



**OPERATIONS AND CHOICE
NEIGHBORHOOD COMMITTEE
MEETING
AUG. 20, 2020**



BOARD OF COMMISSIONERS

Dr. Ana "Cha" Guzmán Chair	Jessica Weaver Vice Chair	Charles Clack Commissioner	Jo-Anne Kaplan Commissioner	Olga Kauffman Commissioner	Ruth Rodriguez Commissioner
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PRESIDENT & CEO

David Nisivoccia

**SAN ANTONIO HOUSING AUTHORITY
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE or
**SPECIAL BOARD MEETING
TELECONFERENCE**

Call In Phone Number: (401) 830-3681

PIN: 455642462#

12:30 p.m., Thursday, August 20, 2020

MEETING CALLED TO ORDER

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

PUBLIC COMMENT

2. Public Comment - Citizens are provided three minutes each to speak to any agenda items. Citizens wishing to speak to items posted on the agenda should access Phone Number: **(401) 830-3681** and enter PIN Number: **455642462#**, prior to **12:30 p.m.**

INDIVIDUAL ITEMS FOR CONSIDERATION

3. Consideration and appropriate action regarding Resolution 6051, authorizing the award of a contract for La Providencia Exterior Rehabilitation and Site Improvements to Geofill Material Technologies dba Geofill Construction (SBE, Section 3 Business) for an amount not to exceed \$2,787,732.00 (Hector Martinez, Director of Construction Services and Sustainability; Steven Morando, Director of Procurement and General Services)
4. Consideration and appropriate action regarding Resolution 6055, authorizing an award of contracts for backflow inspection, maintenance, repair, and installation to Alamo Backflow & Lawn and Double Check Enterprises, Inc. (HABE, HUB) for an annual cumulative amount not to exceed \$70,000.00; for a period of one year with the option to renew up to four additional one-year terms (Hector Martinez, Director of Construction Services and Sustainability; Steven Morando, Director of Procurement and General Services)
5. Consideration and appropriate action regarding Resolution 6064, authorizing the award of a contract for Boiler and Chiller Maintenance, Repair, and Replacement Services to Premier Comfort Service Company (DBE, ESBE, HABE, MBE, SBE, WBE, Section 3 Business) for an annual amount not to exceed \$140,000.00; for a period of one year with the option to renew up to four additional one-year terms (Hector Martinez, Director of Construction Services and Sustainability; Steven Morando, Director of Procurement and General Services)

6. Consideration and appropriate action regarding resolution 6060, authorizing the award of a contract for Apartment Marketing Services to Costar Realty Information, Inc. dba Apartments.com for an annual amount not to exceed \$62,280.00 for year one, \$102,640.00 for year two, \$105,720.00 for year three, \$108,900.00 for year four, and \$112,160.00 for year five; for a period of one year with the option to renew up to four additional one-year terms (Kristi Baird, Director of Beacon Communities; Steven Morando, Director of Procurement and General Services)
7. Consideration and appropriate action regarding Resolution 6054, authorizing an award of a contract for employment and income verification services to TALX Corporation (a provider of Equifax verification services) for an annual cumulative amount not to exceed \$108,545.00 for year one, \$115,341.00 for year two, \$122,576.00 for year three, \$130,290.00 for year four, and \$138,522.00 for year five; for a period of one year with the option to renew up to four additional one-year terms (Zachariah Woodard, Interim Director of Federal Housing Programs; Kristi Baird, Director of Beacon Communities; Steven Morando, Director of Procurement and General Services)
8. Consideration and appropriate action regarding Resolution 6052, authorizing the award of a contract for work order request and answering services for various public housing properties to New Orleans Teleport, Inc. dba Calls Plus (AABE, WBE) for an annual cumulative amount not to exceed \$122,040.00; for a period of one year with the option to renew up to four additional one-year terms (Zachariah Woodard, Interim Director of Federal Housing Programs; Steven Morando, Director of Procurement and General Services)
9. Consideration and appropriate action regarding Resolution 6067, authorizing the award of contracts to two firms to provide consulting and guidance on HUD and other affordable housing programs to Affordable Housing Forward, LLC and BDO USA, LLP for an annual cumulative amount not to exceed \$100,000.00; for a period of one year with the option to renew up to four additional one-year terms (Diana Kollodziej Fiedler, Director of Finance and Accounting; Steven Morando, Director of Procurement and General Services)
10. Adjournment

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

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

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

RESOLUTION 6051, AUTHORIZING THE AWARD OF A CONTRACT FOR LA PROVIDENCIA EXTERIOR REHABILITATION AND SITE IMPROVEMENTS TO GEOFILL MATERIAL TECHNOLOGIES DBA GEOFILL CONSTRUCTION (SBE, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$2,787,732.00

DocuSigned by:
David Nisveccia

David Nisveccia
President and CEO

DocuSigned by:
Steven Morando

Steven Morando
Director of Procurement
and General Services

DocuSigned by:
Hector Martinez

Hector Martinez
Director of Construction
Services and Sustainability

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6051, authorizing the award of a contract for La Providencia Exterior Rehabilitation and Site Improvements to Geofill Material Technologies dba Geofill Construction (SBE, Section 3 Business) for an amount not to exceed \$2,787,732.00.

FINANCIAL IMPACT:

The current award recommendation for the La Providencia exterior rehabilitation and site improvements is not expected to exceed an amount of \$2,787,732.00 to include a base bid of \$1,994,886.00 plus alternates in the amount of \$159,799.00, and unit prices in the amount of \$168,425.00 and a 20% contingency of \$464,622.00 that will only be used, as necessary. This project will be funded using loan proceeds and available reserves.

SUMMARY:

The La Providencia Apartments is a family community within the Beacon Communities portfolio, and was built in 1984. This multi-family community is located in the near west side of San Antonio, in City Council District 6, and consists of 12 residential one and two-story buildings, one laundry room and a maintenance shop. There are a total of 90 units consisting of 34 efficiency apartments, 32 one-bedroom apartments, and 24 two-bedroom apartments.

SAHA requires the services of a qualified general contractor to provide exterior and site physical improvements at the La Providencia Apartments. The scope of work for this project will include ADA accessibility improvements, monument sign (marquee) upgrades, civil site drainage improvements, exterior renovations to siding and brick facade, complete roof system repair and replacement, i.e., shingles, flashing, decking, gutters, downspouts, and gutter guards, as needed, concrete mechanical pads (air conditioners), security site lighting improvements, replacement of all out of compliance hand and safety railings with new code compliant railing systems, asphalt repair, and seal and stripe for all paved areas. The project is expected to be completed in 265 days.

On May 7, 2020, SAHA issued a Request For Proposals #2004-909-62-5017 for La Providencia Exterior Rehabilitation and Site Improvements that closed on June 19, 2020. The RFP was

SAN ANTONIO HOUSING AUTHORITY**August 20, 2020**

published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and directly solicited to 173 contractors. A total of six proposals were received in response to this solicitation: All Pro General Construction (DBE, ESBE, HABE, MBE, SBE, Section 3 Business), Davila Construction, Inc. (DBE, HABE, MBE, SBE), Geofill Material Technologies dba Geofill Construction (SBE, Section 3 Business), Gonzalez De La Garza (DBE, ESBE, HABE, MBE, SBE, WBE), Stoddard Construction Management (SBE), and Structural Concrete Systems (WBE). All proposals were evaluated on the following criteria: experience in affordable, mixed-income and multi-story construction, rehabilitation and site improvements, project management, capacity/financial viability, construction plan, price, and strength of the contractor's SWMBE Utilization Plan. Based on the above, we are recommending a contract award to Geofill Material Technologies dba Geofill Construction. They are the highest rated and lowest priced proposer.

COMPANY PROFILE:

Geofill Material Technologies, LLC was founded in 2003 and is located in Schertz, Texas. This contractor has been certified as an SBE by the South Central Texas Regional Certification Agency and a Section 3 Business by SAHA. They specialize in commercial and residential services that include: construction management services, new construction, rehab and renovations, large and catastrophic loss, roofing, life and safety repairs, interior and exterior restorations, hurricane repairs, painting and flooring, in house heating and cooling repairs and replacement, energy audits and weatherization, Real Estate Assessment Center (REAC) repairs, concrete spalling, draining corrections, and foundation lifts. Geofill Material Technologies has received prior awards from SAHA for: Pre-Construction and General Contracting Services for SAHA EPC II, Churchill Estates and Encanta Villa Apartments Exterior improvements and New HVAC and Water Heaters; Cassiano burn units rehabilitation; Prefabricated Metal Building for Garcia Street Urban Farm; Matt Garcia structural repairs; unit make ready for public housing; 10145 Galesburg reconstruction; H.B. Gonzalez structural and foundation repairs; and Castle Point burned units rehabilitation. Geofill has performed satisfactorily under all awards. They have worked with Housing Authorities to include: Floresville Housing Authority and Schertz Housing Authority. Their Texas clients include: City of Aransas Pass, City of Corpus Christi, City of Rockport, University of Texas at Austin, Foresight Properties, and The Lynd Company.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Hector Martinez, Director of Construction Services and Sustainability.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 6051
Scoring Matrix
Advertisement List
Map and Pictures

**San Antonio Housing Authority
Resolution 6051**

RESOLUTION 6051, AUTHORIZING THE AWARD OF A CONTRACT FOR LA PROVIDENCIA EXTERIOR REHABILITATION AND SITE IMPROVEMENTS TO GEOFILL MATERIAL TECHNOLOGIES DBA GEOFILL CONSTRUCTION (SBE, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$2,787,732.00

WHEREAS, on May 7, 2020, SAHA issued a Request For Proposals #2004-909-62-5017 for La Providencia Exterior Rehabilitation and Site Improvements that closed on June 19, 2020; and

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

WHEREAS, we are recommending a contract award to Geofill Material Technologies dba Geofill Construction. They are the highest rated and lowest priced proposer; and

WHEREAS, the current award recommendation for the La Providencia exterior rehabilitation and site improvements is not expected to exceed an amount of \$2,787,732.00 to include a base bid of \$1,994,886.00 plus alternates in the amount of \$159,799.00, and unit prices in the amount of \$168,425.00 and a 20% contingency of \$464,622.00 that will only be used, as necessary. This project will be funded using loan proceeds and available reserves; and

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

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

- 1) Approves Resolution 6051, authorizing the award of a contract for La Providencia Exterior Rehabilitation and Site Improvements to Geofill Material Technologies dba Geofill Construction (SBE, Section 3 Business) for an amount not to exceed \$2,787,732.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 10th day of September 2020.

Ana M. "Cha" Guzman
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

Advertisement List
Solicitation # 2004-909-62-5017
La Providencia Exterior Rehabilitation and Site Improvements

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 2/7/2019			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	R Vasquez	rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	

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La Providencia Exterior Rehabilitation and Site Improvements

Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org carol@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
Direct Solicits as of 5/6/20			
	HUBS on CMBL		
Alpha Building Corporation	Shawn Babb Crespin Castillo	sbabb@alphabuilding.com CCastillo@alphabuilding.com	
Construment Group Inc	Eloina Guerrero	construmentinc@gmail.com	
Copeland Contracting Co.	Elsa Brown	ebrown@copeland-inc.com	
HSC Electric Company, Inc.	Henry Gonzalez	hsc_electric@yahoo.com	

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La Providencia Exterior Rehabilitation and Site Improvements

J. L. Bass Enterprise, LLC	Jeff Bass	jlbas47@jlbassconstruction.com	
Kegley, Inc.	ANITA M KEGLEY	anitakegley44@gmail.com	
MLP Ventures Inc.	Liborio Perez	mlp@att.net	
Tejas Premier Building Cntrctr	Andrew Wallace	andrew@tejaspremierbc.com	
HJD Capital Electric, Inc.	Dave Wineman	mseigler@hjdcapital.com	
Casias Construction, LLC	Frank D.	frank@casiasconstructionllc.com	
	Section 3 Bidders		
Abeco Contracting	A. Juarez Jessica Garza	cathy@abecoContracting.com jessica@abecocontracting.com	
All Pro General Const.	Raul Scott Jorge Zapata	rs@apgc.pro jorge@apgc.pro	Rejected
Allbrite Constructors of TX	Patrick Yates	jan@allbriteconstruction.com	
Ariva Contracting	Adan Silva	adan@arivacontracting.com	
Confidence Construction	Renee Harris	rharrisc21@yahoo.com	
Hill Bros. Construction	Kara Hill	kara@hillbrosconstruction.com	
Jarvis Moore	Jarvis Moore	jarvisdsd@gmail.com	
JGG Construction	Joseph Gonzales	Integrated02@aol.com	
Josiah Construction	Ricardo Guajardo	lgjosiahconstruction@gmail.com	
Mcfarland & Mcfarland	James McFarland	mcfarland9598@gmail.com	
Man-Tra Solutions, LLC	Mike Aleman	maleman@clnup.com	
Ohaver Contracting	Donald Ohaver	dawnv@ohavercontractors.com	
Queen Bee Construction	Sharon O'Neal	queenbeeconst@yahoo.com	
Geofill Material Technologies	Jan Puente	jpunte.geofill@outlook.com	
	Direct Solicits	Local and NIGP 909-62 from CMBL	
Cleanology Service	Mike	Mike@cleanologyservices.com	
RML Contracting	Mariano Garcia Mariano Garcia II	marianogarcia1211@gmail.com m.garcia@rmlcontractingllc.com	Not found
Guido Construction	Andy Servantes Maryanne Guido	andy@guidoco.com maguido@guidobros.com	
Limitless Construction Svcs	Erica Ponce	Eponce.pcs@gmail.com	
Commercor	R. Broniszewski	commercorconstruction@gmail.com,	
Vela Construction	Joe Vela	Joe.Vela@velagroupinc.com	
Robinson Gen Contracting	Yvette	krobinson@robinsongc.com	
Frost & keeling	John Anness Dwayne Blevins	jcanness@frostandkeeling.com dablevins@frostandkeeling.com	No Lngr Empld
Marc 3	Chester Rackley	chester@marc3llc.com	
M & M Weatherization	Nicole Ansualda	nansualda@mmwtx.com	Not found
Total Lender Service	James Pujols	Jpujols55@yahoo.com	
Blackmon Mooring SA	Bryan Roller Tiffany Montano	broller@bmsmanagement.com tmontano@bmsmanagement.com	
Turn Around	Selwyn Witer	selselkk@gmail.com	
Marc General Construction	Cindy Weed	cweed@marcgc2015.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
PTI Remodeling, LLC	Thomas Hamilton	thomashamilton75@yahoo.com	

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La Providencia Exterior Rehabilitation and Site Improvements

RG Williams Const & RmdIng	Robert G. Williams	rgw_77446@yahoo.com	
R.K. Bass Electric, Inc.	Andy Bass	cheryl@basselectric.com	
RPR Construction Company,	Patricia Pinkerton	ppinkerton@rprconstruction.com	
Seraphia's Lotts	S. A. Sampson-Lott	atita@sbcglobal.net	
JMI Contractors	Anna Hayden Logan Sean Scott	annahayden@jmicontractors.com logan@jmi-contractors.com sean@jmicontractors.com	
SpawGlass	Justin Calvin Jason Hennesey	justin.calvin@spawglass.com Jason.Hennesey@spawglass.com	
H. Karp Co.	Harry Karp	hkarpjr@yahoo.com	
Joeris Construction		acardwell@joeris.com	
Calidad LLC	Charles	cschuchardt.calidadllc@gmail.com	
Coltcam Construction	Amelie Tinajero	amelietinajero@yahoo.com	
Burgess Construction Cnslts	Lane Shelton	lshelton@burgess-inc.com	
Rogers-O'Brien Construction	John Archer Anthony O'leary	jarcher@r-o.com aoleary@r-o.com	
Whiting-Turner	Tyler Quinn	Tyler.Quinn@whiting-turner.com	
Stoddard Const	Linda Nemec Keith Stoddard	LN@stoddardcmi.com ks@stoddardcmi.com	
J Carrizal Gen Const	Grace Pina	gpina@jgenconst.com	
REC Industries	Randy Hunter	randyhunter@recind.com	
Woolsey Construction	Elijah	eli@woolseyconstruction.com	
Woolsey Design Build	Glenn Roblin	glenn@woolseyconstruction.com	
Davila Construction	Vinnie Gonzales Abel Perez	vinnie@davilaconstruction.com abel@davilaconstruction.com	
Gibraltar Construction	Matt Mitchell	Matt@gibconst.com	
R.E.C. Industries	Warren Williams Randy Hunter	warren@recind.com randyhunter@recind.com	
Summit Building and Design	Cecilia Ramos David Acevedo	cecilia.ramos@summitbuildinganddesign.com David.acevedo@summitbuildinganddesign.com	
Al Garza Construction Inc	Al Garza	gr9151@att.net	
Alcatex Inc	Allison B Griffis	allisonb@alcatexdesign.com	
Alpha Building Corporation	Shawn Babb	sbabb@alphabuilding.com	
Alpine Engineering & Cnstrctn	Mike Hayes	alpine@alpinecompany.us	
Americana Builders	Katia Sandoval	Americanbuilders@yahoo.com	
Arkitektura Devolpment Inc.	Gerard P Contreras	condg1@yahoo.com	
Associated Contractors Inc.	Charlie Bishop	charlie.bishop@assoccontractors.com	
B&O Construction	Paul Farnum	paul@bnoconstruction.com	
B.I.T Construction Services Inc	Britanie L. Olvera	britanie@bitservicesinc.com	
Basecom Inc	Oscar Oaxaca	ooaxaca@basecominc.com	
Belfor USA Group, Inc.	Tammy Kleine	tammy.kleine@us.belfor.com	
Bocci Engineering, Llc	Lami,Lianne	lianne.lami@bocciengineering.com	
Braun & Butler Construction	Christy Willcourt	cwillcourt@braun-butler.com	undeliverable
Breck General Contracting	Reese Bruechner	reese@breckgc.com	

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La Providencia Exterior Rehabilitation and Site Improvements

Brown-Mckee, Inc.	Michael P. Oles	mikepoles@brownmckee.com	
Byrdson Services, Llc	Jim Griffin	jgriffin@byrdsonservices.com	
Caststone Solutions Company	Patrick Delgado	caststone_solutions@yahoo.com	
Cdmtek	Chris Mansour	chris@cdmtek.com	
Ceda-Tex Svcs Inc	Fred Odanga	contact@cedatex.com	
Cesar Suarez Construction Llc	Cesar Suarez	cesarsuarezconstructionllc@gmail.com	
Charles N. White Constn Co	Dominic Padilla	dominicp@whiteconst.com	
Clark's Roofing & Constructn	Clark Kunkel	latmclark@msn.com	
CMV Consulting Services	Veronica Oliver	veronica@cmvserVICESTX.com	
Cobos Design & Construction,	Calixto Cobos	cobosdc2cal@yahoo.com	
Colebrack Enterprises, Inc	Robert Bracken Jr	rob.bracken@colebrack.net	
Commercial Interiors	Robert Ahmuty	ra@ci-gc.com	
Concord Commercial Svcs.	Alan Greenwood	agreenwood@ccsinctx.com	
Construmnt Group Inc	Eloina Guerrero	construmntinc@gmail.com	
Copeland Contracting Co	Elsa Brown	ebrown@copeland-inc.com	
Creed Construction Inc.	Chester Reed	chester@creedci.com	
Cubit Contracting, Llc	Waymon Armstrong	waymon@cubitcontracting.com	
Donald Hubert Construction	Donald Hubert	dhubertco@sbcglobal.net	
Double T Construction Inc.	Richard Smith	doubletsales3@hot.rr.com	
Dragon Construction, Llc	Damon Howard	dhoward@dragon-llc.com	
Elicerio Construction	Fernando Elicerio	felicerio@hotmail.com	
ERC Environmental & Const	Shelly	shoran@erc-tx.com	
Falkenberg Construction Co.,	Tony Gomez	pag@falkenbergconstruction.com	
General Contractor Services,	Teltschick, Pamela	genconser@aol.com	
GG's Construction, Llc	Rolando Osorio	rolandooggs@gmail.com	
Golden Builders Group, Llc	Carla F. Ysuhaylas	info@goldenbuildersgroup.com	
Grande Valley Builders, Inc.	Manuel Perez	mpgvb@aol.com	
Grayhorse Construction, Inc.	Lily Mackey	lily@Grayhorse-Construction.com	
HGR General Contractors, L.P.	Randy D Reynolds	info@hgrgc.com	
Hynes Services, Inc.	Michael W. Hynes	HynesServicesInc@aol.com	
Icon Diversified, Llc	Julie Ingram	julie.ingram@icondiversified.com	
Intercon Environmental, Inc.	Karen Andrews	karen@intercon-environmental.com	
Jacody Construction, Lp	Forrest Couch	forrest.couch@jacodyconstruction.com	
JAJ Property Services Llc	Summer Jordan	summer.jordan@jajpropertieservices.com	
James W. Turner Const	James W. Turner	info@jwtc.net	
Jaxon Construction	Daniel McKibben	Houston@JaxonConstruction.com	
John & Denise Williams Const	Denise Williams	denisewilliams3545@sbcglobal.net	
JRI Enterprise Llc	Denise Anderson	jrjenterprisellc@yahoo.com	
JSR, Inc.	Bobby D. Greaves	bobby@jsrincorporated.com	
K. Tillman Construction Llc	Yakira Braden	yakira@ktillmanconstruction.com	
KBL Restoration, Llc	Amy M Barnes	amy@kblrestoration.com	
Kenebrew Construction	William Kenebrew	wkandcompany@gmail.com	
Lamar Contractors	Steve Louque	s.louque@lamarcontractors.com	
Landry General Enterprises,	James Landry	lgebusiness@yahoo.com	
Largin Construction Services,	Jerry Jo Largin	jerryjo@larginconstruction.com	

**Advertisement List
Solicitation # 2004-909-62-5017**

La Providencia Exterior Rehabilitation and Site Improvements

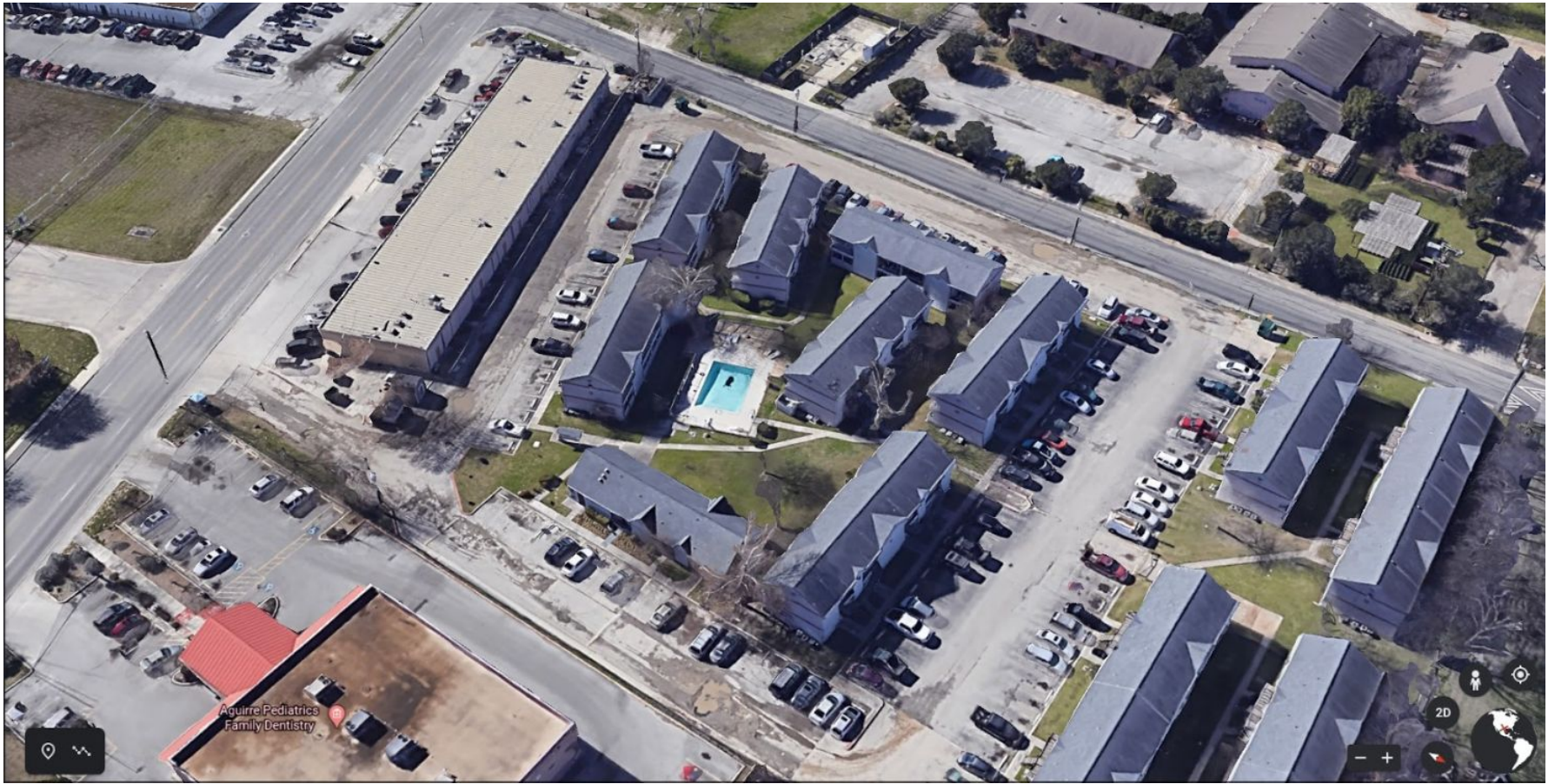
Lyness Construction	Ryan Lyness	ryan.lyness@lynessconstruction.com	
Mart, Inc.	Vernon Proctor Shelly Orr	mart@martgc.com shelly.orr@martgc.com	
Maryen Services, L.L.C.	Jme Martinez	jmemartinez@maryenservices.com	
Mavich, Llc	Faith Gordon	SALES@MAVICH.COM	
Mckenzie Jackson Construct	Cori Fields	cori@mckenziejackson.net	
Meteor Education, Llc.	Lanie Hart	bids@meteoreducation.com	
Mexzim Corporation	Ebbah Tokwe	ebbah@mexzim.com	
Mikocorp, Llc	Matthew Lindsey	matt@mikocorp.com	
Mitch Cohn Contractor	Joan Belmont	mitchcohncontractor@gmail.com	
Parallax Builders, Inc.	Mike Demko	mdemko@parallaxbuilders.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
Post Oak Construction, Llc	Christopher Esparza	esparza716@gmail.com	
Primero Industrial Services,	James Narvaez	jnarvaez@primeroindustrialservices.com	
Pro Finish Plus, Llc	Ralph Mondy	ProFinishPlus@gmail.com	
QA Construction Services, Inc.	Lily Gutierrez	lily@qacsi.com	
R G Renovations & Constr	Rodolfo G. Gonzalez	mrfixlaredo@gmail.com	
Right Choice Development Llc	Danielle Wright	danielle@rightchoicedev.com	
RPR Construction Company,	Patricia A Pinkerton	ppinkerton@rprconstruction.com	
Sawyers Construction, Inc.	Randy Sawyers	randy@sawyersinc.com	
Setex Construction Corp.	Nathan Rivres	setex@setexconstruction.com	
Simwick Contractors Llc	Sheri Arnold	sheri@simwickgc.com	
Sisk-Robb Inc	James Sisk	JSisk@Sisk-Robb.com	
Solis Constructors, Inc.	J Edward Lowenberg	estimating@solisconstructors.com	Not Found
Steen Construction Co., Ltd.	Susan Steen	steenltd@sbcglobal.net	
Structural Concrete Systems,	Michele Dibassie	info@scs.net	
Tates Contracting, Llc	Johnny Tate	cheriseperson@gmail.com	
TDIndustries Inc	Dennis Lilley Dillon Varner	dennis.lilley@tdindustries.com Dillon.Varner@tdindustries.com	
The Sandoval Group, Llc	Steven Sandoval	TSGConstruction.TX@gmail.com	
The Trevino Group, Inc.	Matt Baker	mbaker@trevinogroup.com	
Tommy Klein Construction,	Tommy Klein	tklein@tkleinconst.com	
TP&R Construction, L.L.C.	Nephtali Lucero	felicja@tpr-construction.com	
Trini Construction Builder Llc	Reginald Worlds	info@triniconstructionbuilder.com	
Trinity Asset Builders, Llc	Rachelle Delouis	trinityassetbuilders@gmail.com	
VAS Contracting, Llc	Victor Sepeda	vascontracting@yahoo.com	
VBX Services	Carlito Vicencio	cvicencio@vbxservices.com	
Veteran Remodeling, Inc.	Eric Taylor	eric.taylor@veteranremodeling.com	
Walling Construction Co	Daniel Walling	daniel@wallingconstruction.com	
White Construction Company	Glinn H. White, Jr.	glinn@whiteconstructioncompany.com	
Woodrose Company, Inc.	Frances Loyd	franloyd@woodrosecompany.com	
FA Nunnelly	Blaine	blaine@fanunnelly.com	
Cadence McShane Const		skasturi@cadencemcshane.com	
L. C. Mosel Co.	Jose Ceballos	jose@lcmosel.com	
South TX Contracting, LLC	Shelly Stansbury	shelly@southtxc.com	
Bougambillas Const	Mike Cisneros	bugconst@gmail.com	

**Advertisement List
Solicitation # 2004-909-62-5017**

La Providencia Exterior Rehabilitation and Site Improvements

Link Construction	Lee Robinson	lrobinson@linksconstruction.biz	Reqstd Removal
Pro Masters Remodeling	Francisco Ruiz	fruib@pmrtx.com	
JNational	Tatiana Ruiz Sheila Hoefler	TRuiz@jnational.com SHoefler@jnational.com	
Hytek General Contracting	Kelsey Kerins	kkerins@hytekgc.com	
Carielo Facility Service	Rudy Carielo	rudycarielo@yahoo.com	
L.D. Tebben	Jack Bradley Larry Tebben	bradsterj62@hotmail.com larrytebben@ldtebben.com	
REC Industries	Jeff Witner	jeffwhitner@recind.com	
QA Construction Services,	Lily Gutierrez	qacs@QASYSTEMS.COM	
Jordan Foster	Leland Rocchio Gabriel Lopez	lrocchio@jordanfosterconstruction.com Glopez@jordanfosterconstruction.com	
San Antonio Sweeping Svcs	Shelby Duevall	sdeuvall6@gmail.com	
Superior Aluminum Prod.	Patrick Patterson	Newportinc53@yahoo.com	

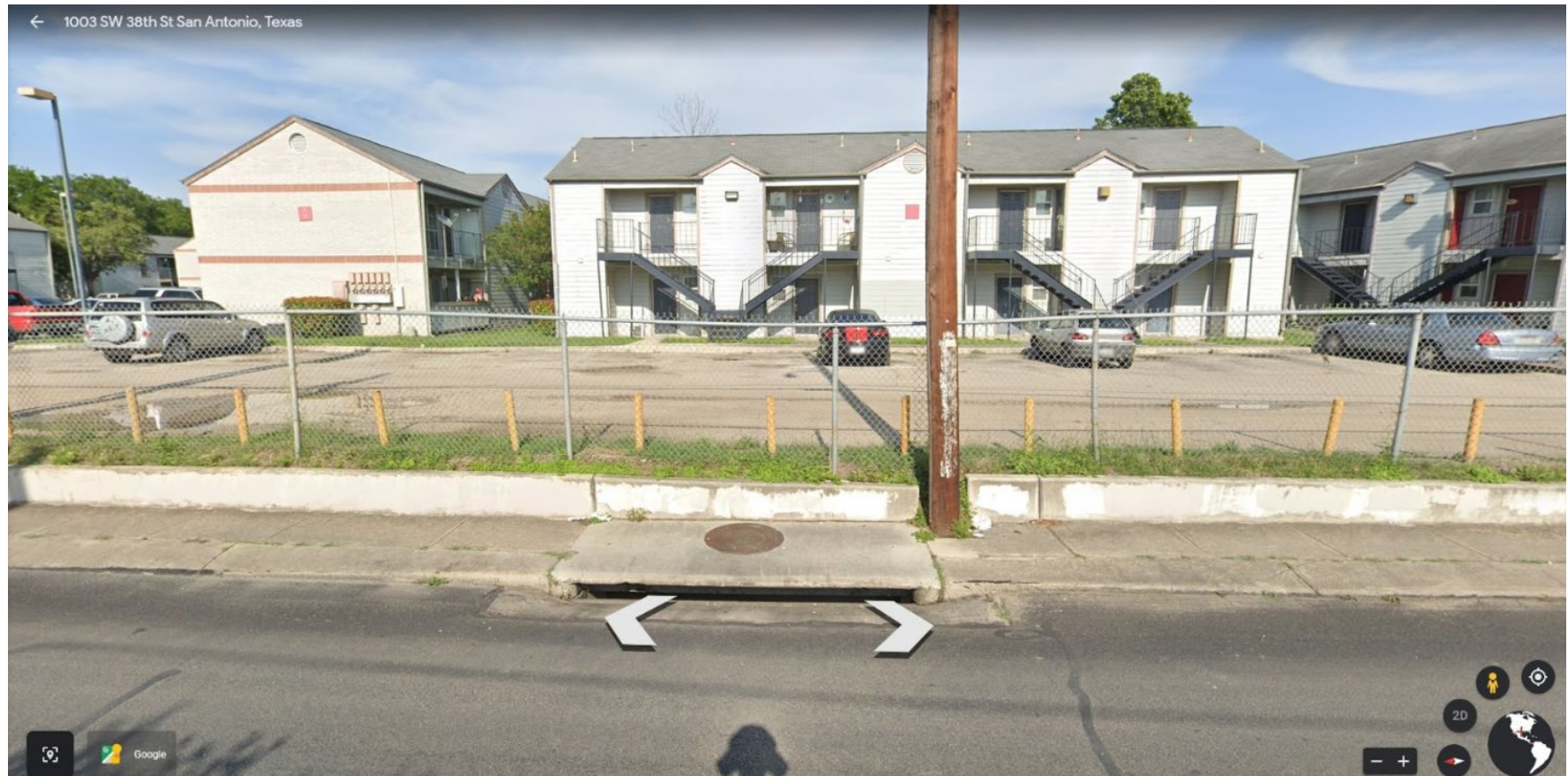
Scoring Matrix La Providencia Exterior Rehabilitation and Site Improvements 2004-909-62-5017							
Criterion Description	Weight	All Pro General Construction, Inc.	Davila Construction, Inc.	Geofill Material Technologies dba Geofill Construction	Gonzalez De La Garza	Stoddard Construction Management, Inc.	Structural Concrete Systems
Experience:	1-5 25%						
Rater 1		5.00	2.00	4.00	1.00	2.00	3.00
Rater 2		4.00	3.00	5.00	2.00	4.00	3.00
Rater 3		4.00	4.00	4.00	2.00	4.00	3.00
Total Score		13.00	9.00	13.00	5.00	10.00	9.00
Average Score		4.33	3.00	4.33	1.67	3.33	3.00
Weighted Score		1.08	0.75	1.08	0.42	0.83	0.75
Project Management:	1-5 20%						
Rater 1		3.00	2.00	4.00	2.00	3.00	2.00
Rater 2		3.00	2.00	5.00	4.00	3.00	2.00
Rater 3		4.00	4.00	4.00	4.00	4.00	3.00
Total Score		10.00	8.00	13.00	10.00	10.00	7.00
Average Score		3.33	2.67	4.33	3.33	3.33	2.33
Weighted Score		0.67	0.53	0.87	0.67	0.67	0.47
Capacity/Financial Viability:	1-5 10%						
Rater 1		3.00	3.00	3.00	3.00	4.00	3.00
Rater 2		3.00	3.00	4.00	3.00	3.00	3.00
Rater 3		4.00	4.00	4.00	3.00	4.00	3.00
Total Score		10.00	10.00	11.00	9.00	11.00	9.00
Average Score		3.33	3.33	3.67	3.00	3.67	3.00
Weighted Score		0.33	0.33	0.37	0.30	0.37	0.30
Construction Plan:	1-5 10%						
Rater 1		3.00	2.00	3.00	3.00	1.00	3.00
Rater 2		3.00	3.00	4.00	3.00	3.00	3.00
Rater 3		3.00	3.00	3.00	3.00	3.00	3.00
Total Score		9.00	8.00	10.00	9.00	7.00	9.00
Average Score		3.00	2.67	3.33	3.00	2.33	3.00
Weighted Score		0.30	0.27	0.33	0.30	0.23	0.30
Price proposal:	1-5 30%						
Total Score		3.27	3.56	5.00	3.58	2.61	3.59
Weighted Score		0.98	1.07	1.50	1.07	0.78	1.08
Strength of the S/WMBE plans:	1-5 5%						
Rater 1		3.00	4.00	3.00	2.00	1.00	5.00
Rater 2		2.00	3.00	4.00	3.00	2.00	4.00
Rater 3		3.00	3.00	3.00	3.00	1.00	4.00
Total Score		8.00	10.00	10.00	8.00	4.00	13.00
Average Score		2.67	3.33	3.33	2.67	1.33	4.33
Weighted Score		0.13	0.17	0.17	0.13	0.07	0.22
Section 3 Preference: A firm may qualify for Section 3 status and earn additional 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)	0.10		0.10			
Tota Weighted Score		3.60	3.12	4.42	2.89	2.95	3.11













BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 6055, AUTHORIZING THE AWARD OF CONTRACTS FOR BACKFLOW INSPECTION, MAINTENANCE, REPAIR, AND INSTALLATION TO ALAMO BACKFLOW & LAWN AND DOUBLE CHECK ENTERPRISES, INC. (HABE, HUB) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$70,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

DocuSigned by:
David Nisvoccia

David Nisvoccia
President and CEO

DocuSigned by:
Steven Morando

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

DocuSigned by:
Hector Martinez

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

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6055, authorizing the award of contracts for backflow inspection, maintenance, repair, and installation to Alamo Backflow & Lawn and Double Check Enterprises, Inc. (HABE, HUB) for an annual cumulative amount not to exceed \$70,000.00; for a period of one year with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:

The current award recommendation for backflow inspection, maintenance, repair, and installation services is not expected to exceed an annual cumulative amount of \$70,000.00 and will be funded by the properties operating budgets or available reserves.

SUMMARY:

A backflow prevention device protects the public water supply against cross contamination. This device must be installed on all residential irrigation systems, fire sprinkler systems, commercial facilities where chemicals are used, boiler systems, and other systems where drinking water could become contaminated.

The backflow prevention assemblies are required to be tested annually per the SAWS Cross Connection Control and Backflow Prevention Program, state plumbing codes, local ordinances and Texas Commission on Environmental Quality (TCEQ) regulations. City Ordinance 2019-02-14-0123 approved establishing a standardized date of June 30th to submit annual test reports for each backflow prevention assembly. SAHA requires the services of a vendor to provide the required annual inspections, perform the necessary repairs/replacements to resolve the issue(s) if a test reveals that the assembly is not operating satisfactorily, and submit the required Backflow Prevention Assembly Test and Maintenance Reports to SAWS. SAHA currently has approximately 50 devices throughout the agency that require the annual testing.

On June 7, 2020, SAHA issued an Invitation For Bids (IFB) #2003-936-91-5010 for Backflow Inspection, Maintenance, Repair and Installation that closed on June 26, 2020. The IFB was

SAN ANTONIO HOUSING AUTHORITY**August 20, 2020**

published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 45 contractors. A total of four bids were received in response to this solicitation: Alamo Backflow & Lawn, A-Ram Plumbing (DBE, ESBE, HABE, MBE, SBE, Section 3 Business), Double Check Enterprises, Inc. (HABE, HUB), and Premier Comfort Service Company (DBE, ESBE, HABE, MBE, SBE, WBE, Section 3 Business). All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, 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 we are recommending contract awards to Alamo Backflow & Lawn and Double Check Enterprises, Inc; they are the lowest priced responsive and responsible bidders.

COMPANY PROFILES

Alamo Backflow & Lawn was established in 2009 and is headquartered in San Antonio, Texas. This company provides backflow testing, repair and installation services. They have received no prior awards from SAHA. Their client list includes Cheddars, Chatman's Chicken, DoubleTree Hotel, F. Guerrero Dewberry, Lucy Condra Dental Clinic, Oxford at Estonia, Sam's Burgers Joint, Willie's Ice House, and Wyndham Hotel on the RiverWalk.

Double Check Enterprises, Inc. was established in 2013 and is located in Seguin, Texas. This company provides backflow inspection, maintenance, repair and installation services. They self-certify as a HABE and have been certified as a HUB by the State of Texas. Double Check Enterprises, Inc. has received a prior award from SAHA to conduct the annual backflow inspections in 2019. They were also engaged to perform the necessary repairs and replacements for the devices that failed to pass inspection and performed satisfactorily under both awards. Double Check Enterprises, Inc. has provided backflow testing, repair and installation services for various plumbers, irrigators and property management companies to include, but is not limited to, CBRE (commercial real estate services and investment firm), Cleanscapes - San Antonio, CMC Construction Services, Eagle Repair and Service, Inc, Greenhaven Landscape and Irrigation, The Neighborhood Company (property management services), Pleasanton Independent School District, and River Sub, Ltd.

CONTRACT OVERSIGHT:

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

STRATEGIC GOAL

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 6055
Bid Tabulation
Advertisement List

**San Antonio Housing Authority
Resolution 6055**

RESOLUTION 6055, AUTHORIZING THE AWARD OF CONTRACTS FOR BACKFLOW INSPECTION, MAINTENANCE, REPAIR, AND INSTALLATION TO ALAMO BACKFLOW & LAWN AND DOUBLE CHECK ENTERPRISES, INC. (HABE, HUB) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$70,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on June 7, 2020, SAHA issued an Invitation For Bids (IFB) #2003-936-91-5010 for Backflow Inspection, Maintenance, Repair and Installation that closed on June 26, 2020; and

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

WHEREAS, we are recommending contract awards to Alamo Backflow & Lawn and Double Check Enterprises, Inc; they are the lowest priced responsive and responsible bidders; and

WHEREAS, the current award recommendation for backflow inspection, maintenance, repair, and installation services is not expected to exceed an annual cumulative amount of \$70,000.00 and will be funded by the properties operating budgets or available reserves; and

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

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

- 1) Approves Resolution 6055, authorizing the award of contracts for backflow inspection, maintenance, repair, and installation to Alamo Backflow & Lawn and Double Check Enterprises, Inc. (HABE, HUB) for an annual cumulative amount not to exceed \$70,000.00; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved on the 10th day of September 2020.

**Ana M. "Cha" Guzman
Chair, Board of Commissioners**

Attested and approved as to form:

**David Nisivoccia
President and CEO**

Advertisement List
Solicitation # 2003-936-91-5010
Back Flow Inspection, Maintenance, Repair and Installation

Associations /Vendors	Contact Name	Email
	<i>Associations Revised as of 2/7/2019</i>	
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org
American Institute of Architects	Paula	paula@aiasa.org
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com
Construct Connect		content@constructconnect.com
CFMA		kimr@avacpa.com
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com
MCA-SMACNA		mca-smacna@mca-smacna.org
Minority Business Council	Hector Garcia	hector@hegarciacpa.com
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com

Advertisement List
Solicitation # 2003-936-91-5010
Back Flow Inspection, Maintenance, Repair and Installation

Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com
SAABE	Melodie	mg.assoc.mgmt@gmail.com
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org
SmartApartmentData.com		constructionadmin@smartlocating.com
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org gabrielle@smsdc.org
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com
Texas Society of Professional Engineers		jennifer@tspe.org
TIBH Industries	Robert Olivo	robertolivo@tibh.org
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org
NAHRO	Web Site	http://nahro.economicengine.com
Public Purchase	Web Site	www.publicpurchase.com
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com
	HUBS on CMBL	
BOB J JOHNSON & ASSOCIATES, INC.		bdenman@bjja.com

Advertisement List
Solicitation # 2003-936-91-5010
Back Flow Inspection, Maintenance, Repair and Installation

ECHOLS ENVIRONMENTAL COMPANY, LLC		echolsenvironmental@gmail.com
GCS WATER PURIFICATION, LLC DBA GULF COA		ED@gulfcoastalservices.com
PRECISION PLANT SERVICES, LLC		precisionpstexas@gmail.com
RAINBOW WATER PURIFICATION		ernesto@rwptexas.com
TEXAS SUPPLY RESOURCE		ehowe7@gmail.com
UNIVERSAL TOOL & DIE		utd@att.net
AGARWOOD CONSTRUCTION & RESTORATION, LLC		hn.acr.ltd@gmail.com
COSTA VERDE RESOURCES, LLC		rspencer@cvr-llc.com
DRIESSEN WATER, INC, CULLIGAN ULTRAPURE		bobby.sanders@ultrapure.com
FCX PERFORMANCE DBA PIERCE PUMP COMPANY		jmcnatt@piercepumpco.com
LETSOS COMPANY INC		jolson@letsos.com
RS WATER HOLDINGS (CULLIGAN OF HOUSTON)		awark@culligantx.net
RS WATER HOLDINGS DBA CULLIGAN OF DALLAS		Tschweyher@culligantx.net
TEX TECH ENVIRONMENTAL INCORPORATED		cleve@textechenvironmental.com
U.S. UNDERWATER SERVICES, LLC		inlandsales@usunderwaterservices.com
WEISINGER INCORPORATED		sweisinger@weisingerinc.com
	Direct Solicits as of 2/21/2020	
A Omega Plumbing Contractors		Aomegaplumbing@gmail.com
A&A Backflow		AAbckflow@outlook.com
Compass Plumbing		Compassplbg@gmail.com
A-1 Meters		carlospadgett@gmail.com
Cribley Enterprises		Jasong@cribleyent.com
CSI Inspections		kenny.e58@hotmail.com
Ability Backflow		nick@abilitybackflow.com
Aggie Horticultural		F4k@aol.com
AJAQ Plumbing Solutions		realplumbingsolutions@gmail.com
ENR Plumbing Svs		Plumbingbackflow@gmail.com
Alamo Backflow & Lawn		Acls@rocketmail.com

Advertisement List
Solicitation # 2003-936-91-5010
Back Flow Inspection, Maintenance, Repair and Installation

1st Choice Irrigation & Backflow		john@comalwaterwerks.com
Alamo Plumbing		allrter@hotmail.com
Flowmaster Plumbing		flowmasterofsa@yahoo.com
Ambition Plumbing & Drain Service		Ambitionplumbing2019@icloud.com
Hart Services		Jon@kjworks.net
Backflow & CSI Testing		kenny.e58@hotmail.com
Infinite Water Solutions		info@iwstx.com
Backflow San Antonio		Backflowsanantonio@gmail.com
Intellectual Plumbing		Intellectualplumbingllc@gmail.com
Jamco		jamco@jamikus.com
JT3 Plumbing		Help@jt3maintenance.com Jtrin3@sbcglobal.net
KJ Works Plumbing		Jon@kjworks.net
Lecea Plumbing		lecea2plumb4u@hotmail.com
Big Boy Backflow		bigboybni@gmail.com
Charlie Trowbridge		cgtrowbridge@yahoo.com
Russell Padilla		Plumbingbackflow@gmail.com
Lugo 5 Irrigation		Lugo.cesar@ymail.com
Double Check Backflow		doublecheckbf@yahoo.com

Back Flow Inspection, Maintenance, Repair and Installation 2003-936-91-5010										
Description	Unit of Measure	Quantity**	Alamo Back Flow and Lawn		Premier Comfort Service Company***		Double Check Enterprises, Inc.		A-Ram Plumbing Inc.	
			Cost	Extension	Cost	Extension	Cost	Extension	Cost	Extension
Annual Inspections, flat fee	Each	50	\$80.00	\$4,000.00	\$200.00	\$10,000.00	\$75.00	\$3,750.00	\$125.00	\$6,250.00
Hourly rate for repair, install and Maintenance	Hour	80	\$75.00	\$6,000.00	\$80.00	\$6,400.00	\$145.00	\$11,600.00	\$135.00	\$10,800.00
Hourly Rate for After Hours Repairs, Installation and Maintenance	Hour	20	\$112.50	\$2,250.00	\$110.00	\$2,200.00	\$145.00	\$2,900.00	\$202.50	\$4,050.00
SubTotal				\$12,250.00		\$18,600.00		\$18,250.00		\$21,100.00
Section 3 Preference*				\$0.00		\$1,225.00		\$0.00		\$1,225.00
Net				\$12,250.00		\$17,375.00		\$18,250.00		\$19,875.00
Days to Complete Annual Inspections and report to SAWS				10		1-5		7		2
Hourly Cost Other Services				\$75.00		\$80.00		\$145.00		\$145.00
Parts at Cost Plus %				5%		25%		25%		15%

Notes:

* Lower of 10% of \$12,250 low bid, or \$9,000 whichever is less

** Total estimated annual number of hours

*** Inspections/Testing is a recurring item each year. The cost per test is not considered reasonable when compared to past contracts and quotes received in this solicitation.

SAN ANTONIO HOUSING AUTHORITY

August 20, 2020

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

RESOLUTION 6064, AUTHORIZING THE AWARD OF A CONTRACT FOR BOILER AND CHILLER MAINTENANCE, REPAIR, AND REPLACEMENT SERVICES TO PREMIER COMFORT SERVICE COMPANY (DBE, ESBE, HABE, MBE, SBE, WBE, SECTION 3 BUSINESS) FOR AN ANNUAL AMOUNT NOT TO EXCEED \$140,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

DocuSigned by:
David Nisiroccia

David Nisiroccia
President and CEO

DocuSigned by:
Steven Morando

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

DocuSigned by:
Hector Martinez

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

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6064, authorizing the award of a contract for Boiler and Chiller Maintenance, Repair, and Replacement Services to Premier Comfort Service Company (DBE, ESBE, HABE, MBE, SBE, WBE, Section 3 Business) for an annual amount not to exceed \$140,000.00; for a period of one year with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:

The current award recommendation for boiler and chiller maintenance and repair services is not expected to exceed an annual cumulative amount of \$140,000.00 and will be funded by the properties operating budgets or available reserves.

SUMMARY:

SAHA requires the services of a vendor to provide semi-annual and annual preventive maintenance, repair and replacement services (if required) for boilers, chillers and cooling towers at 13 properties owned and managed by SAHA. This service will improve equipment operations, increase equipment efficiency, and minimize equipment breakdowns.

On May 26, 2020, SAHA issued an Invitation For Bids (IFB) #2005-941-25-5022 for Boiler and Chiller Maintenance and Repair Services that closed on June 16, 2020. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 47 contractors. A total of five bids were received in response to this solicitation: Air Stream General Construction, Inc., dba Air Stream Heating and Air Conditioning Co., Inc. (DBE, ESBE, HABE, MBE, SBE), Energy Logix, Premier Comfort Service Company (DBE, ESBE, HABE, MBE, SBE, WBE), TDIndustries, and The Brandt Companies, LLC. 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 we are recommending a contract award to Premier Comfort Service Company. They are the lowest priced responsive and responsible bidder.

SAN ANTONIO HOUSING AUTHORITY

August 20, 2020

COMPANY PROFILE:

Premier Comfort Service Company, Inc. was established in 2014 and is headquartered in San Antonio, Texas. This vendor has been certified as a DBE, ESBE, HABE, MBE, SBE, WBE by the South Central Texas Regional Certification Agency and a Section 3 Business by SAHA. They provide Air Conditioning, Heating, Plumbing, Refrigeration & Ventilation services for their residential and commercial clients in San Antonio and the surrounding areas. They worked on all makes and models of HVAC equipment to include the following boiler equipment: Burnham, Well-Mclain, Lochinvar, RBI, Raypak. This vendor is currently under contract with SAHA to provide purchase and installation, maintenance and repair of residential HVAC systems and has performed satisfactorily under this agreement. Their client list includes Bexar County Housing Authority, City of San Antonio, Lackland Air Base, Texas Park and Wildlife, Division Laundry (South Texas), Margaritaville, and Havana Hotel.

CONTRACT OVERSIGHT:

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

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 6064
Bid Tabulation
Advertisement List

**San Antonio Housing Authority
Resolution 6064**

RESOLUTION 6064, AUTHORIZING THE AWARD OF A CONTRACT FOR BOILER AND CHILLER MAINTENANCE, REPAIR, AND REPLACEMENT SERVICES TO PREMIER COMFORT SERVICE COMPANY (DBE, ESBE, HABE, MBE, SBE, WBE, SECTION 3 BUSINESS) FOR AN ANNUAL AMOUNT NOT TO EXCEED \$140,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on May 26, 2020, SAHA issued an Invitation For Bids (IFB) #2005-941-25-5022 for Boiler and Chiller Maintenance and Repair Services that closed on June 16, 2020; and

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

WHEREAS, we are recommending a contract award to Premier Comfort Service Company. They are the lowest priced responsive and responsible bidder; and

WHEREAS, the current award recommendation for boiler and chiller maintenance and repair services is not expected to exceed an annual cumulative amount of \$140,000.00 and will be funded by the properties operating budgets or available reserves; and

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

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

- 1) Approves Resolution 6064, authorizing the award of a contract for Boiler and Chiller Maintenance, Repair, and Replacement Services to Premier Comfort Service Company (DBE, ESBE, HABE, MBE, SBE, WBE, Section 3 Business) for an annual amount not to exceed \$140,000.00; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 10th day of September 2020.

**Ana M. "Cha" Guzman
Chair, Board of Commissioners**

Attested and approved as to form:

**David Nisivocchia
President and CEO**

Advertisement List
Solicitation # 2005-941-25-5022
Boiler and Chiller Maintenance and Repair

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 2/7/2019			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	

Advertisement List
Solicitation # 2005-941-25-5022
Boiler and Chiller Maintenance and Repair

Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
Direct Solicits as of 05/01/2020			
	HUBS on CMBL		
No HUBs in Bexar County	Codes 941-25 or	941-55	
	Section 3 Bidders		
Shimerda Enterprises, LLC.	Eddie Shimerda	cbch@countryboycoolin.com	

Advertisement List
Solicitation # 2005-941-25-5022
Boiler and Chiller Maintenance and Repair

AAA Prestige A/C & Heat	J. Engleton	aaaprestige.ac_heating@yahoo.com	
Air Stream Heating & A/C	Rebecca Flores	bflores@air-streamservices.com	
TempTex Air Conditioning	Tony Jimenez	temptextony@gmail.com	
AC Commander	Jose Fernandez	a.c.commander.hvac@gmail.com	
Triple R Air Conditioning	Raymond Jasso	triplerac@gmail.com	
Accu-Aire Mechanical	Monica Harris	mharris@accuaireonline.com	
Premier Comfort Service	Nolvia Ramos	nramos@premiercomfortair.com	
First Aid Plumbing	Chris Tobar	Firstaidplumbing@yahoo.com	
	Direct Solicits		
Agarwood Construction & Restoration, Llc	Hung Nguyen	hungtn.acr2090@gmail.com	
Airco Mechanical	David Hooge	dhooge@aircomechanical.com	
Burner Combustion Syst.	Chris Robison	crobison@burnercombustion.com	
Cleaver-Brooks Sales And Service Inc	Steven McGuffey	smcguffey@cbservice.com	
Discount Air Conditioning & Heating	Leonard Reyes	leoreyes@grandecorpus.com	
Goes Sales Of Texas, Inc.	Toni Ratliff	cherie@goessales.com	
Heat & Power Boiler Service, Inc.	Hilton Pillard	jamiewillis1@yahoo.com	
Hot Rod Mechanical, Inc.	Richard Gutierrez	hotrodmech@hotrodmech.com	
Houston Boiler Works, Llc	Lisa Kamholtz	Lisa@Houstonboilerworks.com	
James Lane Air Conditioning Company, Inc	Deloris Lane	Estimating@jameslane.com	
Letsos Company Inc	Jim Olson	jolson@letsos.com	
Mechanical & Process Systems,	Michael Gonsalvez	mike@mpsltd.us	
Mechanical Technical Services Inc.	Candice Abla	candice.abla@csusa.us	
Rincon Air & Heat Company, Llc	Joseph Rincon, III	j.rincon@rinconair.com	
South Coast Boiler Service, Inc.	SHERRI DIEGEL	sherri@southcoastboiler.com	
South Texas Boiler Industries, L.L.C.	JOE D. RUIZ	jdruiz@stxboiler.com	
Steam Solutions, Inc.	Robert Grass	Steamsolutions@msn.com	
T & B Mechanical, Inc.	DIANE BELL	diane@tbminc.net	
TDIndustries Inc	Matthew Thornton Dillon Varner	matthew.thornton@tdindustries.com Dillon.Varner@tdindustries.com	
TK Boilers, Llc	Martha Wethington	sales@gulfcoastboiler.com	
Tower Performance Of Tx	Jalene Fritz	jfritz@towerperformance.com	
Young & Pratt Inc	Cindy Sovar	csovar@youngandpratt.com	
Aram Plumbing	Patricia Ramirez	aram98.pr@gmail.com	
Dynamic Mechanical	Clint Dawson	cdawson@dmc-llc.com	
Texas Chiller Systems	Web Site	2:43 pm 5/26/2020	
Carrier Commercial	Web Site	2:45 pm 5/26/2020	

**Advertisement List
Solicitation # 2005-941-25-5022
Boiler and Chiller Maintenance and Repair**

Flo-Rite Mechanical	Web Site	2:48 pm 5/26/2020	
Burns Mechanical	Tim Snope	tjsnope@burnsinc.com	
Energy Logix		inquiry@energylogixtx.com	
Service Mechanical Grp		smg@smgsatx.com	
Texas Air Repair	Web Site		
ATOZ Services	David Erwin	David@atozhvacservices.com	
San Antonio Air Svc Experts	Joe Ybarra	sanantonio@serviceexperts.com	
Brandt	Shawn Fanning	Shawn.Fanning@brandt.us	
Facility Rx	Vivian Holder	Vivian.Holder@Facilityrx.com	
Facility Services Unlimited	Roman Castillo	roman.c@facilityservicesunlimited.com	
M.A.C.K. Facilities Mgmt.	Franklin Garrett	fgarrett@mackcgisa.com	Not Found
Gillette Air Conditioning	Ken Kessler	service@gillette-ac.com	

Web site message: The San Antonio Housing Authority is seeking bids for its annual boiler and chiller maintenance and repair services contract. If interested please provide an email where I can send the bidding documents or you may view/download them from our web site: www.saha.org.

Tabulation

Boiler and Chiller Maintenance and Repair Services

Solicitation Name	Boiler and Chiller Maintenance and Repair Services														
Solicitation Number	2005-941-25-5022														
Vendor	Premier Comfort Service Co.*			Air Stream^^			TDIndustries, Inc^^			Energy Logix^^			Brandt Companies^^		
ITEM	Semi-Annual	Annual	Total	Semi-Annual	Annual	Total	Semi-Annual	Annual	Total	Semi-Annual	Annual	Total	Semi-Annual	Annual	Total
Chillers and Cooling Towers															
Victoria Plaza - 1 chiller 1 tower	\$1,138.00	\$2,276.00	\$3,414.00	\$960.00	\$1,920.00	\$2,880.00	\$983.75	\$983.75	\$1,967.50	\$1,207.00	\$1,208.00	\$2,415.00	\$1,400.00	\$7,400.00	\$8,800.00
Villa Hermosa - Chiller only	\$569.00	\$1,138.00	\$1,707.00	\$960.00	\$1,920.00	\$2,880.00	\$1,609.00	\$1,609.00	\$3,218.00	\$603.00	\$603.00	\$1,206.00	\$850.00	\$3,350.00	\$4,200.00
Blanco - 1 chiller 1 tower	\$1,138.00	\$2,276.00	\$3,414.00	\$960.00	\$1,920.00	\$2,880.00	\$973.15	\$973.15	\$1,946.30	\$1,207.00	\$1,208.00	\$2,415.00	\$1,400.00	\$7,400.00	\$8,800.00
Boilers															
Fair Avenue - 4 ea	\$712.00	\$1,424.00	\$2,136.00	\$480.00	\$720.00	\$1,200.00	\$1,510.00	\$1,510.00	\$3,020.00	\$1,054.00	\$2,746.00	\$3,800.00	\$2,000.00	\$9,000.00	\$11,000.00
Blanco - 2 ea	\$356.00	\$712.00	\$1,068.00	\$480.00	\$720.00	\$1,200.00	\$700.00	\$1,060.00	\$1,760.00	\$781.00	\$2,076.00	\$2,857.00	\$1,500.00	\$6,750.00	\$8,250.00
Parkview - 3 ea	\$534.00	\$1,068.00	\$1,602.00	\$480.00	\$720.00	\$1,200.00	\$925.00	\$1,195.00	\$2,120.00	\$794.00	\$2,108.00	\$2,902.00	\$1,500.00	\$6,750.00	\$8,250.00
San Pedro Arms -2 ea	\$356.00	\$712.00	\$1,068.00	\$480.00	\$720.00	\$1,200.00	\$700.00	\$880.00	\$1,580.00	\$533.00	\$1,053.00	\$1,586.00	\$1,000.00	\$4,500.00	\$5,500.00
Victoria Plaza - 4 ea	\$712.00	\$1,424.00	\$2,136.00	\$480.00	\$720.00	\$1,200.00	\$1,150.00	\$1,510.00	\$2,660.00	\$1,041.00	\$2,734.00	\$3,775.00	\$2,000.00	\$9,000.00	\$11,000.00
Villa Hermosa - 1ea	\$178.00	\$356.00	\$534.00	\$480.00	\$720.00	\$1,200.00	\$2,155.00	\$2,335.00	\$4,490.00	\$781.00	\$1,561.00	\$2,342.00	\$1,000.00	\$4,500.00	\$5,500.00
Villa Tranchese - 4 ea	\$712.00	\$1,424.00	\$2,136.00	\$480.00	\$720.00	\$1,200.00	\$1,150.00	\$1,510.00	\$2,660.00	\$1,052.00	\$2,757.00	\$3,809.00	\$2,000.00	\$9,000.00	\$11,000.00
Lila Cockrell 2 ea	\$356.00	\$712.00	\$1,068.00	\$480.00	\$720.00	\$1,200.00	\$925.00	\$880.00	\$1,805.00	\$533.00	\$1,379.00	\$1,912.00	\$1,000.00	\$4,500.00	\$5,500.00
W. C. White - 1ea	\$178.00	\$356.00	\$534.00	\$480.00	\$720.00	\$1,200.00	\$475.00	\$565.00	\$1,040.00	\$273.00	\$532.00	\$805.00	\$500.00	\$2,250.00	\$2,750.00
Frank Hornsby - 1 ea	\$178.00	\$356.00	\$534.00	\$480.00	\$720.00	\$1,200.00	\$475.00	\$565.00	\$1,040.00	\$273.00	\$532.00	\$805.00	\$500.00	\$2,250.00	\$2,750.00
Madonna - 1 ea	\$178.00	\$356.00	\$534.00	\$480.00	\$720.00	\$1,200.00	\$475.00	\$565.00	\$1,040.00	\$273.00	\$698.00	\$971.00	\$500.00	\$2,250.00	\$2,750.00
Pecan Hill - 1 ea	\$178.00	\$356.00	\$534.00	\$480.00	\$720.00	\$1,200.00	\$475.00	\$565.00	\$1,040.00	\$273.00	\$707.00	\$980.00	\$500.00	\$2,250.00	\$2,750.00
Park Square - 1 ea	\$178.00	\$356.00	\$534.00	\$480.00	\$720.00	\$1,200.00	\$475.00	\$565.00	\$1,040.00	\$273.00	\$685.00	\$958.00	\$500.00	\$2,250.00	\$2,750.00
Labor cost per hour	\$89.00			\$120.00			\$90.00			\$126.00			\$105.00		
Labor cost per hour (after hours)	\$100.00			\$130.00			\$135.00			\$152.00			\$157.50		
Percentage for Material Handling	30.00%			20.00%			25.00%			25.00%			20.00%		
Total Maintenance Cost			\$22,953.00			\$24,240.00			\$32,426.80			\$33,538.00			\$101,550.00

*Price bid was per piece of equipment - Totals have been adjusted for quantity. Chillers and Towers are \$569 each for semi-annual and \$1138 each for annual. Boilers are \$178 each for semi-annual and \$356 each for annual.

^^Price shown is by property and not per peice of equipment.

SAN ANTONIO HOUSING AUTHORITY

August 20, 2020

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

RESOLUTION 6060, AUTHORIZING THE AWARD OF A CONTRACT FOR APARTMENT MARKETING SERVICES TO COSTAR REALTY INFORMATION, INC. DBA APARTMENTS.COM FOR AN ANNUAL AMOUNT NOT TO EXCEED \$62,280.00 FOR YEAR ONE, \$102,640.00 FOR YEAR TWO, \$105,720.00 FOR YEAR THREE, \$108,900.00 FOR YEAR FOUR, AND \$112,160.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

DocuSigned by:
David Nisiroccia

David Nisiroccia
President and CEO

DocuSigned by:
Steven Morando

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

DocuSigned by:
Kristi Baird

Kristi Baird
**Director of Beacon
Communities**

REQUESTED ACTION:

Consideration and appropriate action regarding resolution 6060, authorizing the award of a contract for Apartment Marketing Services to Costar Realty Information, Inc. dba Apartments.com for an annual amount not to exceed \$62,280.00 for year one, \$102,640.00 for year two, \$105,720.00 for year three, \$108,900.00 for year four, and \$112,160.00 for year five; for a period of one year with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:

The current award recommendation for Apartment Marketing Services for Beacon Communities is not expected to exceed an annual amount of \$62,280.00 for year one, \$102,640.00 for year two, \$105,720.00 for year three, \$108,900.00 for year four, and \$112,160.00 for year five and will be funded by the properties operating budgets or available reserves.

The number of properties to be advertised is set at the beginning of each year. Beacon will initially advertise 10 properties during the first year. The number of properties advertised will increase to 16 for years two through five. The Department will be able to rotate properties advertised of equal value on a quarterly basis. The advertisements can be a combination of properties of less than 100 units and over 100 units, which carry different prices (\$449.00 and \$519.00 respectively). For calculation purposes the higher price for over 100 units was used and has been adjusted approximately 3% each year based on the Consumer Price Index (CPI).

SUMMARY:

In an effort to increase occupancy at communities within Beacon Communities portfolio, SAHA requires the services of a company to provide online apartment marketing services. Potential renters will be able to view medium size advertisements (46X) to include a property management branding bar to boost visibility, up to 20 high resolution photos, and take 3D Tours. Property Management will be able to view all leads to include phone numbers and email addresses, rent comp reports, promote sister properties, and obtain ratings and reviews.

On August 29, 2019, SAHA issued a Request For Proposals #1908-915-03-4949 for Apartment Marketing Services for Beacon Communities that closed on September 30, 2019. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on

SAN ANTONIO HOUSING AUTHORITY**August 20, 2020**

NAHRO, Public Purchase and directly solicited to 14 vendors.

A total of five proposals were received in response to this solicitation: Costar Realty Information, Inc. dba Apartments.com, Operations Contracting Agency (OCA), LLC (AABE, DIBE, ESBE, MBE, SBE, VBE, HUB), Premier Digital Designs (DBE, HABE), Yardi Systems, Inc., and Zillow Group. One proposal was deemed non-response, as their response did not meet the requirements included in the solicitation document. All remaining proposals were evaluated on the following criteria: market plan, experience, system capabilities, price, interview and product demonstration, and strength of the vendor's Section 3 and SWMBE Utilization Plans.

SAHA reserved the right to initially evaluate all proposals based on the first four items in the evaluation criteria. The two highest rated proposers were asked to make a presentation and were interviewed by the evaluation committee in order to clarify any items in their proposal. These proposers were then scored on items 5-7. Based on the above, it is in the best interest of SAHA to award to the second highest rated proposer Costar Realty Information, Inc. dba Apartments.com, because they are able to provide more exposure to potential renters through rental websites.

COMPANY PROFILE:

CoStar Realty Information, Inc. dba Apartments.com was founded in 1996 and is headquartered in Washington, DC. They maintain offices throughout the U.S. and in Europe, Canada, and Asia to include a field office location in San Antonio, Texas. Apartments.com is an online apartment listing website, offering renters access to information on available units for rent. Powered by CoStar, the Apartments.com network of sites includes Apartments.com, ApartmentFinder.com, ApartmentHomeLiving.com, Apartamentos.com, WestsideRentals.com, ForRent.com, ForRentUniversity.com, After55.com and CorporateHousing.com. Additionally, their suite of online services enables their clients to analyze, interpret and gain insight on commercial property values and market conditions. This vendor has received a prior award from SAHA to provide this service and performed satisfactorily under the agreement. Their client list includes Homespring Residential Services, San Antonio, Texas; Lincoln Property Company, San Antonio, Texas; United Apartment Group, San Antonio, Texas; Mercy Housing, Denver, Colorado; Monroe Housing Authority, Monroe, Louisiana; and Charlotte Housing Authority, Charlotte, North Carolina.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Kristi Baird, Director of Beacon Communities, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan, provide annual contract performance evaluation survey to end users, and assist departments in the contract renewal or new solicitation process.

STRATEGIC GOAL

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

ATTACHMENTS:

Resolution 6060
Scoring Matrix
Summary Price Sheet
Advertisement List

**San Antonio Housing Authority
Resolution 6060**

RESOLUTION 6060, AUTHORIZING THE AWARD OF A CONTRACT FOR APARTMENT MARKETING SERVICES TO COSTAR REALTY INFORMATION, INC. DBA APARTMENTS.COM FOR AN ANNUAL AMOUNT NOT TO EXCEED \$62,280.00 FOR YEAR ONE, \$102,640.00 FOR YEAR TWO, \$105,720.00 FOR YEAR THREE, \$108,900.00 FOR YEAR FOUR, AND \$112,160.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on August 29, 2019, SAHA issued a Request For Proposals #1908-915-03-4949 for Apartment Marketing Services for Beacon Communities that closed on September 30, 2019; and

WHEREAS, five proposals were received in response to the RFP, one proposal was deemed non-response, as their response did not meet the requirements included in the solicitation document; and

WHEREAS, we are recommending a contract award to the second highest rated proposer Costar Realty Information, Inc. dba Apartments.com, they are able to provide more exposure to potential renters through rental websites; and

WHEREAS, the current award recommendation for Apartment Marketing Services for Beacon Communities is not expected to exceed an annual amount of \$62,280.00 for year one, \$102,640.00 for year two, \$105,720.00 for year three, \$108,900.00 for year four, and \$112,160.00 for year five and will be funded by the properties operating budgets or available reserves; and

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

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

- 1) Approves Resolution 6060, authorizing the award of a contract for apartment marketing services to Costar Realty Information, Inc. dba Apartments.com for an annual amount not to exceed \$62,280.00 for year one, \$102,640.00 for year two, \$105,720.00 for year three, \$108,900.00 for year four, and \$112,160.00 for year five; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved on the 10th day of September 2020.

Ana M. "Cha" Guzman
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

Advertisement List
Solicitation # 1908-915-03-4949
Apartment Marketing Services for Beacon Communities

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 2/7/2019			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Goodwill Industries	Angelique de Oliveira	adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	

Advertisement List
Solicitation # 1908-915-03-4949
Apartment Marketing Services for Beacon Communities

SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org carol@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	

Direct Solicits as of 08/06/19

HUBS on CMBL			
ANDERSON ADVERTISING, INC.	Kim A Gresham	kgresham@andersonmarketing.com	210-223-6233
CREATIVE CIVILIZATION, INC.	Gisela Girard	ggirard@ccagency.com	210-686-6021
ESD, LIMITED	Christine Kleha	christy@esdandassociates.com	210-348-8008
F. GUERRA DEBERRY, LLC	Beth Wammack	bwammack@gdc-co.com	210-236-5000
FOR POSITIONING ONLY, LLC	Francis Wearden	francis@fpomarketing.com	210-829-8855
HOLDSWORTH & NICHOLAS, INC.	Nicholas,Susan	hn@holdsworthnicholas.com	210-367-0162

Advertisement List
Solicitation # 1908-915-03-4949
Apartment Marketing Services for Beacon Communities

KGBTEXAS MARKETING /PUBLIC RELATIONS, INC	Katie Harvey	katie@kgbtexas.com	210-826-8899
TEXAS CREATIVE	Jamie Allen	jamie@texascreative.com	210-828-8003
	Section 3 Bidders		
	None		
	Direct Solicits		
ForRent.com	Fran Heard	fran.heard@forrent.com	
Apartment Data Services LLC, ApartmentData.com	Cindi Bewley	cindi@apartmentdata.com	
Apartment.com Apartmentfinder.com	Amber Kurosky	akurosky@costar.com	
affordablehousingonline.com		Info@apartmentsmart.com	
Trulia/Zillow Group	Maddie Lismore ERIKA ROCK	maddiel@zillowgroup.com erikaro@zillowgroup.com	206-757-4813
RentPath Network- Apartmentguide.com/ Rent.com	John McCulloh	jmcculloh@rentpath.com	855-431-5707

Scoring Matrix - Presentation			
Apartment Marketing Services for Beacon Communities			
1908-915-03-4949			
Criterion Description	Max Points	Apartment.com	Yardi Systems, Inc.
Market Plan:	1-5 25%		
Rater 1		4.00	4.00
Rater 2		4.00	4.00
Rater 3		3.00	4.00
Total Score		11.00	12.00
Average Score		3.67	4.00
Weighted Score		0.92	1.00
Respondent Experience:	1-5 20%		
Rater 1		4.00	4.00
Rater 2		4.00	5.00
Rater 3		5.00	5.00
Total Score		13.00	14.00
Average Score		4.33	4.67
Weighted Score		0.87	0.93
System Capabilities:	1-5 20%		
Rater 1		4.00	4.00
Rater 2		4.00	4.00
Rater 3		5.00	5.00
Total Score		13.00	13.00
Average Score		4.33	4.33
Weighted Score		0.87	0.87
Price Proposal:	1-5 15%		
Total Score		1.64	5.00
Weighted Score		0.25	0.75
Interview & Product Demonstration:	1-5 15%		
Rater 1		4.00	4.00
Rater 2		4.00	4.00
Rater 3		3.00	4.00
Total Score		11.00	12.00
Average Score		3.67	4.00
Weighted Score		0.55	0.60
Strength of the SWMBE plans:	1-5		
Rater 1	5%	0.00	3.00
Rater 2		0.00	3.00
Rater 3		0.00	4.00
Total Score		0.00	10.00
Average Score		0.00	3.33
Weighted Score		0.00	0.17
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.#			
Category I: As detailed in Attachment D	5 (.25)		
Category II: As detailed in Attachment D	4 (.2)		
Category III: As detailed in Attachment D	3 (.15)		
Category IV: As detailed in Attachment D	2 (.1)		
Tota Weighted Score		3.45	4.32

Scoring Matrix					
Apartment Marketing Services for Beacon Communities					
1908-915-03-4949					
Criterion Description	Max Points		Operations Contracting Agency, (OCA), LLC	Premire Digital Designs, LLC	Yardi Systems, Inc.
	Weight	Apartments.com			
Market Plan:	1-5 25%				
Rater 1		4.00	2.00	2.00	4.00
Rater 2		4.00	3.00	3.00	4.00
Rater 3		3.00	3.00	3.00	4.00
Total Score		11.00	8.00	8.00	12.00
Average Score		3.67	2.67	2.67	4.00
Weighted Score		0.92	0.67	0.67	1.00
Respondent Experience:	1-5 20%				
Rater 1		4.00	2.00	3.00	4.00
Rater 2		4.00	2.00	2.00	5.00
Rater 3		5.00	3.00	3.00	5.00
Total Score		13.00	7.00	8.00	14.00
Average Score		4.33	2.33	2.67	4.67
Weighted Score		0.87	0.47	0.53	0.93
System Capabilities:	1-5 20%				
Rater 1		4.00	2.00	2.00	4.00
Rater 2		4.00	3.00	3.00	4.00
Rater 3		5.00	3.00	3.00	5.00
Total Score		13.00	8.00	8.00	13.00
Average Score		4.33	2.67	2.67	4.33
Weighted Score		0.87	0.53	0.53	0.87
Price Proposal:	1-5 15%				
Total Score		1.64	2.28	0.79	5.00
Weighted Score		0.25	0.34	0.12	0.75
Interview & Product Demonstration:	1-5 15%				
Rater 1		0.00	0.00	0.00	0.00
Rater 2		0.00	0.00	0.00	0.00
Rater 3		0.00	0.00	0.00	0.00
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
Strength of the SWMBE plans:	1-5				
Rater 1	5%	0.00	4.00	4.00	3.00
Rater 2		0.00	4.00	3.00	3.00
Rater 3		0.00	4.00	3.00	4.00
Total Score		0.00	12.00	10.00	10.00
Average Score		0.00	4.00	3.33	3.33
Weighted Score		0.00	0.20	0.17	0.17
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.#					
Category 1: 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)				
Tota Weighted Score		2.90	2.21	2.02	3.72

Apartment Marketing Services

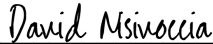
	QTY*	Unit Price**	Cost Monthly	Annual Cost
Year 1	10	\$519.00	\$5,190.00	\$62,280.00
Year 2	16	534.58	8,553.33	102,640.00
Year 3	16	550.63	8,810.00	105,720.00
Year 4	16	567.19	9,075.00	108,900.00
Year 5	16	584.17	9,346.67	112,160.00
				491,700.00

* QTY: Number of properties to be advertised monthly for the year. The advertisements can be a combination of properties of less than 100 units and over 100 units, which carry different prices (\$ 449.00 and \$519.00 respectively) The mix is changeable no less frequently than quarterly. The number of properties to be advertised is set at the beginning of each year and cannot be changed..

** Unit Price: For calculation purposes the higher priced over 100 units price was used and have been adjusted approximately 3% each year based on CPI.

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

RESOLUTION 6054, AUTHORIZING THE AWARD OF A CONTRACT FOR EMPLOYMENT AND INCOME VERIFICATION SERVICES TO TALX CORPORATION (A PROVIDER OF EQUIFAX VERIFICATION SERVICES) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$108,545.00 FOR YEAR ONE, \$115,341.00 FOR YEAR TWO, \$122,576.00 FOR YEAR THREE, \$130,290.00 FOR YEAR FOUR, AND \$138,522.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

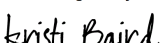
DocuSigned by:

5A0993D79274DC
David Nisvoccia
President and CEO

DocuSigned by:

5A0993D79274DC
Steven Morando
**Director of Procurement and
General Services**

DocuSigned by:

E1CFEG58CC08409
Zachariah Woodard
**Interim Director of
Federal Housing Programs**

DocuSigned by:

5A0993D79274DC
Kristi Baird
Director of Beacon Communities

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6054, authorizing an award of a contract for employment and income verification services to TALX Corporation (a provider of Equifax verification services) for an annual cumulative amount not to exceed \$108,545.00 for year one, \$115,341.00 for year two, \$122,576.00 for year three, \$130,290.00 for year four, and \$138,522.00 for year five; for a period of one year with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:

The current award recommendation for employment and income verification services is not expected to exceed an annual cumulative amount of \$108,545.00 for year one, \$115,341.00 for year two, \$122,576.00 for year three, \$130,290.00 for year four, and \$138,522.00 for year five. The amounts above include an annual set up fee of \$125.00; and a service fee in the amount of \$260.00 per month. Based on historical data, we estimate the annual usage to be 8,500 verification report transactions. In each year, the Universal Membership Agreement allows a maximum of 7,000 verification report transactions for a set dollar amount. This base amount is increased approximately 6.5% each year. Each verification report transaction after 7,000 has a per transaction cost, which will increase each year of the contract. The amount being requested is based on an expected usage of 8,500 reports per year. This service will be funded through the approved operating budgets and/or available reserves.

SUMMARY:

SAHA's Beacon Communities and Federal Housing Programs require the services of a vendor to provide staff access to reports that provide the most-up-to-date income and employment

SAN ANTONIO HOUSING AUTHORITY**August 20, 2020**

information on applicants/residents in order to determine program eligibility. These reports may be used to validate applicant-provided information and assist with verifying income/employment history, when the applicant/resident is not able to provide the requested documents.

The Work Number Express Social Service is a user-paid verification of employment database created by TALX Corporation. TALX was acquired by Equifax Inc. in February 2007. The Work Number allows credentialed verifiers to receive immediate confirmation of an individual's employment and income for verification purposes. Employers who send records to Equifax use this service exclusively; they do not supply other vendors with the same payroll data, for the purposes of employment and income verification. Therefore, Equifax is the effective Sole Source provider of access to these records.

SAHA's Procurement Policy allows for Procurement by noncompetitive proposal, when an item or service is available only from a single source based on a good faith review of available sources. Although The Work Number may be accessed through third party providers, the same reports would cost between \$17.30 and \$20.00, which is significantly higher than ordering directly from TALX.

Equifax is the largest repository of consolidated income and employment information. Their data is updated each time an employer processes payroll to ensure the most up-to-date information possible. Delivery options include 24/7 online web service, batch service and system-to-system integration. This service will decrease processing time, and increase efficiency and customer service.

STRATEGIC GOAL:

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

CONTRACT OVERSIGHT:

Contract oversight will be provided by Zachariah Woodard, Interim Director of Federal Housing Programs, and Kristi Baird, Director of Beacon Communities, who will monitor the vendor's adherence to contract requirements and performance.

ATTACHMENTS:

Resolution 6054

**San Antonio Housing Authority
Resolution 6054**

RESOLUTION 6054, AUTHORIZING THE AWARD OF A CONTRACT FOR EMPLOYMENT AND INCOME VERIFICATION SERVICES TO TALX CORPORATION (A PROVIDER OF EQUIFAX VERIFICATION SERVICES) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$108,545.00 FOR YEAR ONE, \$115,341.00 FOR YEAR TWO, \$122,576.00 FOR YEAR THREE, \$130,290.00 FOR YEAR FOUR, AND \$138,522.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, SAHA's Beacon Communities and Federal Housing Programs require the services of a vendor to provide staff access to reports that provide the most-up-to-date income and employment information on applicants/residents in order to determine program eligibility; and

WHEREAS, the Work Number Express Social Service is a user-paid verification of employment database created by TALX Corporation; and

WHEREAS, SAHA's Procurement Policy allows for Procurement by noncompetitive proposal when an item or service is available only from a single source based on a good faith review of available source; and

WHEREAS, Employers who send records to Equifax use this service exclusively; they do not supply other vendors with the same payroll data, for the purposes of employment and income verification. Therefore, Equifax is the effective "Sole Source" provider of access to these records; and

WHEREAS, the current award recommendation for employment and income verification services is not expected to exceed an annual cumulative amount of \$108,545.00 for year one, \$115,341.00 for year two, \$122,576.00 for year three, \$130,290.00 for year four, and \$138,522.00 for year five. The amounts above include an annual set up fee of \$125.00; and a service fee in the amount of \$260.00 per month. This service will be funded through the approved operating budgets and/or available reserves; and

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

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

- 1) Approves Resolution 6054, authorizing an award of a contract for employment and income verification services to TALX Corporation (a provider of Equifax verification services) for an annual cumulative amount not to exceed \$108,545.00 for year one, \$115,341.00 for year two, \$122,576.00 for year three, \$130,290.00 for year four, and \$138,522.00 for year five; for a period of one year with the option to renew up to four additional one year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved on the 10th day of September 2020.

Ana M. "Cha" Guzman
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

SAN ANTONIO HOUSING AUTHORITY

August 20, 2020

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

RESOLUTION 6052, AUTHORIZING THE AWARD OF A CONTRACT FOR WORK ORDER REQUEST AND ANSWERING SERVICES FOR VARIOUS PUBLIC HOUSING PROPERTIES TO NEW ORLEANS TELEPORT, INC. DBA CALLS PLUS (AABE, WBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$122,040.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

DocuSigned by:
David Nisivoccia

David Nisivoccia
President and CEO

DocuSigned by:
Steven Morando

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

DocuSigned by:
Zachariah Woodard

Zachariah Woodard
**Interim Director of Federal
Housing Programs**

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6052, authorizing the award of a contract for work order request and answering services for various public housing properties to New Orleans Teleport, Inc. dba Calls Plus (AABE, WBE) for an annual cumulative amount not to exceed \$122,040.00; for a period of one year with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:

The current award recommendation for work order request and answering services is not expected to exceed an annual cumulative amount of \$122,040.00 and will be funded by the properties operating budgets or available reserves.

SUMMARY:

In order for SAHA residents to have the ability to report problems they encounter in their units and to provide a single point of contact with SAHA's property management, SAHA requires a vendor to provide a twenty-four hour per day, seven days a week work order request service line to log reports received from residents into SAHA's Work Order System for follow up by property management and maintenance staff. In addition, this vendor will also provide answering services during normal business hours, when SAHA staff are out of the office; during SAHA off-duty hours; and, during SAHA office closures. These services will be provided for 57 public housing properties. The average number of calls handled per month is approximately 4,000 with up to 6,000 during peak months.

On May 13, 2020, SAHA issued a Request For Proposals (RFP) #2003-915-49-5005 for Work Order Request Center and Answering Services for Various Public Housing Properties, which closed on June 15, 2020. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), the Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 17 vendors. A total of six proposals were received in response to this solicitation: Call Center Sales Pro (WBE), Gilson Software Solutions, Goodwill Industries of San Antonio - Business Services (Non Profit), New Orleans Teleport, Inc. dba Calls Plus, Sure Call Contact Centers, Ltd., and TAS United, LLC. All proposals were evaluated on the following criteria: experience and past

SAN ANTONIO HOUSING AUTHORITY**August 20, 2020**

performance, management plan, business continuity, quality control, price, and strength of the Section 3 and SWMBE Utilization Plans. Based on the above, we are recommending a contract award to New Orleans Teleport, Inc. dba CallsPlus. They are the highest rated responsive and responsible proposer.

COMPANY PROFILE:

New Orleans Teleport, Inc. dba Calls Plus was established in 1987 and is headquartered in LaFayette, Louisiana. This company has been certified as a WMBE by the Department of Transportation in the states of Louisiana, Delaware, Wisconsin, and Massachusetts and self-certifies as a African American Business Enterprise. They are a full service, multilingual call center providing communication solutions for public and private agencies. They offer a robust telephone infrastructure to include both premise and cloud based call handling systems. Their product line includes, but is not limited to, housing/maintenance work order intake, waitlist purge and opening pre-application call center, compliance and fraud reporting, crisis and safety hotlines, customer satisfaction/engagement, emergency preparedness hotline, environmental compliance reporting, information and referral, marketing/public awareness, community outreach, medical triage and answering service, physical abuse and neglect reporting, social service/public welfare support services, and transportation coordination and dispatch. New Orleans Teleport is currently under contract with SAHA to provide work order request and answering services for public housing properties and has performed satisfactorily under this award. They have worked with housing authorities to include Austin Housing Authority, Bergen County Housing Authority, Denver Housing Authority, Indianapolis Housing Authority, Kansas City Housing Authority, Lucas Metropolitan Housing Authority, and San Francisco Housing Authority. Their client list includes, but is not limited to, Texas Commission on Environmental Quality, Texas Tech University, Christus Trinity Mother Frances Health System, Parkland Health and Hospital System, Tyler Family Circle of Care, University of North Texas, Cape May County Board of Social Services, Delaware Helpline 2-1-1, US Navy Centralized Scheduling Centers, and more than a dozen military bases and installations.

CONTRACT OVERSIGHT:

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

STRATEGIC GOAL:

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

ATTACHMENTS:

Resolution 6052
Scoring Matrix
Advertisement List

**San Antonio Housing Authority
Resolution 6052**

RESOLUTION 6052, AUTHORIZING THE AWARD OF A CONTRACT FOR WORK ORDER REQUEST AND ANSWERING SERVICES FOR VARIOUS PUBLIC HOUSING PROPERTIES TO NEW ORLEANS TELEPORT, INC. DBA CALLS PLUS (AABE, WBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$122,040.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on May 13, 2020, SAHA issued a "Request For Proposals" (RFP) #2003-915-49-5005 for Work Order Request Center and Answering Services for Various Public Housing Properties, which closed on June 15, 2020; and

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

WHEREAS, we are recommending a contract award to New Orleans Teleport, Inc. dba CallsPlus, they are the highest rated responsive and responsible proposer; and

WHEREAS, the current award recommendation for work order request and answering services is not expected to exceed an annual cumulative amount of \$122,040.00 and will be funded by the properties operating budgets or available reserves; and

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

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

- 1) Approves Resolution 6052, authorizing the award of a contract for work order request and answering services for various public housing properties to New Orleans Teleport, Inc. dba Calls Plus (AABE, WBE) for an annual cumulative amount not to exceed \$122,040.00; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved on the 10th day of September 2020.

**Ana M. "Cha" Guzman
Chair, Board of Commissioners**

Attested and approved as to form:

**David Nisivoccia
President and CEO**

Advertisement List
Solicitation # 2003-915-49-5005
Solicitation Title: Work Order Request Center and Answering Services

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 2/7/2019			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Sherry Logan	Slogan@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Goodwill Industries	Angelique de Oliveira	adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez	exdir@hcalesa.org admin@hcalesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	

Advertisement List
Solicitation # 2003-915-49-5005

Solicitation Title: Work Order Request Center and Answering Services

Associations /Vendors	Contact Name	Email	Notes
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
Direct Solicits as of 04/08/2020			
	HUBS on CMBL		
A Better Answer, Inc	Dolores Hawkins	accounting@abetteranswer.com	
Datastream Technologies, LLC	Betty Aguilar	baguilar@datastreamllc.net	
Oak Hill Technology Inc.	Thomas Brownson	tbrownson@oakhilltech.com	
	Section 3 Bidders		
None			

Advertisement List
Solicitation # 2003-915-49-5005
Solicitation Title: Work Order Request Center and Answering Services

Associations /Vendors	Contact Name	Email	Notes
	Direct Solicits		
121 Transglobal	Tracey Powell	tracey@121transglobal.com	
Answer One and Call Center Sales Pro	Cathy Beasley Luke Baker Marc Fishman	Cathy.beasley@answerone.us lbaker@callcenter-salespro.com mfishman@callcenter-salespro.com	
DLB Industries	Diana Lerma-Bounds	d.bounds@dlbindustriesllc.com	
Gilson Software	Matt Gilson	Matt@gilsonsoftware.com	
IBTS	Eric Cruz Erica Bueno	Ecruz@ibts.org Ebueno@ibts.org	
LTC Answering Service	Kim Lauer	klauer@per-com.com	
Map Communications	Jennifer Milton	Jmilton@mapcommunications.com	
Map Communications	Mike Centrella	mcentrella@stericycle.com	
New Orleans Teleport dba Calls Plus	Barbara Lamont	blamont@callsplus.net	
O'Currence	Michael O'Neil	Michael.oneil@fusionbposervices.com	
Recon MR	Lisa Lin-Freeman	Lisa.lin-freeman@reconmr.com	
Westpark Communications	Donna Tritico	dtritico@westparkcom.net	
Goodwill Business Services	Melissa Joy Winn	Mwinn@goodwillsa.org	
SureCall Call Center	Christine Harle	Christineh@surecallcc.com	
Barton Logistics	Travis Peters	Travis.peters@bartonlogistics.com	

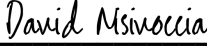
Scoring Matrix 2003-915-49-5005 Work Order Request Center and Answering Services							
Criterion Description	Max Points Weight	New Orleans Teleport dba Calls Plus	Gilson Software Solutions	TAS United	Goodwill Industries	Sure Call Contact Centers	Call Center Sales Pro
Relevant Experience and Past Performance	1-5 25%						
Rater 1		5.00	4.00	3.00	2.00	2.00	1.00
Rater 2		4.00	3.00	4.00	3.00	2.00	2.00
Rater 3		4.00	4.00	4.00	1.00	2.00	1.00
Total Score		13.00	11.00	11.00	6.00	6.00	4.00
Average Score		4.33	3.67	3.67	2.00	2.00	1.33
Weighted Score		1.08	0.92	0.92	0.50	0.50	0.33
Management Plan	1-5 20%						
Rater 1		5.00	4.00	3.00	4.00	3.00	3.00
Rater 2		4.00	4.00	4.00	3.00	3.00	3.00
Rater 3		4.00	4.00	4.00	4.00	4.00	3.00
Total Score		13.00	12.00	11.00	11.00	10.00	9.00
Average Score		4.33	4.00	3.67	3.67	3.33	3.00
Weighted Score		0.87	0.80	0.73	0.73	0.67	0.60
Business Continuity	1-5 10%						
Rater 1		4.00	4.00	3.00	3.00	3.00	3.00
Rater 2		4.00	4.00	3.00	3.00	3.00	3.00
Rater 3		4.00	4.00	3.00	3.00	3.00	3.00
Total Score		12.00	12.00	9.00	9.00	9.00	9.00
Average Score		4.00	4.00	3.00	3.00	3.00	3.00
Weighted Score		0.40	0.40	0.30	0.30	0.30	0.30
Quality Control	1-5 10%						
Rater 1		4.00	4.00	3.00	3.00	2.00	3.00
Rater 2		4.00	4.00	2.00	3.00	3.00	3.00
Rater 3		4.00	4.00	3.00	3.00	2.00	3.00
Total Score		12.00	12.00	8.00	9.00	7.00	9.00
Average Score		4.00	4.00	2.67	3.00	2.33	3.00
Weighted Score		0.40	0.40	0.27	0.30	0.23	0.30
Fees/Cost:	1-5 25%						
Total Score		4.70	5.00	4.08	3.19	4.78	0.00
Weighted Score		0.47	0.50	0.41	0.32	0.48	0.00
Strength of Section 3 plan:	1-5 5%						
Rater 1		4.00	3.00	0.00	1.00	0.00	0.00
Rater 2		3.00	3.00	0.00	2.00	1.00	0.00
Rater 3		4.00	3.00	0.00	1.00	0.00	1.00
Total Score		11.00	9.00	0.00	4.00	1.00	1.00
Average Score		3.67	3.00	0.00	1.33	0.33	0.33
Weighted Score		0.18	0.15	0.00	0.07	0.02	0.02
Strength of the SWMBE plan:	1-5 5%						
Rater 1		4.00	0.00	0.00	1.00	0.00	1.00
Rater 2		3.00	0.00	0.00	3.00	1.00	3.00
Rater 3		4.00	0.00	0.00	1.00	0.00	2.00
Total Score		11.00	0.00	0.00	5.00	1.00	6.00
Average Score		3.67	0.00	0.00	1.67	0.33	2.00
Weighted Score		0.18	0.00	0.00	0.08	0.02	0.10
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.							
Priority I: As detailed in Attachment D	5 (.25)						
Priority II: As detailed in Attachment D	4 (.2)						
Priority III: As detailed in Attachment D	3 (.15)						
Priority IV: As detailed in Attachment D	2 (.1)						
Total Weighted Score		3.59	3.17	2.62	2.30	2.21	1.65


SAN ANTONIO HOUSING AUTHORITY


August 20, 2020

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 6067, AUTHORIZING THE AWARD OF OF CONTRACTS TO TWO FIRMS TO PROVIDE CONSULTING AND GUIDANCE ON HUD AND OTHER AFFORDABLE HOUSING PROGRAMS TO AFFORDABLE HOUSING FORWARD, LLC AND BDO USA, LLP FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$100,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

DocuSigned by:

 5600927B75274DC
David Nisivoccia
President and CEO

DocuSigned by:

 5A6970F03F5A423
Steven Morando
**Director of Procurement
 and General Services**

DocuSigned by:

 D1866882C33429...
Diana Fiedler
**Director of Finance and
 Accounting**

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6067, authorizing the award of contracts to two firms to provide consulting and guidance on HUD and other affordable housing programs to Affordable Housing Forward, LLC and BDO USA, LLP for an annual cumulative amount not to exceed \$100,000.00; for a period of one year with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:

The current award recommendation for Consulting and Guidance on HUD and other affordable housing programs is not expected to exceed an annual cumulative amount of \$100,000.00 and will be funded by operating budgets or available reserves.

SUMMARY:

SAHA requires the services of firms to provide consulting, analyses, studies, and advice on the impact of HUD and other affordable housing programs and legislation upon the Agency. The Consultants shall provide assistance with the review of SAHA's operations as a MTW agency, assist in developing SAHA's strategy for utilizing flexibility within the MTW contract and provide financial analyses to determine the impact of suggested changes, e.g., rent structures, utility allowances or other administrative procedures; assist in developing analyses and planning for any Public Housing conversion calculations, such as HUD's Rental Assistance Demonstration program (RAD) and/or voluntary conversion; provide assistance and/or advice on Operating Subsidy applications; review new federal housing legislation and summarize the impact to SAHA; provide advice related to SAHA's Central Office Cost Center and compliance with HUD's Asset Management model; assist and/or advise on any proposed Section 8 (bb) transfers, and provide other financial analyses, studies, and consultations as requested by SAHA.

On March 24, 2020, SAHA issued a "Request For Proposals" (RFP) #2001-918-04-4932 for Consulting and Guidance on HUD and Other Affordable Housing Programs, which closed on April 14, 2020. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), the Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 23 firms. A total of 12 proposals were received in response to this solicitation: Affordable Housing Forward, LLC, Aprio, LLP, Avacha tech, LLC, BDO USA, LLP, Bridge Enterprise Solutions, LLC (WBE), CVR Associates,

SAN ANTONIO HOUSING AUTHORITY**August 20, 2020**

Inc. (HABE), David Paul Rosen and Associates, DEVAL, LLC (HABE, WBE), Enterprise Community Partners, Inc. (AABE, WBE), Innovative Financial Housing Solutions, Inc. (WBE), Nan McKay and Associates, Inc. (WBE), and TAG Associates. All proposals were evaluated on the following criteria: experience and capacity of consultant, quality, disclosures/financial capability, fees/cost, and strength of the consultant's Section 3 and SWMBE Utilization Plans. Based on the above, we are recommending contracts be awarded to Affordable Housing Forward, LLC and BDO USA, LLP, they are the highest rated responsive and responsible proposers.

COMPANY PROFILE:

Affordable Housing Forward was founded in 2019 and is headquartered in Ada, Oklahoma. This firm combines the expertise of three firms Urlaub & Co, PLLC, Phineas Consulting, and The Affordable Housing Association of Certified Public Accountants (AHACPA). They offer consulting support and technical assistance on topics to include, but are not limited to, asset repositioning, operating fund program rules and subsidy calculations, asset management and COCC, evaluation of various flexibility options available to MTW PHA's for various rent policies, RAD conversions, family self sufficiency program, and financial reporting and analysis. This firm has received no prior awards from SAHA. They have worked with housing authorities in Texas to include, but not limited to, Abilene Housing Authority, Brownsville Housing Authority, Corpus Christi Housing Authority, Crystal City Housing Authority, Denton Housing Authority, Eagle Pass Housing Authority, Floydada Housing Authority, La Grange Housing Authority, Livingston Housing Authority, and Merkel Housing Authority.

BDO USA, LLP was established in 2010 from BDO Seidman established in 1973 and Seidman & Seidman originally founded in 1910. BDO Finance, a division of BDO USA, whose focus is exclusively on public housing, will be utilized for this engagement. They are headquartered in Grand Rapids, Michigan, with Texas office locations in Austin, Dallas, Fort Worth, Houston and San Antonio. This firm provides assurance, tax, financial advisory and consulting services. BDO Finance was created to provide public housing authorities with services to assist with HUD compliance issues, efficiencies of operations, maximization of subsidy, and preparation for future planning opportunities. This firm has received no prior awards from SAHA, they have worked with housing authorities in Texas to include, but not limited to, Austin Housing Authority, Baytown Housing Authority, Beaumont Housing Authority, Beeville Housing Authority, Bexar County Housing Authority, Dallas Housing Authority, City of El Paso, Killeen Housing Authority, and Kingsville Housing Authority.

CONTRACT OVERSIGHT:

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

STRATEGIC GOAL:

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

SAN ANTONIO HOUSING AUTHORITY

August 20, 2020

ATTACHMENTS:

Resolution 6067

Scoring Matrix

Advertisement List

**San Antonio Housing Authority
Resolution 6067**

RESOLUTION 6067, AUTHORIZING THE AWARD OF OF CONTRACTS TO TWO FIRMS TO PROVIDE CONSULTING AND GUIDANCE ON HUD AND OTHER AFFORDABLE HOUSING PROGRAMS TO AFFORDABLE HOUSING FORWARD, LLC AND BDO USA, LLP FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$100,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on March 24, 2020, SAHA issued a "Request For Proposals" (RFP) #2001-918-04-4932 for Consulting and Guidance on HUD and Other Affordable Housing Programs, which closed on April 14, 2020; and

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

WHEREAS, we are recommending contract awards to Affordable Housing Forward, LLC and BDO USA, LLP, they are the highest rated responsive and responsible proposers; and

WHEREAS, the current award recommendation for consulting and guidance on HUD and other affordable housing programs is not expected to exceed an annual cumulative amount of \$100,000.00 and will be funded by operating budgets or available reserves; and

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

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

- 1) Approves Resolution 6067, authorizing the award of contracts to two firms to provide consulting and guidance on HUD and other affordable housing programs to Affordable Housing Forward, LLC and BDO USA, LLP for an annual cumulative amount not to exceed \$100,000.00; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved on the 10th day of September 2020.

**Ana M. "Cha" Guzman
Chair, Board of Commissioners**

Attested and approved as to form:

**David Nisivoccia
President and CEO**

Advertisement List
Solicitation # 2001-918-04-4932
Solicitation Title: Consulting and Guidance on HUD and Other Affordable Housing Programs

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 2/7/2019			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Sherry Logan	Slogan@alamocitychamber.org info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Goodwill Industries	Angelique de Oliveira	adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez	exdir@hcadesa.org admin@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	

**Advertisement List
Solicitation # 2001-918-04-4932**

Solicitation Title: Consulting and Guidance on HUD and Other Affordable Housing Programs

San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise NAHRO	Avery Smith Web Site	bids@wbea-texas.org http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBID	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
Direct Solicits as of 10/15/2019			
HUBS on CMBL			
ACURANCE, LLC	Cesar Garcia-Cuellar	Cesar.Garcia-Cuellar@Acurance.com	
ARA GOVERNMENT SERVICES, LLC	Ramon C Carpio JR.	info@ara-gs.com	
CONAWAY CONSULTING, INC.	DEBORAH M. CONAWAY	debbie@conawayconsulting.com	
GROUNDSTONE, LLC	Eleanor Miles Couch	ellie.couch@gmail.com	
Section 3 Bidders			
None			
Direct Solicits			

Advertisement List
Solicitation # 2001-918-04-4932

Solicitation Title: Consulting and Guidance on HUD and Other Affordable Housing Programs

AH Forward	Moon Tran	MTran@ahforward.com	
AHACPA	Les Sparks	info@ahacpa.org support@ahacpa.org	
Aprio	Troy White	Troy.White@apr.io	
Avache Tech LLC	Todd Avache	todd.craven@avachatech.net	
BDO PHA Finance	Brian Alten	balten@bdo.com	
Bridge Risk Management	Taylor Hildenbrand	taylor@bridgeRM.com	
Bronner Optimizing Government	Dan Hughes	dhughes@bronnertgroup.com	
Citrin Cooperman & Company	J. Michael Stephens	mstephens@citrincooperman.com	
CVR Associates	Melanie Campbell	Melanie@cvrassociates.com	
David Paul Rosen & Associates	Dan Duncanson	dan@draconsultants.com	
EJP Consulting Group, LLC	Naomi W. Byrne	byrne@ejpconsultinggroup.com	
Enterprise Community Partners, Inc.	Calia Prendergast Erika Ruiz Christina Payamps-Smith	Cprendergast@enterprisecommunity.org eruiz@ enterprisecommunity.org cpayamps@ enterprisecommunity.org	
IFH Solutions	Stephen Nolan	snolan@ifhsolutions.com	
Nan McKay	James Misner	ssillemon@nanmckay.com Jmisner@nanmckay.com eordonez@nanmckay.com	
Patterson & Associates Consulting	Amber Patterson	apatterson@pac-llc.net	
Phineas Consulting	Chris Kubacki	ckubacki@phineasllc.com	
Quadel	Nicholas Murphy Gray Beck	info@quadel.com nmurphy@quadel.com gbeck@quadel.com	
R. Sissick Consulting	Richard Sissick	r.sissick@att.net	
Urlaub Accounting	Ronald Urlaub	ronald@urlaubaccounting.com	

Scoring Matrix													
2001-918-04-4932 Consulting and Guidance on HUD and other Affordable Housing Programs													
Criterion Description	Max Points Weight	BDO USA, LLP	Affordable Housing Forward, LLC	Innovative Financial Housing Solutions, Inc.	Deval, LLC	CVR Associates, Inc.	Nan McKay and Associates, Inc.	Enterprise Community Partners, Inc.	Avacha Tech, LLC	TAG Associates	Aprio, LLP	Bridge Enterprise Solutions, LLC	David Paul Rosen & Associates
Experience and Capacity of Consultant :	1-5 30%												
Rater 1		4.00	4.00	4.00	3.00	4.00	4.00	4.00	3.00	3.00	2.00	1.00	1.00
Rater 2		5.00	5.00	4.00	4.00	5.00	4.00	4.00	3.00	4.00	3.00	1.00	2.00
Rater 3		5.00	5.00	4.00	3.00	4.00	3.00	3.00	3.00	3.00	2.00	1.00	1.00
Rater 4		5.00	4.00	4.00	3.00	4.00	3.00	3.00	3.00	3.00	2.00	1.00	2.00
Total Score		19.00	18.00	16.00	13.00	17.00	14.00	14.00	12.00	13.00	9.00	4.00	6.00
Average Score		4.75	4.50	4.00	3.25	4.25	3.50	3.50	3.00	3.25	2.25	1.00	1.50
Weighted Score		1.43	1.35	1.20	0.98	1.28	1.05	1.05	0.90	0.98	0.68	0.30	0.45
Quality and Methodology:	1-5 30%												
Rater 1		4.00	4.00	3.00	3.00	4.00	3.00	4.00	3.00	3.00	2.00	1.00	1.00
Rater 2		5.00	5.00	4.00	4.00	5.00	4.00	3.00	3.00	4.00	3.00	1.00	2.00
Rater 3		5.00	5.00	4.00	3.00	3.00	3.00	3.00	3.00	3.00	2.00	1.00	1.00
Rater 4		5.00	4.00	4.00	3.00	4.00	3.00	3.00	3.00	3.00	2.00	1.00	2.00
Total Score		19.00	18.00	15.00	13.00	16.00	13.00	13.00	12.00	13.00	9.00	4.00	6.00
Average Score		4.75	4.50	3.75	3.25	4.00	3.25	3.25	3.00	3.25	2.25	1.00	1.50
Weighted Score		1.43	1.35	1.13	0.98	1.20	0.98	0.98	0.90	0.98	0.68	0.30	0.45
Disclosures/Financial Capability:	1-5 5%												
Rater 1		4.00	2.00	2.00	3.00	4.00	4.00	4.00	3.00	3.00	2.00	1.00	1.00
Rater 2		4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Rater 3		4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Rater 4		4.00	3.00	4.00	3.00	4.00	4.00	4.00	3.00	3.00	2.00	2.00	1.00
Total Score		16.00	13.00	14.00	14.00	16.00	16.00	16.00	14.00	14.00	12.00	11.00	10.00
Average Score		4.00	3.25	3.50	3.50	4.00	4.00	4.00	3.50	3.50	3.00	2.75	2.50
Weighted Score		0.20	0.16	0.18	0.18	0.20	0.20	0.20	0.18	0.18	0.15	0.14	0.13
Fees/Cost:	1-5 25%												
Total Score		4.56	4.84	5.00	4.47	2.15	3.88	2.92	4.08	2.36	2.21	4.82	2.15
Weighted Score		1.14	1.21	1.25	1.12	0.54	0.97	0.73	1.02	0.59	0.55	1.21	0.54
Strength of Section 3 plan:	1-5 5%												
Rater 1		3.00	1.00	1.00	2.00	3.00	1.00	2.00	1.00	3.00	2.00	1.00	1.00
Rater 2		4.00	1.00	1.00	3.00	3.00	2.00	3.00	2.00	3.00	4.00	2.00	1.00
Rater 3		3.00	1.00	1.00	2.00	2.00	2.00	2.00	2.00	2.00	4.00	1.00	1.00
Rater 4		3.00	1.00	1.00	3.00	3.00	2.00	3.00	1.00	3.00	4.00	1.00	1.00
Total Score		13.00	4.00	4.00	10.00	11.00	7.00	10.00	6.00	11.00	14.00	5.00	4.00
Average Score		3.25	1.00	1.00	2.50	2.75	1.75	2.50	1.50	2.75	3.50	1.25	1.00
Weighted Score		0.16	0.05	0.05	0.13	0.14	0.09	0.13	0.08	0.14	0.18	0.06	0.05
Strength of the SWMBE plan:	1-5 5%												
Rater 1		1.00	1.00	1.00	2.00	2.00	1.00	2.00	1.00	3.00	2.00	1.00	1.00
Rater 2		1.00	1.00	2.00	2.00	2.00	2.00	4.00	1.00	4.00	2.00	2.00	1.00
Rater 3		1.00	1.00	2.00	2.00	2.00	1.00	4.00	1.00	4.00	2.00	2.00	1.00
Rater 4		1.00	1.00	1.00	2.00	3.00	2.00	3.00	1.00	3.00	2.00	1.00	1.00
Total Score		4.00	4.00	6.00	8.00	9.00	6.00	13.00	4.00	14.00	8.00	6.00	4.00
Average Score		1.00	1.00	1.50	2.00	2.25	1.50	3.25	1.00	3.50	2.00	1.50	1.00
Weighted Score		0.05	0.05	0.08	0.10	0.11	0.08	0.16	0.05	0.18	0.10	0.08	0.05
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.													
Priority I: As detailed in Attachment D	5 (.25)												
Priority II: As detailed in Attachment D	4 (.2)												
Priority III: As detailed in Attachment D	3 (.15)												
Priority IV: As detailed in Attachment D	2 (.1)												
Total Weighted Score		4.40	4.17	3.88	3.47	3.46	3.36	3.24	3.12	3.03	2.33	2.08	1.66