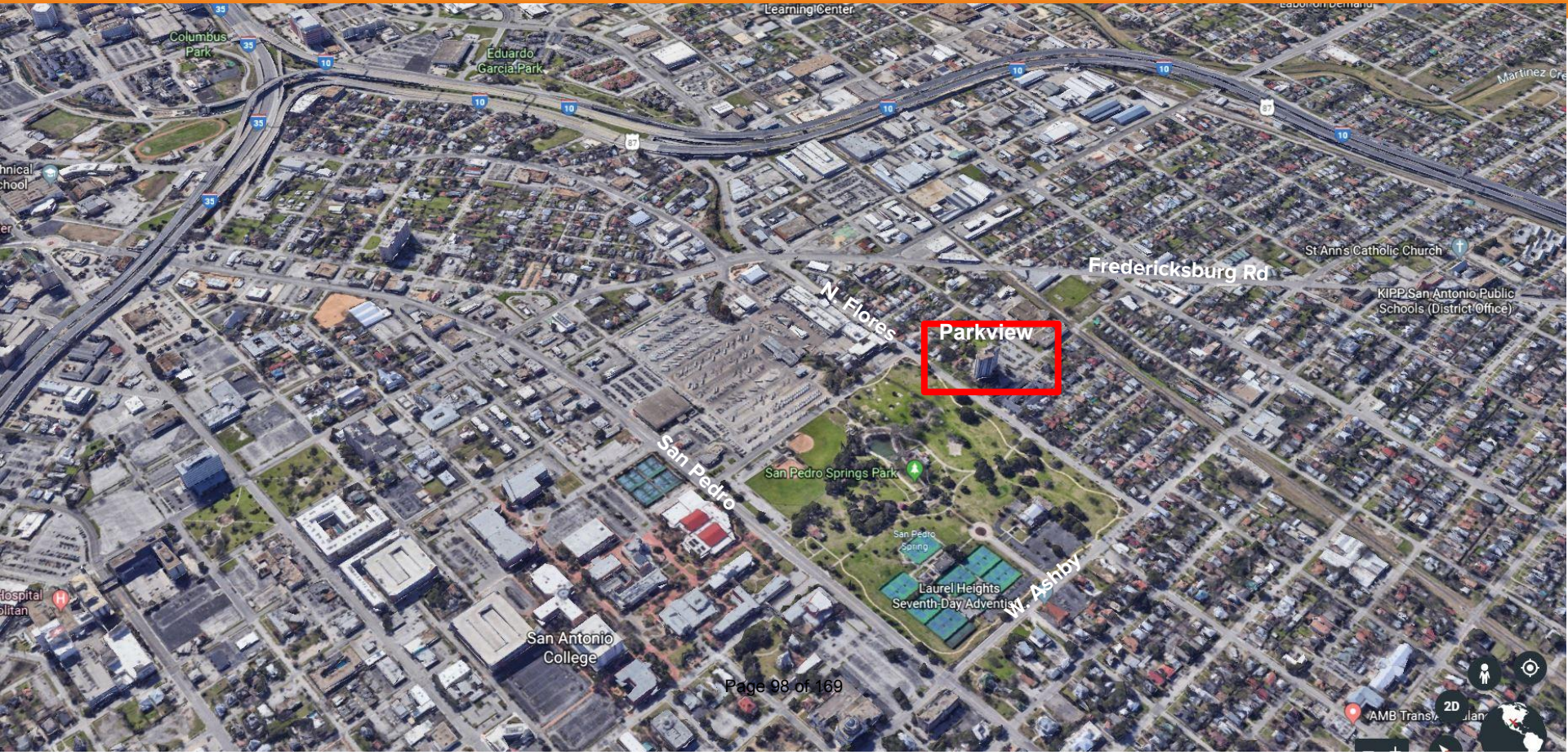
Passed and approved the 5th day of December 2019.

Jessica Weaver
Vice Chair, Board of Commissioners

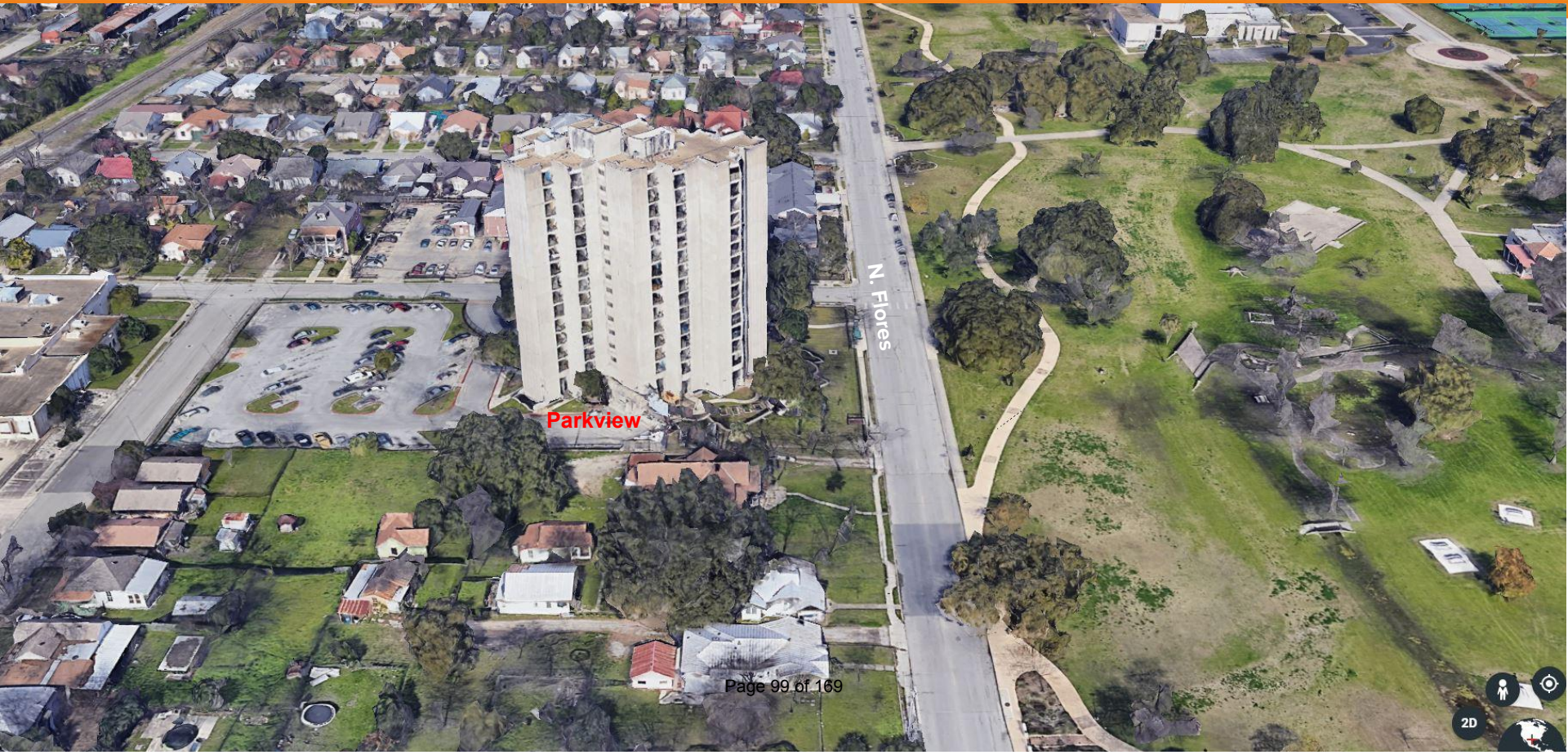
Attested and approved as to form:

David Nisivoccia
President and CEO

PARKVIEW APARTMENTS



PARKVIEW APARTMENTS



PARKVIEW APARTMENTS




BID TABULATION Parkview Roofs				
	Sanders Roofing & Exteriors, LLC		Garland/DBS	
	Bid Amt	Delivery in days	Bid Amt	Delivery in days
	\$1,572,033.73	195	\$1,370,794.00	350
Base Bid	Onmia Partners contract utilizing Beldon Roofing and Western Specialty Contractors to perform			
notes	Under Tremco TCPN/Omnia Partners contract. Sanders utilizing Structural Concrete Systems for the façade work.			


SAN ANTONIO HOUSING AUTHORITY

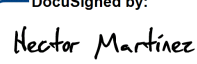
December 5, 2019

BOARD OF COMMISSIONERS

RESOLUTION 5982, AUTHORIZING THE AWARD OF A CONTRACT FOR ELEVATOR MAINTENANCE AND REPAIR SERVICES TO SCHINDLER ELEVATOR CORPORATION FOR AN AMOUNT NOT TO EXCEED \$700,000.00 FOR YEAR ONE, \$420,000.00 FOR YEAR TWO, \$260,000.00 FOR YEAR THREE, \$260,000.00 FOR YEAR FOUR, AND \$275,000.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

DocuSigned by:

 5069927B75274DC...
David Nisivoccia
President and CEO

DocuSigned by:

 558B3CF0A21E47D...
Steven Morando
**Director of Procurement
 and General Services**

DocuSigned by:

 ABBB9B06757A4D5...
Hector Martinez
**Director of Construction
 Services and Sustainability**

REQUESTED ACTION:

Consideration and approval regarding Resolution 5982, authorizing the award of a contract for elevator maintenance and repair services to Schindler Elevator Corporation for an amount not to exceed \$700,000.00 for year one, \$420,000.00 for year two, \$260,000.00 for year three, \$260,000.00 for year four, and \$275,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:

The current award recommendation for preventative elevator maintenance, routine and emergency repair services, modernization replacement, five year load testing for traction elevators, and annual elevator inspection services SAHA wide, is not expected to exceed an amount of \$700,000.00 for year one, \$420,000.00 for year two, \$260,000.00 for year three, \$260,000.00 for year four, and \$275,000.00 for year five. The cost for these services will be funded through operating budgets, available reserves and Capital Fund Program.

SUMMARY:

SAHA has both Hydraulic elevators, which are powered by a hydraulic oil, piston and cylinder system, and Traction elevators, which are pulled by rolling steel ropes over a deeply grooved pulley. The Agency requires the services of a vendor to provide scheduled preventive maintenance, routine and emergency repair services, modernization replacement, five year load testing for traction elevators, and mechanics to be present at all annual quality elevator inspections (performed by another vendor) as required by the Texas Department of Licensing and Regulations (TDLR) for all passenger and freight elevators located at various properties within Public Housing and Beacon Communities portfolios, as well as, SAHA's Central Office.

On September 23, 2019, SAHA issued a Request For Proposals (RFP) #1908-910-13-4951 for elevator maintenance and repair services that closed on October 11, 2019. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to thirty-two vendors.

A total of four proposals were received in response to this solicitation: Elevator Repair Service,

SAN ANTONIO HOUSING AUTHORITY**December 5, 2019**

Inc. (WBE), EMR Elevator, Inc. (WBE), KONE, Inc., and Schindler Elevator Corporation. All proposals were evaluated on the following criteria: experience and capacity of contractor, quality and methodology, disclosures/financial capability, fees/costs, and strength of the contractor's Section 3 and SWMBE utilization plans.

Based on the above, SAHA is recommending contract award to Schindler Elevator Corporation. They are the highest rated lowest priced responsive and responsible proposer.

Schindler Elevator Corporation was founded in Lucerne, Switzerland, in 1874, and was established in the United States in Toledo, Ohio, in 1979. Schindler is headquartered in Morristown, New Jersey, and their Canadian headquarters is in Toronto, Ontario. They are the North American operating entity of the Switzerland-based Schindler Group with 160 field office locations in North America, one being in San Antonio, Texas. Schindler is one of the leading global manufacturers of elevators, escalators and moving walks. Additionally, they manufacture, install, maintain and modernize mobility solutions for almost every type of building requirement worldwide. This company also specializes in the latest-technology engineering, as well as, mechanical and micro-technology products that have been designed and rigorously tested for comfort, efficiency and reliability. Schindler Elevator Corporation has been under contract with SAHA for the last five years providing elevator maintenance and repair services. Their client list includes Embassy Suites/Riverwalk, Hilton Palacio del Rio, Marriott Riverwalk and Rivercenter, St. Anthony Hotel, Milam Building, San Antonio International Airport, and Union Square Building.

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

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5982

Scoring Matrix

Advertisement List

**San Antonio Housing Authority
Resolution 5982**

RESOLUTION 5982, AUTHORIZING THE AWARD OF A CONTRACT FOR ELEVATOR MAINTENANCE AND REPAIR SERVICES TO SCHINDLER ELEVATOR CORPORATION FOR AN AMOUNT NOT TO EXCEED \$700,000.00 FOR YEAR ONE, \$420,000.00 FOR YEAR TWO, \$260,000.00 FOR YEAR THREE, \$260,000.00 FOR YEAR FOUR, AND \$275,000.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on September 23, 2019, SAHA issued a Request For Proposals #1908-910-13-4951 for elevator maintenance and repair services that closed on October 11, 2019; and

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

WHEREAS, Schindler Elevator Corporation is being recommended for contract award. They are the highest rated and lowest priced responsive and responsible proposer; and

WHEREAS, the current award recommendation for preventative elevator maintenance, routine and emergency repair services, modernization replacement, five year load testing for traction elevators, and annual elevator inspection services SAHA wide is not expected to exceed an amount of \$700,000.00 for year one, \$420,000.00 for year two, \$260,000.00 for year three, \$260,000.00 for year four, and \$275,000.00 for year five. The cost for these services will be funded through operating budgets, available reserves and Capital Fund Program; 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 5982, authorizing the award of a contract for elevator maintenance and repair services to Schindler Elevator Corporation for an amount not to exceed \$700,000.00 for year one, \$420,000.00 for year two, \$260,000.00 for year three, \$260,000.00 for year four, and \$275,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 5th day of December 2019.

Jessica Weaver
Vice Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

Scoring Matrix RFP 1908-910-13-4951 Elevator Maintenance and Repair Services					
Criterion Description	Max Points Weights	Schindler Elevator Corporation	KONE Inc.	EMR Elevator, Inc.	Elevator Repair Services, Inc.
Experience:	1-5 25%				
Rater 1		4.00	4.00	3.00	3.00
Rater 2		4.00	4.00	3.00	3.00
Rater 3		5.00	4.00	3.00	3.00
Total Score		13.00	12.00	9.00	9.00
Average Score		4.33	4.00	3.00	3.00
Weighted Score		1.08	1.00	0.75	0.75
Quality and Methodology:	1-5 20%				
Rater 1		4.00	1.00	3.00	3.00
Rater 2		4.00	1.00	3.00	2.00
Rater 3		5.00	1.00	3.00	3.00
Total Score		13.00	3.00	9.00	8.00
Average Score		4.33	1.00	3.00	2.67
Weighted Score		0.87	0.20	0.60	0.53
Capacity Financial Viability:	1-5 20%				
Rater 1		0.00	3.00	0.00	3.00
Rater 2		0.00	4.00	0.00	4.00
Rater 3		0.00	5.00	0.00	4.00
Total Score		0.00	12.00	0.00	11.00
Average Score		0.00	4.00	0.00	3.67
Weighted Score		0.00	0.80	0.00	0.73
Price proposal:	1-5 25%				
Total Score		5.00	4.79	4.59	1.31
Weighted Score		1.25	1.20	1.15	0.33
Strength of the Section 3 plans:	1-5 5%				
Rater 1		1.00	1.00	1.00	1.00
Rater 2		1.00	1.00	1.00	0.00
Rater 3		1.00	1.00	1.00	1.00
Total Score		3.00	3.00	3.00	2.00
Average Score		1.00	1.00	1.00	0.67
Weighted Score		0.05	0.05	0.05	0.03
Strength of the S/W/MBE plans:	1-5 5%				
Rater 1		1.00	1.00	2.00	1.00
Rater 2		1.00	0.00	2.00	3.00
Rater 3		1.00	1.00	2.00	1.00
Total Score		3.00	2.00	6.00	5.00
Average Score		1.00	0.67	2.00	1.67
Weighted Score		0.05	0.03	0.10	0.08
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		3.30	3.28	2.65	2.46

Advertisement List
Solicitation # 1908-910-13-4951
Elevator Maintenance and Repair Services

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 2/7/2019			
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	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.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	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	

Revised 7/17/19

Advertisement List
Solicitation # 1908-910-13-4951
Elevator Maintenance and Repair Services

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	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@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	
International Union of Elevator Constructors	IUEC Local 133	admin@iueclocal133.com	(512) 478-9950
International Union of Elevator Constructors	IUEC Local 31	IUECLocal31@iuec31.org	7139269678
Direct Solicits as of 11/15/18			
	HUBS on CMBL		
360TXC LLC	Tony Lester	estimator@360txc.com	877-710-7474
ACUMEN ENTERPRISES, INC.	Wayne Boyter	wayne@acumen-enterprises.com	972-572-0701

Revised 7/17/19

Advertisement List
Solicitation # 1908-910-13-4951
Elevator Maintenance and Repair Services

G2 CONSTRUCTION SERVICES, INC.	Shane Gibson	shane@g2csinc.com	512-688-5725
J'S TOTAL SERVICE, INC.	CFO/Ivy M. Lanier	ivy@jstotalservice.com	210-355-3706
J.CARRIZAL GENERAL CONSTRUCTION	Julian Carrizal, President	jcarrizal@jcgcnconst.com	915-591-2377
K & M ELEVATOR, LLC	Fallon Robertson	fallon@kmelevator.com	817-284-0032
KENEBREW CONSTRUCTION	william kenebrew	wkandcompany@gmail.com	409-600-4230
M2 FEDERAL INC.	Mike Scheiern	Mike.Scheiern@m2federal.com	512-878-1050
MLP VENTURES INC.	President/Liborio Perez	mlp@att.net	210-623-8172
NEW LIFE INDUSTRIES LLC	STEPHANIE ROBINSON	stephanie.robinson@newlifehme.com	972-233-5433
RIO USA	Doug Creighton	dcreighton@riousa-eptx.com	915-538-7576
TEJAS PREMIER BUILDING CONTRACTOR, INC.	Andrew Wallace, Chief Estimator	andrew@tejaspremierbc.com	210-821-5858
	Section 3 Bidders		
	Direct Solicits		
ALLIED INTERNATIONAL EMERGENCY, LLC	Ty McKee, Managing Partner	tmckee@aiemergency.com	817-595-0100
ASKI PROCUREMENTS	Solomon Madudu	info@askiprocurements.com	512-317-5858
CMV CONSULTING SERVICES	Veronica Oliver	veronica@cmvservicestx.com	361-271-6264
EMR ELEVATOR, INC.	PRESIDENT/HOPE L EVANS	hope.evans@emrelevator.com	817-701-2400
HGR GENERAL CONTRACTORS, L.P.	Randy D Reynolds	info@hgrgc.com	903-566-1314
PRESTIGE ELEVATOR SERVICES	Jean Negron	sales@prestigelevatorllc.com	469-431-5880
SCHINDLER ELEVATOR	Andrew Ludwig	Andrew.Ludwig@Schindler.com	512-516-7084
VERTICAL TRANSPORTATION SERVICES, LLC	Jeremy Clay	service@verticaltransportation.net	281-967-6100
OTIS	website	Miranda.sliter@otis.com	210-490-4960 210-426-7879
thyssenkrupp Elevator San Antonio	Rick Clare	Mark.maytum@thyssenkrupp.com	210-495-8585
KONE ELEVATORS & ESCALATORS IN SAN ANTONIO, TEXAS	website	koneservice@kone.com laura.chisholm@kone.com	(210) 491-0485
Marchal/Stevenson Elevator Co.	website	info@mselev.com	(713) 961-1940
Steele Elevator Inc	website	steeleelevator@att.net	(210) 566-4588
EMR Elevator, Inc.	website	sales@emrelevator.com	817-701-2400
Ameritex Elevator Services	website	jerry@ameritexelevator.com	2106469660
AUTOMATIC ELEVATOR INC	website	pshelton@automaticelevator.net	(830) 701-3405
ALAMO CITY ELEVATOR, LLC		shaun@alamocityelevators.com	(210) 862-7057

Revised 7/17/19

Advertisement List
Solicitation # 1908-910-13-4951
Elevator Maintenance and Repair Services

AMERITEX ELEVATOR SERVICES INC		kevin@ameritexelevator.com	(210) 646-9660
PARKLAND ENTERPRISES LLC		larry@parklandvs.com	(210) 385-4559
STILTZ OF SW TEXAS LLC		arturo.valdez@stiltzlifts.com	(210) 748-7219

SAN ANTONIO HOUSING AUTHORITY**December 5, 2019****BOARD OF COMMISSIONERS**

RESOLUTION 5985, AUTHORIZING THE AWARD OF A JOB ORDER CONTRACTING (RSMEANS) CONTRACT FOR THE REMODEL OF VACANT UNITS FOR CONNECTHOME COMPUTER LAB AND SUPPORTIVE OFFICES AT LINCOLN HEIGHTS COURTS THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE (TEXAS BUYBOARD) TO ALPHA BUILDING CORPORATION (WBE) FOR AN AMOUNT NOT TO EXCEED \$539,817.00

DocuSigned by:

David Nisivoccia

5609927B75274DC...

David Nisivoccia
President and CEO

DocuSigned by:

Hector Martinez

A8BB9B06757A4D5...

Hector Martinez
Director of Construction
Services and Sustainability

DocuSigned by:

Muriel Rhoder

558B3CF0A21E47D...

Steven Morando
Director of Procurement and
General Services

DocuSigned by:

Brandee R. Perez

B60757B8288642A...

Brandee Perez
Director of Federal Housing
Programs

REQUESTED ACTION:

Consideration and approval regarding Resolution 5985, authorizing the award of a Job Order Contracting (RSMeans) contract for the remodel of vacant units for ConnectHome Computer Lab and Supportive Offices at Lincoln Heights Courts through the Local Government Purchasing Cooperative (Texas Buyboard) to Alpha Building Corporation (WBE) for an amount not to exceed \$539,817.00.

FINANCIAL IMPACT:

The remodel of vacant units for ConnectHome Computer Lab and Supportive Services Offices is not expected to exceed an amount of \$539,817.00, to include a base bid of \$469,406.00 plus a 15% contingency of \$70,411.00 that will only be used, as necessary. This project will be funded with Capital Fund Program grant funds and other available reserves.

SUMMARY:

In July 2015, a ConnectHome pilot program was launched with communities, the private sector, and the federal government that seeks to accelerate the adoption and utilization of broadband technology by children and families living in assisted housing. San Antonio was named as one of twenty-eight pilot communities that will help reach over 275,000 low-income households and nearly 200,000 children with the support needed to access the internet at home.

SAHA requires the services of a contractor to convert four vacant units at Lincoln Heights Courts, a family development that was built in 1940, and is located on the west side of San Antonio into a ConnectHome Technology Training Center. The Center will consist of four offices and a computer lab. The offices will be utilized by staff to meet with residents in order to better support them in their educational and career goals, and provide an opportunity for partner organizations to host meetings and provide other community services. The computer lab will be utilized year round to conduct digital literacy and related computer training for children, youth, adults and

SAN ANTONIO HOUSING AUTHORITY**December 5, 2019**

seniors.

On April 4, 2019 (Item 12), SAHA received Board approval to award a contract for remodel of vacant units for ConnectHome Computer Lab and Offices at Lincoln Heights Courts that was executed on April 24, 2019. At the preconstruction meeting, the contractor discovered there was an error and omission in their submitted bid. SAHA terminated this contract on August 8, 2019.

On August 23, 2019 SAHA issued Invitation For Bids #1908-910-65-4952 for remodel of vacant units for ConnectHome Computer Lab and Supportive Services Offices that closed on September 10, 2019. Three bids were received in response to this solicitation. The low bidder withdrew due to a bid error; the second low bidder did not include a bid bond; and the final bid significantly exceeded our estimated construction cost for this project. This solicitation was closed without award.

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 and 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, as a cooperative member, may utilize any contract awarded by Texas Buyboard.

Local Government Purchasing Cooperative (Texas Buyboard) issued a Notice of Proposal Invitation No. 581-19 for Job Order Contracting (RSMMeans) that closed on August 16, 2018. On April 1, 2019 Alpha Building Corporation was awarded a contract #581-19 for this service that was effective April 1, 2019, through March 31, 2021; with three possible one-year renewals.

Alpha Building Corporation was established in 1969, and has ten field offices across the State of Texas, with their headquarters in San Antonio, Texas. They also have offices in Memphis, Tennessee, and Tulsa, Oklahoma. They provide general contracting and construction management services to the university, community college, health science centers and K-12 facilities, healthcare and research environments, and city, county and state entities. Their project list includes, but is not limited to, service animal relief area, San Antonio International Airport, Jaime J Zapata Boat Ramp, Pier and Kayak Launch Pad, Cameron County (salt water new construction); Rudder Tower Roof Replacement, Texas A&M University (new construction); Building 6005 Improvements, Austin-Bergstrom International Airport (renovation); maintenance lounge and nursing room improvements, City of El Paso (renovation); San Pedro Playhouse, City of San Antonio (renovation); Soccer Complex, City of Schertz (renovation); Police Station Renovation, Tarelton State University; Center for Cardiovascular Health (CCVH), and Texas Tech University Health Science Center (renovation). In addition to being a contract awardee on Buyboard, Alpha Building Corporation is also one of the pool of awarded vendors for the City of San Antonio's Job Order Contracting (JOC) contract.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Hector Martinez, Director of Construction Services and Sustainability, and Brandee Perez, Director of Federal Housing Programs, 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

SAN ANTONIO HOUSING AUTHORITY

December 5, 2019

utilization plan, provide annual contract performance evaluation survey to end users, and assist departments in the contract renewal or new solicitation process.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5985

Map and Photo

ConnectHome Lab Diagram

**San Antonio Housing Authority
Resolution 5985**

RESOLUTION 5985, AUTHORIZING THE AWARD OF A JOB ORDER CONTRACTING (RSMEANS) CONTRACT FOR THE REMODEL OF VACANT UNITS FOR CONNECTHOME COMPUTER LAB AND SUPPORTIVE OFFICES AT LINCOLN HEIGHTS COURTS THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE (TEXAS BUYBOARD) TO ALPHA BUILDING CORPORATION (WBE) FOR AN AMOUNT NOT TO EXCEED \$539,817.00.

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

WHEREAS, SAHA, as a cooperative member, may utilize any contract awarded by Texas Buyboard; and

WHEREAS, Local Government Purchasing Cooperative (Texas Buyboard) issued a Notice of Proposal Invitation No. 581-19 for Job Order Contracting (RSMeans) that closed on August 16, 2018. On April 1, 2019, Alpha Building Corporation was awarded a contract #581-19 for this service that was effective April 1, 2019, through March 31, 2021; with three possible one-year renewals; and

WHEREAS, Alpha Building Corporation is being recommended for contract award; and

WHEREAS, the current award recommendation for remodel of vacant units for ConnectHome Computer Lab and Supportive Services Offices is not expected to exceed an amount of \$539,817.00, to include a base bid of \$469,406.00 plus a 15% contingency of \$70,411.00 that will only be used, as necessary. This project will be funded with Capital Fund Program grant funds and other available reserves; 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 5985, authorizing the award of a Job Order Contracting (RSMeans) contract for the remodel of vacant units for ConnectHome Computer Lab and Supportive Offices at Lincoln Heights Courts through the Local Government Purchasing Cooperative (Texas Buyboard) to Alpha Building Corporation (WBE) for an amount not to exceed \$539,817.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 5th day of December 2019.

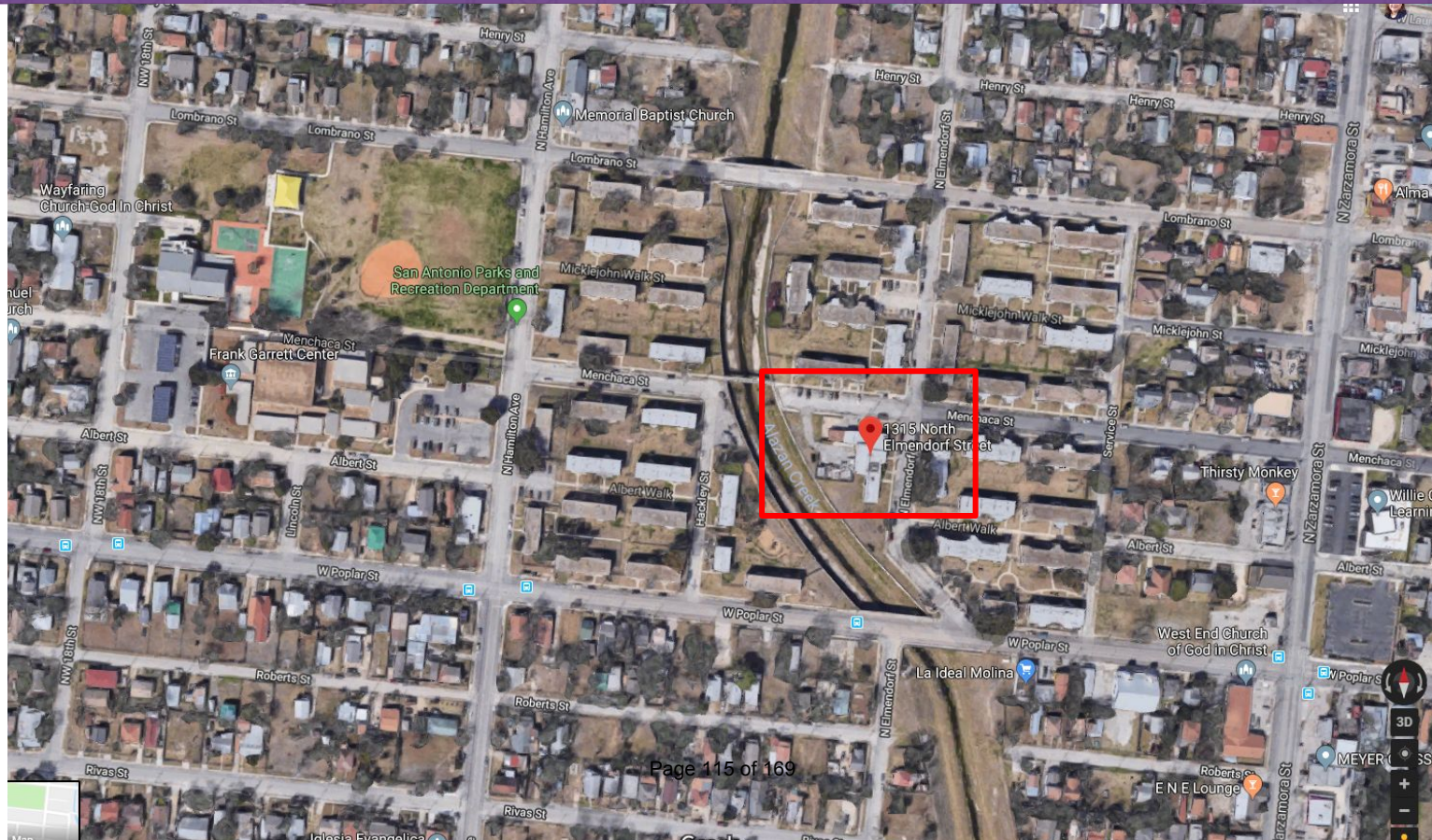
Jessica Weaver
Vice Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

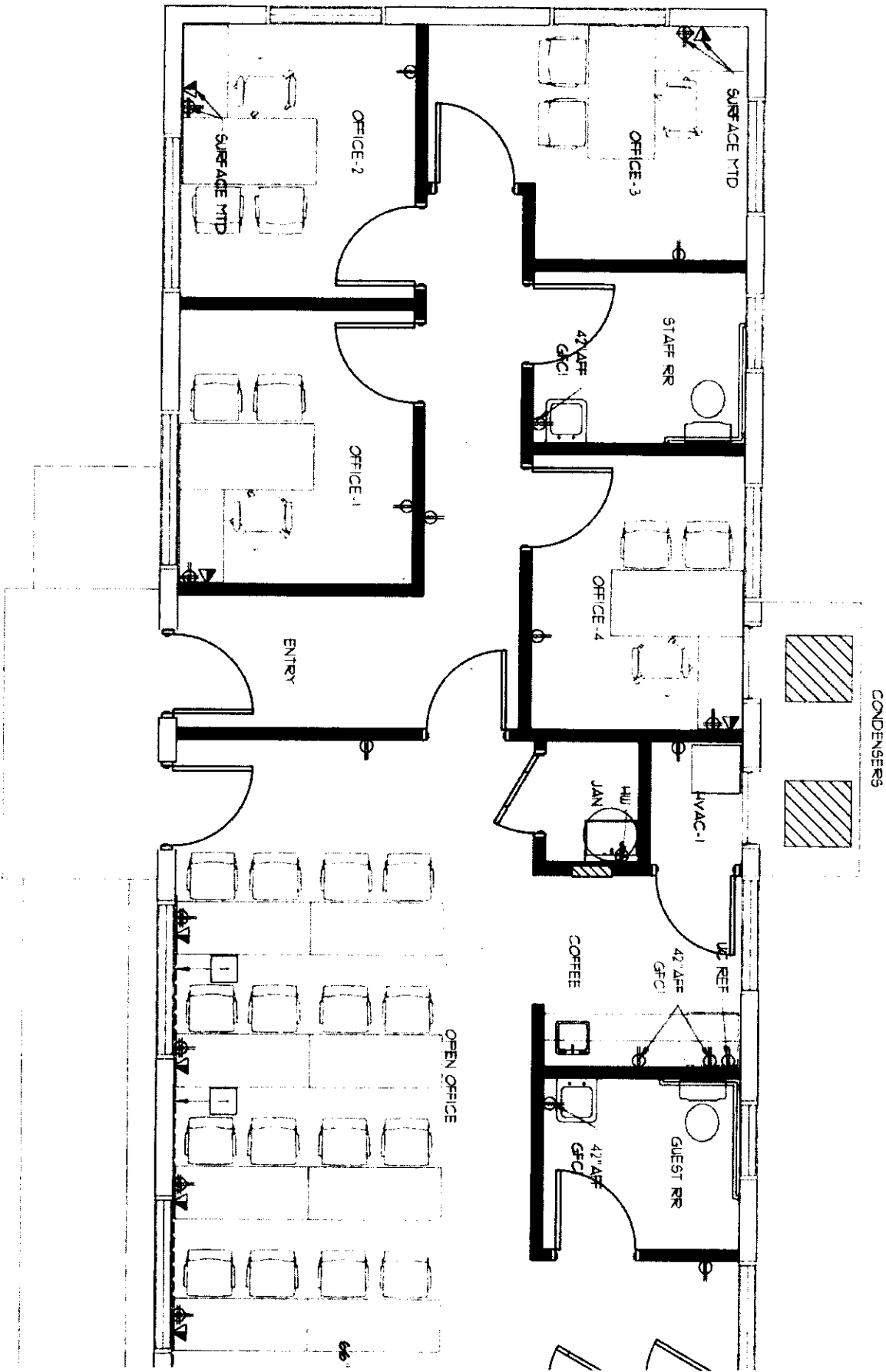


AERIAL VIEW - LINCOLN HEIGHTS COURTS



LINCOLN HEIGHTS BUILDINGS







1 POWER PLAN


SCALE: 3/16" = 1'-0"

SAN ANTONIO HOUSING AUTHORITY**December 5, 2019****BOARD OF COMMISSIONERS**

RESOLUTION 5984, AUTHORIZING THE AWARD OF CONTRACTS FOR MOWING AND GROUNDS MAINTENANCE SERVICES FOR VARIOUS PROPERTIES TO A&S LANDSCAPING SERVICES (ESBE, HABE, MBE, SBE, VBE, SECTION 3 BUSINESS), B&T DEPENDABLE SERVICES (AABE, DBE, ESBE, MBE, SBE, SECTION 3 BUSINESS), OLYMPIA LANDSCAPE DEVELOPMENT, INC. (HABE), AND R&C LANDSCAPE (ESBE, HABE, MBE, SBE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,000,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

DocuSigned by:

 5609927B75274DC...
David Nisivoccia
President and CEO

DocuSigned by:

 556B3CF0A21E47D...
Steven Morando
**Director of Procurement
 and General Services**

DocuSigned by:

 B60757B8288642A...
Brandee Perez
**Director of Federal Housing
 Programs**

REQUESTED ACTION:

Consideration and approval regarding Resolution 5984, authorizing the award of contracts for mowing and grounds maintenance services for various properties to A&S Landscaping Services (ESBE, HABE, MBE, SBE, VBE, Section 3 Business), B&T Dependable Services (AABE, DBE, ESBE, MBE, SBE, Section 3 business), Olympia Landscape Development, Inc. (HABE), and R&C Landscape (ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$1,000,000.00; for a period of one year with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:

The current award recommendation for mowing and grounds maintenance services for properties owned and managed by SAHA and its affiliated entities is not expected to exceed an annual cumulative amount of \$1,000,000.00 and will be funded by operating funds and/or operating reserves.

SUMMARY:

SAHA requires the services of vendors to provide routine scheduled mowing service and as needed grounds maintenance services to SAHA's Central Office, development properties, public housing properties, scattered sites, and vacant lots that are owned and managed by SAHA and its Affiliated Entities.

SAHA received Board approval on November 6, 2014, to award contracts for this service. Over the years, various circumstances have resulted in the need for SAHA to rebid properties included in this award with sequential Board approvals received on May 7, 2015, and December 6, 2018. The Board approved terms for these contracts will begin expiring in December 2019, with the last date of expiration on May 18, 2020. SAHA obtained pricing for all properties included in the three prior awards. This approval will allow SAHA to engage a pool of vendors primarily to include the first and second low bidders to provide this service and we will transition properties to the pool as the contracts expire without having to rebid for this service. Property assignments under this

SAN ANTONIO HOUSING AUTHORITY**December 5, 2019**

award will be made administratively by leadership in Property Management.

On September 26, 2019, SAHA issued an Invitation For Bids (IFB) #1909-988-36-4958 for Mowing and Ground Maintenance Services for Various Public Housing Properties that closed on October 23, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 35 vendors. A total of seven bids were received in response to this solicitation: A&S Landscaping (ESBE, HABE, MBE, SBE, VBE, Section 3 Business), B&T Dependable Services (AABE, DBE, ESBE, MBE, SBE, Section 3 Business), C&M Quality Landscaping (HABE), Champion Lawn Care (HABE, WBE, Section 3 Business), Olympia Landscape Development, Inc. (HABE), R&C Landscape (ESBE, HABE, MBE, SBE, Section 3 Business), and Spartan Landscape, LLC (HABE, MBE, SBE, WBE, Section 3 Business). All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, the 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 contained in the solicitation document.

Based on the above, SAHA is recommending contract award to A&S Landscaping, B&T Dependable Services, Olympia Landscape Development, Inc. and R&C Landscape, LLC. They are primarily the first and second lowest priced responsive and responsible bidders and were in compliance with the bidding requirements for this solicitation.

A & S Landscaping Services was established in 1991, and is located in San Antonio, Texas. This vendor has been certified as an ESBE, HABE, MBE, SBE, VBE by the South Central Texas Regional Certification Agency and a Section 3 Business by SAHA. Their provided services include, but are not limited to, remodeling, drywall, texture, painting, carpentry, installation of floor tile, re-installation of cabinets, countertops, faucets and commode, mowing and grounds maintenance, and tree trimming services. A&S Landscaping is currently under contract with SAHA to provide mowing and grounds maintenance services for both Beacon Communities and Public Housing, tree trimming and maintenance services, unit make ready services for Public Housing, and painting services for Beacon Communities. Their client list includes Poteet Independent School District, Union Stockyards, Parent/Child, Inc., Sacred Heart Apartments, Casa de Amistad Apartments, Central Freight Lines, and Suzanne Smith Management. A&S Landscaping's Section 3 Good Faith Effort Plan includes providing training to Section 3 individuals on lawn maintenance equipment. The training will include proper usage, maintenance, storage and safety of this equipment.

B&T Dependable Services was established in 2014, and has two office locations in San Antonio, Texas. They have been certified as an AABE, DBE, ESBE, MBE, SBE by the South Central Texas Regional Certification Agency, a HUB by the State of Texas, and a Section 3 Business by SAHA. This company provides services to include landscaping, flower installation, sod installation, soil, sand, mulch and rock delivery, minor grading and resloping, outside lighting, paver patio and walkways, wooden decks, tree trimming and removal, brush hauling, and lot and acre clearing. B&T Dependable Services is currently under contract with SAHA to provide mowing and grounds maintenance services for both Beacon Communities and Public Housing. They worked with the City of San Antonio for landscape upgrades at various properties and Bexar County on an abatement project. Their client list includes E-Z Bel Construction, Con-Cor, Inc., Concepts Construction, Cal-Tex Interiors, and Blu Tex Irrigation & Construction. B&T Dependable Services

SAN ANTONIO HOUSING AUTHORITY**December 5, 2019**

Section 3 Good Faith Effort Plan includes hiring eight individuals in the laborers (unskilled) category.

Olympia Landscape Development, Inc. was established in 2004, and is headquartered in Laredo, Texas, with a field office location in San Antonio, Texas. This contractor self-certifies as an HBE. They are a full service landscape company that provides residential and commercial landscape, Xeriscape, irrigation, hydroseeding, and commercial grounds management. Their irrigation services include design, backflow testing, irrigation management, irrigation repair and modifications, and they are a rain bird select contractor. Olympia Landscape Development, Inc. is currently under contract with SAHA to provide irrigation systems inspection, testing, repair and installation services. Their client list includes San Antonio Water Systems (SAWS), City of San Marcos, City of Laredo, Hays County, and Northside Independent School District. Their Section 3 Good Faith Effort Plan includes hiring individuals in the following categories: two professionals, one technician, and three laborers unskilled.

R & C Landscape, LLC, was founded in 2007, and is located in San Antonio, Texas. They have been certified by the South Central Texas Regional Certification Agency as an ESBE, HBE, MBE, SBE, a HUB by the State of Texas, and a Section 3 Business by SAHA. They provide landscape maintenance, landscape construction, irrigation, concrete hardscapes, plaster. Additionally, they provide General Construction Services through their sister company R&C Builders, LLC. Their landscaping services have been provided to both governmental and private apartment complexes, restaurant properties, manufacturing facilities, car dealerships, warehouse facilities, private homeowners and parks. This vendor is currently under contract with SAHA to provide mowing and grounds maintenance for Public Housing, and tree planting and maintenance services. They have received prior awards from SAHA for Section 3 Landscaping Pilot at Lincoln and Wheatley, and irrigation services. Their client list includes, but is not limited to, City of San Antonio, City of Balcones Heights, San Antonio River Authority, San Antonio Water System, Brooks City Base, Laughlin Air Force Base, HEB, UTSA, Standard Aero, Chili's Restaurants, and AFCEE Building. R & C Landscape's Section 3 Good Faith Effort Plan includes hiring four individuals in the laborer unskilled category.

CONTRACT OVERSIGHT:

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

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5984

Bid Tabulation

Advertisement List

**San Antonio Housing Authority
Resolution 5984**

RESOLUTION 5984, AUTHORIZING THE AWARD OF CONTRACTS FOR MOWING AND GROUNDS MAINTENANCE SERVICES FOR VARIOUS PROPERTIES TO A&S LANDSCAPING SERVICES (ESBE, HABE, MBE, SBE, VBE, SECTION 3 BUSINESS), B&T DEPENDABLE SERVICES (AABE, DBE, ESBE, MBE, SBE, SECTION 3 BUSINESS), OLYMPIA LANDSCAPE DEVELOPMENT, INC. (HABE), AND R&C LANDSCAPE (ESBE, HABE, MBE, SBE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,000,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on September 26, 2019, SAHA issued an Invitation For Bids (IFB) #1909-988-36-4958 for Mowing and Ground Maintenance Services for Various Public Housing Properties that closed on October 23, 2019; and

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

WHEREAS, SAHA is recommending contract award to A&S Landscaping, B&T Dependable Services, Olympia Landscape Development, Inc. and R&C Landscape, LLC. They are primarily the first and second lowest priced responsive and responsible bidders and were in compliance with the bidding requirements for this solicitation; and

WHEREAS, the current award recommendation for mowing and grounds maintenance services for properties owned and managed by SAHA and it's affiliated entities is not expected to exceed an annual cumulative amount of \$1,000,000.00 and will be funded by operating funds and/or operating reserves; 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 5984, authorizing the award of contracts for mowing and grounds maintenance services for various properties to A&S Landscaping Services (ESBE, HABE, MBE, SBE, VBE, Section 3 Business), B&T Dependable Services (AABE, DBE, ESBE, MBE, SBE, Section 3 business), Olympia Landscape Development, Inc. (HABE), and R&C Landscape (ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$1,000,000.00; for a period of one year with the option to renew up to four additional one year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 5th day of December 2019.

Jessica Weaver
Vice Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

BID TABULATION
Mowing and Ground Maintenance
1909-388-36-4958

Property:	No. of Services	B&T Dependable Services LLC	R&C Landscape LLC	Olympia Landscape Development, Inc.	A&S Landscaping Services	Champion Lawn Care	Spartan Landscape LLC	C&M Quality Landscaping Maintenance
Alazan - Apache - Guadalupe								
Per visit	1	\$1,450.00	\$4,415.66	\$2,818.00	\$3,388.00	no bid	\$3,340.00	\$3,000.00
Annual Cost	24	\$34,800.00	\$105,975.84	\$67,632.00	\$81,312.00		\$80,160.00	\$72,000.00
Cassiano Apartments								
Per visit	1	\$2,580.00	\$4,167.04	\$2,940.00	\$2,489.00	no bid	\$3,480.00	\$2,850.00
Annual Cost	24	\$61,920.00	\$100,008.96	\$70,560.00	\$59,736.00		\$83,520.00	\$68,400.00
Cheryl West Apartments								
Per visit	1	\$680.00	\$663.19	\$541.00	\$794.00	\$372.82	\$585.00	\$1,850.00
Annual Cost	24	\$16,320.00	\$15,916.56	\$12,984.00	\$19,056.00	\$8,947.68	\$14,040.00	\$44,400.00
Gross Creek Apartments								
Per visit	1	\$340.00	\$477.89	\$312.00	\$494.00	no bid	\$350.00	\$1,050.00
Annual Cost	24	\$8,160.00	\$11,469.36	\$7,488.00	\$11,856.00		\$8,400.00	\$25,200.00
Escondido Apartments								
Per visit	1	\$175.00	\$146.14	\$120.00	\$169.00	no bid	\$60.00	\$495.00
Annual Cost	24	\$4,200.00	\$3,507.36	\$2,880.00	\$4,056.00		\$1,440.00	\$11,880.00
Fair Avenue Apartments								
Per visit	1	\$375.00	\$395.74	\$156.00	\$369.00	\$214.54	\$217.00	\$695.00
Annual Cost	24	\$9,000.00	\$9,497.76	\$3,744.00	\$8,856.00	\$5,148.96	\$5,208.00	\$16,680.00
Glen Park Apartments								
Per visit	1	\$175.00	\$174.48	\$75.00	\$189.00	no bid	\$185.00	\$595.00
Annual Cost	24	\$4,200.00	\$4,187.52	\$1,800.00	\$4,536.00		\$4,440.00	\$14,280.00
Highview Apartments								
Per visit	1	\$400.00	\$446.02	\$395.00	\$574.00	\$525.73	\$335.00	\$1,250.00
Annual Cost	24	\$9,600.00	\$10,704.48	\$9,480.00	\$13,776.00	\$12,617.52	\$8,040.00	\$30,000.00
Jewett Circle Apartments								
Per visit	1	\$175.00	\$231.41	\$120.00	\$289.00	\$125.45	\$255.00	\$250.00
Annual Cost	24	\$4,200.00	\$5,553.84	\$2,880.00	\$6,936.00	\$3,010.80	\$6,120.00	\$6,000.00
Kenwood Manor Lots (9)								
Per visit	1	\$0.00	\$487.12	\$675.00	\$494.00	no bid	\$950.00	\$1,620.00
Annual Cost	24	\$0.00	\$11,690.88	\$16,200.00	\$11,856.00		\$22,800.00	\$38,880.00
Lincoln Heights								
Per visit	1	\$1,500.00	\$1,860.67	\$650.00	\$1,325.00	\$1,355.85	\$1,590.00	\$1,425.00
Annual Cost	24	\$36,000.00	\$44,656.08	\$15,600.00	\$31,800.00	\$32,540.40	\$38,160.00	\$34,200.00
Linda Lou								
Per visit	1	\$100.00	\$116.39	\$75.00	\$189.00	\$62.50	\$70.00	\$625.00
Annual Cost	24	\$2,400.00	\$2,793.36	\$1,800.00	\$4,536.00	\$1,500.00	\$1,680.00	\$15,000.00
Lofts at Marie McGuire								
Per visit	1	\$75.00	\$173.12	\$75.00	\$149.00	\$112.25	\$70.00	\$295.00
Annual Cost	24	\$1,800.00	\$4,154.88	\$1,800.00	\$3,576.00	\$2,694.00	\$1,680.00	\$7,080.00
Madonna								
Per visit	1	\$350.00	\$590.79	\$140.00	\$495.00	no bid	\$210.00	\$495.00
Annual Cost	24	\$8,400.00	\$14,178.96	\$3,360.00	\$11,880.00		\$5,040.00	\$11,880.00

MIRASOL									
(AWARD TOGETHER TO ONE VENDOR)									
Mirasol (Salinas Med. Bldg.)									
Per visit	1	\$275.00	\$256.39	\$87.00	\$1,889.00	no bid	\$295.00	\$250.00	
Annual Cost	24	\$6,600.00	\$6,153.36	\$2,088.00	\$45,336.00		\$7,080.00	\$6,000.00	
Mirasol Admin. Bldg.									
Per visit	1	\$300.00	\$211.63	\$87.00	\$189.00	no bid	\$285.00	\$295.00	
Annual Cost	24	\$7,200.00	\$5,079.12	\$2,088.00	\$4,536.00		\$6,840.00	\$7,080.00	
Mirasol Single Family									
Per visit	1	\$2,000.00	\$1,581.57	\$510.00	\$1,694.00	no bid	\$1,775.00	\$1,400.00	
Annual Cost	24	\$48,000.00	\$37,957.68	\$12,240.00	\$40,656.00		\$42,600.00	\$33,600.00	
Mirasol Townhomes & Cottages									
Per visit	1	\$1,300.00	\$1,466.70	\$540.00	\$1,294.00	no bid	\$1,680.00	\$1,300.00	
Annual Cost	24	\$31,200.00	\$35,200.80	\$12,960.00	\$31,056.00		\$40,320.00	\$31,200.00	
Mirasol Subtotal:		\$93,000.00	\$84,390.96	\$29,376.00	\$121,584.00	NO BID	\$96,840.00	\$77,880.00	
Central Office/Park/OP Schnabel (AWARD TOGETHER TO ONE VENDOR)									
O.P. Schnabel Apartments									
Per visit	1	\$275.00	\$343.75	\$97.00	\$294.00		\$235.00	\$380.00	\$350.00
Annual Cost	24	\$6,600.00	\$8,250.00	\$2,326.00	\$7,056.00		\$5,640.00	\$9,120.00	\$8,400.00
Central Office - 818 S. Flores									
Per visit	1	\$385.00	\$925.49	\$582.00	\$689.00	no bid	\$495.00	\$1,910.00	
Annual Cost	24	\$9,240.00	\$22,211.76	\$13,968.00	\$16,536.00		\$11,880.00	\$45,840.00	
Subtotal Central/Park/OP		\$15,840.00	\$30,461.76	\$16,296.00	\$23,592.00	NO BID	\$21,000.00	\$54,240.00	
Olive Park Apartments									
Per visit	1	\$250.00	\$266.08	\$75.00	\$294.00		\$195.00	\$250.00	
Annual Cost	24	\$6,000.00	\$6,385.92	\$1,800.00	\$7,056.00		\$4,680.00	\$6,000.00	
Raymundo Rangel									
Per visit	1	\$175.00	\$376.97	\$130.00	\$294.00		\$210.00	\$250.00	
Annual Cost	24	\$4,200.00	\$9,047.28	\$3,120.00	\$7,056.00		\$5,040.00	\$6,000.00	
San Pedro Arms									
Per visit	1	\$100.00	\$177.83	\$81.00	\$124.00		\$80.00	\$325.00	
Annual Cost	24	\$2,400.00	\$4,267.92	\$1,944.00	\$2,976.00		\$1,920.00	\$7,800.00	
South San Apartments									
Per visit	1	\$250.00	\$314.82	\$95.00	\$289.00		\$255.00	\$225.00	
Annual Cost	24	\$6,000.00	\$7,555.68	\$2,280.00	\$6,936.00		\$6,120.00	\$5,400.00	
T.L. Shaley Apartments									
Per visit	1	\$1,050.00	\$925.17	\$420.00	\$889.00		\$1,180.00	\$980.00	
Annual Cost	24	\$25,200.00	\$22,204.08	\$10,080.00	\$21,336.00		\$28,320.00	\$23,520.00	
Tarry Towne Apartments									
Per visit	1	\$375.00	\$267.01	\$75.00	\$369.00	no bid	\$295.00	\$350.00	
Annual Cost	24	\$9,000.00	\$6,408.24	\$1,800.00	\$8,856.00		\$7,080.00	\$8,400.00	
Victoria Plaza Apartments									
Per visit	1	\$250.00	\$414.74	\$80.00	\$349.00		\$300.00	\$625.00	
Annual Cost	24	\$6,000.00	\$9,953.76	\$1,920.00	\$8,376.00		\$7,200.00	\$15,000.00	
Villa Hermosa Apartments									
Per visit	1	\$100.00	\$166.16	\$75.00	\$124.00		\$125.00	\$325.00	
Annual Cost	24	\$2,400.00	\$3,987.84	\$1,800.00	\$2,976.00		\$3,000.00	\$7,800.00	
Villa Veramendi Apartments									

Per visit	1	\$1,685.00	\$1,324.00	\$810.00	\$1,389.00	\$984.00	\$1,850.00	\$1,325.00
Annual Cost	24	\$40,440.00	\$31,776.00	\$19,440.00	\$33,336.00	\$23,616.00	\$44,400.00	\$31,800.00
Warehouse on Brazos St								
Per visit	1	\$175.00	\$369.43	\$75.00	\$349.00	\$150.00	\$195.00	\$200.00
Annual Cost	24	\$4,200.00	\$8,866.32	\$1,800.00	\$8,376.00	\$3,600.00	\$4,680.00	\$4,800.00
Warehouse on Tampico								
Per visit	1	\$275.00	\$258.09	\$244.00	\$389.00	no bid	\$300.00	\$300.00
Annual Cost	24	\$6,600.00	\$6,194.16	\$5,856.00	\$9,336.00		\$7,200.00	\$7,200.00
WC White Apartments								
Per visit	1	\$150.00	\$334.41	\$75.00	\$294.00	no bid	\$190.00	\$255.00
Annual Cost	24	\$3,600.00	\$8,025.84	\$1,800.00	\$7,056.00		\$4,560.00	\$6,120.00
Westway Apartments								
Per visit	1	\$750.00	\$799.10	\$600.00	\$994.00	no bid	\$1,395.00	\$1,495.00
Annual Cost	24	\$18,000.00	\$19,178.40	\$14,400.00	\$23,856.00		\$33,480.00	\$35,880.00
William Sinkin Apartments								
Per visit	1	\$325.00	\$464.95	\$130.00	\$424.00	\$299.95	\$545.00	\$300.00
Annual Cost	24	\$7,800.00	\$11,158.80	\$3,120.00	\$10,176.00	\$7,198.80	\$13,080.00	\$7,200.00
Williamsburg Apartments								
Per visit	1	\$100.00	\$177.42	\$60.00	\$149.00	no bid	\$65.00	\$275.00
Annual Cost	24	\$2,400.00	\$4,258.08	\$1,440.00	\$3,576.00		\$1,560.00	\$6,600.00
Scattered Sites								
Per visit	1	\$55.00	\$66.08	\$65.00	\$94.00	no bid	no bid	\$125.00
Annual Cost	24	\$1,320.00	\$1,585.92	\$1,560.00	\$2,256.00			\$3,000.00

Delayed Release Properties (Contract Expires 5 /18/2020)								
Blanco Apartments								
Per visit	1	\$350.00	\$393.15	\$82.00	\$294.00	no bid	\$225.00	\$380.00
Annual Cost	24	\$8,400.00	\$9,435.60	\$1,968.00	\$7,056.00		\$5,400.00	\$9,120.00
Charles Andrews Apartments								
Per visit	1	\$480.00	\$557.22	\$300.00	\$389.00	no bid	\$325.00	\$625.00
Annual Cost	24	\$11,520.00	\$13,373.28	\$7,200.00	\$9,336.00		\$7,800.00	\$15,000.00
Col. George Cisneros Apartments								
Per visit	1	\$425.00	\$555.32	\$200.00	\$449.00	no bid	\$265.00	\$595.00
Annual Cost	24	\$10,200.00	\$13,327.68	\$4,800.00	\$10,776.00		\$6,360.00	\$14,280.00
College Park Apartments								
Per visit	1	\$200.00	\$356.66	\$100.00	\$289.00	\$375.41	\$330.00	\$425.00
Annual Cost	24	\$4,800.00	\$8,559.84	\$2,400.00	\$6,936.00	\$9,009.84	\$7,920.00	\$10,200.00
Francis Furey Apartments								
Per visit	1	\$650.00	\$1,041.86	\$445.00	\$694.00	\$383.41	\$485.00	\$1,150.00
Annual Cost	24	\$15,600.00	\$25,004.64	\$10,680.00	\$16,656.00	\$9,201.84	\$11,640.00	\$27,600.00
Frank E. Hornsby Apartments								
Per visit	1	\$280.00	\$359.07	\$187.00	\$349.00	\$299.97	\$265.00	\$525.00
Annual Cost	24	\$6,720.00	\$8,617.68	\$4,488.00	\$8,376.00	\$7,199.28	\$6,360.00	\$12,600.00
Henry B. Gonzalez Apartments								
Per visit	1	\$400.00	\$444.79	\$166.00	\$349.00	\$305.10	\$380.00	\$500.00
Annual Cost	24	\$9,600.00	\$10,674.96	\$3,984.00	\$8,376.00	\$7,322.40	\$9,120.00	\$12,000.00
Kenwood North Apartments								

Per visit	1	\$125.00	\$205.93	\$88.00	\$189.00	no bid	\$230.00	\$380.00
Annual Cost	24	\$3,000.00	\$4,942.32	\$2,112.00	\$4,536.00		\$5,520.00	\$9,120.00
L.C. Rutledge Apartments								
Per visit	1	\$500.00	\$1,006.64	\$382.00	\$739.00	no bid	\$390.00	\$1,015.00
Annual Cost	24	\$12,000.00	\$24,159.36	\$9,168.00	\$17,736.00		\$9,360.00	\$24,360.00
Le Chalet Apartments								
Per visit	1	\$175.00	\$213.16	\$50.00	\$189.00	\$125.00	\$165.00	\$210.00
Annual Cost	24	\$4,200.00	\$5,115.84	\$1,200.00	\$4,536.00	\$3,000.00	\$3,960.00	\$5,040.00
Lewis Chatham Apartments								
Per visit	1	\$200.00	\$381.15	\$148.00	\$259.00	no bid	\$415.00	\$1,200.00
Annual Cost	24	\$4,800.00	\$9,147.60	\$3,552.00	\$6,216.00		\$9,960.00	\$28,800.00
Lila Cockrell Apartments								
Per visit	1	\$275.00	\$454.81	\$148.00	\$349.00	\$308.16	\$340.00	\$1,050.00
Annual Cost	24	\$6,600.00	\$10,915.44	\$3,552.00	\$8,376.00	\$7,395.84	\$8,160.00	\$25,200.00
Matt Garcia Apartments								
Per visit	1	\$275.00	\$413.62	\$148.00	\$339.00	\$297.50	\$395.00	\$1,100.00
Annual Cost	24	\$6,600.00	\$9,926.88	\$3,552.00	\$8,136.00	\$7,140.00	\$9,480.00	\$26,400.00
Midway Apartments								
Per visit	1	\$200.00	\$231.60	\$60.00	\$269.00	\$90.05	\$190.00	\$585.00
Annual Cost	24	\$4,800.00	\$5,558.40	\$1,440.00	\$6,456.00	\$2,161.20	\$0.00	\$14,040.00
Mission Park Apartments								
Per visit	1	\$950.00	\$1,338.36	\$715.00	\$1,294.00	\$1,250.00	\$1,600.00	\$1,350.00
Annual Cost	24	\$22,800.00	\$32,120.64	\$17,160.00	\$31,056.00	\$30,000.00	\$38,400.00	\$32,400.00
Morris C. Beldon Apartments								
Per visit	1	\$375.00	\$431.43	\$230.00	\$369.00	no bid	\$320.00	\$750.00
Annual Cost	24	\$9,000.00	\$10,354.32	\$5,520.00	\$8,856.00		\$7,680.00	\$18,000.00
Park Square Apartments								
Per visit	1	\$275.00	\$300.85	\$103.00	\$289.00	\$256.00	\$260.00	\$425.00
Annual Cost	24	\$6,600.00	\$7,220.40	\$2,472.00	\$6,936.00	\$6,144.00	\$6,240.00	\$10,200.00
Parkview Apartments								
Per visit	1	\$225.00	\$372.92	\$130.00	\$249.00	no bid	\$215.00	\$625.00
Annual Cost	24	\$5,400.00	\$8,950.08	\$3,120.00	\$5,976.00		\$5,160.00	\$15,000.00
Pin Oak I Apartments								
Per visit	1	\$275.00	\$328.95	\$135.00	\$294.00	no bid	\$295.00	\$625.00
Annual Cost	24	\$6,600.00	\$7,894.80	\$3,240.00	\$7,056.00		\$7,080.00	\$15,000.00
Pin Oak II Apartments								
Per visit	1	\$250.00	\$280.77	\$135.00	\$294.00	no bid	\$295.00	\$510.00
Annual Cost	24	\$6,000.00	\$6,738.48	\$3,240.00	\$7,056.00		\$7,080.00	\$12,240.00
Riverside Apartments								
Per visit	1	\$475.00	\$557.58	\$316.00	\$569.00	\$545.00	\$745.00	\$995.00
Annual Cost	24	\$11,400.00	\$13,381.92	\$7,584.00	\$13,656.00	\$13,080.00	\$17,880.00	\$23,880.00
Sahara Ramsey Apartments								
Per visit	1	\$275.00	\$212.44	\$50.00	\$249.00	no bid	\$160.00	\$625.00
Annual Cost	24	\$6,600.00	\$5,098.56	\$1,200.00	\$5,976.00		\$3,840.00	\$15,000.00
Sun Park Lane Apartments								
Per visit	1	\$265.00	\$329.86	\$130.00	\$269.00	no bid	\$270.00	\$585.00
Annual Cost	24	\$6,360.00	\$7,916.64	\$3,120.00	\$6,456.00		\$6,480.00	\$14,040.00
Villa Tranchese Apartments								
Per visit	1	\$250.00	\$553.96	\$210.00	\$339.00	no bid	\$455.00	\$725.00
Annual Cost	24	\$6,000.00	\$13,295.04	\$5,040.00	\$8,136.00		\$10,920.00	\$17,400.00

Page 126 of 169

1. Installation of additional groundcover beds to include border and top soil, potting soil and mulch, fertilizer and plants. Minimum 3 or 4 inch plant with not more than 18 inch centers.
2. Installation of additional flower beds to include border and top soil, potting soil and mulch, fertilizer and plants. Minimum 3 or 4 inch plant on 12 inch centers.
3. Planting of 1 gallon xenscape perennials
4. Planting of 1 gallon xenscape shrubs
5. Planting of 3 gallon xenscape shrubs
6. Planting of 5 gallon xenscape shrubs
7. Planting of 10 gallon xenscape shrubs
8. Planting of 3 gallon trees
9. Planting of 5 gallon trees
10. Planting of up to 10 gallon trees
11. Planting of up to 25 gallon trees
12. Planting of sod-St. Augustine
13. Planting of sod-Bermuda, Princess, Riviera or Black Jack. Must be drought tolerant, vendor must identify variety prior to installation.
14. Plugging of St. Augustine 12 inch centers.
15. Seeding-Bermuda, Princess, Riviera or Black Jack. Must be drought tolerant, vendor must identify variety prior to installation.
16. Installation of Bermuda Hydro-mulch
17. Seeding of Winter Rye
18. Haul-off and legal disposal of regulated materials to include but not limited to tires, televisions, computers, microwaves, etc.
19. Haul-off and Legal disposal of Non Hazardous materials to include but not limited to bulk items such as mattresses, furniture, etc.
20. Soil/Earth Removal
21. Install Fill Dirt
22. Application of non-organic fungicide
23. Application of organic fungicide

Page 127 of 169

24. Application of Cedar Mulch	Sq. ft.	\$3.00	\$1.50	\$25.00	\$4.00	\$3.50	\$6.00	\$8.95
25. Install Playground Rubber Mulch (cumb rubber)	Cu. Yd.	\$145.00	\$150.00	\$100.00	\$75.00	no bid	\$175.00	\$150.00
26. Install Playground Wood Fiber Mulch	Cu. Yd.	\$125.00	\$100.00	\$130.00	\$95.00	\$75.00	\$160.00	\$95.00
27. Install Top Soil (Sandy loam or equal)	Cu. Yd.	\$135.00	\$90.00	\$45.00	\$85.00	\$60.00	\$90.00	\$75.00
28. Remove weeds from walking trails	Hour	\$36.00	\$40.00	\$30.00	\$50.00	\$15.00	\$36.00	\$26.00
29. Add decomposed granite to walking trails	Cu. Yd.	\$140.00	\$125.00	\$110.00	\$120.00	\$45.00	\$155.00	\$95.00
Totals Additional Unit Prices		\$1,948.65	\$2,034.80	\$1,254.65	\$1,569.75	\$1,861.25	\$3,357.65	\$2,044.45

Vacant Lots and Scattered Sites Routine Services

1/4 acre or less	1	\$30.00	\$61.92	\$75.00	\$64.00	no bid	\$65.00	\$30.00
Per Visit	24	\$720.00	\$1,486.08	\$1,800.00	\$1,536.00		\$1,560.00	\$720.00
Annual Cost								
Greater than 1/4 acre but less than or equal to 1/2 acre	1	\$60.00	\$85.33	\$75.00	\$79.00	no bid	\$70.00	\$50.00
Per Visit	24	\$1,440.00	\$2,047.92	\$1,800.00	\$1,896.00		\$1,680.00	\$1,200.00
Annual Cost								
Greater than 1/2 acre but less than or equal to 3/4 acre	1	\$75.00	\$99.13	\$75.00	\$94.00	no bid	\$75.00	\$75.00
Per Visit	24	\$1,800.00	\$2,379.12	\$1,800.00	\$2,256.00		\$1,800.00	\$1,800.00
Annual Cost								
Greater than 3/4 acre but less than or equal to 1 acre	1	\$100.00	\$132.17	\$75.00	\$109.00	no bid	\$80.00	\$80.00
Per Visit	24	\$2,400.00	\$3,172.08	\$1,800.00	\$2,616.00		\$1,920.00	\$1,920.00
Annual Cost								
Greater than 1 acre but less than or equal to 5 acres	1	\$400.00	\$464.58	\$75.00	\$389.00	no bid	\$195.00	\$350.00
Per Visit	24	\$9,600.00	\$11,149.92	\$1,800.00	\$9,336.00		\$4,680.00	\$8,400.00
Annual Cost								
Greater than 5 acres but less than or equal to 10 acres	1	\$700.00	\$936.67	\$65.00	\$639.00	no bid	\$550.00	\$750.00
Per Visit	24	\$16,800.00	\$22,480.08	\$1,560.00	\$15,336.00		\$13,200.00	\$18,000.00
Annual Cost								
Greater than 10 acres but less than or equal to 15 acres	1	\$900.00	\$1,347.25	\$65.00	\$979.00	no bid	\$825.00	\$1,150.00
Per Visit	24	\$21,600.00	\$32,334.00	\$1,560.00	\$23,496.00		\$19,800.00	\$27,600.00
Annual Cost								
Greater than 15 acres but less than or equal to 20 acres	1	\$1,000.00	\$1,680.83	\$60.00	\$1,289.00	no bid	\$1,000.00	\$1,485.00
Per Visit	24	\$24,000.00	\$40,339.92	\$1,440.00	\$30,336.00		\$24,000.00	\$35,640.00
Annual Cost								
Greater than 20 acres but less than or equal to 30 acres	1	\$1,200.00	\$2,348.00	\$60.00	\$1,689.00	no bid	\$1,500.00	\$2,200.00
Per Visit	24	\$28,800.00	\$56,352.00	\$1,440.00	\$40,536.00		\$36,000.00	\$52,800.00
Annual Cost								
Total Cost Vacant Lots Annually		\$107,160.00	\$171,741.12	\$15,000.00	\$127,944.00	NO BID	\$104,640.00	\$148,080.00

Vacant Lots Victoria Commons and Sutton Properties

Victoria Commons Phase 2B: 643 Mount Zion:								
To include berm along IH37.								
Per Visit	1	\$55.00	\$1,347.50	\$325.00	\$789.00	no bid	\$650.00	\$695.00

Annual Cost	24	\$1,320.00	\$32,340.00	\$7,800.00	\$18,936.00	\$15,600.00	\$16,680.00
Victoria Commons Phase 3: Corner of Caesar Chavez and Labor St.							
Per Visit	1	\$60.00	\$296.50	\$150.00	\$249.00	no bid	\$895.00
Annual Cost	24	\$1,440.00	\$7,116.00	\$3,600.00	\$5,976.00	no bid	\$16,680.00
Victoria Commons Phase 5: 400 Labor St. plus adjacent park area.							
Per Visit	1	\$100.00	\$962.50	\$195.00	\$299.00	no bid	\$410.00
Annual Cost	24	\$2,400.00	\$23,100.00	\$4,680.00	\$7,176.00	no bid	\$9,840.00
Sutton Vacant Lot: 731 Runnels							
Per Visit	1	\$35.00	\$88.03	\$65.00	\$59.00	no bid	\$160.00
Annual Cost	24	\$840.00	\$2,112.72	\$1,560.00	\$1,416.00	no bid	\$3,840.00
Sutton Vacant Lot: 2738 Dignowity							
Per Visit	1	\$40.00	\$58.01	\$65.00	\$59.00	no bid	\$160.00
Annual Cost	24	\$960.00	\$1,392.24	\$1,560.00	\$1,416.00	no bid	\$3,840.00
Sutton Vacant Lot: 909 Runnels							
Per Visit	1	\$200.00	\$232.83	\$130.00	\$369.00	no bid	\$295.00
Annual Cost	24	\$4,800.00	\$5,587.92	\$3,120.00	\$8,856.00	no bid	\$7,080.00
Sutton Vacant Lot: 719 Runnels							
Per Visit	1	\$35.00	\$58.01	\$65.00	\$59.00	no bid	\$160.00
Annual Cost	24	\$840.00	\$1,392.24	\$1,560.00	\$1,416.00	no bid	\$3,840.00
Total Cost Victoria Plaza/Sutton		\$12,600.00	\$73,041.12	\$23,880.00	\$45,192.00	NO BID	\$61,680.00

Surcharge Services: Vacant Lots and Scattered Sites							
1/4 acre or less							
Per Visit	1	\$90.00	\$71.54	\$75.00	\$75.00	no bid	\$30.00
Annual Cost	12	\$1,080.00	\$858.48	\$900.00	\$900.00	no bid	\$360.00
Greater than 1/4 acre but less than or equal to 1/2 acre							
Per Visit	1	\$180.00	\$94.96	\$75.00	\$75.00	no bid	\$50.00
Annual Cost	12	\$2,160.00	\$1,139.52	\$900.00	\$900.00	no bid	\$600.00
Greater than 1/2 acre but less than or equal to 3/4 acre							
Per Visit	1	\$225.00	\$113.56	\$75.00	\$100.00	no bid	\$75.00
Annual Cost	12	\$2,700.00	\$1,362.72	\$900.00	\$1,200.00	no bid	\$900.00
Greater than 3/4 acre but less than or equal to 1 acre							
Per Visit	1	\$300.00	\$151.42	\$75.00	\$100.00	no bid	\$80.00
Annual Cost	12	\$3,600.00	\$1,817.04	\$900.00	\$1,200.00	no bid	\$960.00
Greater than 1 acre but less than or equal to 5 acres							
Per Visit	1	\$1,200.00	\$660.83	\$75.00	\$200.00	no bid	\$700.00
Annual Cost	12	\$14,400.00	\$7,929.96	\$900.00	\$2,400.00	no bid	\$8,400.00
Greater than 5 acres but less than or equal to 10 acres							
Per Visit	1	\$2,100.00	\$1,129.17	\$65.00	\$400.00	no bid	\$750.00
Annual Cost	12	\$25,200.00	\$13,550.04	\$780.00	\$4,800.00	no bid	\$9,000.00
Greater than 10 acres but less than or equal to 15 acres							
Per Visit	1	\$2,700.00	\$1,405.00	\$65.00	\$500.00	no bid	\$1,150.00

Annual Cost Greater than 15 acres but less than or equal to 20 acres	12	\$32,400.00	\$16,860.00	\$780.00	\$6,000.00	\$1,800.00	\$13,800.00
Per Visit	1						
Annual Cost	12	\$3,000.00	\$1,757.83	\$60.00	\$700.00	no bid	\$1,485.00
Greater than 20 acres but less than or equal to 30 acres	12	\$36,000.00	\$21,093.96	\$720.00	\$8,400.00	\$2,400.00	\$17,820.00
Per Visit	1						
Annual Cost	12	\$3,600.00	\$2,463.50	\$60.00	\$850.00	no bid	\$2,200.00
Per Visit	12	\$43,200.00	\$29,562.00	\$720.00	\$10,200.00	\$3,600.00	\$26,400.00
Annual Cost	12	\$160,740.00	\$94,173.72		\$36,000.00	NO BID	\$78,240.00
Vacant Lot Surcharge							

Victoria Commons Phase 2B	1	\$165.00	\$1,540.00	\$325.00	\$300.00	no bid	\$695.00
Per Visit	12	\$1,980.00	\$18,480.00	\$3,900.00	\$3,600.00	\$1,200.00	\$8,340.00
Annual Cost	12	\$180.00	\$308.00	\$150.00	\$100.00	no bid	\$695.00
Victoria Commons Phase 3	12	\$2,160.00	\$3,696.00	\$1,800.00	\$1,200.00	\$540.00	\$8,340.00
Per Visit	1	\$300.00	\$1,078.00	\$195.00	\$100.00	no bid	\$410.00
Annual Cost	12	\$3,600.00	\$12,936.00	\$2,340.00	\$1,200.00	\$780.00	\$4,920.00
Victoria Commons Phase 5	1	\$110.00	\$97.36	\$65.00	\$50.00	no bid	\$160.00
Per Visit	12	\$1,320.00	\$1,168.32	\$780.00	\$600.00	\$180.00	\$1,920.00
Annual Cost	12	\$120.00	\$62.68	\$65.00	\$50.00	no bid	\$160.00
Sutton Vacant Lot: 2738 Dignowity	12	\$1,440.00	\$752.16	\$780.00	\$600.00	\$180.00	\$1,920.00
Per Visit	1	\$600.00	\$251.12	\$130.00	\$100.00	no bid	\$295.00
Annual Cost	12	\$7,200.00	\$3,013.44	\$1,560.00	\$1,200.00	\$360.00	\$3,540.00
Sutton Vacant Lot: 909 Runnels	1	\$105.00	\$62.68	\$65.00	\$50.90	no bid	\$160.00
Per Visit	12	\$1,260.00	\$752.16	\$780.00	\$600.00	\$180.00	\$1,920.00
Annual Cost	12	\$10,960.00	\$40,798.08	\$11,940.00	\$9,000.00	NO BID	\$3,420.00
Victoria/Sutton Surcharge	12						\$30,900.00

Development Properties (AWARD TOGETHER TO ONE VENDOR)							
Watering and Mowing Service Combined	1	\$80.00	\$165.03	\$125.00	\$124.00	no bid	\$125.00
Total per year w/ 10 properties average a month	24	\$19,200.00	\$39,607.20	\$30,000.00	\$29,760.00	no bid	\$30,000.00
Per Watering Service Only (for watering needed without other services)	1	\$30.00	\$111.13	\$50.00	\$45.00	no bid	\$50.00
Total per year w/ 10 properties average a month	24	\$7,200.00	\$26,671.20	\$12,000.00	\$10,800.00	no bid	\$12,000.00
Per Mowing and Ground Maintenance Service Only/no watering needed	1	\$60.00	\$64.93	\$100.00	\$99.00	no bid	\$85.00
Total per year w/ 10 properties average a month	24	\$14,400.00	\$15,583.20	\$24,000.00	\$23,760.00	no bid	\$20,400.00
Annual Cost	24	\$40,000.00	\$81,861.60	\$66,000.00	\$64,320.00	NO BID	\$62,400.00

Advertisement List
Solicitation # 1909-988-36-4958
Mowing and Ground Maintenance for Various Public Housing Properties

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 2/7/2019			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce		info@alamo-aacc.org	
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	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciaacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	

Revised 7/17/19

Advertisement List
Solicitation # 1909-988-36-4958

Mowing and Ground Maintenance for Various Public Housing Properties

Associations /Vendors	Contact Name	Email	Notes
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	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@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://nortsachamber.chambermaster.com	
Private Landscapers			
APEX LIMITED, INC.	Emelio Gonzales, Jr.	pbermea@apexlimited.net	210-344-3763
B&T DEPENDABLE SERVICES LLC	Anthony Johnson	btdependableservices@gmail.com	210-901-9434
FAIRWAY LANDSCAPE & NURSERY, INC.	Estela Garcia-Perez	estela@sandscape.com	210-433-6000
MLP VENTURES INC.	Liborio Perez	mlp@att.net	210-623-8172
PRO LANDSCAPE SOLUTIONS LLC	Fernando Keller	prolandscapesolutions@yahoo.com	210-971-7771
SPARTAN LANDSCAPE, LLC	Amanda Jo Molina	amanda@spartanlandscape.com	210-927-5432

Revised 7/17/19

Advertisement List
Solicitation # 1909-988-36-4958
Mowing and Ground Maintenance for Various Public Housing Properties

Associations /Vendors	Contact Name	Email	Notes
San Antonio Mowing			
All Pro General Contractors		rauljr@apgc.biz, drei@apgc.biz	210 627 2563
A&S Landscaping		landscapeas@gmail.com landscapeas@yahoo.com	
Champion Lawn Care		2championlawncare@gmail.com	
Endeavors Unlimited		ssstark@familyendeavors.org	
R&C Landscaping		rmojarro@randclandscape.com floresrudy@hotmail.com	
El Paso Mowing			
Benders Lawn care		info@benders-sa.com	210-628-9700
C&R Lawn Care & Landscaping		crlawn@sbcglobal.net	210-655-9610
Bexar Mowing	Monica	BexarMowing@Gmail.Com	210-385-9410
ABC Lawn Co.		abclawn210@yahoo.com	210-867-5904
San Antonio Lawn Mowing		info@salawnmowing.com	210.880.5739
Quick Mow		info@quickmow.com	210-389-4909
Area 63 Lawn Care		info@area63lawncare.com	210-363-1627
Alamo Mowing		alamomowing@gmail.com	210-464-8789
Lawn Love		team@lawnlove.com	210-802-4223
Alberto's tree & Landscaping		Bertofl66@me.com	
Four Seasons Lawn Care		fourseasonslawncare@gmail.com	210-822-2523
Texas Terrain Lawncare		Info@TexasTerrainLawncare.com	210-748-6807
Tuff Cut Lawn	Arnold	tuffcutlawn909@gmail.com	361-688-8921
C&M Quality Landscaping	Brisa Segoviano	cmqualitylandscaping@yahoo.com	915-328-6986
Dominion Landscaping and Lawn Maintenance		Dominionlandscaping@yahoo.com	
Benchmark Landscapes	Kevin Henderson	khenderson@bmlandscapes.com	
Olympia Landscape Development	Jose Moreno	jmoreno@olympialandscapes.com	956-712-9800
Sebastian Landscaping	Carlos	Sebastian.landscaping1@gmail.com	210-663-2784
Gratr Landscapes Ltd.	David Walker	dwalker@gratrlandscapes.com	210.764.7773
Turkey Creek landscaping	Bobbie Garcia	Robertgarcia0170@gmail.com	210-508-4284
RLM Rons Landscape		info@ronslandscape.com	210.389.3834
Hard Hats & Heels Construction & Services		hmckee@hhahc.com	
KYM Lawn Care		kymlawncareservices@hotmail.com	
Mucho Grass-ias Landscaping		muchograssias@gmail.com	

Revised 7/17/19

SAN ANTONIO HOUSING AUTHORITY**December 5, 2019****BOARD OF COMMISSIONERS****RESOLUTION 5980, AUTHORIZING THE WAIVER OF ANY SURCHARGES FOR EXCESS CONSUMPTION OF PUBLIC HOUSING AUTHORITY UTILITIES TO RESIDENTS OF HIGHVIEW, PARK SQUARE, PIN OAK II, AND KENWOOD NORTH APARTMENTS**

DocuSigned by:

David Nisivoccia

5009927875274DC...

David Nisivoccia**President and CEO**

DocuSigned by:

Brandee R. Perez

B60757B8288642A...

Brandee Perez**Director of Federal Housing Programs****REQUESTED ACTION:**

Consideration and approval regarding Resolution 5980, authorizing the waiver of any surcharges for excess consumption of Public Housing Authority utilities to residents of Highview, Park Square, Pin Oak II, and Kenwood North Apartments.

FINANCIAL IMPACT:

There is no estimated financial impact.

SUMMARY:

The U.S. Department of Housing and Urban Development (HUD) does not permit SAHA to use operating funds to pay the additional electrical expenses that Air Conditioning (A/C) units consume at master-metered properties and requires SAHA to establish surcharges for use of the A/C units. SAHA is requesting a waiver of any surcharges for excess consumption for residents of Highview, Park Square, Pin Oak II, and Kenwood North.

Per the Code of Federal Regulations (CFR) 24 CFR §965.505(e), “for systems that offer residents the option to choose air conditioning, but cannot be check-metered, residents are to be surcharged in accordance with §965.506.” Furthermore, 24 CFR §965.506(b) states that “for dwelling units served by Public Housing Authority (PHA) furnished utilities where checkmeters have not been installed, the PHA shall establish schedules of surcharges indicating additional dollar amounts residents will be required to pay by reason of estimated utility consumption attributable to resident-owned major appliances or to optional functions of PHA-furnished equipment.” As a result, SAHA is prohibited from including the additional electrical expense of the A/C unit in the utility allowance.

As Pin Oak II and Kenwood North are a part of SAHA’s Energy Performance Contract (EPC) Phase II, SAHA is requesting a waiver of any resident surcharges of excess consumption for these residents. This resolution would allow SAHA to apply historical utility costs in establishing the baseline utility cost and as a result, capture utility savings.

Additionally, though Highview and Park Square are not included in SAHA’s EPC Phase II, SAHA is also seeking a waiver for these units, as SAHA is concerned about the health and safety of the elderly and disabled population housed in these properties.

STRATEGIC GOAL:

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

SAN ANTONIO HOUSING AUTHORITY

December 5, 2019

ATTACHMENT:
Resolution 5980

**San Antonio Housing Authority
Resolution 5980**

RESOLUTION 5980, AUTHORIZING THE WAIVER OF ANY SURCHARGES FOR EXCESS CONSUMPTION OF PUBLIC HOUSING AUTHORITY UTILITIES TO RESIDENTS OF HIGHVIEW, PARK SQUARE, PIN OAK II, AND KENWOOD NORTH APARTMENTS

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) does not permit SAHA to use operating funds to pay the additional electrical expenses that Air Conditioning (A/C) units consume at master-metered properties; and

WHEREAS, as a result, SAHA is prohibited from including the additional electrical expenses of the A/C units in the utility allowance; and

WHEREAS, as Pin Oak II and Kenwood North are a part of SAHA's Energy Performance Contract (EPC) Phase II, SAHA is requesting a waiver of any resident surcharges of excess consumption for these residents. Additionally, though Highview and Park Square are not included in SAHA's EPC Phase II, SAHA is also seeking a waiver for these units as SAHA is concerned about the health and safety of the elderly and disabled population housed in these properties.

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

Resolution 5980, authorizing the waiver of any surcharges for excess consumption of Public Housing Authority utilities to residents of Highview, Park Square, Pin Oak II, and Kenwood North Apartments.

Passed and approved the 5th day of December 2019.


Jessica Weaver
Vice Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

SAN ANTONIO HOUSING AUTHORITY**December 5, 2019****MEMORANDUM**

To: Board of Commissioners

From: David Nisivoccia, President and CEO 

Presented By: Brandee Perez, Director of Federal Housing Programs

RE: Update and Discussion of Federal Housing Programs Quarterly Report

SUMMARY:

San Antonio Housing Authority's (SAHA's) Federal Housing Programs (FHP) Department measures various performance measures of its two programs, the Housing Choice Voucher (HCV) Program and the Public Housing (PH) Program. The FHP Quarterly Report for the **July 2019 to September 2019 quarter**, provided in the attached FHP Quarterly Booklet, consists of the following data:

- Demographics
- Waitlist totals
- Termination totals
- Voucher utilization rates
- Public Housing occupancy rates
- Small Area Fair Market Rents (SAFMR) data to show geographic distribution of clients across Tier 1 (low opportunity area), Tier 2 (high opportunity area), and the Exception Overlay (areas located in Tier 1, which have undergone neighborhood revitalization)

The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities administering the Housing Choice Voucher and Public Housing Programs to report several measures of program performance and financial information. Staff has completed data collection and analysis for both programs in the attached report, and will continue to provide updates as requested to the Operations and Choice Neighborhood Committee.

PROPOSED ACTION:

None.

FINANCIAL IMPACT:

None.

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

ATTACHMENTS:

FHP Quarterly Update Booklet | Jul - Sep 2019
FY 2020-2021 FHP Quarterly Report as of 093019



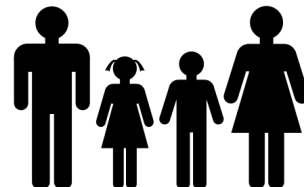
Federal Housing Programs Waitlist Report

Jul - Sep 2019

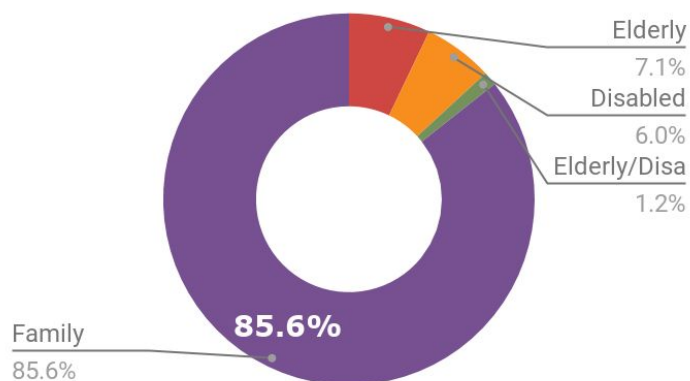
Housing Choice Voucher Waitlist

10,758

Total Number of
Applicants on Waitlist



AHP Population - Wait List



776

Total Number of Applicants
Selected

Total Number of Applicants
Removed from Waitlist

623

Top Reasons for Removal

- 1 Over income
- 2 No Response to Selection Letter
- 3 No Show at Appointment

Lease Up Success Rate



41%

In September 2018, Assisted Housing Programs (AHP) department staff implemented a pre-eligibility process to reduce the number of no shows and denials for bad debt and criminal history at in-person eligibility appointments. As of September 2019, the percentage of no shows decreased from 38% to 20% and the lease up success rate has increased from 19.7% to 41% within the last calendar year.

Federal Housing Programs Waitlist Report

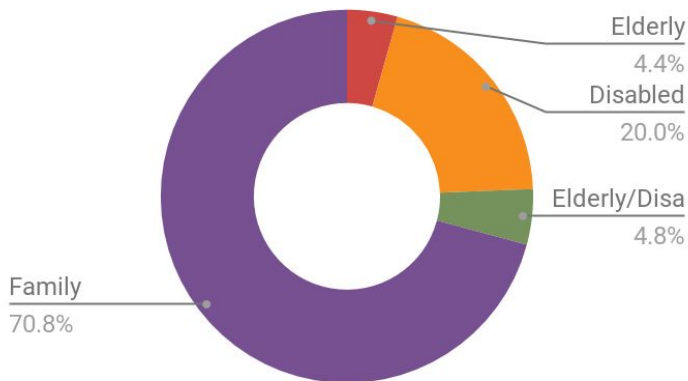
Jul - Sep 2019

Public Housing Waitlist

28,982 Total Number of Applicants on Waitlist



PH Population - Wait List



1,444
Total Number of Applicants Selected

Total Number of Applicants Removed from Waitlist

1,625

Top Reasons for Removal

- 1** No Response to Selection Letter
- 2** Letter Returned from Post Office
- 3** Criminal History Record (CHR) Denial

Lease Up Success Rate



10.51%

The lease up success rate for Public Housing has risen from 6.9% to 10.51% since FY18-19 Q1.

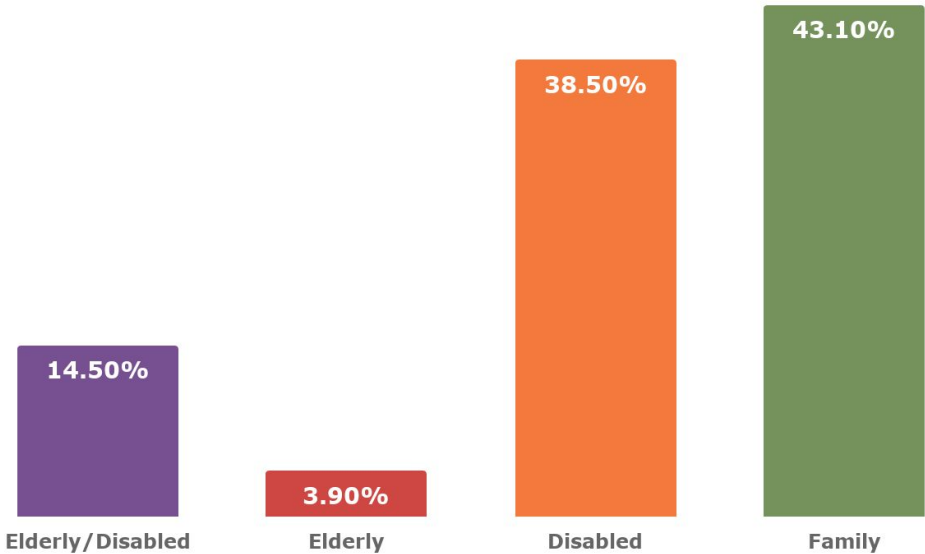
Federal Housing Programs Demographics Report

Jul - Sep 2019

Assisted Housing Programs Demographics

13,207

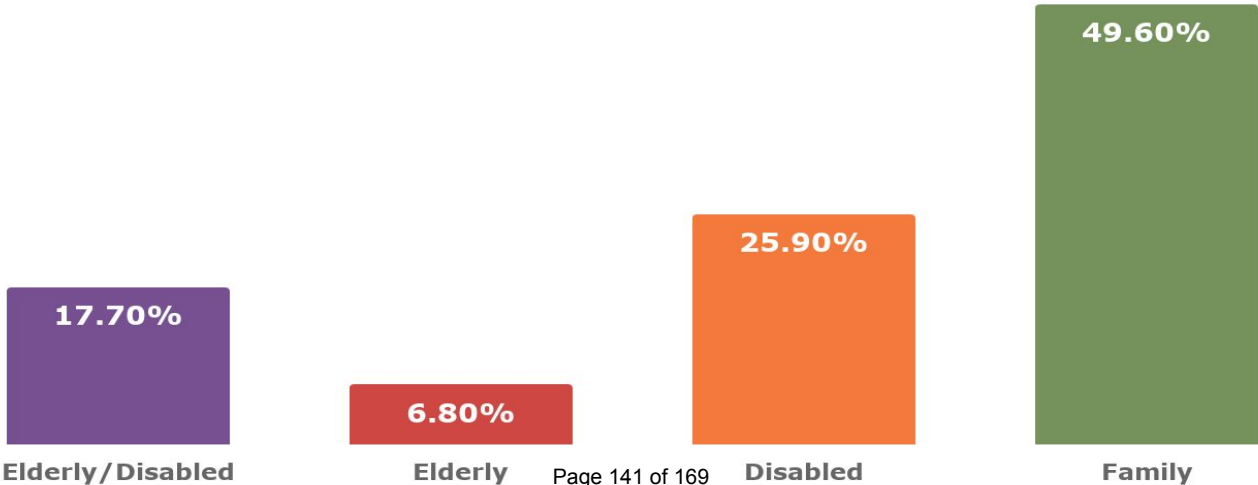
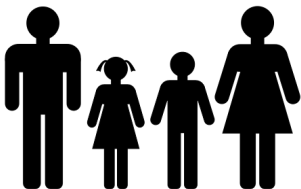
Total Number of AHP participants



PH Demographics

5,566

Total Number of Public Housing Residents

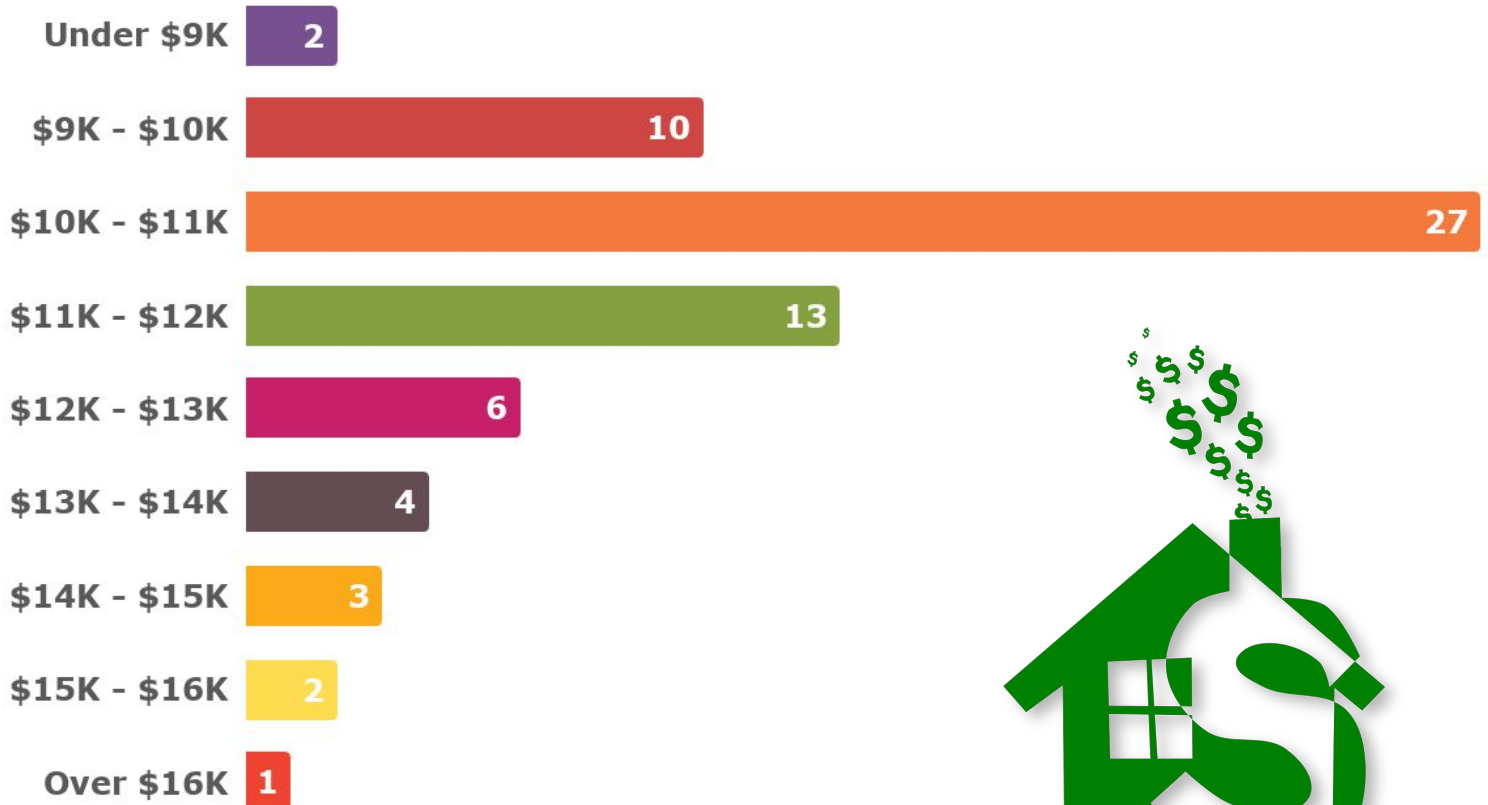


Federal Housing Programs Income Report

Jul - Sep 2019

FHP Average Gross Income **\$11,189**

The bar chart below represents a breakdown of the average gross income for the Assisted Housing Programs and the Public Housing Program by property. A majority of Public Housing properties fall in the \$10K income bracket, most of which are elderly / disabled sites.



Assisted Housing Programs Utilization Report

Jul - Sep 2019

95.7% Annual Contributions
Contract (ACC)
Utilization



Month	July	August	September
Units Leased	12,623	12,591	12,523
Units Available per ACC: 13,140			
Percentage	96.1%	95.8%	95.3%

102.8% MTW
Utilization



Month	July	August	September
Units Leased	12,623	12,591	12,523
Units Available per MTW Baseline: 12,240			
Percentage	103.1%	102.9%	102.3%

Public Housing Occupancy Report

Jul - Sep 2019

96%

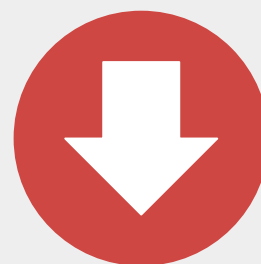
Average Occupancy Rate



Month	July	August	September
Units Leased	5,846	5,826	5,802
Units Available	6,083	6,062	6,049
Percentage	96.1%	96.1%	95.9%

Average Number of Vacancies

240



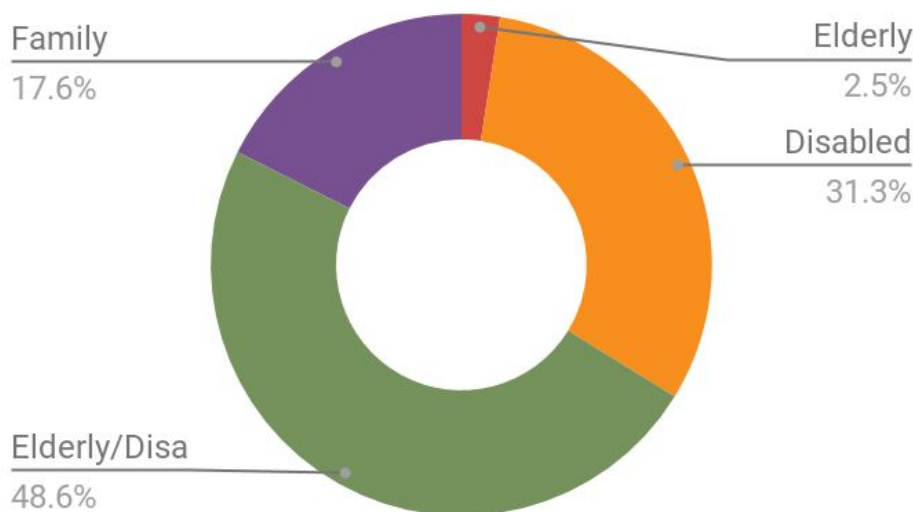
The average number of vacancies across Public Housing properties has decreased from 281 in September 2018.

Federal Housing Programs Termination Report

Jul - Sep 2019

Housing Choice Voucher Terminations

AHP Population - Termination



364

**Total Number of
Assisted Housing
Programs (AHP)
Clients
Terminated**

51

**Attended Early Engagement
Top Reasons for Removal**

- 1** End of Participation
- 2** Vacating without Notification
- 3** Voucher / Lease Expired

313

**Did Not Attend Early Engagement
Top Reasons for Removal**

- 1** End of Participation
- 2** Vacating without Notification
- 3** Voucher / Lease Expired

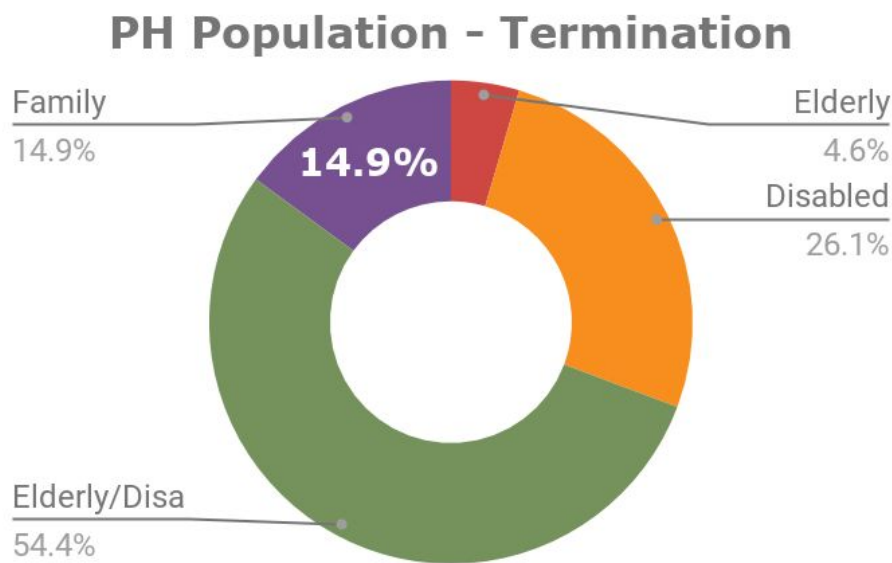
6.9 Years

**Average Tenure of
Clients Terminated**

Federal Housing Programs Termination Report

Jul - Sep 2019

Public Housing Terminations



241

**Total Number of
Public Housing (PH)
Clients
Terminated**

43

Evictions

43

**Attended Early Engagement
Top Reasons for Removal**

- 1** Abandoned Unit
- 2** Eviction - Nonpayment
- 3** Eviction - Lease Non-Compliance

198

**Did Not Attend Early Engagement
Top Reasons for Removal**

- 1** Moved to Housing Choice Voucher Program
- 2** Moved in with Family
- 3** Eviction - Nonpayment

4.8 Years

**Average Tenure of
Clients Terminated**

Small Area Fair Market Rents Report

Jul - Sep 2019

\$890

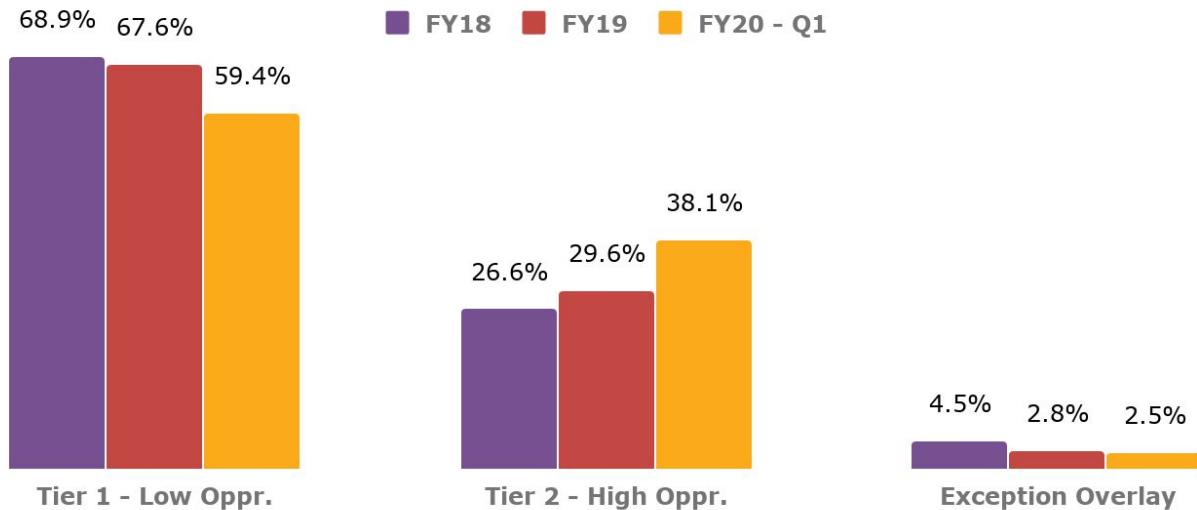
Average Contract Rent

\$607

Average Housing Assistance Payment

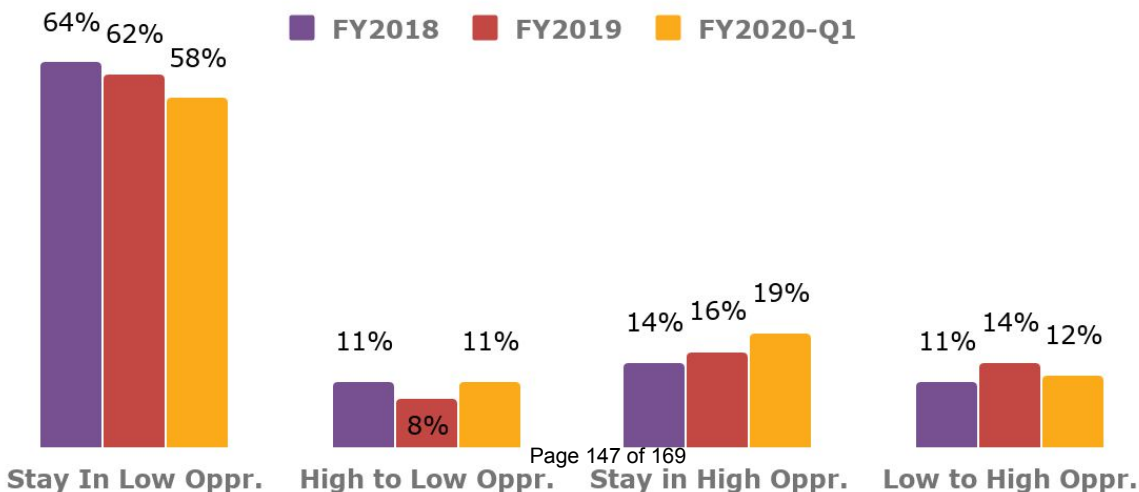
New Admissions

The graph below shows a comparison of the geographic distribution of new admission clients between FY2018-19, FY2019-20, and Q1 of FY2020-21.



Moves

The graph below shows a comparison of the geographic distribution of moving clients between FY2018-19, FY2019-20, and Q1 of FY2020-21.

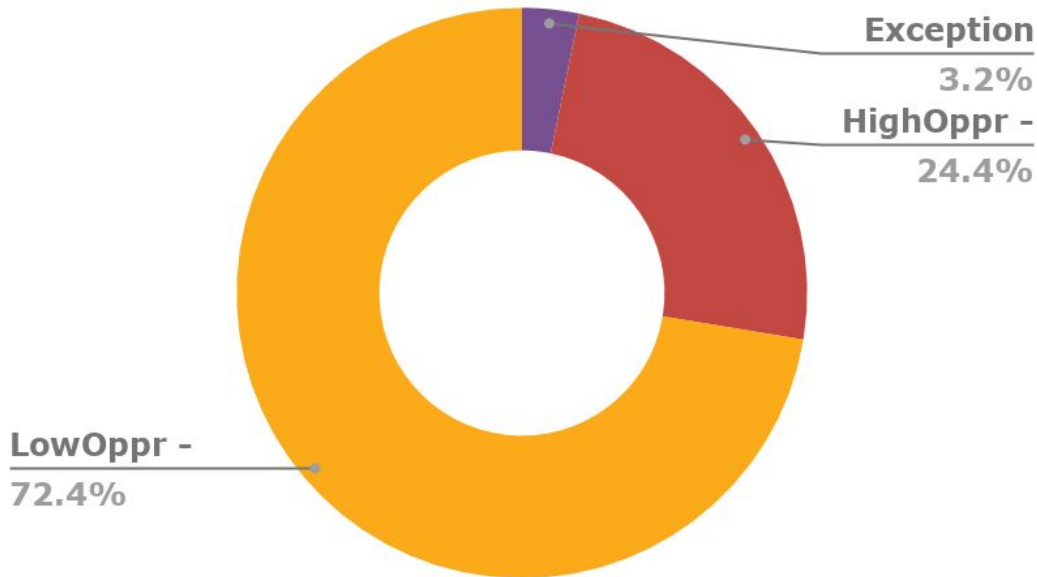


Small Area Fair Market Rents Report

Jul - Sep 2019

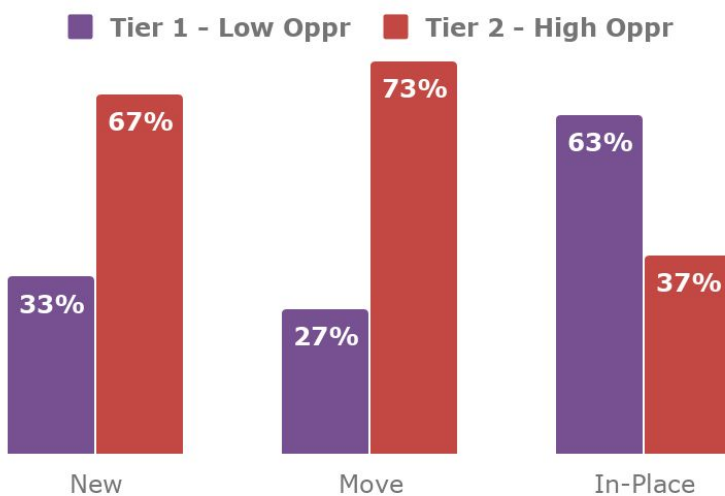
In Place

The chart below shows a comparison of the geographic distribution of in-place clients between FY2018-19, FY2019-20, and Q1 of FY2020-21.



Veterans Affairs Supportive Housing & Mainstream Programs

The graph below shows a comparison of the geographic distribution of Veterans Affairs Supportive Housing (VASH) Program and Mainstream Program clients at new admission, moving, and when staying in-place.



\$769

Average Contract Rent

\$455

Average Housing Assistance Payment

SAN ANTONIO HOUSING AUTHORITY

FHP Quarterly Report

FY 2019-2020

DEMOGRAPHIC REPORT			
		Sparkline Charts	Jul-Sep
			%
Section 8			
Area Median Income (AMI)	Extremely Low 30%	11,190	84.7%
	Very low 50%	1,667	12.6%
	Low 80%	340	2.6%
	Over	10	0.1%
	Total	13,207	100.0%
Percentage of Population	Elderly/Disabled	14.5%	14.5%
	Elderly/Non Disabled	3.9%	3.9%
	Non Elderly/Disabled	38.5%	38.5%
	Non Elderly/Non Disabled	43.1%	43.1%
# of Spanish Speaking Clients		194	1.47%
Public Housing			
Area Median Income (AMI)	Extremely Low 30%	4,935	88.7%
	Very low 50%	514	9.2%
	Low 80%	105	1.9%
	Over	12	0.2%
	Total	5,566	100.0%
Percentage of Population	Elderly/Disabled	17.7%	17.7%
	Elderly/Non Disabled	6.8%	6.8%
	Non Elderly/Disabled	25.9%	25.9%
	Non Elderly/Non Disabled	49.6%	49.6%
# of Spanish Speaking Clients		558	10.03%
Federal Housing Programs Total			
Area Median Income (AMI)	Extremely Low 30%	16,125	85.9%
	Very low 50%	2,181	11.6%
	Low 80%	445	2.4%
	Over	22	0.1%
	Total	18,773	100.0%
Percentage of Population	Elderly/Disabled	16.1%	16.1%
	Elderly/Non Disabled	5.4%	5.4%
	Non Elderly/Disabled	32.2%	32.2%
	Non Elderly/Non Disabled	46.4%	46.4%
# of Spanish Speaking Clients		752	4.0%

SAN ANTONIO HOUSING AUTHORITY

FHP Quarterly Report

FY 2019-2020

AFFORDABLE HOUSING PROGRAM - UTILIZATION / PH-OCCUPANCY REPORT					
		Jul	Aug	Sep	Jul - Sep Avg
Section 8 - ACC	Unit Month Leased (UML)	12,623	12,591	12,523	12,579
	Unit Month Available per ACC*	13,140	13,140	13,140	13,140
	% of Utilization	96.1%	95.8%	95.3%	95.7%
Section 8 - MTW	Unit Month Leased (UML)	12,623	12,591	12,523	12,579
	MTW Baseline	12,240	12,240	12,240	12,240
	% of Utilization	103.1%	102.9%	102.3%	102.8%
Public Housing	Occupied Units	5,600	5,594	5,580	5,591
	HUD Approved Offline Unit	246	232	222	233
	Total Occupied	5,846	5,826	5,802	5,825
	ACC [1]	6,083	6,062	6,049	6,065
	% Occupancy	96.1%	96.1%	95.9%	96.0%
	Vacancies	237	236	247	240

*Annual Contributions Contract Utilization (ACC)

SAN ANTONIO HOUSING AUTHORITY

FHP Quarterly Report

FY 2019-2020

WAIT LIST REPORT			
Jul 2019 - Sep 2019			
Section 8	# of applicants on Waitlist (WL) as of 09/30/19		10,758
	<i>Elderly</i>	765	7.1%
	<i>Disabled</i>	650	6.0%
	<i>Elderly/Disabled</i>	130	1.2%
	<i>Family</i>	9,213	85.6%
	# of applicants selected		776
	<i>HCV</i>	390	
	<i>MOD & PBV</i>	386	
	Success rate of lease up		41%
	<i>HCV</i>	85.1%	
	<i>MOD & PBV</i>	0.02%	
	Average wait time		3-5 years
	CHRs Denied		37
	CHRs Approved		182
	Maintenance Update (Latest Application Dated for Pre-eligibility Draw August 2016)	Pre-eligibility (Only accepting Referrals during this Quarter)	
	<i>Letters mailed</i>		0
	<i>Returned by Post Office</i>	0	
	<i>No response</i>	0	
	<i>Responses</i>	0	
	# of clients removed from the WL ¹		623
	(Reasons - overcome, no response, no shows, debt owed, CHR denials, applicant requested to be removed, letter returned by Post Office)		
Public Housing	# of applicants on Waitlist		28,982
	<i>Elderly</i>	1,272	4.4%
	<i>Disabled</i>	5,792	20.0%
	<i>Elderly/Disabled (E/D)</i>	1,390	4.8%
	<i>Family</i>	20,528	70.8%
	# of applicants selected		1,444
	<i>Elderly/Disabled</i>	378	
	<i>Family</i>	1,066	
	Success rate of lease up		10.51%
	Average wait time PH E/D		1 to 3 years
	Average wait time PH Family		3 to 7 years
	# of clients removed from the WL		1,625
	(Reasons - no response to selection letter, letter returned by Post Office, CHR denials, Applicant requested removal, property denials)		
FHP Total	# of applicants on Waitlist		39,740
	<i>Elderly</i>	2,037	5.1%
	<i>Disabled</i>	6,442	16.2%
	<i>Elderly/Disabled</i>	1,520	3.8%
	<i>Family</i>	29,741	74.8%

1 - it includes the maintenance update

SAN ANTONIO HOUSING AUTHORITY

FHP Quarterly Report

FY 2019-2020

TERMINATION REPORT				
Jul 2019 - Sep 2019				
Section 8	Total Termination	364		
	<i>Elderly</i>	9	2.5%	
	<i>Disabled</i>	114	31.3%	
	<i>Non Elderly/Non Disabled</i>	177	48.6%	
	<i>Elderly/Disabled</i>	64	17.6%	
	Of clients terminated, number who attended Early Engagement (EE)	51	14.0%	
	Top 3 reasons for Termination	Terms. Reason - EEP attended		
	<i>End of Participation (EOP)</i>	13	3.6%	<i>End of Participation (EOP)</i>
	<i>Vacating Without Notification</i>	8	2.2%	<i>Vacating Without Notification</i>
	<i>Voucher/Lease Expired</i>	8	2.2%	<i>Voucher/Lease Expired</i>
	Of clients terminated, number who did not attend EE	313	86.0%	
		Terms. Reason - Non EEP attended		
		67	21.4%	<i>End of Participation (EOP)</i>
		46	14.7%	<i>Vacating Without Notification</i>
		45	14.4%	<i>Voucher/Lease Expired</i>
	Average Tenure of clients terminated	6.9 years		
Public Housing	Total Termination	241		
	<i>Elderly</i>	11	4.6%	
	<i>Disabled</i>	63	26.1%	
	<i>Non Elderly/ Non Disabled</i>	131	54.4%	
	<i>Elderly/Disabled</i>	36	14.9%	
	Eviction through Court System	43 [2]	17.8%	
	Of clients terminated, number who attended EEP	43	17.8%	
	Top 3 reasons for Termination	Terms. Reason - EEP attended		
		21	8.7%	Vol R-Abandon/Skip-Out
		7	2.9%	Invol Evicted - Non Payment 14
		6	2.5%	Invol Evicted - Lease Non Comp
	Of clients terminated, number who did not attend EEP	198	82.2%	
		Terms. Reason - Non EEP attended		
		38	19.2%	Vol R-Moved to Section 8
		30	15.2%	Vol R-Moved in with Family
		22	11.1%	Invol Evicted - Non Payment 14
	Clients who participated in FSS Program were terminated	25	10.4%	
	Top 3 reasons for Termination	Terms. Reason - FSS Participants		
		8	32.0%	Vol R-Moved to Section 8
		7	28.0%	Vol R-Abandon/Skip-Out
		6	24.0%	Vol R-Rented Elsewhere
	Clients who participated Jobs Plus Program were terminated	10	4.1%	
	Average Tenure of clients terminated	4.85 years		
FHP Total	Total Termination	605		
	<i>Elderly</i>	20	3.3%	
	<i>Disabled</i>	177	29.3%	
	<i>Non Elderly/ Non Disabled</i>	308	50.9%	
	<i>Elderly/Disabled</i>	36	6.0%	
	Clients who attended EE was terminated	94		

SAN ANTONIO HOUSING AUTHORITY
Public Housing Vacancy by Properties
 July 2019 - June 2020

Public Housing Vacancies					
Property Name	ACC Unit	Jul	Aug	Sep	Q1 Average (Jul-Sep)
Alazan/Apache/Guad	741	56	49	49	51
Alhambra	14	1	2	1	1
Blanco	100	1	3	6	3
Cassiano Homes	499	26	28	21	25
Charles Andrews	52	1	1	0	1
Cheryl West	82	4	3	3	3
Christ The King	48	0	1	2	1
Cisneros	55	0	0	0	0
College Park	78	2	1	1	1
Converse Ranch I	25	1	0	1	1
Converse Ranch II	21	0	0	2	1
Cross Creek	66	2	4	1	2
East Meadows	71	3	2	1	2
Escondida	20	0	0	0	0
Fair Avenue	216	4	5	4	4
Francis Furey	66	3	4	6	4
Frank Hornsby	59	0	0	2	1
Gardens at San Juan	63	2	1	3	2
Glen Park	26	1	2	3	2
HB Gonzalez	51	1	0	0	0
Hemisview	49	1	3	1	2
Highview	68	3	4	5	4
Jewett Circle	75	0	0	0	0
Kenwood Manor	9	0	0	0	0
Kenwood North	53	0	2	2	1
LC Rutledge	66	2	1	0	1
Le Chalet	34	1	2	2	2
Lewis Chatham	119	1	1	0	1
Lila Cockrell	70	1	1	1	1
Lincoln Heights	338	22	24	27	24
Linda Lou	10	0	0	0	0
Madonna	60	0	1	1	1
Marie McGuire	63	1	1	1	1
Matt Garcia	55	0	0	1	0
Midcrown	39	2	2	1	2
Midway	20	0	1	1	1
Mirasol Homes	174	3	4	5	4
Mission Park	100	3	2	4	3
Morris Beldon	35	2	0	0	1
Olive Park	26	0	1	2	1
OP Schnabel	70	0	0	1	0
Park Square	26	4	3	3	3
Parkview	153	3	1	3	2
Pin Oak I	50	0	1	1	1
Pin Oak II	22	3	2	2	2
Raymundo Rangel	26	0	0	0	0
Refugio	50	1	1	2	1
Riverside	74	5	6	7	6
Sahara Ramsey	16	2	2	0	1
San Juan Sq I	46	3	1	1	2
San Juan Sq II	48	0	1	2	1
San Pedro Arms	16	1	1	0	1
Scattered sites *	105	1	3	6	3
Sun Flower/Palm Lake	20	20	20	20	20
South San	30	0	0	0	0
Springview	180	15	11	12	13
Sun Park Lane	65	3	3	2	3
Sutton Oaks Ph I	49	1	1	0	1
Tarry Towne	98	1	0	1	1
The Park at Sutton Oaks	49	4	5	4	4
TL Shaley	66	4	4	5	4
Victoria Plaza	185	0	0	0	0
Villa Hermosa	66	0	1	1	1
Villa Tranchese	201	5	3	3	4
Villa Veramendi	166	4	1	3	3
Village East	24	0	2	1	1
WC White	75	1	0	0	0
Westway	152	4	4	5	4
Wheatley Senior Park	40	2	1	2	2
Williamsburg	15	0	1	0	0
William Sinkin	50	0	1	0	0
Total Public Housing	6049	237	236	247	240

Note: (*) Actual Annual Contributions Contract (ACC) was decreased, pending approval from HUD for unit removal.

SAN ANTONIO HOUSING AUTHORITY
FHP Average Gross Income
As of 09/30/19

Property Name	Property Type	Average Gross Income
AHP:		
Section 8		\$12,453
Public Housing:		
Alazan/Guad	Family	\$10,704
Alhambra	Elderly/Disabled	\$10,665
Blanco	Elderly/Disabled	\$10,360
Cassiano Homes	Family	\$9,652
Charles Andrews	Family	\$13,568
Cheryl West	Family	\$11,324
Christ The King	Elderly/Disabled	\$10,663
Cisneros	Elderly/Disabled	\$9,916
College Park	Elderly/Disabled	\$10,451
Converse Ranch I	Family	\$11,708
Converse Ranch II	Family	\$12,529
Cross Creek	Family	\$9,396
East Meadows	Family	\$8,604
Escondida	Elderly/Disabled	\$10,977
Fair Avenue	Elderly/Disabled	\$10,830
Francis Furey	Family	\$13,100
Frank Hornsby	Elderly/Disabled	\$11,148
Gardens at San Juan	Family	\$9,624
Glen Park	Family	\$14,196
HB Gonzalez	Elderly/Disabled	\$10,618
Hemisview	Family	\$9,658
Highview	Family	\$8,395
Jewett Circle	Elderly/Disabled	\$10,004
Kenwood Manor	Family	\$15,604
Kenwood North	Elderly/Disabled	\$11,605
LC Rutledge	Family	\$11,349
Le Chalet	Elderly/Disabled	\$11,263
Lewis Chatham	Elderly/Disabled	\$10,122
Lila Cockrell	Elderly/Disabled	\$10,292
Lincoln Heights	Family	\$12,267
Linda Lou	Elderly/Disabled	\$10,027
Madonna	Elderly/Disabled	\$10,973
Marie McGuire	Elderly/Disabled	\$10,788
Matt Garcia	Elderly/Disabled	\$10,776
Midcrown	Elderly/Disabled	\$11,099
Midway	Elderly/Disabled	\$10,236
Mirasol Homes	Family	\$11,458
Mission Park	Family	\$13,201
Morris Beldon	Family	\$12,461
Olive Park	Family	\$14,230
OP Schnabel	Elderly/Disabled	\$11,241
Park Square	Family	\$10,940
Parkview	Elderly/Disabled	\$10,612
Pin Oak I	Elderly/Disabled	\$10,063
Pin Oak II	Family	\$9,587
Raymundo Rangel	Elderly/Disabled	\$9,723
Refugio	Family	\$10,027
Riverside	Family	\$10,215
Sahara Ramsey	Elderly/Disabled	\$11,327
San Juan Sq I	Family	\$9,343
San Juan Sq II	Family	\$10,514
San Pedro Arms	Elderly/Disabled	\$10,363
Scattered sites	Family	\$15,165
South San	Elderly/Disabled	\$10,683
Springview	Family & Elderly/Disabled	\$13,248
Sun Park Lane	Elderly/Disabled	\$11,542
Tarry Towne	Elderly/Disabled	\$11,735
The Park at Sutton Oaks	Family	\$9,744
TL Shaley	Family	\$9,485
Villa Hermosa	Elderly/Disabled	\$10,686
Villa Tranchese	Elderly/Disabled	\$10,685
Villa Veramendi	Family	\$16,225
Village East	Family	\$12,289
WC White	Elderly/Disabled	\$12,228
Westway	Family	\$14,318
Wheatley Senior Park	Elderly/Disabled	\$11,836
William Sinkin	Elderly/Disabled	\$10,927
Williamsburg	Elderly/Disabled	\$10,274
PH Avg. Gross Income		\$11,208
FHP Average Gross Income		\$11,189

MTW SAFMR July 2019 to September 2019

3,141
processed*

*excludes processing that would not result in a client move decision including interim, port-out updates, and clients in the search process.

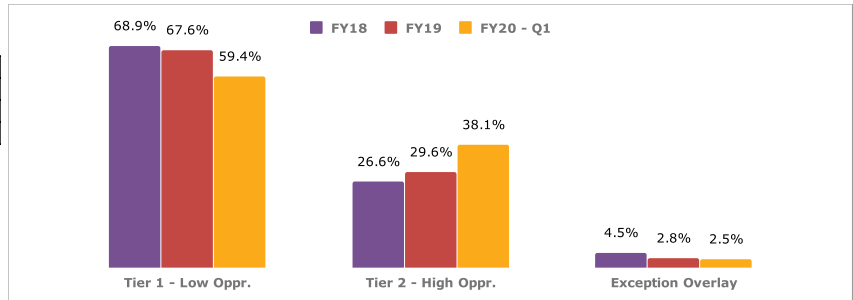
244 "New" Households
new admissions and portability move-ins

195 "Mover" Households
existing clients who chose to move to a new unit as part of annual reexamination

2,702 "In Place" Households
existing clients who chose to stay in existing unit as part of annual reexamination

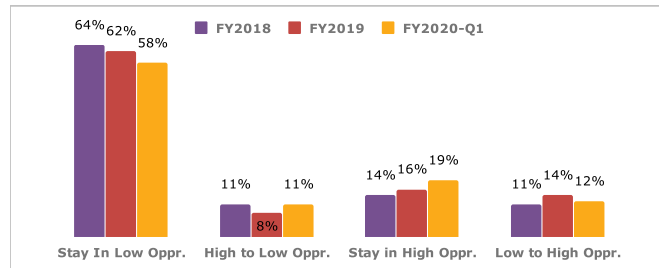
News

End Tier (Destination)	FY18	FY19	FY20 - Q1
Tier 1 - Low Oppr.	68.9%	67.6%	59.4%
Tier 2 - High Oppr.	26.6%	29.6%	38.1%
Exception Overlay	4.5%	2.8%	2.5%



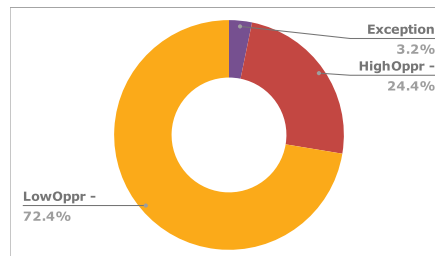
Moves

End Tier (Destination)	FY2018	FY2019	FY2020-Q1
Stay In Low Oppr.	64%	62%	58%
High to Low Oppr.	11%	8%	11%
Stay in High Oppr.	14%	16%	19%
Low to High Oppr.	11%	14%	12%



In Place

Current Tiers	% In-Place
Exception Overlay	3%
HighOppr - Tier 2	24%
LowOppr - Tier 1	72%



Average HAP (PUC)

\$890

Avg. Contrac Rent
Jul 19 - Sep 19

\$607

Avg. HAP
Jul 19 - Sep 19

VASH & Mainstream SAFMR July 2019 to September 2019

168

processed*

**excludes processing that would not result in a client move decision including interim, port-out updates, and clients in the search process.*

15 “New” Households

new admissions and portability move-ins

11 “Mover” Households

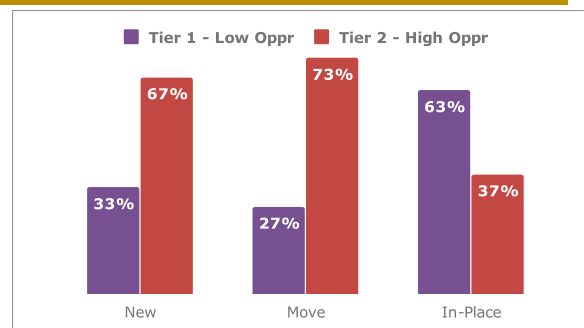
existing clients who chose to move to a new unit as part of annual reexamination

142 “In Place” Households

existing clients who chose to stay in existing unit as part of annual reexamination

Percentage in each Tier by Cert. Type

End Tier (Destination)	New	Move	In-Place
Tier 1 - Low Oppr	33%	27%	63%
Tier 2 - High Oppr	67%	73%	37%



Average HAP (PUC)

\$769

*Avg. Contrac Rent
Jul 19 - Sep 19*

\$455

*Avg. HAP
Jul 19 - Sep 19*

SAHA POPULATION



User Selection FY20 Q1

FHP CURRENT RESIDENTS POPULATION

47,242



Wait List Success Rate

41%

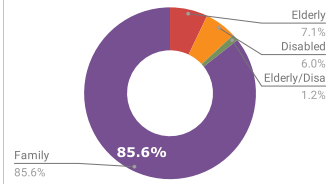


11%

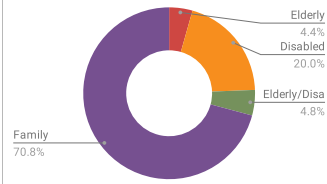
AHP

PH

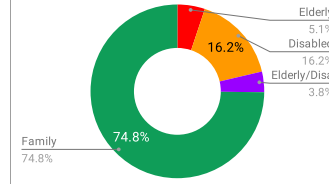
AHP Population - Wait List



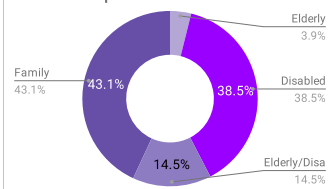
PH Population - Wait List



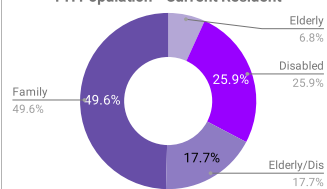
FHP Total Population - Wait List



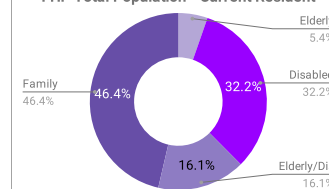
AHP Population - Current Resident



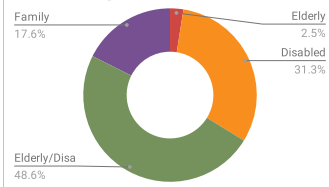
PH Population - Current Resident



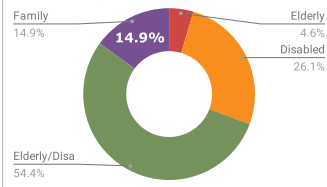
FHP Total Population - Current Resident



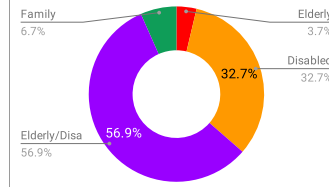
AHP Population - Termination



PH Population - Termination

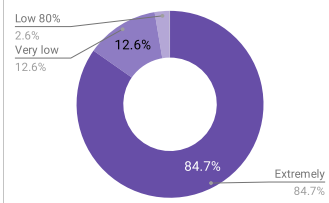


FHP Total Population - Termination

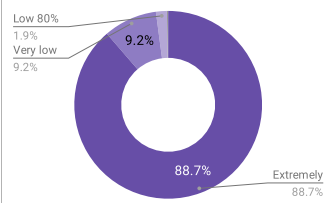


SAHA AREA MEDIAN INCOME (AMI)

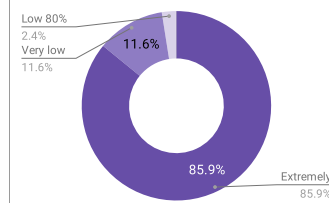
AHP AMI - Current Resident



PH AMI - Current Resident

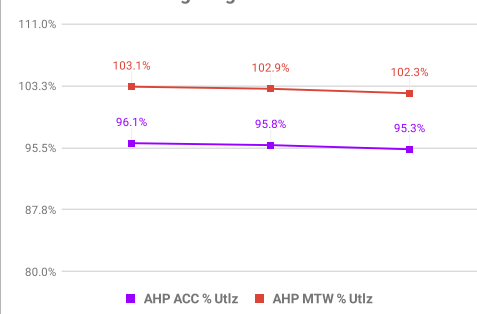


FHP AMI - Current Resident

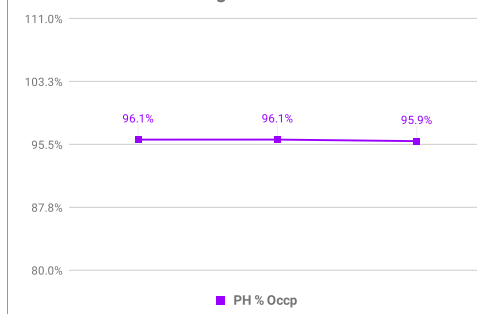


SAHA Utilization

Assisted Housing Program % Utilization FY19-20



Public Housing % Utilization FY19-20



[1] ACC count fluctuates due to the pending approval of HUD for unit removal.


[2] The 43 evictions and the 43 terminated who attended EEP are coincidence same number.

SAN ANTONIO HOUSING AUTHORITY

December 5, 2019

MEMORANDUM

To: Board of Commissioners

From: David Nisivoccia, President and CEO 

Presented by: Steven Morando, Director of Procurement and General Services

RE: Procurement Activity Report

Through the calendar quarter ending September 30, 2019, the San Antonio Housing Authority's Procurement Department issued 31 formal and 26 informal solicitations, receiving a total of 284 responses. This resulted in an average of 4.42 responses per formal solicitation and 5.65 responses per informal solicitations, for an overall average response rate of 4.98 per solicitation. New contracts awarded through the second quarter were \$12,698,079.00; and contract renewals in the amount of \$16,300,509.00, to include \$8,950,000.00 in blanket awards, which resulted in a grand total awarded of \$28,998,588.00. Of this total, \$7,444,148.00 or 25.7 percent, was awarded to Small, Women-Owned and Minority Business Enterprises (SWMBE), and \$2,108,570.00 or 7.27 percent, was awarded to Section 3 business concerns.

Through the third calendar quarter ending September 30, 2019, SAHA contractors reported 111 of their 223 new hires qualified as Section 3 individuals, which represented 49.7 percent of all new hires. The new hires were composed of eighty males and thirty-one female individuals. The weighted average wage rate for these Section 3 individuals is \$14.60 per hour and the breakdown by category is as follows:

- 6** new Section 3 hires earned below \$10.00 per hour
- 15** new Section 3 hires earned from \$10.00 to < \$11.00 per hour
- 15** new Section 3 hires earned from \$11.00 to < \$12.00 per hour
- 27** new Section 3 hires earned from \$12.00 to < \$13.00 per hour
- 23** new Section 3 hires earned from \$13.00 to < \$15.00 per hour
- 15** new Section 3 hires earned from \$15.00 to < \$17.00 per hour
- 8** new Section 3 hires earned from \$18.00 to < \$20.00 per hour
- 2** new Section 3 hires earned greater than \$20.00 per hour

For the year-to-date, SAHA has hired 12 of its Section 3 temporary employees into full time positions within the agency.

Current Solicitations: There is currently one Request For Proposals (RFP) and one Quick Quote being advertised. The Request for Proposals is for Retirement Plan Investment Advisory Services. The Quick Quote is for Annex D Roof Repair and Replacement.

Closed/Pending Solicitations: There are six solicitations that have closed and are currently being evaluated. The six solicitations include Apartment Marketing Services for Beacon Communities, Pre-Construction and General Contracting Services for SAHA EPC II, Utility Submeter Billing Services for Beacon Communities, Tax Credit Consulting Services, Financial and Compliance Audit Services, and Concrete and Asphalt Maintenance, Repair and Replacement Services.

SAN ANTONIO HOUSING AUTHORITY**December 5, 2019**

Solicitations in Development: Procurement is currently working on a number of solicitations for advertisement. These include Painting Services for Beacon Communities, Bulk Waste Pickup Services, Chimney, Duct and Dryer Vent Cleaning Services, Public Relations Consulting Services, Burning Tree Apartments Exterior Renovations and Site Improvements, Replace Basement Waste Piping and Repair Sanitary Sewer at Victoria Plaza, Pecan Hill Plumbing Repair for Foundation Stabilization and Tree Plan, Elevator Inspection Services, La Providencia Apartments Exterior Renovations and Site Improvements, On Site Construction Security Cameras and Monitoring Services - Mirasol Neighborhoods, Demolition of House at 1071 Poinsettia, Development Partners for SAHA Projects - Pool, Consulting and Guidance on HUD and Other Affordable Housing Programs, Move of SAHA JDE Financial Software to Cloud Hosting Infrastructure (GSA), Financial Consulting Services for SAHA Employees Pension Plan, Pest Control Services for Public Housing Properties, Third Party Fleet Maintenance Services, Vending Concessions for SAHA - Agency Wide, Maintenance and Repair Services for Residential HVAC Systems - Agency Wide, Welding Services - Agency Wide and Collection Services - Agency Wide.

Blanket Awards:

Awarded projects for 3rd calendar quarter are listed below:

Contract Title	Number of Awards	Amount of Blanket Award	Projects Awarded Second Quarter 2019
Architectural and Engineering Services	8	\$1,500,000.00	\$32,316.00
Carpet and Flooring Purchase, Replacement and Installation	2	\$325,000.00	\$84,679.00
Environmental Engineering	1	\$600,000.00	\$316,066.00
Professional Engineering	4	\$1,500,000.00	\$35,150.00
Residential Style HVAC Systems	3	\$1,200,000.00	\$492,882.00
Legal Services	9	\$500,000.00	\$28,031.00
Bond/Mixed Finance Counsel	3	1% of Bond of Issue	\$7,512.00
Special Counsel Board Matters	1	\$60,000.00	
Pest Control for Beacon Communities	2	\$220,000.00	\$10,451.00
Pest Control for Various SAHA Public Housing and Administrative Properties	2	\$500,000.00	\$36,526.00
Residential Real Estate			

SAN ANTONIO HOUSING AUTHORITY**December 5, 2019**

Appraisal Services	3	\$150,000.00	\$0.00
Commercial Real Estate Broker	6	Maximum 6% fee; \$200/consulting and market analysis	\$0.00
Residential Real Estate Broker Services	2	\$250,000.00	\$143,223.00
Temporary and Contract Personnel Services	4	\$2,600,000.00	\$574,639.00
Make Ready Services for Public Housing	4	\$2,200,000.00	\$619,809.00
Plumbing and Related Maintenance Services	3	\$2,200,000.00	\$281,800.00
Disaster Restoration of Operations Services	2	\$150,000.00	\$965.00
Architectural & Engineering and Other Forensic Consulting Services	4	\$1,500,000.00	\$12,963.00

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

Amounts paid according to award provisions.

STRATEGIC OBJECTIVE:

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

ATTACHMENT:

Procurement Activity Report

Procurement Activity Report as of November 22, 2019

Solicitations Currently being Advertised				
SAHA Department	Type	Solicitation Name	Bidders Conference	Closes
Construction Services	QQ	Annex D Roof Repair and Replacement	N/A	11/25/2019
Human Resources	RFP	Retirement Plan Investment Advisory Services	10/14/2019	12/5/2019
Solicitations Under Evaluation				
SAHA Department	Type	Solicitation Name	Date Closed	Status
Beacon Communities	IFB	Submeter Repair and Upgrade for Legacy at Crown Meadows	9/27/2019	Board Meeting December 5, 2019
Construction Services	RFP	Elevator Maintenance and Repair Services	10/11/2019	
Public Housing	RFP	Mowing and Ground Maintenance for Various Public Housing Properties	10/24/2019	
Construction Services	IFB	Churchill Estates and Encanta Villa Apts Exterior Improvements and New HVAC and Water Heaters	10/30/2019	
Construction Services	COOP	Roof Replacement and Exterior Facade Structural Repairs and Waterproofing Improvements at Parkview Apartments	N/A	
Construction Services	COOP	Remodel of Vacant Units for ConnectHome Computer Lab and Supportive Offices at Lincoln Heights Courts	N/A	
Beacon Communities	RFP	Apartment Marketing Services for Beacon Communities	9/30/2019	Negotiation Due Diligence Procurement Evaluation
Construction Services	RFP	Pre-Construction and General Contracting Services for SAHA EPC II	10/11/2019	
Beacon Communities	QQ	Utility Sub-meter Billing Services for Beacon Communities	10/11/2019	
Development Services	QQ	Tax Credit Consulting Services	10/18/2019	
Finance and Accounting	RFP	Financial and Compliance Audit Services	11/20/2019	
Agency Wide	QQ	Concrete and Asphalt Maintenance, Repair and Replacement Services	11/22/2019	
Future Solicitations				
Beacon Communities		Painting Services for Beacon Communities	December 2019	
		Bulk Waste Pickup Services	January 2020	
		Chimney, Duct and Dryer Vent Cleaning Services	February 2020	
Communications and Public Affairs		Public Relations Consulting Services	January 2020	
Construction Services		Burning Tree Apartments Exterior Renovations and Site Improvements	November 2019	
		Replace Basement Waste Piping and Repair Sanitary Sewer at Victoria Plaza	December 2019	
		Pecan Hill Plumbing Repair for Foundation Stabilization and Tree Plan	December 2019	
		Elevator Inspection Services	December 2019	
		La Providencia Apartments Exterior Renovations and Site Improvements	February 2020	
Development Services		On Site Construction Security Cameras and Monitoring Services - Mirasol Neighborhoods	January 2020	
		Demolition of House at 1071 Poinsettia	January 2020	
		Development Partners for SAHA Projects - Pool	March 2020	
Finance and Accounting		Consulting and Guidance on HUD and Other Affordable Housing Programs	December 2019	
Innovative Technology		Move of SAHA JDE Financial Software to Cloud Hosting Infrastructure (GSA)	February 2020	
Human Resources		Financial Consulting Services for SAHA Employees Pension Plan	January 2020	
Public Housing		Pest Control Services for Public Housing Properties	January 2020	
Procurement & General Services		Third Party Fleet Maintenance Services	February 2020	
Agency Wide		Vending Concessions for SAHA - Agency Wide	January 2020	
		Maintenance and Repair Services for Residential HVAC Systems - Agency Wide	January 2020	
		Welding Services - Agency Wide	January 2020	
		Collection Services - Agency Wide	January 2020	

Informal Awards Up to \$50,000

SAHA Department	Solicitation Name	Vendor	Amount	Date
Security	Rapiscan Repair, Central Office and Section 8 Scanners	Rapiscan Systems, Inc.	\$7,078.00	10/23/2019
Development Services	Demolition of House and Driveway at 1323 N Walters Street	American Abatement	\$21,471.00	10/24/2019
Beacon Communities	Security fence and gate around mailboxes and repair to mailbox doors at Towering Oaks	EA Contractor	\$2,800.00	11/1/2019
Public Housing	Storage Container for Fair Avenue Apartments	SAF-T-Box	\$2,780.00	11/1/2019
Procurement/General Services	Pitney Bowes Mailroom Equipment	Pitney Bowes	\$36,350.00	11/15/2019
Beacon Communities	Security fence and gate around mailboxes and repair to mailbox doors at Burning Tree	EA Contractor	\$2,595.00	11/19/2019
Public Housing	Roof and window repairs at Salinas Medical Building	JP Contracting DBA Atrium Roofing	\$3,880.00	11/19/2019
Public Housing	Clothes line repair at Cheryl West	Trevino Contractor	\$2,825.00	11/19/2019
Construction Services	Latitude 5400 computer setup (2 employees)	Dell Marketing	\$2,760.00	11/20/2019

PRESIDENT'S REPORT

December 5, 2019

Golden Gala and Senior Expo

Plans for the 22nd Annual Golden Gala and Senior Expo are at the final stages and staff is working on placing the finishing touches on the "Two Steppin' Holiday" event of the season for SAHA's elderly and disabled residents. The gala will be held on Monday, December 16, 2019, from 3:00 p.m. to 7:00 p.m., at the Henry B. Gonzalez Convention Center. The veterans who have served our country and residents who have given back to the community will be honored during the gala.



SAHA PRESENTS
**THE 22ND ANNUAL GOLDEN
GALA & SENIOR EXPO**

TWO STEPPIN'
holiday

DECEMBER 16, 2019 • 3-7 PM
HENRY B. GONZALEZ CONVENTION CENTER
FOR ALL SAHA ELDERLY & ADULT DISABLED RESIDENTS

H2A Living Awards • Door Prizes • Small Gifts
Festive Dinner • Special Recognition of Veterans

 **SAHA** | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

SAHA.ORG      @HOUSINGSAT

Event SPONSORSHIPS

Event Sponsor (\$10,000)

- Recognition by CEO
- Three bus presentations - One agency representative invited to lead a presentation and distribute printed materials on the bus transporting approximately 50 individuals to the event.
- Logo promotion on multimedia, print materials and press
- Full-page ad in event program
- Company info/product in a free swag bag
- Exhibit table
- Company logo represented on tables

Gold Sponsor (\$7,500)

- Marketing materials in transportation vehicle
- Bus presentation with one representative and marketing materials
- Logo promotion on multimedia, print materials and press
- Half-page ad in event program
- Company info/product in a free swag bag
- Exhibit table

Silver Sponsor (\$5,000)

- Bus presentation with one representative and marketing materials
- Multimedia exposure with logo on all printed materials
- Quarter-page ad in event program
- Company info/product in a free swag bag
- Exhibit table

Bronze Sponsor (\$3,000)

- Company logo represented on beverage table
- Multimedia exposure with logo on all printed materials
- Quarter-page ad in event program
- Exhibit table

H2A Awards Sponsor (\$2,500)

- Company logo represented during H2A Awards Ceremony
- Multimedia exposure with logo on all printed materials
- Quarter-page ad in event program

Expo Table Sponsor (\$1,000)

- Multimedia exposure with logo on all printed materials



FOR MORE INFORMATION, CONTACT BELINDA TREVINO AT 210.477.6063 OR BELINDA_TREVINO@SAHA.ORG

East Meadows Single-Family Homes Ribbon Cutting

The new East Meadows single-family homes ribbon cutting ceremony was held November 15, 2019. SAHA, in partnership with Terramark, unveiled the first eight of twenty-five houses for sale as part of the Choice Neighborhood Infill Strategy. The homes consist of two, three and four-bedrooms and range in price from \$139,900.00 to \$164,900.00.



SAHA Honors Veterans

On November 8, 2019, SAHA recognized, honored and thanked employees who have served in the military. Our very own veterans were honored with a special program followed by a catered bbq lunch. Ms. Muriel Rhoder, Chief Administrative Officer, presented the specially designed coin to all veterans who now work at SAHA on the President and CEO's behalf. While the coin ceremony is a time honored tradition in the military, here at SAHA, the coin serves as a means of identifying those who gave so much in defense of the United States of America and now extend selfless service to the San Antonio Community.



BSAG Awards SAHA the Small Affordable Single-Family Home Builder of the Year

SAHA was recognized by the Build San Antonio Green team as the Green Affordable Housing Honoree this year for the Blueridge Subdivision. SAHA was recognized for its commitment to certifying homes through their program and for this amazing modern and affordable green built community. SAHA was honored at the Annual Fundraiser, the SPARC Party (Smart, Progressive, and Resilient City) on Friday, October 18, 2019, at the recently opened Hot Wells Park.

Build San Antonio Green is San Antonio's local green building certification. To date, SAHA has built over one million BSAG certified square feet. Blue Ridge is our first affordable single family home community. We hope to continue working with BSAG to make the housing authority and San Antonio a greener city.

IT Director Presents SMARTI at Mozilla Festival in London

Following a national win grant for innovative technology in public housing, Jo Ana Alvarado, Director of Innovative Technology, attended the 10th Annual Mozilla Festival on Oct. 25–27 in London, England. Alvarado shared her work and expertise as a participant at this year's Mozilla Festival, an annual celebration of the open internet movement.

In September 2018, SAHA's Innovative Technology Department garnered a **\$100,000 grant from the Mozilla and National Science Foundation's Smart Community Challenge** for the construction of SMARTI (Solar Mesh and Reengineered Technology Innovation), a prototype that will use solar energy to access a local network and distribute free Wi-Fi to Cassiano Homes residents.

Cassiano Homes is one of SAHA's oldest and largest communities lacking quality infrastructure to support community bandwidth. The community is the first site to test SMARTI. When completed, all 499 housing units, approximately 1,800 individuals across 50 acres, will have access to free Wi-Fi.



SAHA's Holiday Closure

With the holiday season approaching, reminders will be sent to employees regarding the 2019, Year End Closure dates.

Year End Closure - December 23, 2019 - January 1, 2020

- All SAHA offices will be closed starting at 5:00 p.m. on Friday, December 20, 2019, and will re-open at 8:00 a.m. on Thursday, January 2, 2020.
- All employees will be required to take four days of Paid Time Off (PTO) to cover the Year End Closure days not designated as paid holidays for 2019 calendar year. Employees who do not have the four days of PTO for the Year End Closure will be advanced the time needed to cover the holiday schedule.

List of 2020 Board and Committee Meetings

Please see the attached document containing all of the Board and Committee meetings for year 2020.



2020 BOARD OF COMMISSIONERS CALENDAR

JAN

JAN. 23

- 12:30 PM Finance Committee Meeting
- 2 PM Operations and Choice Neighborhood Committee Meeting

FEB

FEB. 6

- 1 PM Regular Board Meeting

FEB. 20

- 12:30 PM Resident Services Committee Meeting
- 2 PM Operations and Choice Neighborhood Committee Meeting

MARCH

MARCH 5

- 1 PM Regular Board Meeting

MARCH 19

- 12:30 PM Resident Services Committee Meeting
- 2 PM Operations and Choice Neighborhood Committee Meeting

APRIL

APRIL 2

- 1 PM Regular Board Meeting

APRIL 16

- 12:30 PM Resident Services Committee Meeting
- 2 PM Operations and Choice Neighborhood Committee Meeting

MAY

MAY 7

- 1 PM Regular Board Meeting

MAY 21

- 12:30 PM Finance Committee Meeting
- 2 PM Operations and Choice Neighborhood Committee Meeting

JUNE

JUNE 4

- 1 PM Regular Board Meeting

JULY

JULY 23

- 12:30 PM Resident Services Committee Meeting
- 2 PM Operations and Choice Neighborhood Committee Meeting

AUG

AUG. 6

- 1 PM Regular Board Meeting

AUG. 20

- 12:30 PM Finance Committee Meeting
- 2 PM Operations and Choice Neighborhood Committee Meeting

SEPT

SEPT. 3

- 1 PM Regular Board Meeting

SEPT. 17

- 12:30 PM Resident Services Committee Meeting
- 2 PM Operations and Choice Neighborhood Committee Meeting

OCT

OCT. 1

- 1 PM Regular Board Meeting

OCT. 15

- 12:30 PM Resident Services Committee Meeting
- 2 PM Operations and Choice Neighborhood Committee Meeting

NOV

NOV. 5

- 1 PM Regular Board Meeting

NOV. 19

- 12:30 PM Finance Committee Meeting
- 2 PM Operations and Choice Neighborhood Committee Meeting

DEC

DEC. 3

- 1 PM Regular Board Meeting

■ **SAHA BOARD OF COMMISSIONERS**
Jessica Weaver, Vice Chair • Charles Clack
Jo-Anne Kaplan • Sofia A. Lopez

■ **RESIDENT SERVICES COMMITTEE**
Charles Clack, Chair • Jo-Anne Kaplan

■ **OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE**
Jo-Anne Kaplan

■ **FINANCE COMMITTEE**
Jo-Anne Kaplan, Chair • Sofia A. Lopez • Jessica Weaver