



SAHA | SAN ANTONIO
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SAHA REGULAR BOARD MEETING SEPTEMBER 10, 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

PRESIDENT & CEO

David Nisivoccia

SAN ANTONIO HOUSING AUTHORITY
***REGULAR BOARD MEETING**
TELECONFERENCE

Call In Phone Number: (502) 632-7562

PIN: 847220217#

1:00 p.m., Thursday, September 10, 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: **(502) 632-7562** and enter PIN Number : **847220217#**, prior to 1:00 p.m.
3. **Citizens to be Heard at approximately 1:00 p.m.** (may be heard after this time) Citizens wishing to speak on issues not related to items posted on the agenda should access Phone Number: **(502) 632-7562** and enter PIN Number: **847220217#**, for call in prior to 1:00 p.m. Citizens will be given three minutes to speak. Each citizen will be permitted to speak only once at any regular Board Meeting. A Spanish/English translator will be available to citizens needing translation.

MINUTES

4. Minutes
 - Approval of the August 6, 2020, Regular Board Meeting minutes
 - Approval of the August 13, 2020, Special Board Meeting minutes
 - Approval of the August 20, 2020, Operations and Choice Neighborhood Committee Meeting minutes
 - Approval of the August 20, 2020, Real Estate Development Committee Meeting minutes

CONSENT ITEMS

5. Consideration and approval 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)
6. Consideration and approval 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)

7. Consideration and approval 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)
8. Consideration and approval 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)
9. Consideration and approval 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)
10. Consideration and approval 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)
11. Consideration and approval 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)

DISCUSSION ITEMS

12. President's Report
 - SAHA Receives \$113,000 Coronavirus Recovery Grant
 - The Big Give Fundraiser for EIF
 - Scott at Medio Creek Virtual Groundbreaking
 - Education Celebration Month Campaign
 - Security Upgrades for Riverside and Villa Veramendi
 - SAHA to Expand Energy Conservation
 - Staff Distributes Supplies to Residents

13. *Closed Session:

Real Estate/Consultation with Attorney

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

- Quarterly Litigation Update

Personnel/Consultation with Attorney

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

- President and CEO Performance Evaluation and Contract

14. 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.

MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING - TELECONFERENCE
Call In Phone Number: (310) 438-5345
PIN Number: 478339632#
August 6, 2020

SCHEDULED: 1:00 p.m. - Teleconference

COMMISSIONERS PRESENT:

Dr. Ana “Cha” Guzman, Chair
Jessica Weaver, Vice Chair
Charles Clack, Commissioner
Jo-Ann Kaplan, Commissioner
Olga Kauffman, Commissioner
Ruth Rodriguez, Commissioner

COMMISSIONERS ABSENT:

None

COUNSEL: Doug Poneck, Escamilla & Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

David Nisivoccia, President and CEO
Ed Hinojosa, Chief Financial Officer
Muriel Rhoder, Chief Administrative Officer
Brandee Perez, Chief Operating Officer
Timothy E. Alcott, Chief Legal and Real Estate Officer
Jo Ana Alvarado, Director of Innovative Technology
Kristi Baird, Director of Beacon Communities
Diana Kollodziej Fiedler, Director of Finance and Accounting
Domingo Ibarra, Director of Security

Aiyana Longoria, Director of Internal Audit
Hector Martinez, Director of Construction Services and Sustainability
Richard Milk, Director of Policy and Planning
Steven Morando, Director of Procurement and General Services
Michael Reyes, Director of Communications and Public Affairs
Lorraine Robles, Director of Development Services and Neighborhood Revitalization
Janie Rodriguez, Director of Human Resources
Tom Roth, Director of Asset Management

Item 1: Meeting called to order

Dr. Guzman, Board Chair, called the meeting to order at 1:07 p.m.

PUBLIC COMMENT

Item 2: Public Comment - Citizens are provided three minutes each to speak to any agenda items. There were no citizens who spoke to the agenda.

Item 3: Citizens to be Heard - Citizens wishing to speak on issues not related to items posted on the agenda were given three minutes to speak. There were six citizens who signed up to speak, but did not speak. There were ten citizens who spoke during the meeting.

MINUTES**Item 4: Minutes**

- Approval of the July 2, 2020, Regular Board Meeting minutes

Motion: Commissioner Clack moved to approve the Meeting minutes. Commissioner Kauffman seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Ana "Cha" Guzman, Chair	X			
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

PRESENTATION**Item 5: Presentation****City of San Antonio New Affordable Housing Goals**

Presented by Lori Houston, Assistant City Manager; Ian Benavidez, Assistant Director of Neighborhood and Housing Services Department

The Board of Commissioners had the following comments/questions:

- Comm Kaplan asked if CoSA has considered a WPA Program
- Com. Kaplan also said the City can help with permits and fees that go toward the Developments
- ViceChair Weaver asked what Policies needs to change from a State and City level

Dr. Guzman, Chair, then recessed the meeting at 2:28 p.m. for Closed Session.

*Closed Session:

Real Estate/Consultation with Attorney

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

- Discussion and potential approval of Resolution 6057 regarding the 120 Josephine transaction
- Discussion and potential approval of Resolution 6066 regarding the Victoria Commons Master Plan
- Discuss potential development deals

Personnel/Consultation with Attorney

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

- President and CEO Performance Evaluation and Contract

The meeting resumed at 6:34 p.m.

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 6: Consideration and approval regarding Resolution 6057, San Antonio Housing Authority authorizes its affiliated entity, the San Antonio Housing Facility Corporation (SAHFC) to authorize the 120 Josephine transaction, including the execution of all documentation necessary to carry out the transaction; authorizing the acquisition of the real property, the development and construction of the apartments and the ground lease of such real property to the public-private partnership entity; and authorizing the membership interest in SAHFC Josephine LP, LLC and authorizing the financing for such transaction; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

Item 7: Consideration and approval regarding Resolution 6066, requesting approval for an expansion of the scope of work of the Exclusive Negotiating Agreement with Catellus Development Corporation for the development of remaining Victoria Commons properties and including in the agreement an adjacent site; authorizing the President and CEO and his designated staff to execute amendments to the Exclusive Negotiating Agreement to incorporate these changes (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

Motion: Commissioner Clack moved to approve Items 6 and 7, Resolutions 6057 and 6066. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Ana "Cha" Guzman, Chair	X			
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

PRESENTATION

Item 8. Presentation
WiFi at SAHA Properties (Ed Hinojosa, Chief Financial Officer; Jo Ana Alvarado, Director of Innovative Technology)
 This item was not presented.

CONSENT ITEMS

Item 9: Consideration and approval regarding Resolution 6050, authorizing the award of contracts for Bond and Mixed Finance Counsel on an as-needed basis to the following law firms: Locke Lord LLP and Orrick, Herrington & Sutcliffe LLP; at the rate not to exceed 1% of the bond of issue, with additional work to be compensated based on a mutually agreeable fee arrangement that is proportionate to the complexity and value of the transaction; both for a period of one year with the option to renew up to two additional one-year terms (Timothy E. Alcott, Real Estate and Legal Services Officer; Steven Morando, Director of Procurement and General Services)

Item 11: Consideration and approval regarding Resolution 6045, authorizing the San Antonio Housing Authority to become a participant member of Sourcewell, a nationwide purchasing cooperative, which offers access to nationwide contracts for its members (Steven Morando, Director of Procurement and General Services)

Item 12: Consideration and approval regarding Resolution 6046, authorizing the award of contracts for various security services agency wide to Blue Armor Security Services, Inc. (ABE, DBE, ESBE, MBE, SBE, Section 3 Business), Texas Lawman Security & Traffic Control Services, LLC, (HABE) and Texas Asset Protection, LLC (ESBE, HABE, MBE, SBE, VBE) for an annual cumulative amount not to exceed \$1,060,000.00 for year one, \$1,110,000.00 for year two, \$1,165,000.00 for year three, \$1,225,000.00 for year four, and \$1,285,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Domingo Ibarra, Director of Security)

Motion: Commissioner Clack moved to approve Items 9, 11, and 12, Resolutions 6050, 6045, and 6046. Vice Chair Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Ana "Cha" Guzman, Chair	X			
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 10: Consideration and approval regarding Resolution 6063, authorizing the award of a contract for demolition of homes in the Palm Lake and Sunflower Subdivisions to Haulbrooke, Inc. (SBE) for an amount not to exceed \$107,000.00 (Timothy E. Alcott, Real Estate and Legal Services Officer; Steven Morando, Director of Procurement and General Services)
This item was deferred.

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 13: Consideration and approval regarding Resolution 6061, authorizing the award of a contract for the purchase and installation of cabinets at Victoria Plaza Apartments to Henock Construction, Inc. (HABE) for an amount not to exceed \$290,000.00 (Hector Martinez, Director of Construction Services and Sustainability; Steven Morando, Director of Procurement)
This item was deferred.

Item 14: Consideration and approval regarding Resolution 6062, authorizing the award of a contract for Construction Management/Commissioning Agent - EPC II to Group 14 Engineering, PBC for an amount not to exceed \$102,560.00; for a period of one year (Hector Martinez, Director of Construction Services and Sustainability; Steven Morando, Director of Procurement)
This item was deferred.

Item 15: Consideration and approval regarding Resolution 6056, authorizing the amendment and restatement of Resolution 5946, concerning the application of the Las Varas Public Facility

Corporation, San Antonio Housing Facility Corporation or an affiliated limited partnership relating to the proposed financing and/or issuing of up to \$60,000,000.00 of tax exempt bonds to pay for the costs of the acquisition, construction, and equipping of the St. John's Square, to be located on the southeast corner of East Nueva Street and St. Mary's Street; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
 This item was deferred.

Item 16: Consideration and approval regarding Resolution 6058, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for proposed tax credits and tax exempt bond financing for the Watson Road Apartments Project (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
 This item was deferred.

Item 17: Consideration and approval regarding Resolution 6059, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for proposed tax credits and tax exempt bond financing for the Copernicus Apartments Project (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
 This item was deferred.

Item 18: Consideration and approval regarding Resolution 6068, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for proposed tax credits and tax exempt bond financing for the Buckhorn Lofts Project (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
 This item was deferred.

Item 19: Consideration and appropriate action regarding Resolution 6065, adopting the San Antonio Housing Authority Internal Audit Plan for Fiscal Year 2020-2021 (Aiyana Longoria, Director of Internal Audit)
 This item was deferred.

Item 20: Consideration and appropriate action to establish the Real Estate Development Committee

Motion: Commissioner Kaplan moved to approve establishing the Real Estate Development Committee. Vice Chair Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Ana "Cha" Guzman, Chair	X			
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

REPORTS PROVIDED TO THE BOARD

Item 21: Procurement Reports

- Monthly Procurement Report
- Quarterly Demographic Procurement Report

There were no questions regarding the Procurement Reports.

DISCUSSION ITEMS

Item 22: Discussion regarding Board operations

- The Board will meet on August 13, 2020, to consider items deferred from this Board meeting.

Item 23: Discussion regarding resident services and programs

No discussion was held regarding this item.

Item 24: Discussion regarding development strategies and opportunities

No discussion was held regarding this item.

Item 25: President's Report

- Boeing Children's Mask Donation
- Tampico Lofts Demolition Event
- Culebra Crossing Groundbreaking
- Majestic Ranch Virtual Groundbreaking
- Air Conditioning Initiative One-Year Anniversary
- Education Celebration Month Campaign
- Family Self Sufficiency Participant Publishes Children's Book

No discussion was held regarding this item.

Item 26: *Closed Session:

Real Estate/Consultation with Attorney

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

- Discussion and potential approval of Resolution 6057 regarding the 120 Josephine transaction
- Discussion and potential approval of Resolution 6066 regarding the Victoria Commons Master Plan
- Discuss potential development deals

Personnel/Consultation with Attorney

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

- President and CEO Performance Evaluation and Contract

A second Closed Session did not occur.

Item 27: Adjournment

Dr. Guzman adjourned the meeting at 6:51 p.m.

ATTEST:

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

Date

David Nisivoccia
President and CEO

Date

MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
SPECIAL BOARD MEETING - TELECONFERENCE
Call In Phone Number: (224) 938-1501
PIN Number: 739144840#
August 13, 2020

SCHEDULED: 1:00 p.m. - Teleconference

COMMISSIONERS PRESENT:

Jessica Weaver, Vice Chair
Charles Clack, Commissioner
Jo-Ann Kaplan, Commissioner
Olga Kauffman, Commissioner
Ruth Rodriguez, Commissioner

COMMISSIONERS ABSENT:

Dr. Ana "Cha" Guzman, Chair

COUNSEL: Doug Poneck, Escamilla &
Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

David Nisivoccia, President and CEO
Ed Hinojosa, Chief Financial Officer
Brandee Perez, Chief Operating Officer
Timothy E. Alcott, Chief Legal and Real Estate
Officer
Jo Ana Alvarado, Director of Innovative
Technology
Kristi Baird, Director of Beacon Communities
Diana Kollodziej Fiedler, Director of Finance and
Accounting
Domingo Ibarra, Director of Security

Aiyana Longoria, Director of Internal Audit
Hector Martinez, Director of Construction
Services and Sustainability
Richard Milk, Director of Policy and Planning
Steven Morando, Director of Procurement and
General Services
Michael Reyes, Director of Communications and Public
Affairs
Lorraine Robles, Director of Development Services and
Neighborhood Revitalization
Janie Rodriguez, Director of Human Resources
Tom Roth, Director of Asset Management

Item 1: Meeting called to order

Vice Chair Jessica Weaver called the meeting to order at 1:08 p.m.

PUBLIC COMMENT

Item 2: Public Comment - Citizens are provided three minutes each to speak to any agenda items. There were no citizens who spoke to the agenda.

PRESENTATION

Item 3: Presentation

WiFi at SAHA Properties (Ed Hinojosa, Chief Financial Officer; Jo Ana Alvarado, Director of Innovative Technology)

The WiFi presentation was made available in the packet, but not presented.

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 4: Consideration and approval regarding Resolution 6061, authorizing the award of a contract for the purchase and installation of cabinets at Victoria Plaza Apartments to Henock Construction, Inc. (HABE) for an amount not to exceed \$290,000.00 (Hector Martinez, Director of Construction Services and Sustainability; Steven Morando, Director of Procurement)

Mr. Hector Martinez, Director of Construction Services and Sustainability, indicated that Victoria Plaza Apartments is a Senior/Disabled development built in 1959 and is located in downtown San Antonio near HemisView Plaza. This development is a nine-story, high-rise brick building, comprised of 185 units, including: 16 efficiency units, 152 one-bedroom units, 16 two-bedroom units, and 1 three-bedroom unit.

As part of the Victoria Plaza substantial rehabilitation and modernization project, SAHA will be installing all new cabinets and countertops in the kitchen areas of 185 residential units and the first floor common area community kitchen. SAHA requires the services of a vendor for the purchase and installation of cabinets and countertops at this property. This project will be completed by November 1, 2020.

Mr. Steven Morando, Director of Procurement and General Services, stated that on June 23, 2020, SAHA issued an Invitation For Bids (IFB) #2006-150-49-5039 for Purchase and Installation of Cabinets at Victoria Plaza Apartments that closed on July 13, 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 65 vendors. A total of two bids were received in response to this solicitation: Henock Construction, LLC (HABE) and McGovern Woodcraft & Design, LLC. Both 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, 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 Henock Construction, LLC. They are the lowest priced responsive and responsible bidder.

This contractor has received no prior awards from SAHA. Their client list includes Bexar County, City of Floresville, University Health Systems, Northside Independent School District, and the San Antonio Port Authority.

Motion: Commissioner Kaplan moved to approve Resolution 6061. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 5: Consideration and approval regarding Resolution 6062, authorizing the award of a contract for Construction Management/Commissioning Agent - EPC II to Group 14 Engineering, PBC for an amount not to exceed \$102,560.00; for a period of one year (Hector Martinez, Director of Construction Services and Sustainability; Steven Morando, Director of Procurement)

Mr. Martinez indicated that on February 6, 2020, SAHA received Board approval to award a contract to Geofill Material Technologies dba Geofill Construction to provide pre-construction and construction management services for the complete implementation of an energy performance contract. The project will include 34 developments encompassing 2,324 dwelling units. The contractor will work with SAHA to provide value engineering to ensure the project is within the desired budget, develop a guaranteed maximum price for the project, coordinate with their consultants to optimize constructability, sequencing, scheduling and project details, and oversee the implementation and completion of the EPC.

SAHA requires the services of a qualified consultant to provide construction administration services to ensure that the SAHA Phase II EPC meets all HUD EPC Commissioning requirements. Their responsibilities will include, but are not limited to: assisting with pre-construction coordination activities; representing the owner, architectural, energy savings, and engineering interests throughout the course of construction phase; attend and participate in owner, architect, and contractor meetings; review and approve submittals and design documents to ensure they are in accordance with project specifications and meet energy and water performance specifications; bringing to the attention of the Owner any significant changes to the program of the project or items that will result in a Change Order or change in energy/water efficiency performance; provide primary oversight and responsibility to capture all available incentives and rebates from local utilities and other sources; provide quality control and site inspections required by project lender, HUD, and SAHA prior to each pay application approval; and ensure appropriate owner maintenance trainings are being conducted.

Mr. Morando stated that on June 16, 2020, SAHA issued a Request For Proposals #2006-961-14-5035 for Construction Management/Commissioning Agent - EPC II that closed on July 2, 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 37 vendors. One proposal was received in response to this solicitation from Group 14 Engineering (DBE, SBE, WBE). The proposal was evaluated on the following criteria: experience, project approach and capability, compensation, and strength of the Section 3 and SWMBE Utilization Plans. Based on the above, we are recommending a contract award to Group 14 Engineering, PBC; they have been determined to be a responsive and responsible proposer whose cost has been deemed to be both fair and reasonable.

This firm is currently under contract with SAHA to provide self-managed energy performance contract (EPC), energy audit and utility allowance study, and measurement and verification energy sustainability services and has been performing satisfactorily.

Motion: Commissioner Clack moved to approve Resolution 6062. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			

Olga Kauffman, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 6: Consideration and approval regarding Resolution 6056, authorizing the amendment and restatement of Resolution 5946, concerning the application of the Las Varas Public Facility Corporation, San Antonio Housing Facility Corporation or an affiliated limited partnership relating to the proposed financing and/or issuing of up to \$60,000,000.00 of tax exempt bonds to pay for the costs of the acquisition, construction, and equipping of the St. John's Square, to be located on the southeast corner of East Nueva Street and St. Mary's Street; and other matters in connection therewith (Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

Lorraine Robles, Director of Development Services and Neighborhood Revitalization, indicated that Las Varas Public Facility Corporation (LVPFC) was created by the San Antonio Housing Authority pursuant to the provisions of the Public Facility Corporation Act, Chapter 303, Texas Local Government Code. Part of the financing for the Project will be through 4% tax credits. To issue 4% tax credits, LVPFC must first apply for an allocation of volume cap for private activity bonds, which if received, leads to a non-competitive application process for the 4% tax credits.

To promote certain private activities (which are deemed to benefit the public), each state is authorized to allow the issuance of a set amount of private activity "volume cap" tax-exempt bonds. The volume cap bonds can be allocated to finance multifamily housing projects. Projects that are financed (whether new construction or acquisition/rehab) in part by tax exempt bonds are eligible for 4% tax credits.

LVPFC will seek approval to take non-binding preliminary action to apply to the Texas Bond Review Board for volume cap in the amount of up to \$60,000,000.00 and to apply for 4% Tax Credits.

Motion: Commissioner Kaplan moved to approve Resolution 6056. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 7: Consideration and approval regarding Resolution 6058, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for proposed tax credits and tax exempt bond financing for the Watson Road Apartments Project (Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

Item 8: Consideration and approval regarding Resolution 6059, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement

resolutions for proposed tax credits and tax exempt bond financing for the Copernicus Apartments Project (Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

Item 9: Consideration and approval regarding Resolution 6068, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for proposed tax credits and tax exempt bond financing for the Buckhorn Lofts Project (Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

Motion: Commissioner Kaplan moved to approve Items 7, 8, and 9, Resolutions 6058, 6059, and 6068. Commissioner Kauffman seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 10: Adjournment
The meeting was adjourned at 1:55 p.m.

ATTEST:

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

Date

David Nisivoccia
President and CEO

Date

MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE OR SPECIAL BOARD MEETING - TELECONFERENCE
Call In Phone Number: (401) 830-3681
PIN Number: 455642462#
August 20, 2020

SCHEDULED: 12:30 p.m. - Teleconference

COMMISSIONERS PRESENT:

Jessica Weaver, Vice Chair
Charles Clack, Commissioner
Jo-Ann Kaplan, Commissioner
Olga Kauffman, Commissioner
Ruth Rodriguez, Commissioner

COMMISSIONERS ABSENT:

Dr. Ana "Cha" Guzman, Chair

COUNSEL: Doug Poneck, Escamilla & Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

David Nisivoccia, President and CEO
Ed Hinojosa, Chief Financial Officer
Muriel Rhoder, Chief Administrative Officer
Brandee Perez, Chief Operating Officer
Timothy E. Alcott, Chief Legal and Real Estate Officer
Jo Ana Alvarado, Director of Innovative Technology
Kristi Baird, Director of Beacon Communities
Diana Kollodziej Fiedler, Director of Finance and Accounting
Domingo Ibarra, Director of Security

Aiyana Longoria, Director of Internal Audit
Hector Martinez, Director of Construction Services and Sustainability
Richard Milk, Director of Policy and Planning
Steven Morando, Director of Procurement and General Services
Michael Reyes, Director of Communications and Public Affairs
Lorraine Robles, Director of Development Services and Neighborhood Revitalization
Janie Rodriguez, Director of Human Resources
Tom Roth, Director of Asset Management

Item 1: Meeting called to order

Vice Chair Jessica Weaver, called the meeting to order at 12:35 p.m.

PUBLIC COMMENT

Item 2: Public Comment - Citizens are provided three minutes each to speak to any agenda items. There were no citizens who spoke to the agenda.

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 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)

Mr. Hector Martinez, Director of Construction Services and Sustainability, indicated that 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.

Mr. Steven Morando, Director of Procurement and General Services, stated that 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 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.

Geofill Material Technologies has received prior awards from SAHA and has performed satisfactorily under each award.

Motion: Commissioner Kaplan moved to approve Resolution 6051. Commissioner Kauffman seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 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)

Mr. Martinez indicated that 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.

Mr. Morando stated that 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 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.

Alamo Backflow & Lawn has received no prior awards from SAHA. Double Check Enterprises, Inc. has received a prior award from SAHA and performed satisfactorily.

Motion: Commissioner Kaplan moved to approve Resolution 6055. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Ruth Rodriguez, Commissioner				X

Item 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)

Mr. Martinez indicated 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.

Mr. Morando stated that 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.

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.

Motion: Commissioner Kaplan moved to approve Resolution 6064. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 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)

Ms. Kristi Baird, Director of Beacon Communities, indicated 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.

Mr. Morando stated that 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 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.

This vendor has received a prior award from SAHA to provide this service and performed satisfactorily under the agreement.

Motion: Commissioner Kaplan moved to approve Resolution 6060. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner		X		
Ruth Rodriguez, Commissioner	X			

Item 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)

Mr. Zachariah Woodard, Interim Director of Federal Housing Programs, indicated that 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. 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.

Mr. Morando stated that 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.

Motion: Commissioner Kaplan moved to approve Resolution 6054. Commissioner Kauffman seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 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)

Mr. Woodard indicated that 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.

Mr. Morando stated that 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 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.

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.

Motion: Commissioner Clack moved to approve Resolution 6052. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 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)

Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting, indicated that 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.

Mr. Morando stated that 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, 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.

Neither firm has received prior awards from SAHA.

Motion: Commissioner Kaplan moved to approve Resolution 6067. Commissioner Kauffman seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 10: Adjournment

The meeting was adjourned 1:32 p.m.

ATTEST:

Ana M. “Cha” Guzman
 Chair, Board of Commissioners

Date

David Nisivoccia
 President and CEO

Date

MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REAL ESTATE DEVELOPMENT COMMITTEE OR SPECIAL BOARD MEETING
Call In Phone Number: (321) 442-0127
PIN Number: 349120021#
August 20, 2020

SCHEDULED: 2:00 p.m. - Teleconference

COMMISSIONERS PRESENT:

Dr. Ana “Cha” Guzman, Chair
Jessica Weaver, Vice Chair
Charles Clack, Commissioner
Jo-Ann Kaplan, Commissioner
Olga Kauffman, Commissioner
Ruth Rodriguez, Commissioner

COMMISSIONERS ABSENT:

None

COUNSEL: Doug Poneck, Escamilla & Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

David Nisivoccia, President and CEO
Ed Hinojosa, Chief Financial Officer
Muriel Rhoder, Chief Administrative Officer
Brandee Perez, Chief Operating Officer
Timothy E. Alcott, Chief Legal and Real Estate Officer
Jo Ana Alvarado, Director of Innovative Technology
Kristi Baird, Director of Beacon Communities
Diana Kollodziej Fiedler, Director of Finance and Accounting
Domingo Ibarra, Director of Security

Aiyana Longoria, Director of Internal Audit
Hector Martinez, Director of Construction Services and Sustainability
Richard Milk, Director of Policy and Planning
Steven Morando, Director of Procurement and General Services
Michael Reyes, Director of Communications and Public Affairs
Lorraine Robles, Director of Development Services and Neighborhood Revitalization
Janie Rodriguez, Director of Human Resources
Tom Roth, Director of Asset Management

Item 1: Meeting called to order

Vice Chair Jessica Weaver, called the meeting to order at 2:01 p.m.

PUBLIC COMMENT

Item 2: Public Comment - Citizens are provided three minutes each to speak to any agenda items. There was one citizen who signed up to speak, but did not speak to the agenda.

ITEMS FOR DISCUSSION

Item 3: Introduction and purpose of Committee (Vice Chair Jessica Weaver)

Vice Chair Weaver stated that the Board wanted a real estate development committee that has more focus and intentionality on how we look at development for the future. Vice Chair Weaver, Commissioner Kaplan, and Commissioner Kauffman are the Real Estate Development Committee members.

Items important to Vice Chair Weaver include more transparency and the ability to dive deeper into projects, building out the development policy, and creating a sense of the timeline of developments.

Items important to Commissioner Kaplan include having developments that reach 30% AMI - 50% AMI, which is lacking in the city according to CoSA and including resources in the developments we build, such as a food bank satellite, medical clinic, and VIA bus stop.

Items important to Commissioner Kauffman include developing as many housing units between 30% AMI - 50% AMI, having developments that are at a higher AMI that provide money for lower AMI units, but also wanting other strategies to develop the lower AMI units, and helping people in the pandemic that need housing.

Item 4: Development Services and Neighborhood Revitalization (DSNR) Team Introductions and Organization Chart (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Mr. Timothy E. Alcott, Chief Legal and Real Estate Officer, introduced Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, who then introduced the Development Services and Neighborhood Revitalization team, their roles and their tenure.

Item 6: Development tools and strategies (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

Mr. Alcott went over financing options of 9%, 4%, and HUD 221(d)(4) deals, then went over deal terms for 9%, 4%, and HUD 221(d)(4) deals.

Commissioner Kaplan suggested providing worker housing on land of large employers.

Chair Guzman suggested putting into policy how SAHA drives developments to meet the needs of the city.

Item 5: Current development projects and timeline (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

Mr. Alcott reviewed the current development projects and timeline.

The Committee requested a copy of the presentation presented at the meeting, which had more updated information than the packet that had been sent and the most updated version of the Affordable Housing Policy draft.

Mr. Alcott let the Committee know that if we get in line and decided not to do a project, we are not penalized.

The Committee asked if the City or County had a survey of housing needs by area and if they could receive that information by Council District.

The Committee also requested for the current development projects and timeline listing to be included in every Real Estate Development Committee packet.

Item 7: Finalize Real Estate Development Policy (Timothy E. Alcott, Chief Legal and Real Estate Officer and Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

This item was deferred to a future meeting.

INDIVIDUAL ITEM FOR CONSIDERATION

Item 8: Consideration and appropriate action regarding Resolution 6069, authorizing the San Antonio Housing Facility Corporation to approve a resolution to issue a letter of credit in connection with the permanent financing of the Tampico Apartments project (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

In order to approve Resolution 6069, Commissioner Kaplan contacted Commissioner Clack by phone to ask if he would be okay with approving the item in his absence. Commissioner Clack said that he was okay with approving the item in his absence and voted yes for the item.

Motion: Commissioner Kaplan moved to approve Resolution 6069. Chair Guzman seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Ana “Cha” Guzman, Chair	X			
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

REFERENCE MATERIALS PROVIDED

- Proposed Real Estate Development Policy
- Maps of current and planned investments
- Mayor’s Housing Policy Task Force Report
- CoSA Affordable Housing Target Goals Presentation

Item 9: Adjournment

Vice Chair Weaver adjourned the meeting at 4:14 p.m.

ATTEST:

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

Date

David Nisivoccia
President and CEO


Date

SAN ANTONIO HOUSING AUTHORITY


September 10, 2020

BOARD OF COMMISSIONERS

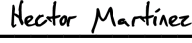
RESOLUTION 6051, AUTHORIZING THE AWARD OF A CONTRACT FOR LA PROVIDENCIA EXTERIOR REHABILITATION AND SITE IMPROVEMENTS TO GEOFILL MATERIAL TECHNOLOGIES DBA GEOFILL CONSTRUCTION (SBE, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$2,787,732.00

DocuSigned by:


David Nisivoccia
 President and CEO

DocuSigned by:


Steven Morando
 Director of Procurement
 and General Services

DocuSigned by:


Hector Martinez
 Director of Construction
 Services and Sustainability

REQUESTED ACTION:

Consideration approval 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 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

SAN ANTONIO HOUSING AUTHORITY**September 10, 2020**

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	

**Advertisement List
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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 Oleary	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	Americanabuilders@yahoo.com	
Arkitektura Devolpment Inc.	Gerard P Contreras	condg1@yahoo.com	
Associated Contractors Inc.	Charlie Bishop	charlie.bishop@assoccontractors.com	
B&O Construction	Paul Farnum	paul@bnoconstruction.com	
B.I.T Construction Services Inc	Britanie L. Olvera	britanie@bitservicesinc.com	
Basecom Inc	Oscar Oaxaca	ooaxaca@basecominc.com	
Belfor USA Group, Inc.	Tammy Kleine	tammy.kleine@us.belfor.com	
Bocci Engineering, Llc	Lami,Lianne	lianne.lami@bocciengineering.com	
Braun & Butler Construction	Christy Willcourt	cwillcourt@braun-butler.com	undeliverable
Breck General Contracting	Reese Bruechner	reese@breckgc.com	

**Advertisement List
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La Providencia Exterior Rehabilitation and Site Improvements

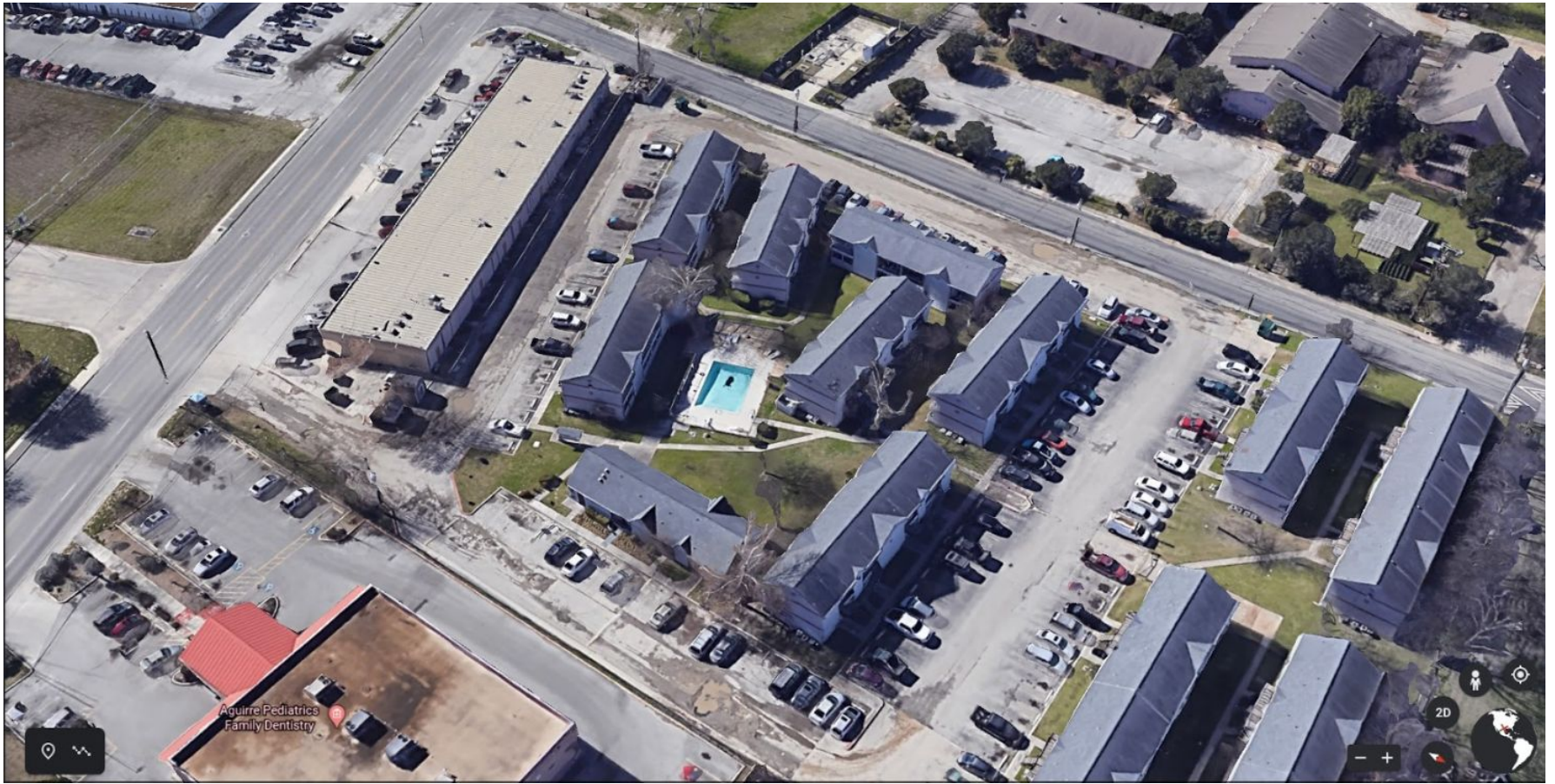
Brown-Mckee, Inc.	Michael P. Oles	mikepoles@brownmckee.com	
Byrdson Services, Llc	Jim Griffin	jgriffin@byrdsonservices.com	
Caststone Solutions Company	Patrick Delgado	caststone_solutions@yahoo.com	
Cdmtek	Chris Mansour	chris@cdmtek.com	
Ceda-Tex Svcs Inc	Fred Odanga	contact@cedatex.com	
Cesar Suarez 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	
Construment Group Inc	Eloina Guerrero	construmentinc@gmail.com	
Copeland Contracting Co	Elsa Brown	ebrown@copeland-inc.com	
Creed Construction Inc.	Chester Reed	chester@creedci.com	
Cubit Contracting, Llc	Waymon Armstrong	waymon@cubitcontracting.com	
Donald Hubert Construction	Donald Hubert	dhubertco@sbcglobal.net	
Double T Construction Inc.	Richard Smith	doubletsales3@hotmail.com	
Dragon Construction, Llc	Damon Howard	dhoward@dragon-llc.com	
Elicerio Construction	Fernando Elicerio	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
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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	

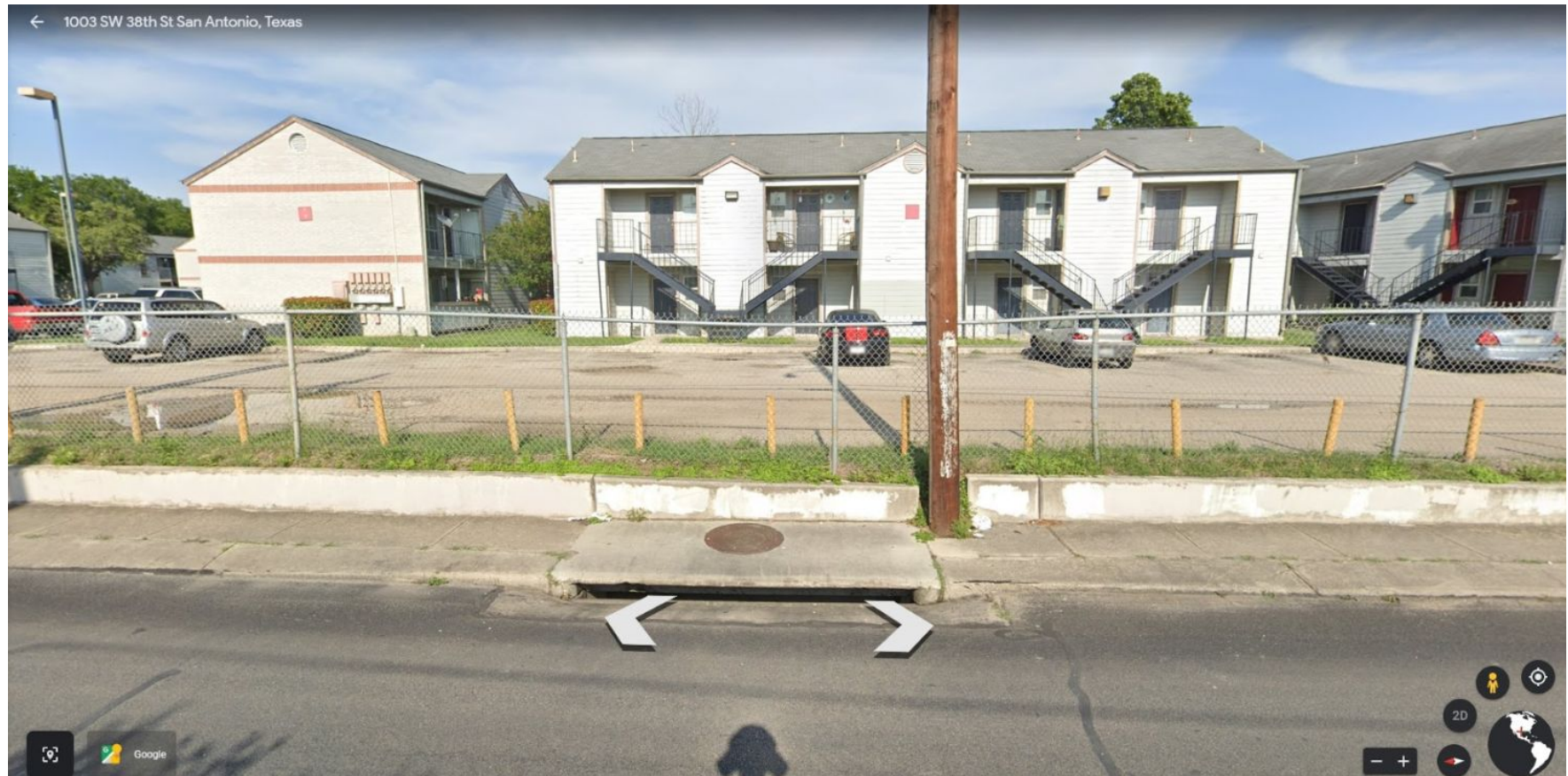
Scoring Matrix La Providencia Exterior Rehabilitation and Site Improvements 2004-909-62-5017							
Criterion Description	Weight	All Pro General Construction, Inc.	Davila Construction, Inc.	Geofill Material Technologies dba Geofill Construction	Gonzalez De La Garza	Stoddard Construction Management, Inc.	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						
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						
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						
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/W/MBE plans:	1-5						
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							
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

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 Nisivoccia

David Nisivoccia
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 approval 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 published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on

SAN ANTONIO HOUSING AUTHORITY**September 10, 2020**

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
BackFlow Inspection, Maintenance, Repair and Installation

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 # 2003-936-91-5010
BackFlow Inspection, Maintenance, Repair and Installation

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 ESD	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
BackFlow 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	

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

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	
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.

BOARD OF COMMISSIONERS

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 Nisivoccia
50991787674DC
David Nisivoccia
President and CEO

DocuSigned by:
Steven Morando
5A699C4B55A428
Steven Morando
Director of Procurement
and General Services

DocuSigned by:
Hector Martinez
02B30
Hector Martinez
Director of Construction
Services and Sustainability

REQUESTED ACTION:

Consideration and approval 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

September 10, 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 Nisivoccia
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	

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.

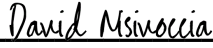
^^Price shown is by property and not per peice of equipment.


SAN ANTONIO HOUSING AUTHORITY

September 10, 2020

BOARD OF COMMISSIONERS

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 Nisivoccia
 President and CEO

DocuSigned by:

 Steven Morando
 Director of Procurement
 and General Services

DocuSigned by:

 Kristi Baird
 Director of Beacon
 Communities

REQUESTED ACTION:

Consideration and approval 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 NAHRO, Public Purchase and directly solicited to 14 vendors.

SAN ANTONIO HOUSING AUTHORITY**September 10, 2020**

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 5%		
Rater 1		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.

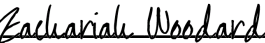
BOARD OF COMMISSIONERS


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:

David Nisiroccia
President and CEO

DocuSigned by:

Steven Morando
Director of Procurement and General Services

DocuSigned by:

Zachariah Woodard
Interim Director of Federal Housing Programs

DocuSigned by:

Kristi Baird
Director of Beacon Communities

REQUESTED ACTION:

Consideration and approval 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 information on applicants/residents in order to determine program eligibility. These reports may

SAN ANTONIO HOUSING AUTHORITY**September 10, 2020**

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

September 10, 2020

BOARD OF COMMISSIONERS

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

David Nisivoccia
President and CEO

Steven Morando
Director of Procurement
and General Services

Zachariah Woodard
Interim Director of Federal
Housing Programs

REQUESTED ACTION:

Consideration and approval 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 performance, management plan, business continuity, quality control, price, and strength of the

SAN ANTONIO HOUSING AUTHORITY**September 10, 2020**

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@acctx.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	

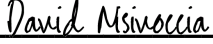
Scoring Matrix 2003-915-49-5005 Work Order Request Center and Answering Services								
Criterion Description	Max Points Weight	New Orleans Teleport dba Calls Plus	Gilson Software Solutions	TAS United	Goodwill Industries	Sure Call Contact Centers	Call Center Sales Pro	
Relevant Experience and Past Performance	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							
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							
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

September 10, 2020

BOARD OF COMMISSIONERS

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:

 David Nisivoecia
 President and CEO

DocuSigned by:

 Steven Morando
 Director of Procurement
 and General Services

DocuSigned by:

 Diana Fiedler
 Director of Finance and
 Accounting

REQUESTED ACTION:

Consideration and approval 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, Inc. (HABE), David Paul Rosen and Associates, DEVAL, LLC (HABE, WBE), Enterprise Community

SAN ANTONIO HOUSING AUTHORITY**September 10, 2020**

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

September 10, 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 ESD	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@aprio.com	
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@bronnergroup.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%												
Rater 1		4.56	4.84	5.00	4.47	2.15	3.88	2.92	4.08	2.36	2.21	4.82	2.15
Total 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
Weighted Score													
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												
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

PRESIDENT'S REPORT

September 10, 2020

SAHA Receives \$113,000 Coronavirus Recovery Grant

Texas Senator John Cornyn today announced a \$113,195 federal grant to the San Antonio Housing Authority (SAHA) to help with recovery efforts from the economic fallout of the coronavirus pandemic.

The funding is made available through the CARES Act to provide housing assistance through the moderate rehabilitation program, which provides project-based rental assistance for low-income families. Families will pay no more than 30 percent of their adjusted household income to rent.

The Big Give Fundraiser for EIF

The San Antonio Housing Authority's Education Investment Foundation (EIF) is soliciting donations during San Antonio's 24-hour virtual fundraising event, The Big Give, on Sept. 10.

The Big Give is a day of online giving fueled by the power of generous donors. The all day event starts at 12 a.m., Sept. 10, and lasts until midnight. SAHA's goal is to raise \$7,000 towards EIF to assist student residents with funding to help eliminate financial barriers and help connect them to the resources they need to succeed academically.

Visit thebiggivesa.org and search for the Education Investment Foundation to make a donation or to create a personal fundraising on behalf of EIF.

Scott at Medio Creek Virtual Groundbreaking

The San Antonio Housing Authority and the NRP Group held a virtual groundbreaking on Aug. 28 to celebrate a new \$58 million affordable, multi-family community, The Scott at Medio Creek, which will bring affordable housing options to the city's Southwest side.

The new development will have units affordable to rent for heroes such as grocery, retail, and hospitality workers, and to all working families and young professionals. The Scott is a 324-unit property and will offer one to four bedrooms for individuals and families earning between 30 and 70 percent of the area median income.

Education Celebration Month Campaign

SAHA's Education Investment Foundation (EIF) closed out the Education Celebration Month campaign raising approximately \$30,000.

Throughout the campaign, the agency awarded 20 scholarships and laptops to college-bound students, distributed school supplies to 1,000 students returning to school, and awarded 105 free desktop computers to high school graduates. SAHA also held a Facebook Live read-along with Johana Hernandez, a SAHA resident who published her first children's book, "I am a Gift and I Have Many Gifts."



Security Upgrades for Riverside and Villa Veramendi

Residents at Riverside and Villa Veramendi Public Housing properties will soon be the recipients of security upgrades through a \$250,000 grant the San Antonio Housing Authority received from the U.S. Department of Housing and Urban Development Capital Fund Emergency Safety and Security Program.

Riverside will have 25 solar lights and Villa Veramendi will have 24 installed. The common areas will be illuminated by exterior lights to prevent any dark spots, where potential offenders can conceal their presence, and cameras will be strategically placed to provide maximum coverage at each property.

SAHA to Expand Energy Conservation

Thirty Public Housing communities will soon receive energy conservation upgrades through an Energy Performance Contract SAHA entered into with the Denver Housing Authority, which is projected to save the agency \$9 million.

The projected annual energy savings are equivalent to eliminating 5,665 metric tons of greenhouse gas emissions. This is similar to the emissions associated with powering 653 homes for a whole year.

Staff Distributes Supplies to Residents

To assist some of the agency's most vulnerable residents during the pandemic, SAHA donated a personal care bag with essential items to all residents living at elderly/disabled locations throughout the city. The personal care bags contained one face mask for each resident and small bottles of hand sanitizer.

The elderly and those with underlying health conditions are still considered the most at risk at contracting COVID-19. The city remains at a moderate risk level of COVID-19. All commercial businesses require customers to wear masks when physical distance cannot be maintained. Hand sanitizer is used alternatively when hand washing is not immediately accessible.

