

# BOARD OF COMMISSIONERS



Regular Board Meeting  
August 3, 2017

**BOARD OF COMMISSIONERS**

Chairman  
Morris A. Stribling, DPM

Vice-Chairman  
Charles R. Muñoz

Commissioner  
Thomas F. Adkisson

Commissioner  
Francesca Caballero

Commissioner  
Charles Clack

Commissioner  
Marie R. McClure

Commissioner  
Jessica Weaver

**President and CEO**  
David Nisivoccia

**San Antonio Housing Authority**  
**\*Regular Board Meeting**  
**818 S. Flores St., San Antonio, TX, 78204**  
**1:00 p.m., Thursday, August 3, 2017**

1. Meeting called to order

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

2. Pledge of Allegiance/Moment of Silence

3. Minutes

- Approval of the June 1, 2017, Regular Board Meeting minutes
- Approval of the July 20, 2017, Special Board Meeting minutes (Resident Services Committee)
- Approval of the July 20, 2017, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)

**CONSENT ITEMS - Operations and Choice Neighborhood Committee held on July 20, 2017**

4. Consideration and approval regarding Resolution 5730, authorizing the award of a contract for accounts payable automation software to Optima Global Solutions, Inc. (ABE, DBE, MBE) for a period of one year with the option to renew up to four additional one-year terms; the annual cumulative amount for year one shall not exceed an amount of \$109,874.45 and the annual cumulative amount for years two through five shall not exceed an amount of \$9,140.00 (Steven Morando, Director of Procurement and General Services; Diana Kollodziej Fiedler, Director of Finance and Accounting)
5. Consideration and approval regarding Resolution 5731, authorizing the award of a contract for Removal and Replacement of Bathtubs, Shower Pans and Associated Repairs at various SAHA properties, to include Beacon Communities, to AC Plumbing Services (HABE) for an annual cumulative amount not to exceed \$165,000.00 for year one, \$180,000.00 for year two, \$210,000.00 for year three, and \$235,000.00 for years four and five; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Brandee Perez, Director of Federal Housing Programs)
6. Consideration and approval regarding Resolution 5732, authorizing the award of a contract for demolition services for the Villas De Fortuna Neighborhood to Hunter Demolition & Wrecking Corporation (SBE, WBE, HUB) for an amount not to exceed \$160,257.00 (Steven Morando, Director of Procurement and General Services; Lori Hall, Assistant Director of Real Estate and Homeownership)
7. Consideration and approval regarding Resolution 5733, authorizing the award of contracts to Crowned Eagle Realty, LLC, and Xsellence Realty, LLC (HABE), for residential real estate broker services for an

annual cumulative amount not to exceed \$250,000.00; both for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Lori Hall, Assistant Director of Real Estate and Homeownership)

8. Consideration and approval regarding Resolution 5735, authorizing the award of a contract for Artisan Park Development and/or Disposition Consulting Services to Economic & Planning Systems, Inc. for an amount not to exceed \$137,500.00; for a period of one year with the option to renew one additional one-year term (Steven Morando, Director of Procurement and General Services; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
9. Consideration and approval regarding Resolution 5734, authorizing the award of a contract to SADA Systems, Inc. for G Suite Business (formerly Google Apps Unlimited) and Cloud Single Sign On (SSO) licenses through the Department of Information Resources (DIR); for a period of one year with the option to renew up to two additional one-year terms; the annual cumulative amount for year one shall not exceed \$73,206.00 and the annual cumulative amount for year two and year three shall not exceed \$71,406.00 (Steven Morando, Director of Procurement and General Services; Jo Ana Alvarado, Director of Innovative Technology)
10. Consideration and approval regarding Resolution 5736, authorizing the award of a contract to Time Warner Cable Texas, LLC (Spectrum) for communications technology services through the Department of Information Resources (DIR) for an annual cumulative amount not to exceed \$303,077.76; for a period of 36 months (Steven Morando, Director of Procurement and General Services; Jo Ana Alvarado, Director of Innovative Technology)

#### **INDIVIDUAL ITEMS FOR CONSIDERATION**

11. Consideration and approval regarding Resolution 5737, in support of placing Land Use Restriction Agreements (LURA) on Westwood Plaza Apartments, Villas of Pecan Manor, Spanish Spur and Roselawn Apartments (Timothy E. Alcott, Real Estate and Legal Services Officer)
12. Update and discussion regarding the authorization to offer for sale to the highest bidder via sealed bid auction, approximately 1.827 acres of vacant commercially zoned land and a 1.425 acre parcel containing a 9,309-square foot vacant office building (Ed Hinojosa, Chief Financial Officer; Thomas Roth, Director of Asset Management)
13. Update and discussion regarding Insurance Policies Placed in Coverage for Fiscal Year 2017-2018 (Diana Kollodziej Fiedler, Director of Finance and Accounting)
14. Update and discussion regarding the July 20, 2017, Resident Services Committee Meeting (Charles Clack, Committee Chair, Resident Services Committee)
15. Update and discussion regarding the July 20, 2017, Operations and Choice Neighborhood Committee Meeting (Morris A. Stribling, DPM, Chair, Operations and Choice Neighborhood Committee)
16. Update and discussion regarding the Procurement Activity Report (Steven Morando, Director of Procurement and General Services)
17. Update and discussion regarding the Sponsorship Committee Report (Rosario Neaves, Director of Communications and Public Affairs)
18. President's Report
  - Council of Large Public Housing Authorities Report
  - Book Rich Environment Initiative
  - ConnectHome Summer Youth
  - Owner-Occupied Rehab Homes

- EIF “Par-Tee” Golf Tournament
- Annual William “Bill” Sinkin Education Summit

18. \*Closed Session:

**Real Estate/Consultation with Attorney**

Deliberate the management, purchase, exchange, lease or value of certain real properties and obtain legal advice regarding related legal issues pursuant to Texas Government Code Sec. 551.072 (real property) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Costa Almadena
- East Meadows

**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).

- Legal Report

19. **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.

The Board thanks you for coming to the meeting.

20. 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**  
**June 1, 2017**

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

**COMMISSIONERS PRESENT:**

Morris A. Stribling, DPM, Chair  
Charles R. Munoz, Vice-Chair  
Jessica Weaver, Commissioner  
Charles Clack, Commissioner  
Thomas F. Adkisson, Commissioner  
Francesca Caballero, Commissioner  
Marie R. McClure, Commissioner

**COMMISSIONERS ABSENT:**

None

**COUNSEL:** Doug Poneck, Escamilla & Poneck, LLP

**TRANSLATOR:** BCC Communications

**STAFF:**

David Nisivoccia, President and CEO  
Muriel Rhoder, Chief Administrative Officer  
Ed Hinojosa, Chief Financial Officer  
Timothy E. Alcott, Development Services and Neighborhood Revitalization Officer  
Adrian Lopez, Director of Community Development Initiatives  
David Clark, Director of Public Housing  
Janie Rodriguez, Director of Human Resources  
Jo Ana Alvarado, Director of Innovative Technology  
Brandee Perez, Director of Assisted Housing Programs

Steven Morando, Director of Procurement and General Services  
Rosario Neaves, Director of Communications and Public Affairs  
Hector Martinez, Director of Construction Services and Sustainability  
Domingo Ibarra, Director of Security  
Lorraine Robles, Director of Development Services and Neighborhood Revitalization  
Thomas Roth, Director of Asset Management  
Richard Milk, Director of Policy and Planning  
Diana Kolodziej Fiedler, Director of Finance and Accounting

**Item 1: Meeting called to order**

Chair Stribling called the meeting to order at 1:07 p.m.

**Item 2: Pledge of Allegiance/Moment of Silence**

Recitation of pledge and moment of silence

**Item 3: Presentation**

- Recognition of Kimberly Ochoa, Progress to Self-Sufficiency

**Item 4: Minutes**

- Approval of the May 4, 2017, Regular Board Meeting minutes

- Approval of the May 18, 2017, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)
- Approval of the May 18, 2017, Special Board Meeting minutes (Finance Committee)

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

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair			X	
Thomas F. Adkisson, Commissioner	X			
Francesca Caballero, Commissioner	X			
Charles Clack, Commissioner	X			
Jessica Weaver, Commissioner	X			
Marie R. McClure, Commissioner	X			

**Item 5: Resolution 5729, authorizing the award of a contract for tree planting and maintenance services to R & C Landscape, LLC (ESBE, HABE, MBE, SBE, HUB, Section 3 Business) for a period of one year with the option to renew two additional one-year terms; the annual cumulative amount for year one shall not exceed \$96,157.20, the annual cumulative amount for year two shall not exceed \$32,220.20, and the annual cumulative amount for year three shall not exceed \$16,110.10**  
Consent

**Item 6: Resolution 5727, authorizing the award of a contract for third-party management services to Orion Real Estate Services Texas, LLC, for 10 properties in the Beacon Portfolio, including: Cottage Creek I and II, Converse Ranch I and II, Courtland Heights, Reagan West, Monterrey Park, Towering Oaks, Woodhill and Villa De San Alfonso for an annual amount not to exceed \$620,000.00; for a period of one year with the option to renew for up to four additional one-year terms**  
Consent

**Item 7: Resolution 5728, authorizing the award of a contract for roof and window replacement at Madonna Apartments to Garland/DBS, Inc. through U.S. Communities Government Purchasing Alliance for an amount not to exceed \$770,550.00**  
Consent

**Item 8: Resolution 5726, authorizing the award of a contract for roof replacement at Cross Creek Apartments to Garland/DBS, Inc. through U.S. Communities Government Purchasing Alliance for an amount not to exceed \$836,520.00**  
Consent

**Item 9: Consideration and approval regarding Resolution 5708, authorizing the award of a contract for roof replacement at Lincoln Heights Courts to Garland/DBS, Inc. through the U.S. Communities Government Purchasing Alliance for an amount not to exceed \$4,884,264.00**  
Consent

**Item 10: Resolution 5725, authorizing the award of a contract for computer literacy training to Catarina I. Velasquez (HABE) for an annual cumulative amount not to exceed \$70,000.00; for a period of one year with the option to renew for up to four additional one-year terms**  
Consent

**Item 11: Resolution 5723, authorizing the President and CEO to renew or place insurance policies covering property, liability, cyber liability, excess/umbrella, directors and officers, employment practices, workers' compensation, automobile fleet, fiduciary, fidelity, and boiler and machinery for the San Antonio Housing Authority and its affiliated entities, for Fiscal Year 2017-2018, in an amount not to exceed \$2,950,000.00**  
Consent

**Motion:** Commissioner Clack moved to approve consent Items 5 through 11, with the exception of Item 12. Commissioner Caballero seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair			X	
Thomas F. Adkisson, Commissioner	X			
Francesca Caballero, Commissioner	X			
Charles Clack, Commissioner	X			
Jessica Weaver, Commissioner	X			
Marie R. McClure, Commissioner	X			

**Item 12: Resolution 5724, approving the Consolidated Operating Budget for the San Antonio Housing Authority and its affiliated Non-Profits for the fiscal year ending June 30, 2018**  
Resolution 5724 was pulled for discussion by Commissioner Caballero. Caballero thanked SAHA staff and highlighted key accomplishments such as the number of vouchers distributed, the ribbon cutting of East Meadows, the 86 contracts to SWBME businesses, the ConnectHome initiative and more.

She also stated she looks forward to the San Antonio Housing Authority increasing the Family Self-Sufficiency program enrollment, partnership outreach, training for residents and more.

She said with the decrease in federal funding, SAHA has to take a comprehensive approach as it relates to other local and state agencies and how to provide affordable housing as well as transportation, education, workforce development and economic development opportunities.

Caballero commended SAHA for seeking a public relations agency to help SAHA's Communications and Public Affairs Department in promoting the programs and accomplishments of the housing authority. Caballero also expects SAHA to use data to determine the performance of the agency.

**Motion:** Commissioner Adkisson moved to approve Resolution 5724. Commissioner Caballero seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair			X	
Thomas F. Adkisson, Commissioner	X			
Francesca Caballero, Commissioner	X			
Charles Clack, Commissioner	X			
Jessica Weaver, Commissioner	X			
Marie R. McClure, Commissioner	X			

**Item 13: Update and discussion regarding the May 18, 2017, Operations and Choice Neighborhood Committee meeting**

Commissioner Stribling reported an update and discussion was provided on Choice Neighborhood. Adrian Lopez, Director of Community Development Initiatives reported the Byrne Criminal Justice Grant was extended. Through the Jobs Plus Program, 133 adult members are working, and 66 of those members gained employment.

The Committee approved Resolution 5729, authorizing the award of a contract for tree planting and maintenance services to R & C Landscape, LLC; approved Resolution 5727, authorizing the award of a contract for third-party management services to Orion Real Estate Services, Texas, LLC for 10 properties in the Beacon Portfolio; approved Resolution 5728, authorizing the award of a contract for roof and window replacement at Madonna Apartments to Garland/DBS, Inc; approved Resolution 5726, authorizing the award of a contract to Garland/DBS, Inc. for roof replacement at Cross Creek Apartments; approved Resolution 5708, authorizing the award of a contract to Garland/DBS, Inc. for roof replacement at Lincoln Heights Courts; approved Resolution 5723, authorizing the President and CEO to renew or place insurance policies for Fiscal Year 2017-2018.

The Committee also discussed the closing of the Section 8 Tenant-Based Voucher waitlist.

**Item 14: Update and discussion regarding the May 18, 2017, Finance Committee meeting**

Committee Chair Adkisson reported the Finance Committee was moving in the right direction.

**Item 15: Update and discussion regarding the Procurement Activity Report**

Steven Morando, Director of Procurement and General Services, reported of 99 responses to eight formal and nine informal solicitations, an average of 5.6 responses per formal solicitation and 4.9 responses per informal solicitation were received.

For the first quarter of the calendar year, Morando reported Section 3 conducted extra outreach efforts, and as a result, several responded for services.

Current solicitations undergoing evaluation include Accounts Payable Automation Software and Property Casualty and Construction Estimating Software. Others include video surveillance of the Blueridge Subdivision construction site, housekeeping training for residents and bereavement counseling services.



**Item 16: Update and discussion regarding the Better Buildings Summit**

Hector Martinez, Director of Construction Services and Sustainability, reported the U.S. Department of Energy held its annual Better Buildings Summit, and for the third consecutive year invited SAHA to attend and take part in the presentation as an panel expert. Beth Keel, Sustainability Initiatives Liaison, participated as a panelist.

The Summit is held for partner entities nationwide who have accepted the Better Buildings Challenge by committing to reducing energy consumption by a minimum of 20 percent. In 2014, SAHA signed up for the community energy reduction goals.

The focus of the event was clean energy and included a tour of properties in Washington, DC. In 2015, the Department of Energy showcased SAHA properties that were modernized.

**Item 17: President's Report**

- 77th Annual Southwest NAHRO Conference
- Home Buyer Readiness Workshop Orientation
- Run-Off Election voting at SAHA
- Annual Father's Day Fiesta
- Book Rich Environment Initiative
- Mayor's Housing Summit
- NDIA Net Inclusion Conference
- Better Buildings Summit
- Gus Garcia Ribbon-cutting

**Item 18: \*Closed Session:**

**Real Estate/Consultation with Attorney**

Deliberate the management, purchase, exchange, lease or value of certain legal properties and obtain legal advice regarding related legal issues pursuant to Texas Government Code Sec. 551.072 (real property) and Texas Government Code Sec. 551.071 (consultation with attorney).

- East Meadows Update

**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).

- Consultation with attorney and discussion of Board operating procedures

Chair Stribling recessed for closed session at 2:28 p.m. No action was taken during closed session.

The regular board meeting was reconvened at 3:43 p.m.

**Item 19: Citizens to be Heard**

Epimenio Trevino

**Item 20: Adjournment**

With no objections, Chair Stribling adjourned the meeting at 3:43 p.m.

**ATTEST:**

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

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**David Nisivoccia**  
**President and CEO**

\_\_\_\_\_  
**Date**

**MINUTES**  
**SAN ANTONIO HOUSING AUTHORITY**  
**RESIDENT SERVICES COMMITTEE**  
**SPECIAL BOARD MEETING**  
**July 20, 2017**

**SCHEDULED: 12:30 p.m. at Mission Park Apartments, 5825 Analissa, San Antonio, TX, 78214**

**COMMISSIONERS PRESENT:**

Charles R. Munoz, Vice-Chair  
Charles Clack, Commissioner  
Marie R. McClure, Commissioner  
Jessica Weaver, Commissioner

**COMMISSIONERS ABSENT:**

Morris A. Stribling, DPM, Chair  
Francesca Caballero, Commissioner  
Thomas F. Adkisson, Commissioner

**COUNSEL:** Doug Poneck, Escamilla  
& Poneck, LLP

**TRANSLATOR:** BCC Communications

**STAFF:**

David Nisivoccia, President and CEO  
Muriel Rhoder, Chief Administrative Officer  
Ed Hinojosa, Chief Financial Officer  
Adrian Lopez, Director of Community  
Development Initiatives  
Janie Rodriguez, Director of Human  
Resources  
Jo Ana Alvarado, Director of Innovative  
Technology  
Brandee Perez, Director of  
Federal Housing Programs

Steven Morando, Director of Procurement and  
General Services  
Rosario Neaves, Director of Communications and  
Public Affairs  
Patrick Zacchini, Director of Internal Audit  
Domingo Ibarra, Director of Security  
Lorraine Robles, Director of Development Services  
and Neighborhood Revitalization  
Thomas Roth, Director of Asset Management  
Richard Milk, Director of Policy and Planning

**Item 1: Meeting called to order**

Committee Chair Clack called the meeting to order at 12:39 p.m.

**Item 2: Update and discussion regarding the Community Development Initiatives Report**

Mr. Lopez stated the Community Development Initiatives Department's work is largely focused on fulfilling SAHA's strategic goal No. 1, "to empower and equip families to improve their quality of life and achieve economic stability." To accomplish this, staff works to provide services onsite and to offer opportunities to create a sense of place and community. He also provided a summary of the major accomplishments and activities through the third and fourth quarter.

**Item 3: Update and discussion regarding Community Development Initiatives Upcoming Events**

Mr. Lopez provided a snapshot of activities and events through October 2017 and included photos in his presentation.

**Item 4: Update and discussion regarding the initial Resident Council President's Meeting**

Mr. Lopez stated, staff works to provide services onsite and offer opportunities to create a sense of place and community. One of the objectives is to keep residents engaged and build leadership capacity. This not only helps facilitate better community relations, it also helps keep SAHA accountable to its customers.

Other housing authorities have successfully built capacity amongst residents and have a very active leadership presence at their housing authority meetings beyond the representation on a Housing Authority's Board of Commissioners. In an effort to build on existing infrastructure of meeting and training existing Resident Councils, CDI proposed in March 2017 to begin to meet with the Presidents of the Resident Councils to engage them at a higher level. The intent is to meet on a quarterly basis to discuss common issues and concerns and to have the Presidents take an active role in coming up with solutions to the common problems. In addition, the efforts are intended to grow Resident Councils, increase impact of Resident Councils, sustain active councils and facilitate collaboration with SAHA departments.

On May 5, 2017, the initial meeting was held in order to explain the concept and solicit feedback from the Resident Council Presidents.

**Item 5: Public Comment**

The meeting was attended by 10 residents.

**Item 6: Briefing and property tour of Mission Park Apartments**

Committee Chair Clack and Commissioner Weaver attended a tour of the property.

**Item 7: Adjournment**

With no objections, Committee Chair Clack adjourned the meeting at 1:50 p.m.

**ATTEST:**

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

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**Date**

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**David Nisivoccia**  
**President and CEO**

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**Date**

**MINUTES  
SAN ANTONIO HOUSING AUTHORITY  
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE  
SPECIAL BOARD MEETING  
July 20, 2017**

**SCHEDULED: 2:00 p.m. at 818 S. Flores St., San Antonio, TX, 78204**

**COMMISSIONERS PRESENT:**

Morris A. Stribling, DPM, Chair  
Charles Munoz, Vice-Chair  
Charles Clack, Commissioner  
Marie R. McClure, Commissioner  
Jessica Weaver, Commissioner

**COMMISSIONERS ABSENT:**

Francesca Caballero, Commissioner  
Thomas F. Adkisson, Commissioner

**COUNSEL:** Doug Poneck, Escamilla &  
Poneck, LLP

**STAFF:**

David Nisivoccia, President and CEO  
Muriel Rhoder, Chief Administrative Officer  
Adrian Lopez, Director of Community  
Development Initiatives  
Janie Rodriguez, Director of Human  
Resources  
Jo Ana Alvarado, Director of Innovative  
Technology  
Diana Kollodziej Fielder, Director of Finance  
and Accounting  
Patrick Zacchini, Director of Internal Audit

Steven Morando, Director of Procurement and  
General Services  
Rosario Neaves, Director of Communications and  
Public Affairs  
Domingo Ibarra, Director of Security  
Lorraine Robles, Director of Development Services  
and Neighborhood Revitalization  
Thomas Roth, Director of Asset Management  
Richard Milk, Director of Policy and Planning  
Brandee Perez, Director of Federal Housing  
Programs

**Item 1: Meeting called to order**

Chair Stribling called the meeting to order at 2:00 p.m.

**Item 2: Resolution 5735, authorizing the award of a contract for Artisan Park Development and/or Disposition Consulting Services to Economic & Planning Systems, Inc. for an amount not to exceed \$137,500.00; for a period of one year with the option to renew one additional one-year term**

Ms. Robles stated SAHA requires the services of a firm to provide consulting services to assist in the development of a plan or plans for the development and/or disposition of the remaining property at Victoria Commons, which is located south of the historic Hemisfair and adjacent to Lavaca Historic neighborhood and scenic landmarks.

The property was originally constructed in 1941 with 766 public housing units (Victoria Courts) that have been demolished and replaced with mixed income communities consisting of Refugio Place Apartments, Artisan Park Townhomes, Leigh Street Homes, and Hemisview Village Apartments, now known as Victoria Commons. SAHA owns 98 townhome lots, an

administration building, two detention pond areas, and unused land and would like to complete the development of this area.

Economic & Planning Systems, Inc. is recommended for a contract award. The cost for Artisan Park development and/or disposition consulting services is not expected to exceed an amount of \$137,500.00, which includes a 10 percent contingency to allow for any additional meetings with SAHA management or community partners that may be required and will be funded by proceeds from the sale of Victoria Commons, Leigh Street lots.

**Motion:** Commissioner Clack moved to approve Resolution 5735. Commissioner Weaver seconded the motion. Approved.

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

**Item 3: Presentation**

The Operations and Choice Neighborhood Committee received updates regarding Plan Base and updates regarding the Rental Assistance Demonstration (RAD) program.

**Item 4: Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood**

Ms. Robles reported phase one is 96 percent complete. Construction is scheduled to be completed by September 2017. The Wheatley Park Senior Living - Senior Building is 50 percent complete as of June 30, 2017.

Lori Hall, Assistant Director of Real Estate and Homeownership, reported SAHA staff has secured seven infill vacant lots in Target Area I. Staff is seeking a builder to build the first two homes. As part of the Critical Community Improvements (CCI) Plan, SAHA is also working on neighborhood facade restoration. To date, 11 Choice Facade grants have been awarded. In regards to the Urban Farm, Community Rollout meetings are complete. Residents have expressed interest in the development of the farm and the type of crops they want to see planted. Platting is still underway and is expected to be completed by the end of summer. Construction on the Good Samaritan Veterans Outreach Transitional Center is complete, and the grand opening is scheduled for August 9, 2017.

Mr. Lopez reported through Group Violence Intervention, aggravated assaults have decreased by 36.4 percent and murders have decreased by 60 percent in the Choice footprint.

**Item 5: Resolution 5730, authorizing the award of a contract for accounts payable automation software to Optima Global Solutions, Inc. (ABE, DBE, MBE) for a period of one year with the option to renew up to four additional one-year terms; the annual cumulative amount for year one shall not exceed an amount of \$109,874.45 and the annual cumulative amount for years two through five shall not exceed an amount of \$9,140.00**

A total of four proposals were received in response to the RFP and Optima Global Solutions is the highest rated responsive and responsible proposer and is being recommended for a contract award.

The cost for the automated accounts payable system is not expected to exceed an annual amount of \$109,874.45 for year one that includes installation, start-up costs and annual support and \$9,140.00 for years two through five for the ongoing annual support. This project will be funded through the approved operating budgets.

**Motion:** Commissioner Munoz moved to approve Resolution 5730. Commissioner McClure seconded the motion. Approved.

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

**Item 6:** **Resolution 5731, authorizing the award of a contract for Removal and Replacement of Bathtubs, Shower Pans and Associated Repairs at various SAHA properties, to include Beacon Communities, to AC Plumbing Services (HABE) for an annual cumulative amount not to exceed \$165,000.00 for year one, \$180,000.00 for year two, \$210,000.00 for year three, and \$235,000.00 for years four and five; for a period of one year with the option to renew up to four additional one-year terms**

SAHA requires the services of a contractor to remove and replace bathtubs and shower pans and provide associated repairs on an as-needed basis at various SAHA properties, to include Beacon Communities.

AC Plumbing Services was the lowest responsive and responsible bidder and is recommended for contract award. The cost for removal and replacement of bathtubs, shower pans, and associated repairs is not expected to exceed an annual amount of \$165,000.00 for year one, \$180,000.00 for year two, \$210,000.00 for year three, and \$235,000.00 for years four and five. The recommended award amounts are increased for years two through four, to allow for the four year plan to transition properties back from third party management companies to Beacon Communities portfolio. This service will be funded by the properties operating budgets.

**Motion:** Commissioner McClure moved to approve Resolution 5731. Chair Stribling seconded the motion. Approved.

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

**Item 7: Resolution 5732, authorizing the award of a contract for demolition services for the Villas De Fortuna Neighborhood to Hunter Demolition & Wrecking Corporation (SBE, WBE, HUB) for an amount not to exceed \$160,257.00**

SAHA requires the services of a contractor to provide demolition and associated services to 28 vacant, boarded up homes located in the Villas de Fortuna Neighborhood in preparation for the future new construction of 28 single-family residential units. The Villas de Fortuna Neighborhood is part of a former HOPE VI Mirasol project, which includes the revitalization of four neighborhoods (Blueridge, Villas de Fortuna, Sunflower, and Palm Lake). The Blueridge Neighborhood is the largest of the four neighborhoods and is the first phase of the rebuild. Villas de Fortuna will be Phase II of this redevelopment.

Hunter Demolition & Wrecking Corporation is the lowest responsive and responsible bidder and is recommended for contract award. The cost for the demolition services of the Villa de Fortuna Neighborhood is not expected to exceed an amount of \$160,257.00, to include a base bid of \$145,688.00, and a 10 percent contingency in the amount of \$14,569.00, which will only be used as necessary. This project will be funded through Mirasol settlement funds.

**Motion:** Commissioner McClure moved to approve Resolution 5732. Commissioner Munoz seconded the motion. Approved.

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

**Item 8: Resolution 5733, authorizing the award of contracts to Crowned Eagle Realty, LLC, and Xsellence Realty, LLC (HABE), for residential real estate broker services for an annual cumulative amount not to exceed \$250,000.00; both for a period of one year with the option to renew up to four additional one-year terms**

SAHA requires residential real estate brokerage services to include the listing, sale and purchase of various properties and to conduct market studies for single-family, multi-family, i.e., duplex, triplex, fourplex, and vacant residential land to include partial and small acreage lots.



Crowned Eagle Realty, LLC, and Xsellence Realty, LLC, are recommended for contract award. The commissions paid for residential real estate broker services is not expected to exceed an annual amount of \$250,000.00. The maximum amount paid for listing and/or selling properties shall not exceed 6 percent to include 3 percent for the listing agent (SAHA) and 3 percent for the buyer's agent. The listing agent may not represent both sides of the transaction. Should the buyer opt not to be represented, 3 percent is the maximum that will be paid to SAHA's broker, per transaction. The cost for consulting services or market studies shall not exceed \$25.00 per hour.

**Motion:** Commissioner Weaver moved to approve Resolution 5733. Commissioner McClure seconded the motion. Approved.

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

**Item 9:** **Resolution 5734, authorizing the award of a contract to SADA Systems, Inc. for G Suite Business (formerly Google Apps Unlimited) and Cloud Single Sign On (SSO) licenses through the Department of Information Resources (DIR); for a period of one year with the option to renew up to two additional one-year terms; the annual cumulative amount for year one shall not exceed \$73,206.00 and the annual cumulative amount for year two and year three shall not exceed \$71,406.00**

As an integral part of the SAHA operations, the G Suite business applications are used as the primary business communication tool for email, file storage, office applications and team collaboration. The Cloud SSO is added to the G Suite application for user authentication and SAHA brand identity. Using their assigned SAHA Google account credentials, SAHA staff access the G-suite of applications through the customized SAHA branded SSO page. Two factor authentication adds a second layer of authentication to provide stronger security when accessing G Suite applications.

The cost for G Suite Business and Cloud SSO is not expected to exceed an annual cumulative amount of \$73,206.00 for year one to include: \$66,906.00 for 630 G Suite Business licenses plus \$4,500.00 for Cloud SSO with Password Sync & Two Factor Authentication for all users plus \$1,500.00 for authentication implementation and configuration plus \$300.00 for project management fees; the annual cumulative amount for year two and three is not expected to exceed \$71,406.00 per year and all amounts will be funded through the approved operating budgets.

**Motion:** Commissioner Munoz moved to approve Resolution 5734. Chair Stribling seconded the motion. Approved.

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

**Item 10: Resolution 5736, authorizing the award of a contract to Time Warner Cable Texas, LLC (Spectrum) for communications technology services through the Department of Information Resources (DIR) for an annual cumulative amount not to exceed \$303,077.76; for a period of 36 months**

The SAHA-wide area network (WAN) is a fiber infrastructure designed to provide internet, data and voice connectivity to all SAHA properties, its affiliated entities and Central Office. This includes the Central Office WiFi, 50 property community room WiFi's and the point-to-point connectivity to SAHA's Disaster Recovery backup hosting facility. The existing contract is set to expire in July 2017, creating the opportunity to improve SAHA's fiber WAN by upgrading the agency's bandwidth to all service entities. This level of bandwidth upgrade will improve SAHA's ability to continue to deliver innovative cloud technology solutions.

The cost for communications technology services is not expected to exceed an annual cumulative amount of \$303,077.76 or \$909,233.28 for the 36 month period and will be funded through the approved operating budgets. This represents a total savings of \$471,243.60 over the current costs for the three-year term.

**Motion:** Commissioner McClure moved to approve Resolution 5736. Commissioner Weaver seconded the motion. Approved.

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

**Item 12: Adjournment**

Update and discussions and closed session topics were moved to the August 3, 2017, Regular Board Meeting. Chair Stribling adjourned the meeting at 3:34 p.m.

**ATTEST:**

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

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**Date**

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**David Nisivoccia**  
**President and CEO**

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**Date**

## BOARD OF COMMISSIONERS

RESOLUTION 5730, AUTHORIZING THE AWARD OF A CONTRACT FOR ACCOUNTS PAYABLE AUTOMATION SOFTWARE TO OPTIMA GLOBAL SOLUTIONS, INC. (ABE, DBE, MBE) FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS; THE ANNUAL CUMULATIVE AMOUNT FOR YEAR ONE SHALL NOT EXCEED AN AMOUNT OF \$109,874.45 AND THE ANNUAL CUMULATIVE AMOUNT FOR YEARS TWO THROUGH FIVE SHALL NOT EXCEED AN AMOUNT OF \$9,140.00

  
\_\_\_\_\_  
David Nisivoccia  
President and CEO  
\_\_\_\_\_  
Steven Morando  
Director of Procurement  
and General Services  
\_\_\_\_\_  
Diana Fiedler  
Director of Finance and  
Accounting**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5730, authorizing the award of a contract for Accounts Payable Automation Software to Optima Global Solutions, Inc. (ABE, DBE, MBE) for a period of one year with the option to renew up to four additional one-year terms; the annual cumulative amount for year one shall not exceed an amount of \$109,874.45 and the annual cumulative amount for years two through five shall not exceed an annual amount of \$9,140.00.

**SUMMARY:**

In order to reduce manual data entry required to process invoices and move towards the agency's goal of paper elimination, SAHA requires the services of a company to provide an integrated JDE compatible system solution to include implementation, training and ongoing technical and revision support for an automated accounts payable system.

On July 22, 2016, SAHA issued a "Request For Proposals" (RFP) #1605-209-11-4522 for Accounts Payable Automation Software, which closed on October 13, 2016. The RFP was published on SAHA's website, Electronic State Business Daily (ESBD), The Hart Beat, La Prensa, various other venues and direct solicited to 104 contractors. A total of four proposals were received in response to the RFP: Basware, Inc., Canon Solutions America, Inc., Optima Global Solutions, Inc., (ABE, DBE, MBE) and Xerox Corporation. All proposals were evaluated based on the following criteria: project management, implementation and training methodology, responses to requirements, respondent experience, implementation schedule, interview and product demonstration, price proposal and strength of the SWMBE and Section 3 plans. Additionally, presentations were conducted for the three highest rated proposers. Based upon the above, Optima Global Solutions is the highest rated responsive and responsible proposer and is being recommended for a contract award.

Optima Global Solutions, Inc. was founded in 2001 and is headquartered at Lawrenceville, New Jersey. They self-certify as an ABE and have been certified as a MBE by the New York and New Jersey Minority Supplier Development Council, a DBE by the Department of Transportation

and a Small Disadvantaged Business by the U.S. Small Business Administration. This company is a “one stop center” for the IT needs of their clients to include the private sector, as well as Federal, State and City Government agencies. Their services include program and project management, subject matter experts/business analysis, application systems and architecture design, custom application software development, database programming and administration, data warehouse design and administration, network design and administration, training and documentation, information assurance and cyber security, configuration and change management, system testing and software quality assurance, and application development using open source technology. Optima Global Solutions has received no prior awards from SAHA. This project requires highly skilled and specialized IT professionals with software development experience using the Kofax TotalAgility platform. Therefore, this project will be completed solely utilizing their current full-time employees. Section 3 hiring will not be included in this project due to the highly specialized nature of the positions.

**Financial Impact:**

The cost for the automated accounts payable system is not expected to exceed an annual amount of \$109,874.45 for year one that includes installation, start-up costs and annual support and \$9,140.00 for years two through five for the ongoing annual support. This project will be funded through the approved operating budgets.

**ATTACHMENTS:**

Resolution 5730  
Company Profile  
Scoring Matrix  
Ad List

**San Antonio Housing Authority  
Resolution 5730**

**RESOLUTION 5730, AUTHORIZING THE AWARD OF A CONTRACT FOR ACCOUNTS PAYABLE AUTOMATION SOFTWARE TO OPTIMA GLOBAL SOLUTIONS, INC. (ABE, DBE, MBE) FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS; THE ANNUAL CUMULATIVE AMOUNT FOR YEAR ONE SHALL NOT EXCEED AN AMOUNT OF \$109,874.45 AND THE ANNUAL CUMULATIVE AMOUNT FOR YEARS TWO THROUGH FIVE SHALL NOT EXCEED AN AMOUNT OF \$9,140.00**

**WHEREAS**, on July 22, 2016, SAHA issued a "Request For Proposals" (RFP) #1605-209-11-4522 for Accounts Payable Automation Software, which closed on October 13, 2016; and

**WHEREAS**, a total of four proposals were received in response to the RFP; and

**WHEREAS**, Optima Global Solutions is the highest rated responsive and responsible proposer and is being recommended for a contract award; and

**WHEREAS**, the cost for the automated accounts payable system is not expected to exceed an annual amount of \$109,874.45 for year one that includes installation, start-up costs and annual support and \$9,140.00 for years two through five for the ongoing annual support. This project will be funded through the approved operating budgets; and

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

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

- 1) Approves Resolution 5730, authorizing the award of a contract for Accounts Payable Automation Software to Optima Global Solutions, Inc. (ABE, DBE, MBE) for a period of one year with the option to renew up to four additional one-year terms; the annual cumulative amount for year one shall not exceed an amount of \$109,874.45 and the annual cumulative amount for years two through five shall not exceed an annual amount of \$9,140.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 3rd day of August 2017.**

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

**Attested and approved as to form:**

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**David Nisivoccia**  
**President and CEO**

## Optima Global Solutions, Inc. Company Profile

Optima Global Solutions, Inc. was founded in 2001 and is headquartered at Lawrenceville, New Jersey. They self-certify as an ABE (Asian Business Enterprise) and have been certified as an MBE by the New York and New Jersey Minority Supplier Development Council, a DBE by the Department of Transportation and a Small Disadvantaged Business by the U.S. Small Business Administration.

This company is a “one stop center” for the IT needs of their clients to include the private sector, as well as Federal, State and City Government agencies. Their services include program and project management, subject matter experts/business analysis, application systems and architecture design, custom application software development, database programming and administration, data warehouse design and administration, network design and administration, training and documentation, information assurance and cyber security, configuration and change management, system testing and software quality assurance, and application development using open source technology.

Optima Global Solutions has received no prior awards from SAHA. This project requires highly skilled and specialized IT professionals with software development experience using the Kofax TotalAgility platform. Therefore, this project will be completed solely utilizing their current full time employees. We will refer this to SAHA's Section 3 Coordinator for development of a Section 3 Plan that does not include hiring as a goal.

Scoring Matrix - Initial Accounts Payable Automation Software 1605-209-11-4522					
Contention Description	Max Points Weight	Canon Solutions America, Inc	Basware, Inc.	Optima Global Solutions, Inc	Xerox Corporation
<b>Project Management, Implementation &amp; Training:</b>	1-5 20%				
Rater 1		3.00	4.00	4.00	3.75
Rater 2		3.00	5.00	5.00	4.00
Rater 3		3.00	5.00	4.00	4.00
Rater 4		5.00	5.00	5.00	5.00
Rater 5		2.00	5.00	4.00	3.00
Rater 6		3.00	4.00	4.00	3.00
Total Score		19.00	28.00	26.00	22.75
Average Score		3.17	4.67	4.33	3.79
Weighted Score		0.63	0.93	0.87	0.76
<b>Response to Requirements:</b>	1-5 15%				
Rater 1		3.00	4.00	4.00	4.00
Rater 2		3.00	5.00	5.00	5.00
Rater 3		3.00	5.00	5.00	3.00
Rater 4		3.00	5.00	5.00	5.00
Rater 5		2.00	5.00	4.00	3.00
Rater 6		2.00	5.00	4.00	3.00
Total Score		16.00	29.00	27.00	23.00
Average Score		2.67	4.83	4.50	3.83
Weighted Score		0.40	0.73	0.68	0.58
<b>Respondent Experience:</b>	1-5 10%				
Rater 1		2.00	4.00	3.00	4.00
Rater 2		4.00	5.00	4.00	5.00
Rater 3		3.00	5.00	4.00	4.00
Rater 4		3.00	5.00	4.00	3.00
Rater 5		2.00	4.00	4.00	4.00
Rater 6		3.00	4.00	4.00	4.00
Total Score		17.00	27.00	23.00	24.00
Average Score		2.83	4.50	3.83	4.00
Weighted Score		0.28	0.45	0.38	0.40
<b>Implementation Schedule:</b>	1-5 5%				
Rater 1		2.00	4.00	3.50	3.75
Rater 2		3.00	5.00	4.00	5.00
Rater 3		3.00	5.00	5.00	5.00
Rater 4		3.00	5.00	5.00	5.00
Rater 5		2.00	4.00	4.00	1.00
Rater 6		3.00	3.00	3.00	3.00
Total Score		16.00	26.00	24.50	22.75
Average Score		2.67	4.33	4.08	3.79
Weighted Score		0.13	0.22	0.20	0.19
<b>Interview &amp; Product Demonstration:</b>	1-5 5%				
Rater 1					
Rater 2					
Rater 3					
Rater 4					
Rater 5					
Rater 6					
Total Score		0.00	0.00	0.00	0.00
Average Score		0.00	0.00	0.00	0.00
Weighted Score		0.00	0.00	0.00	0.00
<b>Price proposal:</b>	1-5 25%				
Total Score		3.09	0.43	5.00	3.49
Weighted Score		0.77	0.11	1.25	0.87
<b>Strength of the Section 3 plans:</b>	1-5 10%				
Rater 1		2.00	0.00	2.00	1.00
Rater 2		1.00	0.00	2.00	1.00
Rater 3		1.00	0.00	2.00	1.00
Rater 4		1.00	0.00	1.00	1.00
Rater 5		2.00	0.00	2.00	1.00
Rater 6		2.00	0.00	2.00	1.00
Total Score		9.00	0.00	11.00	6.00
Average Score		1.50	0.00	1.83	1.00
Weighted Score		0.15	0.00	0.18	0.10
<b>Strength of the SWMBE plans:</b>	10%				
Rater 1		1.00	0.00	1.00	1.00
Rater 2		1.00	0.00	1.00	2.00
Rater 3		1.00	0.00	3.00	2.00
Rater 4		1.00	0.00	2.00	2.00
Rater 5		1.00	0.00	1.00	2.00
Rater 6		1.00	0.00	1.00	2.00
Total Score		6.00	0.00	9.00	11.00
Average Score		1.00	0.00	1.50	1.83
Weighted Score		0.10	0.00	0.15	0.18
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.#					
Category I: As detailed in Attachment D	5 (.25)				
Category II: As detailed in Attachment D	4 (.2)				
Category III: As detailed in Attachment D	3 (.15)				
Category IV: As detailed in Attachment D	2 (.1)				
Total Weighted Score		2.47	2.43	3.71	3.08



Scoring Matrix - Presentations Accounts Payable Automation Software 1605-209-11-4522				
Criterion Description	Max Points Weight	Basware, Inc.	Optima Global Solutions, Inc	Xerox Corporation
<b>Project Management, Implementation &amp; Training:</b>	1-5 20%			
Rater 1		4.00	4.00	3.75
Rater 2		5.00	5.00	4.00
Rater 3		5.00	4.00	4.00
Rater 4		5.00	5.00	5.00
Rater 5		5.00	4.00	3.00
Rater 6		4.00	4.00	3.00
Total Score		28.00	26.00	22.75
Average Score		4.67	4.33	3.79
Weighted Score		0.93	0.87	0.76
<b>Response to Requirements:</b>	1-5 15%			
Rater 1		4.00	4.00	4.00
Rater 2		5.00	5.00	5.00
Rater 3		5.00	5.00	3.00
Rater 4		5.00	5.00	5.00
Rater 5		5.00	4.00	3.00
Rater 6		5.00	4.00	3.00
Total Score		29.00	27.00	23.00
Average Score		4.83	4.50	3.83
Weighted Score		0.73	0.68	0.58
<b>Respondent Experience:</b>	1-5 10%			
Rater 1		4.00	3.00	4.00
Rater 2		5.00	4.00	5.00
Rater 3		5.00	4.00	4.00
Rater 4		5.00	4.00	3.00
Rater 5		4.00	4.00	4.00
Rater 6		4.00	4.00	4.00
Total Score		27.00	23.00	24.00
Average Score		4.50	3.83	4.00
Weighted Score		0.45	0.38	0.40
<b>Implementation Schedule:</b>	1-5 5%			
Rater 1		4.00	3.50	3.75
Rater 2		5.00	4.00	5.00
Rater 3		5.00	5.00	5.00
Rater 4		5.00	5.00	5.00
Rater 5		4.00	4.00	1.00
Rater 6		3.00	3.00	3.00
Total Score		26.00	24.50	22.75
Average Score		4.33	4.08	3.79
Weighted Score		0.22	0.20	0.19
<b>Interview &amp; Product Demonstration:</b>	1-5 5%			
Rater 1		5.00	3.75	4.00
Rater 2		5.00	4.00	3.00
Rater 3		5.00	5.00	3.00
Rater 4		5.00	4.00	3.00
Rater 5		4.00	4.00	3.00
Rater 6		5.00	4.00	3.00
Total Score		29.00	24.75	19.00
Average Score		4.83	4.13	3.17
Weighted Score		0.24	0.21	0.16
<b>Price proposal:</b>	1-5 25%			
Total Score		0.43	5.00	3.49
Weighted Score		0.11	1.25	0.87
<b>Strength of the Section 3 plans:</b>	1-5 10%			
Rater 1		0.00	2.00	1.00
Rater 2		0.00	2.00	1.00
Rater 3		0.00	2.00	1.00
Rater 4		0.00	1.00	1.00
Rater 5		0.00	2.00	1.00
Rater 6		0.00	2.00	1.00
Total Score		0.00	11.00	6.00
Average Score		0.00	1.83	1.00
Weighted Score		0.00	0.18	0.10
<b>Strength of the SWMBE plans:</b>	10%			
Rater 1		0.00	1.00	1.00
Rater 2		0.00	1.00	2.00
Rater 3		0.00	3.00	2.00
Rater 4		0.00	2.00	2.00
Rater 5		0.00	1.00	2.00
Rater 6		0.00	1.00	2.00
Total Score		0.00	9.00	11.00
Average Score		0.00	1.50	1.83
Weighted Score		0.00	0.15	0.18
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)			
<b>Total Weighted Score</b>		2.67	3.92	3.24

Entity	Contact Name	Email
<b>ORGANIZATIONS</b>		
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@aiaa.org
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com
CDC News		plans@cdcnews.com
CFMA	Tommy Wallace	wallacet@zhi.com kimr@avacpa.com
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org
Goodwill Industries	Clark Mosely	cmosley@goodwillsa.org maguilar@goodwillsa.org
Greater San Antonio Builders Association	Becky Oliver	oliverpub@aol.com
The San Antonio Chamber of Commerce	Julie Oltersdorf	julieo@sachamber.org
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org
I Square Foot Plan Room		agcquoin@isqft.com saprojects@isqft.com
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com
Lift Fund		info@liftfund.com
Maestro Center Org	Irene Chavez	irene@maestrocenter.org
MCA-SMACNA		mca-smacna@mca-smacna.org
Minority Business Council	Hector Garcia	hector@hegarciaa.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
NAWBD San Antonio	Madeline Slay	Madeline@masarchitecture.com
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com
SAABE	Melodie	mg.assoc.mgmt@gmail.com
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com
SA Chapter of the Associated General Contractors	Dana Marsh	dmarsh@sanantonioagc.org
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos Martha Zurita	ramiroc@sahcc.org mariyaf@sahcc.org marthaz@sahcc.org
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org
South Central Regional Certification Agency	Julio Fuentes	jfuentes@sctrca.org
South San Antonio Chamber of Commerce	Tom Shaw	events@southsachamber.org
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com
Texas Society of Professional Engineers	Laura Campa	meghan@tspe.org jennifer@tspe.org
TIBH Industries	Robert Divo	robertolivo@tibh.org
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org
Women's Business Center	Brittany Sharnsky	businesscenter@liftfund.com bsharnsky@liftfund.com
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org
NAHRD	Web Site	Direct Posting
Public Purchase	Web Site	Direct Posting
Texas ESBD	Web Site	Direct Posting
North San Antonio Chamber of Commerce	Web Site	Direct Posting
<b>SECTION 3 BIDDERS</b>		
None On File		
<b>HUB Contacts</b>		
ADCOMP SYSTEMS INC.	Mansur Plumber	mansur@adcompsystems.com
ADEPT GROUP	Vivian Yu	vivianyu50@yahoo.com
ADJUVANT CONSULTING, INC.	Fred A. Casillas	fred.casillas@aci-8a.com
AKILI, INC.	Shiek Shah	kshah@akili.com
AMBONARE INCORPORATED	Samuel Chen	samuel.chen@ambonare.com
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Entity	Contact Name	Email
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CENTEX INTEGRATION AND CONSULTING	Jose G. Flores	jflores@centexics.com
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Entity	Contact Name	Email
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Transcepta, LLC.		info@transcepta.com
Wave Technology Solutions Group	Paul Nassar	pnassar@wave-tsg.com

## BOARD OF COMMISSIONERS

RESOLUTION 5731, AUTHORIZING THE AWARD OF A CONTRACT FOR REMOVAL AND REPLACEMENT OF BATHTUBS, SHOWER PANS, AND ASSOCIATED REPAIRS AT VARIOUS SAHA PROPERTIES, TO INCLUDE BEACON COMMUNITIES, TO AC PLUMBING SERVICES (HABE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$165,000.00 FOR YEAR ONE, \$180,000.00 FOR YEAR TWO, \$210,000.00 FOR YEAR THREE, AND \$235,000.00 FOR YEARS FOUR AND FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS



David Nisivoccia  
President and CEO



Steven Morando  
Director of Procurement  
and General Services



Brandee Perez  
Director of Federal Housing  
Programs

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5731, authorizing the award of a contract for removal and replacement of bathtubs, shower pans, and associated repairs at various SAHA properties, to include Beacon Communities, to AC Plumbing Services for an annual cumulative amount not to exceed \$165,000.00 for year one, \$180,000.00 for year two, \$210,000.00 for year three, and \$235,000.00 for years four and five; for a period of one year with the option to renew up to four additional one-year terms.

**SUMMARY:**

SAHA requires the services of a contractor to remove and replace bathtubs and shower pans and provide associated repairs on an as needed basis at various SAHA properties, to include Beacon Communities.

On May 31, 2017, SAHA issued an "Invitation For Bids" (IFB) #1705-934-64-4658 for Removal and Replacement (R & R) of Bathtubs and Shower Pans SAHA-wide, which closed on June 20, 2017. The IFB was published on SAHA's website, Electronic State Business Daily (ESBD), La Prensa, the Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 40 contractors. A total of eight bids were received in response to the IFB: AC Plumbing Services (HABE), All Pro General Construction (DBE, ESBE, HABE, MBE, SBE, Section 3 Business), National Bath Systems, LLC dba Bath Fitter, EA Contractor (HABE), Earl Greenwood Construction, Inc. (AABE, VBE), LJ's Home Carpentry (HABE), Montemayor General Contractor (HABE, Section 3 Business), and R & J Muniz Remodeling (ESBE, HABE, MBE, SBE, Section 3 Business). All bids were evaluated on the following criteria: purchase price, reputation of the bidder and his goods or services, quality of the goods or services, extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria identified within the solicitation document. Based on the above, AC Plumbing Services was the lowest responsive and responsible bidder and is recommended for contract award.

AC Plumbing Services was established in 2014 and is located in San Antonio, Texas. They were previously known as Air Jireh Services that was founded in 1989. AC Plumbing Services acquired Air Jireh Services in August 2014 and renamed the company. AC Plumbing Services

is a multi-service company providing plumbing services to residential and commercial customers in the San Antonio and surrounding areas. They have 12 staff and operate 365 days a year, with emergency service available 24 hours a day. Their services range from fixing leaky faucets to remodeling a bathroom. AC Plumbing Services is currently under contract with SAHA to provide plumbing maintenance services and they have received prior awards from SAHA to remove and replace bath tubs and shower pans. Additionally, as part of the EPC project, as a subcontractor they provided minor plumbing replacement and repairs at Cassiano Homes. In addition to their residential clients, they perform work for: City of San Antonio, Bexar County, Architectural Habitat of San Antonio, Northstar Elite Consulting and Construction, and the Marriott Hotel located on 410/I-10. This contractor's Section 3 Good Faith Effort Plan includes hiring three part-time individuals in the laborers (unskilled) category.

**CONTRACT OVERSIGHT:**

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

**FINANCIAL IMPACT:**

The cost for removal and replacement of bathtubs, shower pans, and associated repairs is not expected to exceed an annual amount of \$165,000.00 for year one, \$180,000.00 for year two, \$210,000.00 for year three, and \$235,000.00 for years four and five. The recommended award amounts are increased for years two through four, to allow for the four year plan to transition properties back from third party management companies to Beacon Communities portfolio. This service will be funded by the properties operating budgets.

**ATTACHMENTS:**

Resolution 5731  
Company Profile  
Tabulation  
Ad List

**San Antonio Housing Authority  
Resolution 5731**

**RESOLUTION 5731, AUTHORIZING THE AWARD OF A CONTRACT FOR REMOVAL AND REPLACEMENT OF BATHTUBS, SHOWER PANS, AND ASSOCIATED REPAIRS AT VARIOUS SAHA PROPERTIES, TO INCLUDE BEACON COMMUNITIES, TO AC PLUMBING SERVICES (HABE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$165,000.00 FOR YEAR ONE, \$180,000.00 FOR YEAR TWO, \$210,000.00 FOR YEAR THREE, AND \$235,000.00 FOR YEARS FOUR AND FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, on May 31, 2017, SAHA issued an "Invitation For Bids" (IFB) #1705-934-64-4658 for Removal and Replacement (R & R) of Bathtubs and Shower Pans SAHA-wide, which closed on June 20, 2017; and

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

**WHEREAS**, AC Plumbing Services (HABE) is the lowest responsive and responsible bidder and is being recommended for a contract award; and

**WHEREAS**, the cost for removal and replacement of bathtubs, shower pans, and associated repairs is not expected to exceed an annual amount of \$165,000.00 for year one, \$180,000.00 for year two, \$210,000.00 for year three, and \$235,000.00 for years four and five. The recommended award amounts are increased for years two through four, to allow for the four year plan to transition properties back from third party management companies to Beacon Communities portfolio. This service will be funded by the properties operating budget; and

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

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

- 1) Approves Resolution 5731, authorizing the award of a contract for removal and replacement of bathtubs, shower pans, and associated repairs at various SAHA properties, to include Beacon Communities, to AC Plumbing Services for an annual cumulative amount not to exceed \$165,000.00 for year one, \$180,000.00 for year two, \$210,000.00 for year three, and \$235,000.00 for years four and five; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 3rd day of August 2017.**

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

**Attested and approved as to form:**

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**David Nisivoccia**  
**President and CEO**

## AC Plumbing Services

### Company Profile

AC Plumbing Services was established in 2014 and is located in San Antonio, Texas. They were previously known as Air Jireh Services that was founded in 1989. AC Plumbing Services acquired Air Jireh Services in August 2014 and renamed the company. The company is owned by 100% by Ricardo Martinez who purchased the company from his brother and had worked in the company for over 15 years.

AC Plumbing services is a multi-service company providing plumbing services to residential and commercial customers in the San Antonio and surrounding areas. They have 12 staff and operate 365 days a year, with emergency service available 24 hours a day. Their services range from fixing leaky faucets to remodeling a bathroom.

AC Plumbing Services is currently has an annual contract with SAHA to provide plumbing maintenance services and they have received prior awards from SAHA to remove and replace bathtubs and shower pans. Additionally, as part of the EPC project, as a subcontractor, they provided minor plumbing replacement and repairs at Cassiano Homes. In addition to their residential clients, they perform work for: City of San Antonio, Bexar County, Architectural Habitat of San Antonio, Northstar Elite Consulting and Construction, and the Marriott Hotel located on 410/I-10.

The company is self-certified as an Hispanic Owned Business and is currently awaiting its certification from the South Central Texas Regional Certification Agency (SCTRCA).



**BID TABULATION**  
**Remove and Replace Bath Tubs and Shower Pans**  
**1705-934-64-4658**

Item	QTY	JAC Plumbing Services	Extension	AllPro Gen Const	Extension	Bath Fitter	Extension	EA Contractor	Extension
Remove and Replace 4 1/2" Steel tubs (each)	10	\$895.00	\$6,950.00	\$1,400.00	\$14,000.00	\$843.70	\$8,437.00	\$790.00	\$7,900.00
Remove and Replace 5" Steel tubs (each)	25	\$695.00	\$17,375.00	\$1,400.00	\$35,000.00	Not Bid		\$790.00	\$19,750.00
Remove and Replace 4 1/2" Fiberglass (each)	10	\$625.00	\$6,250.00	\$6,500.00	\$65,000.00	Not Bid		\$840.00	\$8,400.00
Remove and Replace 5" Fiberglass tubs (each)	25	\$625.00	\$15,625.00	\$1,400.00	\$35,000.00	Not Bid		\$895.00	\$22,375.00
R and R up to 36" X 36" Shower Pans (each)	30	\$950.00	\$28,500.00	\$1,400.00	\$42,000.00	\$843.70	\$25,311.00	\$815.00	\$24,450.00
Replace Tub water valve & Diverter (each)	70	\$850.00	\$45,500.00	\$923.00	\$84,610.00	Not Bid		\$455.00	\$31,850.00
Replace Shower Valve only (each)	20	\$450.00	\$9,000.00	\$923.00	\$18,460.00	Not Bid		\$455.00	\$9,100.00
Replace 4 1/2" X 4 1/2" Ceramic Tile (sq ft)	1400	\$1.90	\$2,660.00	\$9.00	\$12,600.00	\$15.00	\$21,000.00	\$5.90	\$8,260.00
Replace 12" X 12" Ceramic Tile (sq ft)	9520	\$1.50	\$14,280.00	\$10.00	\$95,200.00	\$15.00	\$142,800.00	\$5.95	\$56,844.00
Replace 2" X 4" Framing (in ft)	800	\$3.50	\$2,800.00	\$9.00	\$7,200.00	\$1.80	\$1,280.00	\$4.25	\$3,400.00
Replace 2" X 6" Framing (in ft)	100	\$4.50	\$450.00	\$10.00	\$1,000.00	\$2.20	\$220.00	\$4.80	\$480.00
Replace Underlayment (sq ft)	325	\$2.90	\$942.50	\$6.00	\$1,950.00	\$0.00	\$0.00	\$5.20	\$1,690.00
Replace Cement Backer Board (sq ft)	2870	\$1.60	\$4,592.00	\$4.50	\$12,915.00	\$4.00	\$11,480.00	\$5.60	\$16,072.00
Replace Sheetrock (GWB) (sq ft)	250	\$2.50	\$625.00	\$12.00	\$3,000.00	\$1.50	\$375.00	\$4.60	\$1,150.00
Replace Vinyl Floor Tile (sq ft)	100	\$1.40	\$140.00	\$6.00	\$600.00	\$8.00	\$800.00	\$4.70	\$470.00
Replace Ceramic Floor Tile (sq ft)	125	\$1.90	\$237.50	\$9.00	\$1,125.00	\$15.00	\$1,875.00	\$4.20	\$525.00
Replace VCT (sq ft)	100	\$2.50	\$250.00	\$7.10	\$710.00	\$8.00	\$800.00	\$3.50	\$350.00
<b>TOTALS</b>			<b>\$156,177.00</b>		<b>\$410,370.00</b>		<b>\$214,378.00</b>		<b>\$212,868.00</b>
Section 3 Preference (lesser of 9% or \$18,000)			<b>\$156,177.00</b>		<b>\$396,314.07</b>		<b>\$214,378.00</b>		<b>\$212,868.00</b>

Item	QTY	E. Greenwood Const	Extension	Montemayor Gen Const	Extension	LJ's Home Carpentry	Extension	R & J Muniz Remodeling	Extension
Remove and Replace 4 1/2" Steel tubs (each)	10	\$1,700.00	\$17,000.00	\$800.00	\$9,000.00	\$49,000.00	\$490,000.00	\$1,280.00	\$12,800.00
Remove and Replace 5" Steel tubs (each)	25	\$1,700.00	\$42,500.00	\$800.00	\$20,000.00	\$140,000.00	\$3,500,000.00	\$1,280.00	\$32,000.00
Remove and Replace 4 1/2" Fiberglass (each)	10	\$1,700.00	\$17,000.00	\$900.00	\$9,000.00	\$49,000.00	\$490,000.00	\$1,280.00	\$12,800.00
Remove and Replace 5" Fiberglass tubs (each)	25	\$1,700.00	\$42,500.00	\$800.00	\$20,000.00	\$140,000.00	\$3,500,000.00	\$1,280.00	\$32,000.00
R and R up to 36" X 36" Shower Pans (each)	30	\$100.00	\$3,000.00	\$850.00	\$25,500.00	\$189,000.00	\$3,670,000.00	\$915.00	\$27,450.00
Replace Tub water valve & Diverter (each)	70	\$450.00	\$31,500.00	Not Bid		\$42,000.00	\$2,940,000.00	\$495.25	\$34,667.50
Replace Shower Valve only (each)	20	\$25.00	\$500.00	Not Bid		\$14,000.00	\$280,000.00	\$495.25	\$9,905.00
Replace 4 1/2" X 4 1/2" Ceramic Tile (sq ft)	1400	\$2.50	\$3,500.00	\$5.00	\$7,000.00	\$5,292.00	\$7,408,800.00	\$7.75	\$10,850.00
Replace 12" X 12" Ceramic Tile (sq ft)	9520	\$2.50	\$23,800.00	\$5.50	\$52,360.00	\$5,292.00	\$50,379,840.00	\$6.75	\$64,260.00
Replace 2" X 4" Framing (in ft)	800	\$2.50	\$2,000.00	\$2.50	\$2,000.00	\$2,160.00	\$1,726,000.00	\$3.15	\$2,520.00
Replace 2" X 6" Framing (in ft)	100	\$4.00	\$400.00	\$2.75	\$275.00	\$1,549.76	\$154,978.00	\$3.45	\$345.00
Replace Underlayment (sq ft)	325	\$3.75	\$1,218.75	\$4.50	\$1,462.50	\$1,770.00	\$575,250.00	\$4.60	\$1,495.00
Replace Cement Backer Board (sq ft)	2870	\$1.50	\$4,305.00	\$4.00	\$11,480.00	\$5,040.00	\$14,464,800.00	\$7.25	\$20,807.50
Replace Sheetrock (GWB) (sq ft)	250	\$21.00	\$5,250.00	\$4.00	\$1,000.00	\$1,680.00	\$420,000.00	\$4.79	\$1,197.50
Replace Vinyl Floor Tile (sq ft)	100	\$1.50	\$150.00	\$4.00	\$400.00	\$4,085.00	\$408,500.00	\$6.25	\$625.00
Replace Ceramic Floor Tile (sq ft)	125	\$2.00	\$250.00	\$4.00	\$500.00	\$4,746.00	\$593,250.00	\$9.25	\$1,156.25
Replace VCT (sq ft)	100	\$1.25	\$125.00	\$3.75	\$375.00	\$4,085.00	\$408,500.00	\$5.05	\$505.00
<b>TOTALS</b>			<b>\$194,998.75</b>		<b>\$180,352.50</b>		<b>\$93,411,918.00</b>		<b>\$265,383.75</b>
Section 3 Preference (lesser of 9% or \$16,000)			<b>\$194,998.75</b>		<b>\$146,296.57</b>		<b>\$93,411,918.00</b>		<b>\$251,327.82</b>

**Advertisement List**  
**Solicitation # 1705-934-64-4658**  
**R & R Tubs and Shower Pans**

Entity	Contact Name	Email	Method of Contact(Specify)
LiftFund	Celina Pena	cpena@acciontexas.org info@liftfund.com	
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiaa.org	
American Subcontractors Association		Contact@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
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Chinese Chamber of Commerce	Jerry Jin	jerry.jin@gsaccc.org jing.hao@gsaccc.org	
Goodwill Industries	Clark Mosely	cmosley@goodwillsa.org maguilar@goodwillsa.org	
Greater San Antonio Builders Association	Becky Oliver	oliverpub@aol.com	
The San Antonio Chamber of Commerce	Julie Oltersdorf	julieo@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
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Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	

**Advertisement List**  
**Solicitation # 1705-934-64-4658**  
**R & R Tubs and Shower Pans**

Entity	Contact Name	Email	Method of Contact(Specify)
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
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Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	dmarsh@sanantonioagc.org	
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos	ramiroc@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
South Central Regional Certification Agency	Ross Mitchell	rmitchell@sctrca.org souber@sctrca.org	
South San Antonio Chamber of Commerce	Tom Shaw	events@southsachamber.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers	Laura Campa	meghan@tspe.org jennifer@tspe.org	
Texas Veteran's Commission			
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Gabe Farias	gfarias@westsachamber.org julie@westsachamber.org	
Women's Business Center	Brittany Sharnsky	businesscenter@liftfund.com bsharnsky@liftfund.com	

**Advertisement List**  
**Solicitation # 1705-934-64-4658**  
**R & R Tubs and Shower Pans**

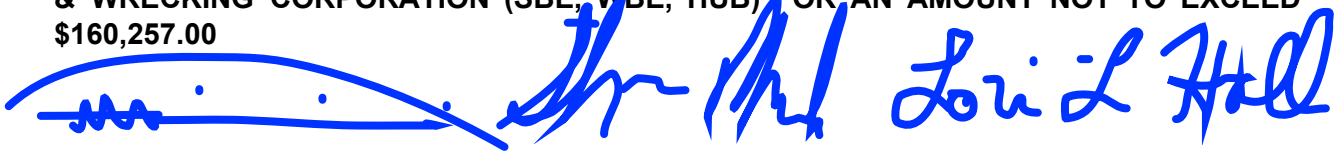
Entity	Contact Name	Email	Method of Contact(Specify)
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
	<b>HUBS on CMBL</b>		
Alliance Plumbing Spclst	Kristen Parish	k.parisher@yahoo.com	
Bent Services, Inc.	Robert Bentivegna	lab@bentplumbing.com	
GRZ Mechanical, Llc	Noe O Zamora	grzamora@grzmechanical.com	Rejected
J. R.'S Plumbing	Angie Gonzalez	accounting@jrsplumbing.net	
	<b>Section 3 Bidders</b>		
Aram Plumbing	Patricia Ramirez	aram98.pr@gmail.com	
A & S Landscaping	Sam Cardenas	landscapeas@yahoo.com	
		rs@allprogenconst.com	
All Pro Gen Const	Raul Scott	jorge@allprogenconst.com	
B & D Remodeling	Bertha Estrada	berthae1960@gmail.com	
First Aid	Chris Tobar	firstaidplumbing@yahoo.com	
Garcia Bros	Jesse Garcia	GBMR.REPAIRS@YAHOO.COM	
JGG Construction	Joseph Gonzales	Integrated02@aol.com	
MDC Painting	Alex De Campo	alexdelcampo@mdcpainting.com	
Montemayor Gen Contrctr	Nora Montemayor	mgccontractor@gmail.com	
Trevino Contractor	Arturo Trevino	trevinocont@live.com	
R & J Muniz	Rafaela Varela	munizjuan60@yahoo.com	
MMC Contracting	Dina Juarez	Cathy@MMCContractingLLC.com	Rejected
Josiah Const	Ricardo Guajardo	lgjosiahconstruction@gmail.com	
Jarvis Moore	Jarvis Moore	jarvisdsd@gmail.com	
	<b>Reference Bidders</b>		
Elite Mechanical Of Texas	Joaquin Barraza	jbarraza@elitemechanicaloftexasinc.com	
Travis Cox Plumbing Co	Victoria Anne Cox	vcox@traviscoxplumbing.com	
J & A Carpenter		J.A.carpenters10@gmail.com	
Manuel Ortiz Const		ortiz_constructionllc@yahoo.com	
TX Star Roofing & Const		info@txstarroofingandconstruction.com	No such User
Geofill Const	Jan Puente	jpuente.geofill@outlook.com	
Commercor	R Broniszewski	commercorconstruction@gmail.com	
Ariva Contracting, Llc	Adan Silva	adan@arivacontracting.com	
Robinson General Contrs	Yvette Garcia	ygarcia@robinsongc.com	
SpawGlass Contractors	Justin Calvin	Justin.calvin@spawglass.com	
RML Contracting	Mariano Garcia	marianogarcia1211@gmail.com	
Solis Constructors	Juan Puricelli	jpuricelli@solisconstructors.com	
Top Notch Construction	Joe Herrera	topnotchconstructionco@gmail.com	
EA Contractor	Enrique Rodriguez	enrique@mtsconstructor.com	
Phillips Gen Contrctrs	Nathan Phillips	nathan@phillipsgeneralcontractors.com	
A Reyes Contractors	Richard Reyes	jazzkeys77@gmail.com	
Wolf Roofing & Renov	Lorin Carter	wolfroofingtx@gmail.com	
Powell Interprizes Unimtd	Darwin Powell	powellinterprizesunlimited@gmail.com	
P&D Home Solutions	Paul Moses	paulmoses3115@gmail.com	
Alcazar Trades	Rick Flores	alcazar@samscc.com	
Man-Tra	Mike Aleman	maleman@clnup.com	
G&C Services	G. Abrego	giovannyabrego@gmail.com	

**Advertisement List**  
**Solicitation # 1705-934-64-4658**  
**R & R Tubs and Shower Pans**

Entity	Contact Name	Email	Method of Contact (Specify)
Harper Painting & Const		harperpaintingandconstruction@yahoo.com	
LJ's Home Carpentry	Lonney Jimenez	lonney78@gmail.com	
Spencer 4 Hire		Spence4hire1@aol.com	

## BOARD OF COMMISSIONERS

**RESOLUTION 5732, AUTHORIZING THE AWARD OF A CONTRACT FOR DEMOLITION SERVICES FOR THE VILLAS DE FORTUNA NEIGHBORHOOD TO HUNTER DEMOLITION & WRECKING CORPORATION (SBE, WBE, HUB) FOR AN AMOUNT NOT TO EXCEED \$160,257.00**



**David Nisivoccia**  
President and CEO

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

**Lori Hall**  
Assistant Director of Real  
Estate and Homeownership

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5732, authorizing the award of a contract for demolition services for the Villas de Fortuna neighborhood to Hunter Demolition & Wrecking Corporation (SBE, WBE, HUB) for an amount not to exceed \$160,257.00.

**SUMMARY:**

SAHA requires the services of a contractor to provide demolition and associated services to 28 vacant, boarded up homes located in the Villas de Fortuna Neighborhood in preparation for the future new construction of 28 single-family residential units. The Villas de Fortuna Neighborhood is part of a former HOPE VI Mirasol project, which includes the revitalization of four neighborhoods (Blueridge, Villas de Fortuna, Sunflower, and Palm Lake). The Blueridge Neighborhood is the largest of the four neighborhoods and is the first phase of the rebuild. Villas de Fortuna will be Phase II of this redevelopment.

On April 6, 2017, SAHA issued an "Invitation For Bids" (IFB) #1703-912-40-4629 for Demolition Services for the Villas de Fortuna Neighborhood, which closed on April 27, 2017. The IFB was published on SAHA's website, Electronic State Business Daily (ESBD), The Hart Beat, La Prensa, various other venues and direct solicited to 228 contractors. A total of seven bids were received in response to the solicitation: Alamo Environmental dba Alamo 1 (HABE, MBE, SBE), All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, HUB, SBD, Section 3 Business), Grant Mackay Company, Inc., Hunter Demolition & Wrecking Corporation (SBE, WBE, HUB), Hansco, Inc., JMR Demolition, LTD (HABE), and J.R. Ramon & Sons, Inc. (DBE, HABE, MBE, SBE, VBE, HUB, Section 3 Business). All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, quality of the goods or services, extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained in the solicitation document. Based on the above, Hunter Demolition & Wrecking Corporation is the lowest responsive and responsible bidder and is recommended for contract award.

Hunter Demolition & Wrecking Corporation was established in 1988 and is located in Poteet, Texas. They are also licensed in the states of New Mexico, Louisiana, Arkansas and Missouri. This contractor has been certified as SBE and WBE by the South Central Texas Regional

Certification Agency and a HUB by the State of Texas. They have performed worked at industrial plants, commercial sites, multi-story buildings, water towers, emergency work for the railroad, and to residential neighborhoods providing demolition, decommissioning, dismantlement, remediation, salvage services and debris removal. Hunter Demolition & Wrecking's Texas clients include, but are not limited to, City of San Antonio, Bexar County Flood Control, San Antonio Water System, CPS Energy, San Antonio River Authority, Alamo Cement, City of Kerrville, Texas A & M Kingsville, Brooks City Base and Union Pacific Railroad. Their housing authority clients include: Brownsville Housing Authority and City of Poteet Housing Authority. Their Section 3 Good Faith Effort Plan includes a 30 percent goal for Section 3 new hires.

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

**FINANCIAL IMPACT:**

The cost for the demolition services of the Villas de Fortuna Neighborhood is not expected to exceed an amount of \$160,257.00, to include a base bid of \$145,688.00, and a 10 percent contingency in the amount of \$14,569.00, which will only be used as necessary. This project will be funded through Mirasol settlement funds.

**ATTACHMENTS:**

Resolution 5732  
Company Profile  
Tabulation  
Ad List  
Map  
Photo

**San Antonio Housing Authority  
Resolution 5732**

**RESOLUTION 5732, AUTHORIZING THE AWARD OF A CONTRACT FOR DEMOLITION SERVICES FOR THE VILLAS DE FORTUNA NEIGHBORHOOD TO HUNTER DEMOLITION & WRECKING CORPORATION (SBE, WBE, HUB) FOR AN AMOUNT NOT TO EXCEED \$160,257.00**

**WHEREAS**, on April 6, 2017, SAHA issued an "Invitation For Bids" (IFB) #1703-912-40-4629 for Demolition Services for the Villas de Fortuna Neighborhood, which closed on April 27, 2017; and

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

**WHEREAS**, Hunter Demolition & Wrecking Corporation is the lowest responsive and responsible bidder and is recommended for contract award; and

**WHEREAS**, the cost for the demolition services of the Villa de Fortuna Neighborhood is not expected to exceed an amount of \$160,257.00, to include a base bid of \$145,688.00, and a 10 percent contingency in the amount of \$14,569.00, which will only be used as necessary. This project will be funded through Mirasol settlement funds; and

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

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

- 1) Approves Resolution 5732, authorizing the award of a contract for demolition services for the Villas de Fortuna Neighborhood to Hunter Demolition & Wrecking Corporation (SBE, WBE, HUB) for an amount not to exceed \$160,257.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 3rd day of August 2017.**

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

**Attested and approved as to form:**

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**David Nisivoccia**  
**President and CEO**



## Hunter Demolition & Wrecking Corporation Company Profile

Hunter Demolition & Wrecking Corporation was established in 1988 and is located in Poteet, Texas. They are also licensed in the states of New Mexico, Louisiana, Arkansas and Missouri. This contractor has been certified as SBE and WBE by the South Central Texas Regional Certification Agency and a HUB by the State of Texas.

They have performed worked at industrial plants, commercial sites, multi-story buildings, water towers, emergency work for the railroad, and in residential neighborhoods providing demolition, decommissioning, dismantlement, remediation, salvage services, and debris removal.

Hunter Demolition & Wrecking has not had any previous SAHA awards. Texas clients include, but are not limited to: City of San Antonio, Bexar County Flood Control, San Antonio Water System, CPS Energy, San Antonio River Authority, Alamo Cement, City of Kerrville, Texas A&M - Kingsville, Brooks City Base, and Union Pacific Railroad. Their housing authority clients include: Brownsville Housing Authority and City of Poteet Housing Authority. Their Section 3 Good Faith Effort Plan includes a 30% goal for Section 3 new hires.

**Advertisement List**  
**Solicitation # 1703-912-40-4629**  
**Villas de Fortuna Demolition Services**

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

03/28/2017

**Advertisement List**  
**Solicitation # 1703-912-40-4629**  
**Villas de Fortuna Demolition Services**

Entity	Contact Name	Email	Method of Contact(Specify)
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos	ramiroc@sahcc.org mariyaf@sahcc.org	Email
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	Email
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	Email
South Central Regional Certification Agency	Julio Fuentes	jfuentes@sctrca.org	Email
South San Antonio Chamber of Commerce	Tom Shaw	events@southsachamber.org	Email
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	Email
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	Email
Texas Society of Professional Engineers	Laura Campa	meghan@tspe.org jennifer@tspe.org	Email
TIBH Industries	Robert Olivo	robertolivo@tibh.org	Email
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu	Email
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	Email
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	Email
Women's Business Center	Brittany Sharnsky	businesscenter@liftfund.com bsharnsky@liftfund.com	Email
Women's Business Enterprise NAHRO	Avery Smith	bids@wbea-texas.org	Email
Public Purchase	Web Site	http://nahro.economicengine.com	Email
Texas ESBD	Web Site	www.publicpurchase.com	Email
North San Antonio Chamber of Commerce	Web Site	https://portal.cpa.state.tx.us/ https://northsachamber.chambermaster.com	Email
<b>HUBS on CMBL</b>			
MLP Ventures, Inc.	Liborio Perez	mlp@att.net	Email
Tejas Premier	Andrew Wallace	andrew@tejaspremierbc.com	Email
<b>Section 3 Bidders</b>			
Abeco Contracting	A. Juarez	cathy@abecoContracting.com	Email
All Pro General Const.	Raul Scott	rs@allprogenconst.com	Email
Allbrite Constructors of TX	Patrick Yates	jan@allbriteconstruction.com	Email
Ariva Contracting	Adan Silva	adan@arivacontracting.com	Email
Confidence Construction	Renee Harris	rharrisc21@yahoo.com	Email
Hill Bros. Construction	Kara Hill	kara@hillbrosconstruction.com	Email
Jarvis Moore	Jarvis Moore	jarvisdsd@gmail.com	Email
JGG Construction	Joseph Gonzales	Integrated02@aol.com	Email
Josiah Construction	Ricardo Guajardo	lgjosiahconstruction@gmail.com	Email
Mcfarland & Mcfarland Construction & Remodeling	James McFarland	mcfarland9598@gmail.com	Email
RL Jones, LP	Jermiah Jones	admin@rljoneslp.com	Email
Tejas Premier	Julissa Carielo	julissa@tejaspremierbc.com	Email
MMC Contracting	Dina Juarez	Cathy@MMContractingLLC.com	Email
Commercial Fence Inc	Calixto Cobos	cobosdc2cal@yahoo.com	Email
Conroe Fence Supply	David Miears	dmiears@commercialincorporated.com	Email

**Advertisement List**  
**Solicitation # 1703-912-40-4629**  
**Villas de Fortuna Demolition Services**

Entity	Contact Name	Email	Method of Contact(Specify)
DFence of Texas	Jose Velasco	dfenceoftexas@gmail.com	Email
Zayven Construction	Yakira Braden	yakirab@zayvenconstruction.com	Email
Allied Fence		Web Site Contact Us Option	Email
Quality Fence		sales@saqualityfence.com	Email
Alamo Fence		Customer.Service@alamofencesa.com	Email
City Fence		cityfenceco.sa@sbcglobal.net	Email
AAA Fence Pros	Rey	rey@aaaafencepros.com	Email
De La Garza Fence	Mark Frank	mark@delagarzafence.com frank@delagarzafence.com	Email
Tusco Inc.	Vicki Kimbrell	vkimbrell@Tuscoinc.com	Email
Elite Metal and Fence		steve@elitemetalandfence.com	Email
H & S Construction Co.		hscsa@gmail.com	Email
A-Z Fence Co., LLC		sales@azfenceco.com	Email
Metalink Corp		info@metalinktx.com	Email
DFence of Texas	Jose Velasco	dfenceoftexas@gmail.com	Email
Zayven Construction	Yakira Braden	yakirab@zayvenconstruction.com	Email
Construction Rent A Fence	Kevin Massar	kevin@crafinc.com	Email
Gate Services & Supply		gateservices@sbcglobal.net	Email
Llano River Fence	Richard Smith	rsmith@llanoriverfence.com	Email
Texas Specialty Steel	Henry Flores	henry@texasteel.com	Email
Geofil	Janice Puente John Sturm	jpuente.geofill@outlook.com sssturm@hotmail.com	Email
Aztec Fence		info@aztecfencesa.com	Email
Anchor Group	Sal Robles	srobles@anchortexas.com	Email
AEHS		mhart@aehs-sa.com	Email
ARC Abatement		courtney@ardemolition.com	Email
Adobe Consulting		jz@adobesa.com	Email
Bolado Environmental		jboladoenviron@sbcglobal.net	Email
Enviro-Tech Services		Comments@enviro-techservices.com	Email
KMAC Construction Services		mmatakmac@aol.com	Email
STC Environmental		info@stcenv.net	Email
Southwest Texas Environmental		victor@swtx-environmental.com	Email
Jupe Environmental		vjupe@jupeco.com	Email
Robles Service Group		gary.morgan@roblesservicegroup.com	Email
AAR		bpost@aarinc.net	Email
Man-Tra Enterprises	Mike Aleman	maleman@clnup.com	Email
Watson Consolidated	Lonnie Watson	seecee57@aol.com	Email
Construction Rent A Fence	Kevin Massar	kevin@crafinc.com	Email
Spaw Glass	Justin Calvin	justin.calvin@spawglass.com	Email
TLI & Environmental	Ray Medrano	tli@tlienv.com	Email
ALEO Environmental	Arlynn Huntsberry	dhuntsberry@aleoenv.com	Email
Absolute Demolition		info@absolutedemolition.com	Email
Keating Demolition		keatingdemo@hotmail.com	Email
J R Ramon & Sons		info@ramondemolition.com	Email
Hansco Demolition & Excavat		shane@hanscodemo.com	Email
Friesenhahn Demolition		Friesenhahndemo@yahoo.com	Email
Dimensional Const		tigibbs@verizon.net	Email
Heart of TX Demolition		sreveile@heartoftexasdemo.com	Email
Precision demolition		estimating@precisiondemolition.com	Email
Apache Demolition		apachedemolition@yahoo.com	Email
Dallas Demolition		estimating@dallasdemolition.com	Email

**Advertisement List**  
**Solicitation # 1703-912-40-4629**  
**Villas de Fortuna Demolition Services**

Entity	Contact Name	Email	Method of Contact(Specify)
M & M Contracting		bidinvite@m-mcontracting.com	Email
Southwest Destructors		rmr@southwestconstructors.com	Email
ColeBrack Enterprises		cbmail@colebrack.net	Email
Robles 1		srobles@robles1.net	Email
KMAC Construction Svcs		birdione@aol.com	Email
A & R Demolition	Web Site	www.ardemolition.com	
Valco Construction		valentinvalcoconstruction@gmail.com	Email
American Abatement		rpowell@americanabatementllc.com	Email
J.T.B. Services		lgrisham@jtbsservices.com	Email
Colby Co.		Colby@colbycoinc.com	Email
Joel Northcutt Const		bids@jvnorth.com	Email
JGG Construction		integrated02@aol.com	Email
La Salle Affordable Builders	Maribel Morales	lasalleab@yahoo.com	Email
Environmental Site Services		ess@ESS-CWM.com	Email
Midwest Wrecking Co.		brian@midwestwrecking.net	Email
Demolition Specialists		JADemolition@gmail.com	Email
Triple E. Excavation, Inc.	Carmen M. Escamilla	triple.e.ranch63@gmail.com	Email
Aleo ENV	Claude Minor	cminor@aleoenv.com	Email
3 BS CONSTRUCTION		andrewrosas@sbcglobal.net	Email
ABECO, Inc.	Abelardo Juarez	cathy@abecoContracting.com	Email
Absolute Demolition, inc.	Rodney	Rodney@absolutedemolition.com	Email
Absolute Demolition, inc.	Kelli	kelli@absolutedemolition.com	Email
Alamo City Construction		alamocityconst@att.net	Email
Alamo City Constructors, Inc.	Kim	kim@alamocityconstructors.com	Email
Alamo Environmental, Inc.	Alex Salas	alex@alamo1.com	Email
A-Level	John Harris	haul2k2@yahoo.com	Email
Allen Hauling & Demolition		rharp4278@gmail.com	Email
American Abatement LLC	Reginald&& Powell	rpowell@americanabatementllc.com	Email
American Demolition	Gus	gus@americandemolition.com	Email
American S.C. Demolition	Emilio S. Garza	garzaemilio@att.net	Email
Apache Disposal Inc.		apachedisp@aol.com	Email
AR Excavations, LLC	Antonio Rodriguez	tony@arexcavations.com	Email
Ariva Contracting	Adan Silva	adan@arivacontracting.com	Email
Arize Contracting, LLC		arizecontracting@hotmail.com	Email
Bejarano Construction Svc		ib@bejaranoinc.com	Email
Belfort-Black Contracting	Fred Belfort	abelfort@belfortblack.com	Email
Ben Reyna Contracting,	brun	ben@brctx.com	Email
Bolado Environmental &	Jesse Bolado	jboladoenviron@sbcglobal.net	Email
Bolero Ventures LLC	Jerry Bolero	jerry.bolero@gmail.com	Email
Bract Construction	Tricia	tricia@bractconstruction.com	Email
Broken Arrow Contracting		brokenarrowcntracting@hotmail.com	Email
C B Central Builders, Inc.		sreed@centralbuilders.net	Email
C.L. BLANKENSHIP, INC.	David Blankenship	dwb@clblankenship.com	Email
Cleanology Service	Betty Welch	Betty@cleanologyservices.com	Email
Cleansite	Crystal Metzger	cleansitex@yahoo.com	Email
Cofield Group		Jcofield@cofieldgroup.net	Email
ColeBrack Enterprises, Inc.		mail@colebrack.net	Email
Concrete Renovation, Inc.	Patrick Harris	www.concreterenovations.com	Email
CT WALKER LLC		ct.walker@austin.rr.com	Email
D & R Contracting, LLC	Don Rainey	d_rainey@drcontractingllc.net	Email
DH Contractors		dh_contractors@yahoo.com	Email
Diamond Demolition, Inc.	Alex Salas	alexsalas@msn.com	Email

**Advertisement List**  
**Solicitation # 1703-912-40-4629**  
**Villas de Fortuna Demolition Services**

Entity	Contact Name	Email	Method of Contact(Specify)
EA Contractor	Enrique Rodriguez	enrique@mtsconstructor.com	Email
Edward & Lee Construction		greenwoodjohnny37@yahoo.com	Email
Expertise		expertisehauling@stc.rr.com	Email
Fazzone Construction Co.,	Joseph Fazzone	info@fazzoneconstruction.com	Email
Firenda Group Inc	Miguel Hernandez	mahpastrana@firenda.com	Email
Freire Custom Homes	Robert Freire	robertfreirecan@aol.com	Email
Friesenhahn Excavation & Demolition	Malcolm Friesenhahn	friesenhahndemo@yahoo.com	Email
G&G Contracting Co.	Julio Gamez	julio@gamezandgamez.com	Email
Gailue Electrical&Construction	John Janice	jj_20044@yahoo.com	Email
Garrich Industries Ltd.		glugar@wincocontractors.com	Email
Gator Inc.	Edgar Dodson	edgar@dodsonhousemoving.com	Email
Geofill Material Technologies	Mary Karam	janicepuente@geofilltech.com	Email
Get Right City Clean Up	Jarvis Moore	jarvisdsd@gmail.com	Email
Government Construction Svc	Benjamin Martinez	GCS.INCSA@yahoo.com	Email
Greco	Dolores Gutierrez	greco@satx.rr.com	Email
H&H Foradory Construction		hhforadory@austin.rr.com	Email
H. Karp Co.	Brian Karp	hkarpjr@yahoo.com	Email
Hansco	Shane Hans	shane@hanscodemo.com	Email
Henry Perez Contracting	Henry Perez	Henryperezcontracting@hotmail.com	Email
Hinojosa Company	Armando Hinojosa	hinojosa_david@att.net	Email
HLSB Construction		kirkseyf@yahoo.com	Email
Hudson Kruss Building Svc		contact@Hudsonkruss.com	Email
Hunter Demolition & Wrecking	Deborah Hunter	dhunterdemo@aol.com	Email
Irun Construction Services		irun7@msn.com	Email
J.A. Carpenter	Jaime Anzaldua	j.a.carpenters10@gmail.com	Email
J.R. Ramon & Sons	Gus Flores	gusf@ramondemolition.com	Email
Jarvis Demolition	Jarvis Moore	jarvisdsd@gmail	Email
Jarvis Moore, Inc.	Jarvis Moore	getrightcity@gmail.com	Email
JAS Development	Adam Sanchez	asanchez@jasdc.com	Email
JGG Construction	Joseph Gonzales	Integrated02@aol.com	Email
JMI Contractors, LLC	Michael J Garcia	info@jmi-contractors.com	Email
Josiah Construction, LLC	Ricardo Guajardo,	lgjosiahconstruction@gmail.com	Email
KMAC Construction Svc	Kevin McIntyre	birdione@aol.com	Email
KMAC Construction		kmac12762@aol.com	Email
La Salle Affordable Bldrs	Maribel Morales	lasalleab@yahoo.com	Email
Leon R. Ojeda Gnrl Const	Leon Ojeda	leon@leongeneralconst.com	Email
Lone Star Remediation & Demolition, Inc.		rpowell40@gmail.com	Email
Lozano Construction Co.	Rosa Lozano	rosanloza@aol.com	Email
Lozano Trucking Co. Inc.	Rose Lozano	roselozano@aol.com	Email
Lynx Contractors	Kyle Burcham	lynxcontractors@hotmail.com	Email
M & M Contracting, LTD.	Mark V. Cuppetilli	mark@m-mcontracting.com	Email
M & M Contracting, LTD.	Mark V. Cuppetilli	mmtexas@m-mcontracting.com	Email
M & M Contracting, Ltd.		sitework@m-mcontracting.com	Email
Madden Material & Trckng		ammadden97@aol.com	Email
Majek Demolition	Jack Day	jack@majekdemolition.com	Email
Mari-Tra Solutions, LLC	Mike Aleman	maleman@clirup.com	Email
MAPCO, INC.	Michael Padron	michael@mapcoinc.net	Email
Mestizo Enterprises		jquzman687@aol.com	Email
MG Limon Corporation		glimonhaulingco@yahoo.com	Email
MJC & Associates		company@MJCSA.com	Email

**Advertisement List**  
**Solicitation # 1703-912-40-4629**  
**Villas de Fortuna Demolition Services**

Entity	Contact Name	Email	Method of Contact(Specify)
Ohaver Contracting	Donald O'Haver	dawnv@ohavercontractors.com	Email
Omega		omegacarbajal@aol.com	Email
OSO Construction		osoconstruction@hotmail.com	Email
Pinpoint Strategies, Inc.		collins@ppstrategies.net	Email
Queen Bee Construction	Sharon O'Neal	queenbeeconst@yahoo.com	Email
R. Guajardo Construction		rguajardoconst@sbcglobal.net	Email
R3 Demo & Removal		tom@r3removal.com	Email
Ram II General Contractor,		ramllgcinc@msn.com	Email
Ram's Weatherization	Ramiro Reyes	ramscustomhomes@gmail.com	Email
RCD	Odis Spencer	ospe638686@aol.com	Email
RCO Construction,		rdavila@rcollc.com	Email
River City Disposal	Odis Spencer	ospe638686@aol.com	Email
River City Environmental	Juan Olivares	inquiry@rivercityclsa.com	Email
River City Waste, Inc.	Kevin Jones	kevin@rivercitywaste.com	Email
RL Jones LP	Jerimiah Jones	admin@rljoneslp.com	Email
Robles & Sons, Inc.	Samuel Robles	srobles@roblesdemo.com	Email
Robles & Sons, Inc.	David Robles	david.robles@roblesservicegroup.com	Email
Robles Service Group	Samuel Robles	srobles@roblesservicegroup.com	Email
Robles 1	Saul Robles	srobles@robles1.net	Email
Roxton Development, LLC		mhampton@hbroxton.com	Email
Royal Demolition Company	Armando Benavides	rtsdisposal@yahoo.com	Email
SA Trades	Ricky Hooker	rhooker@satrades.com	Email
Salmac Const & Excvtng		salmacco@aol.com	Email
Sanco Contracting		SANCO8142@SBCGLOBAL.NET	Email
Site Control	James Rector	jim@site-control.com	Email
So Tex Construction Spclst	Carmen Groth	sotexgroup@yahoo.com	Email
Southwest Texas Environmental Contractors	Victor Ochoa	victor@swtx-environmental.com	Email
JMI	Jarvis Moore	jarvisdsd@gmail.com	Email
M & M Contracting	Ben Lopez	benlopez@m-mcontracting.com	Email
Stewart Servies LLC	Scott Stewart	scott@stewartservices.org	Email
Straight Line Management	Joaquinn Arch	straightline@gmail.com	Email
SWS Environmental	Sandy Johnson	sandy.johnson@swsenvironmental.com	Email
T N GS Construction,		jbtrevino512@aol.com	Email
T.C. Excavation, Inc.		dreams2232@msn.com	Email
TEX-AM Construction LLC		amber_chainy@yahoo.com	Email
Tomahawk Demolition LLC		msfriesenhahn@yahoo.com	Email
Total Team Const Services		ttcs@totalteamcs.com	Email
Trevino Contractor	Arturo Trevino	trevinocont@live.com	Email
Troy M. Jessee Const	Troy Jessee	info@troyjesseeconstruction.com	Email
United JPG Const & Dsgn		UJPG.PAULA@GMAIL.COM	Email
Valco Construction		valentinvalcoconstruction@gmail.com	Email
Valla Construction, Inc.	Michael J. Rivas	michael@valla-inc.com	Email
Victory 3 Excvtn & Hauling	Joe Gonzalez	victory3excavation3@yahoo.com	Email
Vision Construction Comp	Noel Flores	noelf@visionconstructionco.com	Email
Worley General Contr	Luke Worley	luke@worleygeneral.com	Email
Zapata & Associates	Ramiro Zapata	jorge@allprogenconst.com	Email
Whittaker-Lane Contracting	Nim E. Wasson III	Nimwasson@whittaker-lane.com	Email
Belfort-Black Contracting,	Barry Black	bblack@belfortblack.com	Email
KMAC Construction Svc	Dana Delao	ddelaokmac@aol.com	Email
Hunter Demolition	Marty Hunter	mhunter@hunterdemo.com	Email
H.R. Brun & Company, Inc.	Rick Brun	rickbrun@hrbrun.com	Email

**Advertisement List**  
**Solicitation # 1703-912-40-4629**  
**Villas de Fortuna Demolition Services**

[illegible]



**Demolition Services for Villas De Fortuna Neighborhood**

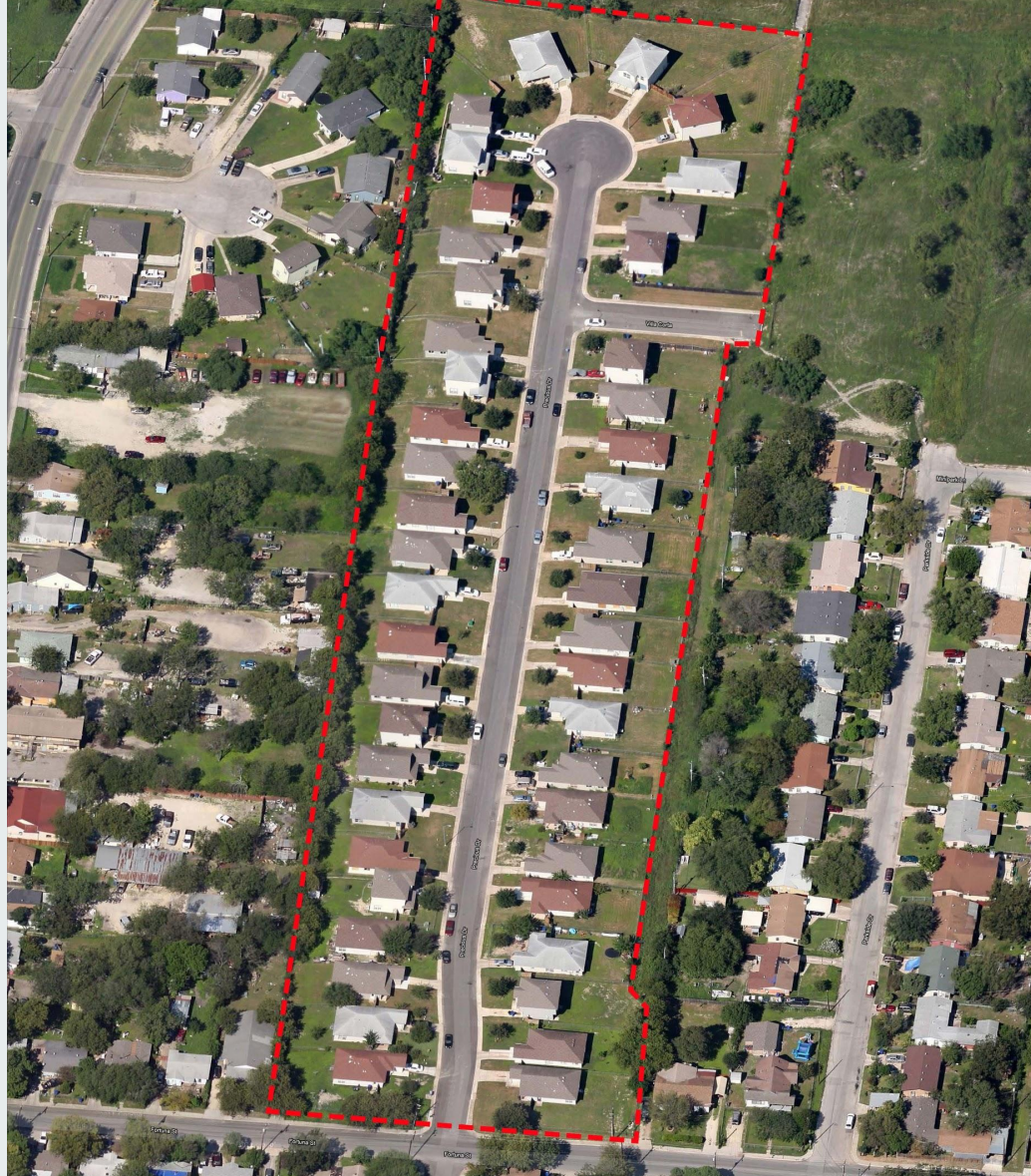
**BID TABULATION**

**Demolition Services for Villas De Fortuna Neighborhood**

**1703-912-40-4629**

<b>Bidder - Base Bid</b>	<b>Cost</b>
Hunter Demolition & Wrecking Corp.	\$145,688.00
JMR Demolition	\$177,900.00
Alamo 1	\$180,875.00
J.R. Ramon & Sons, Inc.	\$192,643.00
Hansco, Inc.	\$201,950.00
Grant Mackay Company, Inc.	\$371,326.77
All Pro General Construction, Inc	\$594,800.00

# Villas De Fortuna Subdivision



Item No. 6



Item No. 6



## BOARD OF COMMISSIONERS

**RESOLUTION 5733, AUTHORIZING THE AWARD OF CONTRACTS TO CROWNED EAGLE REALTY, LLC, AND XSELLENCE REALTY, LLC (HABE), FOR RESIDENTIAL REAL ESTATE BROKER SERVICES FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$250,000.00, BOTH FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**



**David Nisivoccia**  
President and CEO

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

**Lori Hall**  
Assistant Director of Real  
Estate and Homeownership

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5733, authorizing the award of contracts to Crowned Eagle Realty, LLC, and Xsellence Realty, LLC (HABE), for residential real estate broker services for an annual cumulative amount not to exceed \$250,000.00; both for a period of one year with the option to renew up to four additional one-year terms.

**SUMMARY:**

SAHA requires residential real estate brokerage services to include the listing, sale and purchase of various properties and to conduct market studies for single-family, multi-family, i.e., duplex, triplex, fourplex, and vacant residential land to include partial and small acreage lots.

On March 24, 2017, SAHA issued a "Request For Proposals" (RFP) #1609-958-83-4539 for Residential Real Estate Broker Services, which closed on April 14, 2017. The RFP was published on SAHA's website, Electronic State Business Daily (ESBD), The Hart Beat, La Prensa, San Antonio Board of Realtors (SABOR), direct solicited to 371 vendors, and posted on NAHRO and Public Purchase. A total of six proposals were received in response to the solicitation: BSL Real Estate, LLC (AABE, WBE), Crowned Eagle Realty, LLC, H & M Real Estate Services (ESBE, HABE, MBE, SBE), Houses in San Antonio, Ltd. (HABE, WBE), Douglas A Curtis, LLC dba The Curtis Team at Keller Williams Heritage, and Xsellence Realty, LLC (HABE). All proposals were evaluated on the following criteria: experience, personnel, sales plan, price, and strength of the SWMBE and Section 3 Plans. Additionally, after evaluation of the submitted proposals, presentations were conducted for the four highest rated proposers. Based upon the above, the two highest rated proposers: Crowned Eagle Realty, LLC, and Xsellence Realty, LLC, are recommended for contract award.

Crowned Eagle Realty, LLC (CER), was established in 2007 and is located in San Antonio, Texas. They have field office locations in El Paso, Dallas, Houston, Bay City, and Victoria, Texas. Their services include, but are not limited to: inspections and photographs, sales/disposition, broker's opinion of value, field inspections, market trend analysis, real estate consulting, and maintenance and management of properties. CER has participated in the Neighborhood Stabilization Program at the City government level, dealt with HUD-owned homes that offer programs, such as the Good Neighbor Next Door (GNNP) Program, and have worked

extensively with down payment assistance programs for low-income, first-time homeowners. This firm has received no prior awards from SAHA. Their client list includes the U.S. Department of Housing and Urban Development (HUD), U.S. Marshals Service, U.S. Attorney Western District, and have also been contracted to sell houses for a large Hedge fund group in Houston and Dallas, Texas, selling over 400 houses in the span of two years. Crowned Eagle Realty's Section 3 Good Faith Effort Plan includes implementation of an internship program working with participants of the Youthbuild program. Their internship program will assist participants' transition into the workforce by providing detailed job descriptions that will assist in their understanding of the expectations of the program, clearly defining their responsibilities, while providing guidance and oversight to ensure their success in the program.

Xsellence Realty, LLC, was founded in 2008 and is located in San Antonio, Texas. Their services include: residential sales, foreclosures, fixer uppers, flips and property management services. They provide First Time Homebuyer Classes and offer support and incentives to tenants who purchase their first home. Xsellence Realty is also knowledgeable in public real estate records, multiple listing services, lending products not limited to FHA, FHA 203K, VA, USDA, CRA-basic financial, private sector loan products, and Neighborhood, Homeownership and Redevelopment Programs in Bexar County. This firm has received no prior awards from SAHA. During the last 24 months they have sold 118 single-family homes, 1 condominium, 10 multi-family properties, 10 lots/acreage, and three commercial properties in the San Antonio and surrounding areas. Their Section 3 Good Faith Effort Plan includes hiring one intern each summer and one individual in the office/clerical category.

**FINANCIAL IMPACT:**

The commissions paid for residential real estate broker services is not expected to exceed an annual amount of \$250,000.00. The maximum amount paid for listing and/or selling properties shall not exceed 6 percent to include 3 percent for the listing agent (SAHA) and 3 percent for the buyer's agent. The listing agent may not represent both sides of the transaction. Should the buyer opt not to be represented, 3 percent is the maximum that will be paid to SAHA's broker, per transaction. The cost for consulting services or market studies shall not exceed \$25.00 per hour.

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

**ATTACHMENTS:**

Resolution 5733  
Company Profiles  
Scoring Matrix  
Ad List



**San Antonio Housing Authority  
Resolution 5733**

**RESOLUTION 5733, AUTHORIZING THE AWARD OF CONTRACTS TO CROWNED EAGLE REALTY, LLC, AND XSELLENCE REALTY, LLC (HABE), FOR RESIDENTIAL REAL ESTATE BROKER SERVICES FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$250,000.00; BOTH FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR-TERMS**

**WHEREAS**, On March 24, 2017, SAHA issued a "Request For Proposals" (RFP) #1609-958-83-4539 for Residential Real Estate Broker Services, which closed on April 14, 2017; and

**WHEREAS**, a total of six proposals were received in response to the RFP; and

**WHEREAS**, the two highest rated proposers: Crowned Eagle Realty, LLC, and Xsellence Realty, LLC, are recommended for contract award; and

**WHEREAS**, the commissions paid for residential real estate broker services is not expected to exceed an annual amount of \$250,000.00. The maximum amount paid for listing and/or selling properties shall not exceed 6 percent, to include 3 percent for the listing agent (SAHA) and 3 percent for the buyer's agent. The listing agent may not represent both sides of the transaction. Should the buyer opt not to be represented, 3 percent is the maximum that will be paid to SAHA's broker, per transaction. The cost for consulting services or market studies shall not exceed \$25.00 per hour; 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 5733, authorizing the award of contracts to Crowned Eagle Realty, LLC, and Xsellence Realty, LLC (HABE), for residential real estate broker services for an annual cumulative amount not to exceed \$250,000.00; both for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 3rd day of August 2017.**

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

**Attested and approved as to form:**

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**David Nisivoccia**  
**President and CEO**

## **Crowned Eagle Realty, LLC**

### **Company Profile**

Crowned Eagle Realty, LLC (CER) was established in 2007 and is located in San Antonio, Texas. They have field office locations in El Paso, Dallas, Houston, Bay City, and Victoria, Texas. Their services include, but are not limited to: inspections and photographs, sales/disposition, broker's opinion of value, field inspections, market trend analysis, real estate consulting, and maintenance and management of properties.

CER has participated in the Neighborhood Stabilization Program at the City government level, dealt with HUD owned homes that offer programs, such as the Good Neighbor Next Door (GNNP) Program, and have worked extensively with down payment assistance programs for low income first time homeowners.

This firm has received no prior awards from SAHA. Their client list includes the U.S. Department of Housing and Urban Development (HUD), U.S. Marshals Service, U.S. Attorney Western District, and have also been contracted to sell houses for a large Hedge fund group in Houston and Dallas, Texas, selling over 400 houses in the span of two years.

Crowned Eagle Realty's Section 3 Good Faith Effort Plan includes implementation of an internship program working with participants of the Youthbuild program. Their internship program will assist participant's transition into the workforce by providing detailed job descriptions that will assist in their understanding of the expectations of the program, clearly defining their responsibilities, while providing guidance and oversight to ensure their success in the program.

## **Xsellence Realty**

### **Company Profile**

Xsellence Realty, LLC was founded in 2008 and is located in San Antonio, Texas. Their services include: residential sales, foreclosures, fixer uppers, flips, and property management services.

They provide First Time Homebuyer Classes and offer support and incentives to tenants who purchase their first home. Xsellence Realty is also knowledgeable in public real estate records, multiple listing services, lending products not limited to FHA, FHA 203K, VA, USDA, CRA-basic financial, private sector loan products, and Neighborhood, Homeownership and Redevelopment Programs in Bexar County.

This firm has received no prior awards from SAHA. During the last 24 months they have sold 118 single family homes, 1 condominium, 10 multi-family properties, 10 lots/acreage, and three commercial properties in the San Antonio and surrounding areas. Their Section 3 Good Faith Effort Plan includes hiring one intern each summer and one individual in the office/clerical category.



TABULATION  
Residential Real Estate Broker Services  
1808-958-43-4539

Criterion Description	Max Points Weight 1-5	BSL Real Estate, LLC	Crowned Eagle Realty	H&M Real Estate Services	Houses in San Antonio	The Curtis Team at Keller Williams Heritage	Xsellence Realty, LLC
Relevant experience:	30%						
Rater 1		3.00	4.00	3.00	4.00	4.00	3.00
Rater 2		2.00	4.00	3.00	4.00	5.00	4.00
Rater 3		3.00	4.00	4.00	3.00	5.00	3.00
Total Score		6.00	12.00	10.00	11.00	14.00	10.00
Average Score		2.00	4.00	3.33	3.67	4.67	3.33
Weighted Score		0.60	1.20	1.00	1.10	1.40	1.00
Personnel:	1-5 20%						
Rater 1		3.00	2.00	3.00	4.00	3.00	3.00
Rater 2		3.00	3.00	2.00	4.00	4.00	4.00
Rater 3		3.00	4.00	3.00	3.00	4.00	4.00
Total Score		9.00	9.00	8.00	11.00	11.00	11.00
Average Score		3.00	3.00	2.67	3.67	3.67	3.67
Weighted Score		0.60	0.60	0.53	0.73	0.73	0.73
Sales Plan:	1-5 25%						
Rater 1		2.00	4.00	2.00	4.00	4.00	3.00
Rater 2		2.00	3.00	2.00	4.00	4.00	5.00
Rater 3		3.00	3.00	3.00	4.00	4.00	4.00
Total Score		7.00	10.00	7.00	12.00	12.00	12.00
Average Score		2.33	3.33	2.33	4.00	4.00	4.00
Weighted Score		0.58	0.83	0.58	1.00	1.00	1.00
Price proposal:	1-5 15%						
Rater 1		3.36	2.71	3.29	2.08	1.83	4.91
Total Score		0.50	0.41	0.49	0.31	0.27	0.74
Weighted Score							
Strength of the Section 3 plan:	1-5 5%						
Rater 1		3.00	4.00	1.00	1.00	2.00	4.00
Rater 2		4.00	3.00	1.00	1.00	2.00	4.00
Rater 3		4.00	3.00	1.00	0.00	2.00	3.00
Total Score		11.00	10.00	3.00	2.00	6.00	11.00
Average Score		3.67	3.33	1.00	0.67	2.00	3.67
Weighted Score		0.18	0.17	0.05	0.03	0.10	0.18
Strength of the SW/MBE plan:	1-5 5%						
Rater 1		2.00	1.00	2.00	1.00	1.00	3.00
Rater 2		2.00	1.00	2.00	1.00	1.00	1.00
Rater 3		2.00	1.00	2.00	1.00	1.00	1.00
Total Score		6.00	3.00	6.00	3.00	3.00	5.00
Average Score		2.00	1.00	2.00	1.00	1.00	1.67
Weighted Score		0.10	0.05	0.10	0.05	0.05	0.08
Section 3 Preferences: A firm may qualify for Section 3 status for up to an additional 5 points #							
Priority I: As detailed in Attachment D	5 (25)	0.00	0.00	0.00	0.00	0.00	0.00
Priority II: As detailed in Attachment D	4 (20)	0.00	0.00	0.00	0.00	0.00	0.00
Priority III: As detailed in Attachment D	3 (15)	0.00	0.00	0.00	0.00	0.00	0.00
Priority IV: As detailed in Attachment D	2 (10)	0.00	0.00	0.00	0.00	0.00	0.00
Total Weighted Score		2.77	3.26	2.76	3.23	3.56	3.74

**TABULATION - Presentations and Confirmed Pricing**  
**Residential Real Estate Broker Services**  
**1608-958-83-4539**

Criterion Description	Max Points Weight	Crowned Eagle Realty	Houses in San Antonio	The Curtis Team at Keller Williams Heritage	Xsellence Realty, LLC
<b>Relevant experience:</b>	<b>1-5 30%</b>				
<b>Rater 1</b>		4.00	3.00	3.00	4.00
<b>Rater 2</b>		4.00	3.00	3.00	4.00
<b>Rater 3</b>		4.00	3.00	4.00	4.00
<b>Total Score</b>		12.00	9.00	10.00	12.00
<b>Average Score</b>		4.00	3.00	3.33	4.00
<b>Weighted Score</b>		1.20	0.90	1.00	1.20
<b>Personnel:</b>	<b>1-5 20%</b>				
<b>Rater 1</b>		4.00	3.00	2.00	4.00
<b>Rater 2</b>		4.00	3.00	2.00	3.00
<b>Rater 3</b>		4.00	3.00	3.00	3.00
<b>Total Score</b>		12.00	9.00	7.00	10.00
<b>Average Score</b>		4.00	3.00	2.33	3.33
<b>Weighted Score</b>		0.80	0.60	0.47	0.67
<b>Sales Plan:</b>	<b>1-5 25%</b>				
<b>Rater 1</b>		5.00	3.00	3.00	4.00
<b>Rater 2</b>		4.00	3.00	3.00	4.00
<b>Rater 3</b>		3.00	3.00	4.00	4.00
<b>Total Score</b>		12.00	9.00	10.00	12.00
<b>Average Score</b>		4.00	3.00	3.33	4.00
<b>Weighted Score</b>		1.00	0.75	0.83	1.00
<b>Price proposal:</b>	<b>1-5 15%</b>				
<b>Total Score</b>		4.67	4.33	3.79	5.00
<b>Weighted Score</b>		0.70	0.65	0.57	0.75
<b>Strength of the Section 3 plan:</b>	<b>1-5 5%</b>				
<b>Rater 1</b>		4.00	1.00	4.00	4.00
<b>Rater 2</b>		3.00	1.00	2.00	4.00
<b>Rater 3</b>		3.00	2.00	3.00	3.00
<b>Total Score</b>		10.00	4.00	9.00	11.00
<b>Average Score</b>		3.33	1.33	3.00	3.67
<b>Weighted Score</b>		0.17	0.07	0.15	0.18
<b>Strength of the S/WMBE plan:</b>	<b>1-5 5%</b>				
<b>Rater 1</b>		1.00	1.00	1.00	4.00
<b>Rater 2</b>		1.00	1.00	1.00	1.00
<b>Rater 3</b>		2.00	2.00	2.00	2.00
<b>Total Score</b>		4.00	4.00	4.00	7.00
<b>Average Score</b>		1.33	1.33	1.33	2.33
<b>Weighted Score</b>		0.07	0.07	0.07	0.12
<b>Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.#</b>					
Priority I: As detailed in Attachment D	5 (.25)	0.00	0.00	0.00	0.00
Priority II: As detailed in Attachment D	4 (.2)	0.00	0.00	0.00	0.00
Priority III: As detailed in Attachment D	3 (.15)	0.00	0.00	0.00	0.00
Priority IV: As detailed in Attachment D	2 (.1)	0.00	0.00	0.00	0.00
<b>Total Weighted Score</b>		3.93	3.03	3.09	3.92

**Advertisement List**  
**Solicitation # 1307-958-83-40652**  
**Residential Real Estate Broker Services**

Entity	Contact Name	Email	Method of Contact(Specify)
North San Antonio Chamber of Commerce	Renee Crittendon-Garcia	rcgarcia@northsachamber.com; dzucker@northsachamber.com	email
The Greater San Antonio Chamber of Commerce	Julie Oltersdorf	julieo@sachamber.org	email
Alamo City Black Chamber Of Commerce	Gwendolyn Robinson	gprobinson@thealamocitychamber.org info@alamocitychamber.org ; shall@alamocitychamber.org	email
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	email
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	email
South San Antonio Chamber of Commerce	Tom Shaw	tshaw@southsachamber.org; simperial@southsachamber.org; agarza@southsachamber.org	email
West San Antonio Chamber of Commerce	Gabe Farias	gfarias@westsachamber.org ; info@westsachamber.org; valerie@westsachamber.org	email
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	email
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	email
ACCION Texas	Celina Pena	cpena@acciontexas.org	email
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Carol Barrios  
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 Janice E. Collins  
 Dwight Hale, Realtor  
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 Kay Homes of San Antonio Rlty  
 Central Metro Realty, LLC  
 Platinum Real Estate Advisors  
 Couture Real Estate  
 Youreka Real Estate, LLC  
 Allison James Estates & Homes  
 Pat Clay, REALTORS  
 Avenue Realty LLC  
 Klingeman Group, Inc.  
 Texas RK Realty Group LLC  
 San Antonio Property Mgmt  
 Voss Realty, LLC  
 Bunnell Realty  
 Commonwealth Realty  
 KLP Property , Ltd  
 Raymond H. C. Teske III  
 MasterWorks Real Estate Serv  
 J. Barshop Real Estate  
 Colonial Residential Prop  
 SMG Realty Group  
 Realty Executives Access  
 Showcase Realty  
 Zars and Rogers, REALTORS  
 Roalson Interests, Inc.  
 Landin, REALTORS  
 Riverside Realty  
 House San Antonio RE, LLC  
 Oak Real Estate Group  
 Bosch-Kiser Properties  
 Prominent Properties  
 Sendero SA Real Estate Group  
 Mountain Lodge Realty  
 Tarver Real Estate  
 Prestige Realty  
 Greater San Antonio Real Estat  
 The Sitterle Homes, LTD  
 Ed Gray & Associates  
 River Valley Real Estate Co.  
 iTexas Realty Co.  
 REFA Professionals  
 Glenn Clarke Realty  
 Danny Mena Realty  
 Thornton Commercial Properties  
 Victoria Subia-Robles  
 Investors Realty of SA  
 Homestead Realty  
 A L T Realty  
 Becker Properties, LLC  
 Texas Diamond Properties  
 Clear Diamond Realty  
 Casa Linda Real Estate  
 Powell Realty  
 Omni Associates  
 Revelation Realty  
 Sharp Texans Real Estate  
 Prince Realty Intl LLC  
 Joyce Peterson Properties  
 RE Consultants  
 Broll & Associates, REALTORS  
 Patrick S. Jackson

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The Morris Advisory Group LLC  
EJ Realty Group  
Alamo Capital Realty  
Campos Custom Realty  
Amanda P. Herring  
The Real Estate Agency  
Hardie And Associates, REALTOR  
Farmers National Company  
Surles Realty Inc  
RAM Group  
PHP Properties, LLC  
Glenn Gaiser, Broker  
Flores & Associates Realty Svc  
Whitton Real Estate Svcs  
Carter Tx Realty  
CGC Texas

## BOARD OF COMMISSIONERS

**RESOLUTION 5735, AUTHORIZING THE AWARD OF A CONTRACT FOR ARTISAN PARK DEVELOPMENT AND/OR DISPOSITION CONSULTING SERVICES TO ECONOMIC & PLANNING SYSTEMS, INC. FOR AN AMOUNT NOT TO EXCEED \$137,500.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW ONE ADDITIONAL ONE YEAR TERM**

  
\_\_\_\_\_  
**David Nisivoccia**  
**President and CEO**  
\_\_\_\_\_  
**Steven Morando**  
**Director of Procurement**  
**and General Services**  
\_\_\_\_\_  
**Lorraine Robles**  
**Director of Development**  
**Services and Neighborhood**  
**Revitalization****REQUESTED ACTION:**

Consideration and approval regarding Resolution 5735, authorizing the award of a contract for Artisan Park Development and/or disposition consulting services to Economic & Planning Systems, Inc. for an amount not to exceed \$137,500.00; for a period of one year with the option to renew one additional one-year term.

**SUMMARY:**

SAHA requires the services of a firm to provide consulting services to assist in the development of a plan or plans for the development and/or disposition of the remaining property at Victoria Commons, which is located south of the historic Hemisfair and adjacent to Lavaca Historic neighborhood and scenic landmarks.

The property was originally constructed in 1941 with 766 public housing units (Victoria Courts) that have been demolished and replaced with mixed income communities consisting of Refugio Place Apartments, Artisan Park Townhomes, Leigh Street Homes, and Hemisview Village Apartments now known as Victoria Commons. SAHA owns 98 townhome lots, an administration building, two detention pond areas, and unused land and would like to complete the development of this area.

On June 9, 2017, SAHA issued a "Request For Qualifications" (RFQ) #1706-918-27-4668 for Artisan Park Development and/or Disposition Consulting Services, which closed on June 26, 2017. The RFQ was published on SAHA's website, Electronic State Business Daily (ESBD), La Prensa, the Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 40 firms. One proposal was received in response to the solicitation: Economic & Planning Systems, Inc. The proposal was evaluated on the following criteria: experience, project plan (approach) and report sample, project team, and strength of the Section 3 and SWMBE plans. Based on the above, Economic & Planning Systems, Inc. is recommended for a contract award.

Economic & Planning Systems, Inc. was established in 1983 and is located in Oakland, California, with field office locations in Sacramento and Los Angeles, California and Denver, Colorado. This firm is a land economics consulting firm experienced in a full spectrum of services to include: real estate market and feasibility analysis; public finance; fiscal and

economic impact analysis; reuse, revitalization, and redevelopment; housing development feasibility and policy; regional economics and industry analysis; land use planning and growth management; open space and resource conservation; government organization; and transportation planning and analysis. This firm has received a prior award from SAHA for Development Advisory Services. Their Texas projects include: City of San Antonio: comprehensive plan initial studies; Via Metropolitan Transit: real estate advisory services; City of Dallas: Downtown 3601 study; Dallas Area Rapid Transit: DART Vision 2035; Fort Worth Rail Corridor; Fort Worth Trinity River: 10-year plan; College Station: Transportation Plan. Economic & Planning Systems, Inc.'s Housing Authority clients include: Aspen Housing Authority, Aurora Housing Authority, Carbondale Housing Authority, Delta County Housing Authority, Denver Housing Authority, Grand Junction Housing Authority, Teton County Housing Authority and Sutter County Housing Authority.

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Lorraine Robles, Director of Development Services and Neighborhood Revitalization, who will monitor the vendor's adherence to contract requirements and performance.

**FINANCIAL IMPACT:**

The cost for Artisan Park development and/or disposition consulting services is not expected to exceed an amount of \$137,500.00, which includes a 10 percent contingency to allow for any additional meetings with SAHA management or community partners that may be required and will be funded by proceeds from the sale of Victoria Commons, Leigh Street lots.

**ATTACHMENTS:**

Resolution 5735  
Company Profile  
Scoring Matrix  
Ad List  
Picture

**San Antonio Housing Authority  
Resolution 5735**

**RESOLUTION 5735, AUTHORIZING THE AWARD OF A CONTRACT FOR ARTISAN PARK DEVELOPMENT AND/OR DISPOSITION CONSULTING SERVICES TO ECONOMIC & PLANNING SYSTEMS, INC. FOR AN AMOUNT NOT TO EXCEED \$137,500.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW ONE ADDITIONAL ONE-YEAR TERM**

**WHEREAS**, on June 9, 2017, SAHA issued a "Request For Qualifications" (RFQ) #1706-918-27-4668 for Artisan Park Development and/or Disposition Consulting Services, which closed on June 26, 2017; and

**WHEREAS**, a total of one proposal was received in response to the RFQ; and

**WHEREAS**, Economic & Planning Systems, Inc. is recommended for a contract award; and

**WHEREAS**, the cost for Artisan Park development and/or disposition consulting services is not expected to exceed an amount of \$137,500.00 that includes a 10 percent contingency to allow for any additional meetings with SAHA management or community partners that may be required and will be funded by proceeds from the sale of Victoria Commons, Leigh Street lots; 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 5735, authorizing the award of a contract for Artisan Park Development and/or Disposition Consulting Services to Economic & Planning Systems, Inc. for an amount not to exceed \$137,500.00; for a period of one year with the option to renew one additional one-year term.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 3rd day of August 2017.**

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

**Attested and approved as to form:**

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**David Nisivoccia**  
**President and CEO**

## Economic & Planning Systems, Inc

### Company Profile

Economic & Planning Systems, Inc. (aka EPS), was established in 1993 and is headquartered in Oakland, California. They also have offices in Los Angeles, Sacramento and Denver. The offices employ a total of approximately 40 technical staff members. The staff specializes in public finance, real estate development, land use and transportation planning, government organization and computer applications. The company prepares analyses that disclose risk and impacts, support decision making and provide solutions to real estate development and land use-related problems. The wide areas of expertise also include real estate market and feasibility analysis; fiscal and economic impact analysis; reuse, revitalization and redevelopment; land use planning and growth management; and transportation planning and analysis.

EPS has provided consulting services to public and private sector clients throughout the USA to include cities, counties, special districts, property owners, developers, financial institutions and land use attorneys. Some of their Texas clients include City of San Antonio, VIA Metropolitan Transit, City of Dallas, DART, City of College Station, among others. They also have experience providing service to Housing Authorities to include Denver, Aurora, Aspen, Pueblo, Carbondale, Grand Junction, Delta County in Colorado and Sutter County in California.

SAHA awarded one contract earlier this year to EPS to for the Plan for Development of the Victoria Commons area.

<b>Scoring Matrix</b> <b>Artisan Park Development and/or Disposition Consulting Services</b> <b>1706-918-27-4668</b>		
Criterion Description	Max Points Weight	Economic And Planning Systems
<b><u>Relevant Experience:</u></b>	1-5 35%	
<b><u>Rater 1</u></b>		5.00
<b><u>Rater 2</u></b>		5.00
<b><u>Rater 3</u></b>		5.00
<b><u>Total Score</u></b>		15.00
<b><u>Average Score</u></b>		5.00
<b><u>Weighted Score</u></b>		1.75
<b><u>Project Plan:</u></b>	1-5 20%	
<b><u>Rater 1</u></b>		5.00
<b><u>Rater 2</u></b>		5.00
<b><u>Rater 3</u></b>		4.00
<b><u>Total Score</u></b>		14.00
<b><u>Average Score</u></b>		4.67
<b><u>Weighted Score</u></b>		0.93
<b><u>Project Team:</u></b>	1-5 25%	
<b><u>Rater 1</u></b>		5.00
<b><u>Rater 2</u></b>		5.00
<b><u>Rater 3</u></b>		5.00
<b><u>Total Score</u></b>		15.00
<b><u>Average Score</u></b>		5.00
<b><u>Weighted Score</u></b>		1.25
<b><u>Strength of the Section 3 plans:</u></b>	1-5 10%	
<b><u>Rater 1</u></b>		1.00
<b><u>Rater 2</u></b>		1.00
<b><u>Rater 3</u></b>		1.00
<b><u>Total Score</u></b>		3.00
<b><u>Average Score</u></b>		1.00
<b><u>Weighted Score</u></b>		0.10
<b><u>Strength of the S/W/MBE plans:</u></b>	1-5 10%	
<b><u>Rater 1</u></b>		1.00
<b><u>Rater 2</u></b>		1.00
<b><u>Rater 3</u></b>		1.00
<b><u>Total Score</u></b>		3.00
<b><u>Average Score</u></b>		1.00
<b><u>Weighted Score</u></b>		0.10
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.#		
Category I: As detailed in Attachment 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)	
<b><u>Tota Weighted Score</u></b>		4.13



**Advertisement List**  
**Artisan Park Development and-or Disposition Consulting Services**  
**1706-918-27-4668**

Entity	Contact Name	Email	Method of Contact(Specify)
ACCION Texas	Celina Pena	cpena@acciontexas.org	
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 Evelyn Torres	info@alamocitychamber.org evelyn@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	Elaine Garcia	elainegarcia@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect			
CFMA	Tommy Wallace	wallacet@zhi.com kimr@avacpa.com	
Chinese Chamber of Commerce	Jerry Jin	jerry.jin@gsaccc.org jing.hao@gsaccc.org	
Goodwill Industries	Clark Mosely	cmosley@goodwillsa.org maguilar@goodwillsa.org	
Greater San Antonio Builders Association	Becky Oliver	oliverpub@aol.com	
The San Antonio Chamber of Commerce	Julie Oltersdorf	julieo@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MACB	Maria Monita	info@macb-sa.org	
MCA-SMACNA	Bob Pisors	mca-smacna@mca-smacna.org bob.pisors@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	

**Advertisement List**  
**Artisan Park Development and-or Disposition Consulting Services**  
**1706-918-27-4668**

Entity	Contact Name	Email	Method of Contact(Specify)
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	dmarsh@sanantonioagc.org	
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos	ramiroc@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
South Central Regional Certification Agency	Ross Mitchell	rmitchell@sctrca.org souber@sctrca.org	
South San Antonio Chamber of Commerce	Tom Shaw	events@southsachamber.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers	Laura Campa	meghan@tspe.org jennifer@tspe.org	
Texas Veteran's Commission	Willie Jackson	willie.jackson@tvc.state.tx.us	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Gabe Farias	gfarias@westsachamber.org info@westsachamber.org julie@westsachamber.org	
Women's Business Center	Martha Zurita	mzurita@acciontexas.org	

**Advertisement List**  
**Artisan Park Development and-or Disposition Consulting Services**  
**1706-918-27-4668**

Entity	Contact Name	Email	Method of Contact (Specify)
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
<b>HUBS on CMBL</b>			
Tx Capitol Consulting Grp	Harold Oliver	hoiver@txcapitolconsulting.com	
<b>Section 3 Bidders</b>			
Sams Contracting Consulting And Training	Aaron Sams	aaron@samscc.com	
<b>CMBL &amp; Reference Bidders</b>			
EPS	James Musbach	jmusbach@epsys.com	
CVR	Melanie Villalobos	melanie@cvrassociates.com	
Asakura Robinson Co	Hayley Pallister	hayley@asakurarobinson.com	
Avalon Business Partners	Kathryn Martinez	info@avalonbp.com	
Blueprint Housing SItns	Veronica Macon	veronicam@blueprinthousing.org	
Buffalo Cloud Consulting,	Christine A. Moses	info@buffalocloudconsulting.com	
Ch2m Hill Inc	Peter Sodeika	peter.sodeika@ch2m.com	
Chosen Business Cnsitng	Kim Sanders	Kim.Sanders@Chosenbc.com	
CMC Dvlpmnt & Const	Christian Crenshaw	ccrenshaw@cmccorp.us	
Consumer And Market Insights	Royalyn Reid	Royalyn.Reid@thecmiteam.com	
Face-To-Face Integrated	Mary A. Iannone	maryi@facetofaceit.com	
FFG Strategic Consulting	Colette Lewis	colette.lewis@ffgsconsulting.com	
Franz Jeanes Lazo Cora	John Franz	jfranz@franzarchitects.com	
Grantworks	Bruce Spitzengel	bruce@grantworks.net	
HDR Engineering, Inc.	Kelly Kaatz	kelly.kaatz@hdrinc.com	
Hicks & Company	Sandra E. Hicks	hicks@hicksenv.com	
Hollis Rutledge & Assoc	Hollis V. Rutledge,	hollis@rutledge-associates.com	
Hr Green Inc	Steve Sparks	ssparks@hrgreen.com	
Ideation Planning, Llc	Abra Nusser	abra@ideationplanning.com	
Information Systems Of Florida	Jonathan Conrad	sales@isf.com	
J. Williams Group, Llc.	Robin J.-Williams	robin@jwilliamsgroup.com	
Jet Development Llc	Janay E. Tieken	jrtieken@yahoo.com	
Johnson Applied SItns	Theodore J Johnson	tedjohnson@johnsonappliedsolutions.com	
KDC Associates	Kelly Cook	kelly@kdcassociates.com	
KSA Engineers, Inc.	Kerry Long	klong@ksaeng.com	
Maximus Consulting Services, Inc.	Tere Ramseran	rfpinfo@maximus.com	
Mcdaniel Strategy Ecosystems	TracyeMcDaniel	tracye@mcdanielse.com	
Morningside Research And Consulting, Inc	Shari Holland	sholland@morningsideresearch.com	
Parkhill, Smith & Cooper,	Alissa Holloway	aholloway@team-psc.com	
Pathfinder Public Affairs,	Rene A. Ramirez	rene@texaspathfinder.com	
Planner On Call Llc	Laura Walker	laura@cstxpoc.com	

**1706-918-27-4668**

[illegible]

# Artisan Park Development

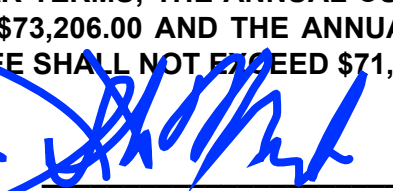


Item No. 8



## BOARD OF COMMISSIONERS

RESOLUTION 5734, AUTHORIZING THE AWARD OF A CONTRACT TO SADA SYSTEMS, INC. FOR G SUITE BUSINESS (FORMERLY GOOGLE APPS UNLIMITED) AND CLOUD SINGLE SIGN ON (SSO) LICENSES THROUGH THE DEPARTMENT OF INFORMATION RESOURCES (DIR); FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO TWO ADDITIONAL ONE-YEAR TERMS; THE ANNUAL CUMULATIVE AMOUNT FOR YEAR ONE SHALL NOT EXCEED \$73,206.00 AND THE ANNUAL CUMULATIVE AMOUNT FOR YEAR TWO AND YEAR THREE SHALL NOT EXCEED \$71,406.00

  
\_\_\_\_\_  
David Nisivoccia  
President and CEO  
\_\_\_\_\_  
Steven Morando  
Director of Procurement  
and General Services  
\_\_\_\_\_  
Jo Ana Alvarado  
Director of Innovative  
Technology**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5734, authorizing the award of a contract to SADA Systems, Inc. for G Suite Business (formerly Google Apps Unlimited) and Cloud Single Sign On (SSO) licenses through the Department of Information Resources (DIR); for a period of one year with the option to renew up to two additional one-year terms; the annual cumulative amount for year one shall not exceed \$73,206.00 and the annual cumulative amount for year two and year three shall not exceed \$71,406.00.

**SUMMARY:**

As an integral part of the SAHA operations, the G Suite business applications are used as the primary business communication tool for email, file storage, office applications and team collaboration. The Cloud SSO is added to the G Suite application for user authentication and SAHA brand identity. Using their assigned SAHA Google account credentials, SAHA staff access the G-suite of applications through the customized SAHA branded SSO page. Two factor authentication adds a second layer of authentication to provide stronger security when accessing G Suite applications.

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 solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies. SAHA is currently a member of the State of Texas Cooperative Purchasing Program, which follows an acceptable competitive bid or proposal solicitation process. SAHA, as a cooperative member, may utilize any State of Texas contract, including those awarded by the DIR.

On August 4, 2016, approval to utilize a DIR contract (DIR-SDD-2188) for Google Apps Unlimited was approved by the Board of Commissioners. Approval was for a one-year contract with a one-year renewal through the SHI Government Solutions contract. We learned in May 2017 that the contract was not renewed by DIR back in November. Therefore, in order to keep

our licenses up-to-date and in force for the future, we have identified another DIR contract with SADA Systems, Inc. (DIR-TSO-3413) that has G Suite (formerly known as Google Apps Unlimited) available for SAHA to utilize.

On August 4, 2014, the DIR, issued a Request For Offers (RFO) DIR-TSO-TMP-213, for Education Information Technology (IT) Products and Related Services that closed on September 30, 2014. A contract (DIR-TSO-3413) was awarded to SADA Systems, Inc. on June 6, 2016, that included three one-year renewal options through June 6, 2020. The first renewal was executed, effective June 6, 2017. SAHA will participate in the contract beginning August 3, 2017, through the remainder of the contract term, which includes two one-year renewal options.

SADA Systems, Inc. was founded in 2000 and is headquartered in North Hollywood, California. They are a platform-neutral partner of industry-leading cloud providers, Microsoft and Google. SADA focuses on delivering enterprise-grade solutions to their public sector, mid-market and large commercial clients in various industries. Their services include: cloud computing strategies, design and development, infrastructure management, training and managed services. SADA System Inc. has received a prior award from SAHA for conversion to Google Mail.

Contract oversight will be provided by Jo Ana Alvarado, Director of Innovative Technology, who will monitor the vendor's adherence to contract requirements and performance.

**FINANCIAL IMPACT:**

The cost for G Suite Business and Cloud SSO is not expected to exceed an annual cumulative amount of \$73,206.00 for year one to include: \$66,906.00 for 630 G Suite Business licenses plus \$4,500.00 for Cloud SSO with Password Sync & Two Factor Authentication for all users plus \$1,500.00 for authentication implementation and configuration plus \$300.00 for project management fees; the annual cumulative amount for year two and three is not expected to exceed \$71,406.00 per year and all amounts will be funded through the approved operating budgets.

**ATTACHMENTS:**

Resolution 5734  
Company Profile

**San Antonio Housing Authority  
Resolution 5734**

**RESOLUTION 5734, AUTHORIZING THE AWARD OF A CONTRACT TO SADA SYSTEMS, INC. FOR G SUITE BUSINESS (FORMERLY GOOGLE APPS UNLIMITED) AND CLOUD SINGLE SIGN ON (SSO) LICENSES THROUGH THE DEPARTMENT OF INFORMATION RESOURCES (DIR); FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO TWO ADDITIONAL ONE-YEAR TERMS; THE ANNUAL CUMULATIVE AMOUNT FOR YEAR ONE SHALL NOT EXCEED \$73,206.00 AND THE ANNUAL CUMULATIVE AMOUNT FOR YEAR TWO AND YEAR THREE SHALL NOT EXCEED \$71,406.00**

**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. SAHA is currently a member of the State of Texas Cooperative Purchasing Program, which follows an acceptable competitive bid or proposal solicitation process. SAHA, as a cooperative member may utilize any State of Texas contract including those awarded by the Department of Information Resources (DIR); and

**WHEREAS**, on August 4, 2014, the Department of Information Resources (DIR), issued a Request For Offers (RFO) DIR-TSO-TMP-213, for Education Information Technology (IT) Products and Related Services that closed on September 30, 2014; and

**WHEREAS**, a contract (DIR-TSO-3413) was awarded to SADA Systems, Inc. on June 6, 2016, that included three one-year renewal options through June 6, 2020; and

**WHEREAS**, the cost for G Suite Business and Cloud SSO is not expected to exceed an annual cumulative amount of \$73,206.00 for year one to include: \$66,906.00 for 630 G Suite Business licenses plus \$4,500.00 for Cloud SSO with Password Sync & Two Factor Authentication for all users plus \$1,500.00 for authentication implementation and configuration plus \$300.00 for project management fees; the annual cumulative amount for year two and three is not expected to exceed \$71,406.00 per year and all amounts will be funded through the approved operating budgets; and

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

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

- 1) Approves Resolution 5734, authorizing the award of a contract to SADA Systems, Inc. for G Suite Business (formerly Google Apps Unlimited) and Cloud Single Sign On (SSO) Licenses through the Department of Information Resources (DIR); for a period of one year with the option to renew up to two additional one-year terms; the annual cumulative amount for year one shall not exceed \$73,206.00 and the annual cumulative amount for year two and year three shall not exceed \$71,406.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.



**Passed and approved the 3rd day of August 2017.**

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

**Attested and approved as to form:**

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**David Nisivoccia**  
**President and CEO**

## **SADA Systems, Inc.**

### **Company Profile**

SADA Systems, Inc. was founded in 2000 and is headquartered in North Hollywood, California. They are a platform-neutral partner of industry-leading cloud providers, Microsoft and Google. SADA focuses on delivering enterprise-grade solutions to their public sector, mid-market and large commercial clients in various industries. Their services include: cloud computing strategies, design and development, infrastructure management, training, and managed services.

SADA System Inc. has received a prior award from SAHA for conversion to Google Mail. They are a Department of Information Resources (DIR) contract vendor.

**BOARD OF COMMISSIONERS**  
**Operations and Choice Neighborhood Committee**

**RESOLUTION 5736, AUTHORIZING THE AWARD OF A CONTRACT TO TIME WARNER CABLE TEXAS, LLC (SPECTRUM) FOR COMMUNICATIONS TECHNOLOGY SERVICES THROUGH THE DEPARTMENT OF INFORMATION RESOURCES (DIR) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$303,077.76; FOR A PERIOD OF 36 MONTHS**

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**David Nisivoccia**  
**President and CEO**

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

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**Jo Ana Alvarado**  
**Director of Innovative**  
**Technology**

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**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5736, authorizing the award of a contract to Time Warner Cable Texas, LLC (Spectrum) for communications technology services through the Department of Information Resources (DIR) for an annual cumulative amount not to exceed \$303,077.76; for a period of 36 months.

**SUMMARY:**

The SAHA-wide area network (WAN) is a fiber infrastructure designed to provide internet, data and voice connectivity to all SAHA properties, its affiliated entities and Central Office. This includes the Central Office WiFi, 50 property community room WiFis and the point-to-point connectivity to SAHA's Disaster Recovery backup hosting facility. The existing contract is set to expire in July 2017, creating the opportunity to improve SAHA's fiber WAN by upgrading the agency's bandwidth to all service entities. This level of bandwidth upgrade will improve SAHA's ability to continue to deliver innovative cloud technology solutions.

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 solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies. SAHA is currently a member of the State of Texas Cooperative Purchasing Program, which follows an acceptable competitive bid or proposal solicitation process. SAHA, as a cooperative member, may utilize any State of Texas contract, including those awarded by the DIR.

On August 11, 2010, the Department of Information Resources (DIR), issued a Request For Offers (RFO) DIR-TEX-AN-NG-001, for Communications Technology Services that closed on September 27, 2010. A contract was awarded to Time Warner Cable, LLC (Contract Number DIR-TEX-AN-NG-CTSA-008) on November 10, 2011, through November 10, 2016. DIR may extend more than once up to a total of an additional five year period (each Renewal Term). The first renewal option has been exercised and will expire on November 10, 2021. SAHA will participate in the contract beginning August 3, 2017, through the remainder of the renewal option.

Time Warner Cable was formed in 1992 and is headquartered in New York City with corporate office locations in Stamford, Connecticut; Charlotte, North Carolina; and Herndon, Virginia. They are ranked the second largest cable company in the United States. Time Warner was purchased by Charter Communications in 2016 and continued to do business as Time Warner Cable but has rebranded their operations under the Spectrum name. Spectrum offers a wide range of services to both their residential and business customers to include: TV, Internet, Voice, Business Enterprise Solutions and Community Solutions. Time Warner Cable has received a prior award from SAHA for Wide Area Network services.

Contract oversight will be provided by Jo Ana Alvarado, Director of Innovative Technology, who will monitor the vendor's adherence to contract requirements and performance.

**FINANCIAL IMPACT:**

The cost for communications technology services is not expected to exceed an annual cumulative amount of \$303,077.76 or \$909,233.28 for the 36 month period and will be funded through the approved operating budgets. This represents a total savings of \$471,243.60 over the current costs for the three-year term.

**ATTACHMENTS:**

Resolution 5736  
Company Profile  
Tabulation

**San Antonio Housing Authority  
Resolution 5736**

**RESOLUTION 5736, AUTHORIZING THE AWARD OF A CONTRACT TO TIME WARNER CABLE TEXAS, LLC (SPECTRUM) FOR COMMUNICATIONS TECHNOLOGY SERVICES THROUGH THE DEPARTMENT OF INFORMATION RESOURCES (DIR) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$303,077.76; FOR A PERIOD OF 36 MONTHS**

**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. SAHA is currently a member of the State of Texas Cooperative Purchasing Program, which follows an acceptable competitive bid or proposal solicitation process. SAHA, as a cooperative member may utilize any State of Texas contract including those awarded by the Department of Information Resources (DIR); and

**WHEREAS**, on August 11, 2010, the Department of Information Resources (DIR), issued a Request For Offers (RFO) DIR-TEX-AN-NG-001, for Communications Technology Services that closed on September 27, 2010; and

**WHEREAS**, a contract was awarded to Time Warner Cable, LLC (Contract Number DIR-TEX-AN-NG-CTSA-008) on November 10, 2011, through November 10, 2016. DIR may extend more than once up to a total of an additional five year period (each Renewal Term). The first renewal option has been exercised and will expire on November 10, 2021. SAHA will participate in the contract beginning August 3, 2017, through the remainder of the renewal option; and

**WHEREAS**, the cost for communications technology services is not expected to exceed an annual cumulative amount of \$303,077.76 or \$909,233.28 for the 36 month period and will be funded through the approved operating budgets. This represents a total savings of \$471,243.60 over the current costs for the three-year term; 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 5736, authorizing the award of a contract to Time Warner Cable Texas, LLC (Spectrum) for communications technology services through the Department of Information Resources (DIR) for an annual cumulative amount not to exceed \$303,077.76; for a period of 36 months.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 3rd day of August 2017.**

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

**Attested and approved as to form:**

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**David Nisivoccia**  
**President and CEO**

## **Time Warner Cable Texas, LLC (TWCT)/Spectrum Company Profile**

Time Warner Cable was formed in 1992 by the merger of Time, Inc.'s cable television company, American Television and Communications Corp. and Warner Cable, a division of Warner Communications. For the two years after the merger, the companies operated separately but under the umbrella name "Time Warner Cable Group". It also includes the remnants of the defunct QUBEinteractive TV service. In 1995, the company launched the Southern Tier Online Community, a cable modem service later known as Road Runner High Speed Online. Also that year, talks began that would later result in Warner's acquisition of Paragon Cable. Time Warner retained Time Warner Cable as a subsidiary until March 2009, when it was spun off as an independent company. Prior to the spin-off, Time Warner had held an 84% stake in Time Warner Cable. This move made Time Warner Cable the largest cable operator in the United States owned solely by a single class of shareholders.

Time Warner Cable launched DVR service in the Houston area in 2004. In June 2009, Time Warner Cable unveiled a concept known as "TV-Everywhere" a means of allowing multi-platform access to live and on-demand content to content from television channels that is tied to a user's television subscription.

Time Warner Cable (TWC) was ranked the second largest cable company in the United States by revenue behind only Comcast operating in 29 states prior to its purchase by Charter Communications in 2016. Its corporate headquarters were located in New York City with other corporate offices in Stamford, Connecticut; Charlotte, North Carolina; and Herndon, Virginia.

The purchase by Charter Communications was completed on May 18, 2016; Charter had continued to do business as Time Warner Cable in its former markets, but has now re-branded these operations under the Spectrum name for marketing its services in most markets.

Charter is the fastest growing TV, internet and voice company in America. It has over 26 million customers in 41 states and employs 91,000 employees nationwide. Through their Spectrum brand name, Charter offers a wide range of services to include TV, Internet, Voice, Business, Enterprise Solutions and Community Solutions services to its residential and business customers.

Prior awards by SAHA include Wide Area Network Services.

**Time Warner Cable Television  
(TWCT)/Spectrum Enterprise  
(DIR-TEX-AN-NG-CTSA-008)**

<u>Item Description</u>	<u>Quantity</u>	<u>Unit</u> <u>Price/Month</u>	<u>Total</u> <u>Price/Month</u>	<u>Price/Year</u>	<u>36 months</u>
500 X 500 Direct Internet Access (DIA) Central Office Internet	1	\$1,999.00	\$1,999.00	\$23,988.00	\$71,964.00
200 X 200 P2P (Connection to DR Site)	1	\$1,300.00	\$1,300.00	\$15,600.00	\$46,800.00
10 X 10	55	\$308.00	\$16,940.00	\$203,280.00	\$609,840.00
Elan 500M Fiber to all remote sites	1	\$1,164.80	\$1,164.80	\$13,977.60	\$41,932.80
FUSF Fee (10 - 18%) - See Note Below			\$3,852.68	\$46,232.16	\$138,696.48
<b>TOTAL COST</b>			<b>\$25,256.48</b>	<b>\$303,077.76</b>	<b>\$909,233.28</b>

See NOTE

**Note:** The FUSF fee can range from 10% to 18%. For this estimate, 18% is being used for BOC Approval

**NOTE:** This represents a total savings over current costs of \$471,243.60 over the three-year term.



BOARD OF COMMISSIONERS

RESOLUTION 5737, IN SUPPORT OF PLACING LAND USE RESTRICTION AGREEMENTS (LURA) ON WESTWOOD PLAZA APARTMENTS, VILLAS OF PECAN MANOR, SPANISH SPUR AND ROSELAWN APARTMENTS



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David Nisivoccia  
President and CEO



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Timothy E. Alcott  
Real Estate and Legal Services Officer

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**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5737, in support of placing Land Use Restriction Agreements (LURA) on Westwood Plaza Apartments, Villas of Pecan Manor, Spanish Spur and Roselawn Apartments.

**SUMMARY:**

Terravista Corporation (Terravista) contacted the San Antonio Housing Authority (SAHA) regarding the following apartments that it has an ownership interest in:

**Villas of Pecan Manor**

6840 Pecan Valley Drive, San Antonio, TX 78223

Units: 96

Year Built: 1976

**Spanish Spur**

6835 Pecan Valley Road, San Antonio, TX 78223

Units: 160

Built: 1970

**Westwood Plaza**

2600 Westward Drive, San Antonio, TX 78227

Units: 308

Built: 1960

**Roselawn Apartments**

3346 Roselawn Road, San Antonio, TX 78226

Units: 88

Year Built: 1974

In reviewing the appraisals for the properties, the apartments are considered to be in average condition for their age and serve low- to moderate-income families in San Antonio. Terravista is seeking to refinance the properties with a HUD 221 (d)(4) loan. The loan requires a certain percentage of the units be set aside as affordable.

SAHA will place a LURA on the four properties requiring 15 percent of the units be set aside for families whose income is 80 percent or less of Area Medium Income and rental restrictions

equal to 30 percent of 80 percent of Area Median Income for a period of 30 years. With this restriction, Terravista will qualify for the HUD loan which has better interest rates than other commercially available loan products.

SAHA will not own or manage the properties. SAHA's only relationship with the property will be the LURA filed on the properties requiring that a portion of units be set-aside as affordable units. This serves SAHA's mission of preserving affordable housing in San Antonio.

**FINANCIAL IMPACT:**

SAHA will receive \$40,000.00.

**ATTACHMENTS:**

Resolution 5737

**San Antonio Housing Authority  
Resolution 5737**

**RESOLUTION 5737, IN SUPPORT OF PLACING LAND USE RESTRICTION AGREEMENTS (LURA) ON WESTWOOD PLAZA APARTMENTS, VILLAS OF PECAN MANOR, SPANISH SPUR AND ROSELAWN APARTMENTS**

**WHEREAS**, San Antonio Housing Authority (SAHA) a Texas housing authority has the desire to ensure there is an adequate number of affordable housing units in San Antonio; and

**WHEREAS**, Terravista Corporation (Terravista) owns four apartment complexes in San Antonio called Westwood Plaza Apartments, Villas of Pecan Manor, Spanish Spur and Roselawn Apartments in San Antonio (collectively referred to as the Apartments); and

**WHEREAS**, Terravista approached SAHA requesting that Land Use Restriction Agreements be placed on the Apartments so that it may qualify for a lower interest rate FHA loan; and

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

- 1) Approves Resolution 5737, authorizing SAHA to place Land Use Restriction Agreements on the Apartments in exchange for just consideration; and
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this Resolution.

**Passed and approved the 3rd day of August 2017.**

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

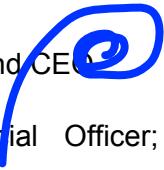
**Attested and approved as to form:**

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**David Nisivoccia**  
**President & CEO**

**MEMORANDUM**

To: Board of Commissioners

From: David Nisivoccia, President and CEO 

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

RE: Update and discussion regarding the authorization to offer for sale to the highest bidder via sealed bid auction, approximately 1.827 acres of vacant commercially zoned land and a 1.425 acre parcel containing a 9,309-square foot vacant office building

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**SUMMARY:**

As part of the five-year Asset Management Plan, SAHA staff has identified real estate assets that are not critical to its mission or Strategic Plan. At this time, SAHA staff has identified a contiguous land assemblage of approximately 4.6 acres (2.247 acres are owned by San Antonio Housing Facility Corporation (SAHFC) and 2.3124 acres are a Public Housing asset). The Public Housing parcel includes a 9,309-square foot office building, which previously served as the administration building for the former East Terrace Public Housing development. The East Terrace property was razed to make room for the construction of affordable, single-family homes in conjunction with a Hope VI HUD grant. Additionally, during this time, SAHA constructed the following Public Housing developments:

Springview Family	186 units
Springview Senior	40 units
Springview Townhomes	17 units

The aforementioned projects were completed and approximately 120 single-family homes were built before funding was depleted. Consequently, the final phase for the single-family home project was never constructed. In 2013, approximately, 12.02 acres of the land was sold to the developer of the Eastside IDEA school. An additional 2.52 acres is currently under contract for sale to the IDEA school. The former East Terrace administration building has been vacant for many years and fallen into disrepair and is uninhabitable. The last evaluation performed by SAHA's Construction Services Department estimated the cost to cure the deferred maintenance at approximately \$450,000.00.

**PROPOSED ACTION:**

The Eastside of San Antonio is experiencing a resurgence due in part to the implementation of the HUD Choice Neighborhoods Grant by SAHA and its community partners. There has been a continuing appreciation of real estate values in the geographic area within and surrounding the Choice Neighborhood and Promise Zone footprint. Therefore, staff believes it would be prudent to submit a disposition application to HUD for approval to sell the public housing component in conjunction with the adjoining parcel, which is owned by SAHFC. A discussion with SAHA's approved commercial broker Dennis Cano of Cano & Cano confirmed a larger parcel, which

includes frontage on Commerce Street, would enhance the marketability and value of the assemblage.

At this time, SAHA staff is seeking authorization to submit a disposition application to HUD. Upon receipt of HUD approval, SAHA will list both parcels for sale with Cano & Cano. The latest appraisal dated July 26, 2016, valued the SAHFC parcel at \$170,000.00 and the former administration building and surrounding 2.3124 acres at \$300,000.00. All sale proposals will be submitted to the Operations and Choice Neighborhood Committee and full Board for approval.

**FINANCIAL IMPACT:**

Based on the current appraised values, the net sale proceeds are estimated at \$432,000.00. Proceeds will be used to fund capital repairs outlined in the five-year capital plan for properties in the Beacon Portfolio (SAHFC portion of net sale proceeds) and Public Housing assets.

**ATTACHMENTS:**

Site Map

# Springview Map




Item No. 12



## MEMORANDUM

To: Board of Commissioners

From: David Nisivoccia, President and CEO 

Presented by: Diana Kollodziej Fiedler, Director of Finance and Accounting

RE: Update and discussion regarding Insurance Policies Placed in Coverage for Fiscal Year 2017-2018

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**SUMMARY:**

This item was originally presented to the Board of Commissioners on June 1, 2017, and was approved under Resolution 5723. Staff committed to update the Board of Commissioners on matters of insurance placement, renewal, pricing and negotiation for SAHA's insurance portfolio.

Each year, staff follows a series of steps to ensure SAHA has proper insurance coverage in place.

1. Do they meet U.S. Department of Housing and Urban Development requirements?
2. Do they meet lender requirements?
3. Are there any coverage gaps?
4. Is coverage adequate?

This year, SAHA attempted to make some necessary and impactful changes. Most notably, SAHA added a stand-alone Cyber Liability policy. Last year, SAHA had limited coverage at no cost through the incumbent carrier that provided guidance and advice rather than coverage. In today's world, coverage is necessary, and SAHA filled this gap. SAHA also made an effort to find alternative competitive insurance products in the open market in light of the incumbent carrier's premium increases on the property side of coverage. SAHA's Broker of Record (BOR), McGriff, Seibels, and Williams was almost able to place the entire portfolio with a European carrier that regularly insures housing authorities; however, their efforts fell short due to four vulnerable Beacon Communities properties.

Property and liability, boiler and machinery, Directors and Officers, Fiduciary, Fidelity, Employment Practices Liability, Cyber Liability, Umbrella Policies, Workers' Compensation, and Automobile Fleet renewed as were presented to the Board of Commissioners on June 1, 2017.

Below are the steps that staff followed to price, negotiate, and renew/place SAHA's insurance portfolio:

March 2017	Began preparing SAHA and Affiliates portfolio for open market pricing through SAHA's BOR
April 2017	Telephone negotiations with SAHA staff, BOR and HAI Group's Director of Account Management. Discussion produced a likely 15 percent public housing premium increase.
May 2017	Incumbent carrier's quotes began to come in at higher rates than previously discussed. Public housing property premium increases came in at 29 percent.

Staff made every effort to negotiate with the incumbent carrier to no avail. Direction given to BOR to pursue every market avenue available to SAHA for consideration.

June 2017 Workers' compensation premium quote reduced from \$400,232.00 to \$300,390.00. Another carrier was willing to meet this cost but could not guarantee or provide the level of training or service as that of the incumbent carrier with a dedicated large loss staff to SAHA. Staff then met with the Executive Team to make placement recommendations and seek their approval while indicating that the blanket property policy quote was still pending for comparison on the Beacon Communities and Partnerships portfolios. All policies were bound for renewal or placement based on Board of Commissioners approval received on June 1, 2017.

Overall, staff renewed and placed all SAHA insurance policies at an increase of 8.5 percent despite significant increases in property coverage. Premium increases were held to a lower percentage based on significant savings realized in the workers' compensation premium and small savings in the automobile fleet and Directors and Officers, Employment Practices and Fiduciary policies.

Staff will continue its efforts to reduce its loss ratio so that it can make changes to its insurance portfolio in the future if it so chooses. SAHA's workers' compensation line of business continues to be a well managed and exemplary program.

**PROPOSED ACTION:**

None at this time.

**FINANCIAL IMPACT:**

\$2,950,000 from SAHA's FY 2017-2018 operating budget provides funding for these annual costs.

**ATTACHMENTS:**

Fiscal Year 2017-2018 Insurance Renewals for SAHA and its Affiliates



Fiscal Year 2017-2018 Insurance Renewals for SAHA and its Affiliates

	2016-2017 Premiums				2017-2018 Request to Board				2017-2018 Renewals/Placements			
			Umbrella Limit of Liability \$8,000,000				Umbrella Limit of Liability \$8,000,000				Umbrella Limit of Liability \$8,000,000	
Insurance Type or Insured Entity	Property	Liability		Total	Property	Liability		Total	Property	Liability		Total
Automobile Fleet		\$49,179		\$49,179		\$52,000		\$52,000		\$47,218		\$47,218
Cyber Liability		\$0				\$29,000		\$29,000		\$29,000		\$29,000
Fiduciary, EPL, and D&O		\$57,993		\$57,993		\$57,993		\$57,993		\$47,618		\$47,618
Public Housing Liability		\$353,744		\$353,744		\$375,879		\$375,879		\$375,985		\$375,985
Fidelity/Crime		\$8,757		\$8,757		\$8,900		\$8,900		\$8,900		\$8,900
Workers' Compensation		\$400,232		\$400,232		\$350,000		\$350,000		\$300,390		\$300,390
Flood	\$58,058			\$58,058	\$0			\$0		\$0		\$0
Property:												
Artisan Park, LLC	\$1,000	\$1,000	\$8,080	\$10,080	\$1,014	\$1,000	\$8,080	\$10,094	\$1,014	\$999	\$8,080	\$10,093
Converse Ranch, LLC	\$18,953	\$4,859	\$8,080	\$31,892	\$25,959	\$5,405	\$8,080	\$39,444	\$25,959	\$5,235	\$8,080	\$39,274
Converse Ranch II, LLC	\$17,202	\$4,190	\$8,080	\$29,472	\$20,254	\$4,545	\$8,080	\$32,879	\$20,254	\$4,402	\$8,080	\$32,736
Durango Midrise, LP	\$63,697	\$9,441	\$8,921	\$82,059	\$65,682	\$10,671	\$9,158	\$85,511	\$65,682	\$10,335	\$9,158	\$85,175
Homestead Redevelopment Partnership Ltd.	\$18,983	\$6,563	\$8,329	\$33,875	\$24,761	\$6,798	\$8,375	\$39,934	\$25,566	\$6,798	\$8,375	\$40,739
Las Varas Public Facility Corp.	\$1,000	\$2,978	\$8,080	\$12,058	\$1,010	\$2,985	\$8,080	\$12,075	\$1,010	\$2,891	\$8,080	\$11,981
O'Connor Rd. Ltd. Partnership	\$21,164	\$6,041	\$8,195	\$35,400	\$24,889	\$6,541	\$8,286	\$39,716	\$24,889	\$6,335	\$8,286	\$39,510
Pecan Hill Apartments Inc.	\$8,733	\$3,932	\$8,080	\$20,745	\$11,954	\$4,211	\$8,080	\$24,245	\$11,956	\$4,211	\$8,080	\$24,247
Public Housing Property	\$535,074			\$535,074	\$688,471			\$688,471	\$703,570			\$703,570
Refugio St. Ltd. Partnership	\$31,922	\$8,513	\$8,656	\$49,091	\$40,087	\$9,138	\$8,769	\$57,994	\$40,087	\$8,850	\$8,769	\$57,706
SAHA Boiler & Machinery	\$17,595			\$17,595	\$19,987			\$19,987	\$21,240			\$21,240
San Antonio Homeownership Opportunities	\$6,254	\$1,000		\$7,254	\$6,268	\$1,000		\$7,268	\$0	\$0		\$0
San Antonio Housing Development Corp.	\$16,016	\$5,123	\$8,080	\$29,219	\$25,371	\$4,546	\$8,080	\$37,997	\$25,371	\$4,393	\$8,080	\$37,844
San Antonio Housing Facility Corp.	\$181,824	\$37,721	\$18,140	\$237,685	\$225,886	\$39,232	\$18,707	\$283,825	\$225,886	\$37,997	\$18,707	\$282,590
San Antonio Housing Opportunities Corp.	\$2,077	\$1,000	\$8,080	\$11,157	\$2,565	\$1,000	\$8,080	\$11,645	\$2,397	\$988	\$8,080	\$11,465
Sendero I Public Facility Corp.	\$27,243	\$7,972	\$8,556	\$43,771	\$32,231	\$8,391	\$8,629	\$49,251	\$32,231	\$8,127	\$8,629	\$48,987
SP II Ltd. Partnership	\$16,583	\$4,707	\$8,080	\$29,370	\$19,171	\$5,233	\$8,080	\$32,484	\$19,171	\$5,068	\$8,080	\$32,319
Springhill Courtland Hts Public Facility Corp.	\$61,490	\$21,313	\$11,799	\$94,602	\$79,151	\$22,046	\$12,030	\$113,227	\$79,151	\$21,352	\$12,030	\$112,533
Sunshine Plaza Apartments Inc.	\$12,957	\$4,405	\$8,080	\$25,442	\$15,253	\$4,664	\$8,080	\$27,997	\$14,773	\$4,517	\$8,080	\$27,370
Vera Cruz Redevelopment Partnership Ltd.	\$4,375	\$1,170	\$8,080	\$13,625	\$5,354	\$1,264	\$8,080	\$14,698	\$5,354	\$1,224	\$8,080	\$14,658
Woodhill Public Facility Corp	\$85,308	\$27,120	\$13,895	\$126,323	\$120,857	\$33,778	\$16,528	\$171,163	\$116,438	\$32,715	\$16,528	\$165,681
Subtotal Property:	\$1,149,450				\$1,456,175				\$1,461,999			\$1,461,999
Total Request/Cost of Insurance	\$1,207,508	\$1,028,953	\$167,291	\$2,403,752	\$1,456,175	\$1,046,220	\$171,282	\$2,673,677	\$1,461,999	\$975,548	\$171,282	\$2,608,829
Approximately 10.3% for additions, increases, adjustments, or events								\$276,323				\$269,621
Total Request including additions								\$2,950,000				\$2,878,449
Increase over 2016-2017 Premiums									\$254,491	-\$53,405	\$3,991	\$205,077
												8.53%

**To:** Board of Commissioners

**Date:** August 3, 2017

**From:** Charles Clack, Committee Chair, Resident Services Committee

**Subject:** Update and discussion regarding the July 20, 2017, Resident Services Committee Meeting

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A Resident Services Committee meeting was held on Thursday, July 20, 2017. Attendees included Committee Chair Charles Clack, Board Vice Chair Charles R. Munoz, Commissioner Marie R. McClure, Commissioner Jessica Weaver, SAHA President and CEO David Nisivoccia and SAHA staff. The meeting was attended by 10 Mission Park Apartment residents.

The following topics were discussed at the committee meeting:

**Update and discussion regarding the Community Development Initiatives Report**

Mr. Lopez stated the Community Development Initiatives Department's work is largely focused on fulfilling SAHA's strategic goal No. 1, "to empower and equip families to improve their quality of life and achieve economic stability." To accomplish this, staff works to provide services onsite and to offer opportunities to create a sense of place and community. He also provided a summary of the major accomplishments and activities through the third and fourth quarter.

**Update and discussion regarding Community Development Initiatives Upcoming Events**

Mr. Lopez provided a snapshot of activities and events through October 2017 and included photos in his presentation.

**Update and discussion regarding the initial Resident Council President's Meeting**

Mr. Lopez stated, staff works to provide services onsite and offer opportunities to create a sense of place and community. One of the objectives is to keep residents engaged and build leadership capacity. This not only helps facilitate better community relations, it also helps keep SAHA accountable to its customers.

Other housing authorities have successfully built capacity amongst residents and have a very active leadership presence at their housing authority meetings beyond the representation on a Housing Authority's Board of Commissioners. In an effort to build on existing infrastructure of meeting and training for existing Resident Councils, CDI proposed in March 2017 to begin to meet with the Presidents of the Resident Councils to engage them at a higher level. The intent is to meet on a quarterly basis to discuss common issues and concerns and to have the Presidents take an active role in coming up with solutions to the common problems. In addition, the efforts are intended to grow Resident Councils, increase impact of Resident Councils, sustain active councils and facilitate collaboration with SAHA departments.



On May 5, 2017, an initial meeting was held in order to explain the concept and solicit feedback from the Resident Council Presidents.



**To:** Board of Commissioners

**Date:** August 3, 2017

**From:** Morris A. Stribling, DPM, Chair, Operations and Choice Neighborhood Committee

**Subject:** Update and discussion regarding the July 20, 2017, Operations and Choice Neighborhood Committee Meeting

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An Operations and Choice Neighborhood Committee meeting was held on Thursday, July 20, 2017. Attendees included Board Chair Morris A. Stribling, DPM, Board Vice-Chair, Commissioner Charles R. Munoz, Commissioner Charles Clack, Commissioner Marie R. McClure, Commissioner Jessica Weaver, SAHA President and CEO David Nisivoccia and SAHA staff.

The following topics were discussed at the committee meeting:

**Resolution 5735, authorizing the award of a contract for Artisan Park Development and/or Disposition Consulting Services to Economic & Planning Systems, Inc. for an amount not to exceed \$137,500.00; for a period of one year with the option to renew one additional one-year term**

The Operations and Choice Neighborhood Committee approved Resolution 5735, authorizing the award of a contract for Artisan Park Development and/or Disposition Consulting Services to Economic & Planning Systems, Inc.

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

Lorraine Robles, Director of Development Services and Neighborhood Revitalization, reported phase one is 96 percent complete. Construction is scheduled to be completed by September 2017. The Wheatley Park Senior Living - Senior Building is 50 percent complete as of June 30, 2017.

Lori Hall, Assistant Director of Real Estate and Homeownership, reported SAHA staff has secured seven infill vacant lots in Target Area I. Staff is seeking a builder to build the first two homes. As part of the Critical Community Improvements (CCI) Plan, SAHA is also working on neighborhood facade restoration. To date, 11 Choice Facade grants have been awarded. In regards to the Urban Farm, Community Rollout meetings are complete. Residents have expressed interest in the development of the farm and the type of crops they want to see planted. Platting is still underway and is expected to be completed by the end of summer. Construction on the Good Samaritan Veterans Outreach Transitional Center is complete, and the grand opening is scheduled for August 9, 2017.



Mr. Lopez reported through Group Violence Intervention, aggravated assaults have decreased by 36.4 percent and murders have decreased by 60 percent in the Choice footprint.

**Resolution 5730, authorizing the award of a contract for accounts payable automation software to Optima Global Solutions, Inc. (ABE, DBE, MBE) for a period of one year with the option to renew up to four additional one-year terms; the annual cumulative amount for year one shall not exceed an amount of \$109,874.45 and the annual cumulative amount for years two through five shall not exceed an amount of \$9,140.00**

The Operations and Choice Neighborhood Committee approved Resolution 5730, authorizing the award of a contract for accounts payable automation software to Optima Global Solutions, Inc.

**Resolution 5731, authorizing the award of a contract for Removal and Replacement of Bathtubs, Shower Pans and Associated Repairs at various SAHA properties, to include Beacon Communities, to AC Plumbing Services (HABE) for an annual cumulative amount not to exceed \$165,000.00 for year one, \$180,000.00 for year two, \$210,000.00 for year three, and \$235,000.00 for years four and five; for a period of one year with the option to renew up to four additional one-year terms**

The Operations and Choice Neighborhood Committee approved Resolution 5731, authorizing the award of a contract for removal and replacement of bathtubs, shower pans and associated repairs at various SAHA properties, to include Beacon Communities to AC Plumbing Services.

**Resolution 5732, authorizing the award of a contract for demolition services for the Villas De Fortuna Neighborhood to Hunter Demolition & Wrecking Corporation (SBE, WBE, HUB) for an amount not to exceed \$160,257.00**

The Operations and Choice Neighborhood Committee approved Resolution 5732, authorizing the award of a contract for demolition services for the Villas De Fortuna Neighborhood to Hunter Demolition & Wrecking Corporation.

**Resolution 5733, authorizing the award of contracts to Crowned Eagle Realty, LLC, and Xsellence Realty, LLC (HABE), for residential real estate broker services for an annual cumulative amount not to exceed \$250,000.00; both for a period of one year with the option to renew up to four additional one-year terms**

The Operations and Choice Neighborhood Committee approved Resolution 5733, authorizing the award of contracts for residential real estate broker services to Crowned Eagle Realty and Xsellence Realty.

**Resolution 5734, authorizing the award of a contract to SADA Systems, Inc. for G Suite Business (formerly Google Apps Unlimited) and Cloud Single Sign On (SSO) licenses through the Department of Information Resources (DIR); for a period of one year with the option to renew up to two additional one-year terms; the annual cumulative amount for year one shall not exceed \$73,206.00 and the annual cumulative amount for year two and year three shall not exceed \$71,406.00**

The Operations and Choice Neighborhood Committee approved Resolution 5734, authorizing the award of a contract for G Suite Business and Cloud Single Sign On to SADA Systems, Inc.




**Resolution 5736, authorizing the award of a contract to Time Warner Cable Texas, LLC (Spectrum) for communications technology services through the Department of Information Resources (DIR) for an annual cumulative amount not to exceed \$303,077.76; for a period of 36 months**

The Operations and Choice Neighborhood Committee approved Resolution 5736, authorizing the award of a contract for communications technology services to Time Warner Cable Texas.

MEMORANDUM

To: Board of Commissioners

From: David Nisivoccia, President and CEO 

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

RE: Update and discussion regarding the Procurement Activity Report

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**SUMMARY:**

**Current Solicitations:** There is currently one Request for Proposals, one Request for Qualifications, one Invitation for Bids and one Quick Quote being advertised. They are for Pest Control Services for Beacon Communities; Residential Real Estate Appraisal Services; Purchase, Installation, Maintenance, and Repair of Residential Style HVAC Systems; and Providers of Urgent Care Services, Physicals, and Alcohol & Drug Testing Services.

**Closed/Pending Solicitations:** There are twelve solicitations that have closed and are currently being evaluated. They include: Property Casualty and Construction Estimating Software; Banking Services; Grief and Bereavement Counselors; Video Construction Surveillance & Monitoring Services; Rental of Meeting Spaces; Inspection, Service and Replacement of Fire Extinguishers; Purchase and Installation of Custom Work Station and Associated Repairs; New Access Control Doors at SAHA Central Office; Graphic Design and Web Administrator; Cross Creek Burned Unit Rehabilitation; Landscape Architect Services; and Fair Housing Training.

**Solicitations in Development:** Procurement is currently working on a number of solicitations for advertisement. These include: Closed Loop Systems Water Treatment Services; Fire Safety Control Systems Inspection, Testing and Repairs; Underground Utility Locator Services; Large HVAC Systems (Chillers and Boilers); Board Room Audio Visual Upgrades and Renovations; Translation Services; Carpet Replacement and Installation Services; Credit Building Consultant for Public Housing Residents; Pest Control Services-Public Housing; Automatic Door Maintenance and Repair; Automatic Gate Maintenance and Repair; Replacement of Roof at 8413 Maple Ridge Scattered Site; Apartment Marketing Services; Printing Services; Public Relations Consulting Services; Jobs Plus Program Management Consultant Services; Media Tracking Service; Freelance Writer; Physical Needs Assessment; Automated Fraud Hotline Services; Legal Services; Demolition Services for Infill Properties; Disaster Mitigation Services; and Development Partner for Alazan Apache Courts.

**Change Orders:**

During the 2nd quarter of 2017, the following Change Orders were approved:

Contract: Procurement Legal Services  
Contractor: Kathy Yates  
Description: To adjust the billing rate from \$100/hour to \$108/hour.  
Annual total will not exceed Board approved contract of \$100,000.

Contract: Labor & Employment Legal Services

Contractor: Mary Ann Hisel

Description: To adjust the billing rate from \$100/hour to \$108/hour.  
Annual total will not exceed Board approved contract of \$100,000.

Contract: Mowing and Grounds Maintenance Services for Public Housing Properties

Contractor: Goodwill Industries San Antonio

Description: Increased price on Christ the King, Jewett Circle, Mirasol Single Family, Villa Veramendi and Lincoln Heights.  
Increased contract by 25% to \$120,645.89.

Contract: Mowing and Grounds Maintenance Services for Public Housing Properties

Contractor: Endeavors Unlimited

Description: Increased price on Blanco Apartments and Sahara Ramsey Apartments.  
Increased contract by 7.3% to \$89,520.00.

Contract: Compliance & Audit Services

Contractor: Padgett & Stratemann

Description: Language changes to include the firm's new name - RSM US, LLP  
Price increases totaling \$30,500 for years 4 and 5.

Contract: Emphasys Computer Solutions, Annual Maintenance and Support Agreement

Contractor: Emphasys Computer Solutions

Description: Annual fee under the Agreement will increase \$1,600/year.  
New Property Management Software Module for Beacon Communities will increase the fees due each year.

**PROPOSED ACTION:**

None at this time.

**FINANCIAL IMPACT:**

Amounts paid according to award provisions.

**ATTACHMENT:**

Procurement Activity Report




**Procurement Activity Report July 24, 2017**

Solicitations Currently being Advertised				
SAHA Department	Type	Solicitation Name	Bidders Conference	Closes
DSNR	RFQ	Residential Real Estate Appraisal Services	7/12/2017	7/25/2017
Beacon Communities	RFP	Pest Control Services for Beacon Communities	7/12/2017	7/27/2017
Risk Management	QQ	Providers of Urgent Care Services, Physicals, and Alcohol & Drug Testing Services	N/A	7/28/2017
Construction Services	IFB	Purchase, Installation, Maintenance, and Repair of Residential Style HVAC Systems	8/1/2017	8/10/2017
Solicitations Under Evaluation				
SAHA Department	Type	Solicitation Name	Date Closed	Status
Finance and Accounting	RFP	Accounts Payable Automation Software	10/13/2016	Board Meeting 08/03/2017
DSNR	RFP	Residential Real Estate Broker Services	4/14/2017	
DSNR	IFB	Demolition Services for the Villas De Fortuna Neighborhood	4/27/2017	
Agency-Wide	IFB	Removal and Replacement of Bathtubs and Shower Pans	6/20/2017	
DSNR	RFQ	Artisan Park Development and/or Disposition Consulting Services	6/26/2017	
Innovative Technology	DIR	G Suite Business (formerly Google Apps Unlimited) and Cloud Single Sign On (SSO) Licenses	N/A	
Innovative Technology	DIR	Communications Technology Services	N/A	
Risk Management	RFP	Property Casualty and Construction Estimating Software	1/3/2017	Procurement Evaluation Due Diligence Negotiation
Public Housing	QQ	Fair Housing Training	5/5/2017	
Finance and Accounting	RFP	Banking Services	5/25/2017	
Public Housing	QQ	Grief and Bereavement Counselors (Re-bid)	6/9/2017	
DSNR	QQ	Video Construction Surveillance & Monitoring Services	6/13/2017	
Community Development Initiatives	QQ	Rental of Meeting Spaces	6/22/2017	
Agency-Wide	IFB	Inspection, Service and Replacement of Fire Extinguishers	6/28/2017	
Procurement and General Services	QQ	Purchase and Installation of Custom Work Station and Associated Repairs	6/22/2017	
Procurement and General Services	QQ	New Access Control Doors at SAHA Central Office	6/28/2017	
Public Affairs	QQ	Graphic Design and Web Administrator	7/12/2017	
Construction Services	IFB	Cross Creek Burned Unit Rehabilitation	7/17/2017	
DSNR	RFQ	Landscape Architect Services	7/20/2017	
QQ Awarded under \$50,000.00				
SAHA Department	Type	Solicitation Name	Vendor	Award Amount
Assisted Housing Programs	QQ	Housing Choice Voucher Training and Certification Services	Nan McKay & Associates, Inc.	\$9,735.00

Future Solicitations		
SAHA Department	Solicitation Name	Projected Release Date
Asset Management	Physical Needs Assessment	August 2017
Beacon Communities	Apartment Marketing Services	August 2017
Community Development Initiatives (CDI)	Jobs Plus Program Management Consultant Services	September 2017
Construction Services	Closed Loop Systems Water Treatment Services	August 2017
	Fire Safety Control Systems Inspection, Testing and Repairs	August 2017
	Large HVAC Systems (Chillers and Boilers)	Co-op
	Underground Utility Locator Service	August 2017
DSNR	Demolition Services for Infill Properties	Co-op
	Development Partner for Alazan Apache Courts	August 2017
Innovative Technology	Board Room Audio/Visual Upgrades and Renovations (re-bid)	August 2017
Legal Services	Legal Services	August 2017
Public Affairs	Translation Services	August 2017
	Public Relations Consulting Services	August 2017
	Free Lance Writer	August 2017
	Media Tracking Services	September 2017
	Printing Services	September 2017
Public Housing	Carpet Replacement and Installation Services	Co-op
	Credit Building Consultant for Public Housing Residents	August 2017
	Pest Control Services - Public Housing	August 2017
	Automatic Door Maintenance and Repair	October 2017
	Automatic Gate Maintenance and Repair	October 2017
	Replacement of Roof at 8413 Maple Ridge Scattered Site	July 2017
Regulatory Oversight	Automated Fraud Hotline Services	August 2017
Risk Management	Disaster Mitigation Services	Co-op

**MEMORANDUM**

To: Board of Commissioners

From: David Nisivoccia, President and CEO 

Presented by: Rosario Neaves, Director of Communications and Public Affairs

RE: Update and discussion regarding Sponsorship Committee Report

**SUMMARY:**

The following is a summary of approved sponsorships since the May 4, 2017, Regular Board Meeting.

**Approved Sponsorships**

Date	Organization/Event	Description	Amount
5/12/17	<b>Southwest Voter Registration Education Project</b> Willie C. Velasquez Benefit Dinner	The Honorable Joaquin Castro delivered the keynote address at this fundraiser for the largest and oldest non-partisan Latino voter participation organization in the United States.	\$1,000.00
5/20/17	<b>Boys and Girls Club of SA</b> GREAT FUTURES Annual Gala	The gala celebrated the opening of the new Mays Family Clubhouse, which will serve 650 boys and girls with life-changing programs and opportunities.	\$1,500.00
5/24/17	<b>San Antonio Growth for the Eastside (SAGE)</b> Eastside Business Briefing	SAGE's Business Briefing covered "What's Next in the Promise Zone," and featured a panel discussion by community partners, including SAHA.	\$390.00
6/24/17	<b>Bowen Center for Neighborhood Advocacy, Inc.</b> Neighborhood Day	Neighborhood Day is a unique gathering of neighborhood leaders in the city and county, hosted by the Bowen Center, which offers support and training for neighborhood association leaders and members.	\$500.00
6/27/17	<b>San Antonio Hispanic Chamber of Commerce</b> Reception Honoring SA's 2017 City Council Leadership	The Chamber hosted a reception to welcome the San Antonio Mayor and City Council.	\$125.00
7/19/17	<b>University Health System</b> Texas Diabetes Institute Wall of Honor Luncheon	University Health System's Texas Diabetes Institute is one of the nation's largest and most	\$1,000.00

		comprehensive centers dedicated to diabetes prevention, treatment, education and research. The event recognized new inductees to the "Wall of Honor."	
10/27/17	<b>NAACP</b> 68th San Antonio Branch Freedom Fund Dinner	Organized in 1918, the San Antonio Branch of the NAACP has long been in the forefront of the struggle for equality. The annual event is a fundraiser for the nonprofit.	\$750.00
		<b>Total</b>	<b>\$5,265.00</b>

**PROPOSED ACTION:**

None

**FINANCIAL IMPACT:**

The costs were included in the Communications and Public Affairs Department's operating budget for Fiscal Year 2016-17. The final spend for the fiscal year was 86.29 percent of the total sponsorship budget.

**ATTACHMENT:**

None

## **President's Report**

August 3, 2017

### **Council of Large Public Housing Authorities Report**

The Council of Large Public Housing Authorities (CLPHA) issued a July report, "Two-Generation Strategies in Public Housing: Promoting Success for the Whole Family." The report, written by Abra Lyons-Warren and Amber-Lee Leslie, featured two communities -- SAHA and the Durham Housing Authority (DHA) -- to examine the key components of two-generation initiatives: social capital; early childhood education; post-secondary education and workforce development; economic assets; and health and well-being. "Two-Generation Strategies in Public Housing" is a report by the *Housing Is* initiative with support from the Annie E. Casey Foundation.

### **Book Rich Environment Initiative**

SAHA partnered with the San Antonio Library to participate in the National Book Foundation's Book Rich Environment Initiative to distribute 20,000 books to children living at and within surrounding public housing communities. SAHA launched the initiative at Bazan Library with YMCA Program participants at a "Reading is a Treat" public event at 10 a.m. on July 28, 2017. Middle and high schoolers received books, back to school supplies and retrieved library cards.

### **ConnectHome Summer Youth**

The San Antonio Housing Authority administered a Summer Youth Employment Program from June 12, 2017, to August 4, 2017. SAHA youth between 16 and 21 years old were placed in various positions at SAHA properties, Central Office and external partnering agencies. ConnectHome partnered with SYEP to provide computer literacy training to the SEYP. This year's training was 12 hours on the Microsoft Academy and each new SYEP participant received a laptop and personal hotspot to take home.

### **Owner-Occupied Rehab Homes**

As part of the Wheatley Choice Neighborhood Initiative, a Critical Community Improvements (CCI) plan was developed to improve the infrastructure and homes in the surrounding neighborhood. The Owner Occupied Rehabilitation component of the CCI Plan is designed to rehabilitate 20+ homes, including enhancing the exterior of 60 homes through community paint-a-thons to provide an overall improvement to the appearance of the neighborhood. The SAHA Choice Neighborhood team, in collaboration with Merced Housing, is pleased to have completed the first rehabilitated home at 1430 Lamar for homeowner, Cynthia Martinez. A neighborhood event was held on July 15 to commemorate the milestone.

### **EIF "Par-Tee" Golf Tournament**

SAHA is seeking sponsors and golfers for the Annual "Par-Tee" Golf Tournament on Sept. 15, 2017, benefiting resident academic scholarships through the Education Investment Foundation. Since 1991, the Education Investment Foundation has committed to the development of educational opportunities to help break the cycle of poverty among students who reside in the subsidized properties of the Public Housing and Assisted Housing Programs. Register a team of

four for \$400 or as an individual for \$150. For more information on sponsorship levels, visit [www.saha.org](http://www.saha.org).

**Annual William “Bill” Sinkin Education Summit**

The Education Investment Foundation (EIF) will award students for their academic achievements at the Annual William “Bill” Sinkin Education Summit from 9 a.m. to 2 p.m. on Aug. 12, 2017, at the McAllister Auditorium at San Antonio College, 1819 N. Main St. The event includes a resource fair, lunch and an award ceremony to all who received a scholarship or REACH Award. This year, EIF will also recognize SAHA residents who have received a high school diploma or GED.