



REGULAR BOARD MEETING
JANUARY 31, 2024

BOARD OF COMMISSIONERSGabriel Lopez
ChairGilbert Casillas
Vice ChairDalia Contreras
CommissionerEstrellita Garcia-Diaz
CommissionerJanet Garcia
CommissionerLeilah Powell
CommissionerVincent Robinson
Commissioner**PRESIDENT & CEO**

Ed Hinojosa, Jr.

REGULAR BOARD MEETING**1:00 p.m. | Wednesday | January 31, 2024**

At least four Commissioners will be physically present at this location, and up to three other Commissioners may attend by videoconferencing, as permitted by Tex. Gov't Code Section 551.127, and the Presiding Officer will also be present at this location.

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.

CITIZENS TO BE HEARD

2. **Citizens to be Heard** at approximately 1:00 p.m. (may be heard after this time) Citizens wishing to speak on any issues, including ones not related to items posted on the agenda, should personally request to be placed on the Citizens to be Heard roster prior to 12:45 p.m. Citizens will be given up to three minutes to speak. Each citizen will be permitted to speak only once. A Spanish/English translator will be available to citizens needing translation.

Now is the time for Citizens to be Heard. The Board asks the public to address concerns related to Opportunity Home matters and policy and not include statements that may be considered defamatory of any individual. The Board encourages members of the public to direct specific concerns or problems to Opportunity Home staff for more prompt resolution. The Board will not discuss the comments of speakers or respond to speakers during the Citizens to be Heard portion of the agenda.

PRESENTATION

3. Presentation regarding the proposed new rapid bus corridor referred to as the Silver Line (Jeff Arndt, President and CEO, VIA Metropolitan Transit)

MINUTES

4. Minutes
 - Approval of the December 6, 2023 Regular Board meeting minutes
 - Approval of the January 24, 2024 Operations and Real Estate Committee meeting minutes

CONSENT ITEM

5. Consideration and approval regarding Resolution 6500, authorizing the award of a contract for Victoria Plaza Roof Replacement to Garland/DBS, Inc. through Omnia Partners, Public Sector for an amount not to exceed \$4,455,642 (Muriel Rhoder, Chief Administrative Officer; Hector Martinez, Director of Construction Services and Sustainability)

DISCUSSION ITEM

6. President's Report

- ESTAR Tour of Atlanta
- Energy Efficiency and Conservation Block Grant
- Housing in San Antonio
- DreamWeek 2024: Exploring Compassion Through the Lived Experiences of Public Housing Residents
- Snowden Project Grant Award
- Family Self-Sufficiency (FSS) Program Receives \$1.16 Million Grant
- Families Score Holiday Celebrity Visit
- Resident Holiday Events
- 2023 TPS Safety Grant Program Award
- Grant Secured to Support Digital Inclusion
- The Greater San Antonio Chamber SA to DC Trip
- Families Participate in Night at The DoSeum

CLOSED SESSION

7. Closed Session

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).

- Discussion and consultation with attorney regarding President and CEO's Performance Goals and Appraisal for 2023-2024 and Contract

8. Adjournment

Posted on: 1/26/2024 01:00 PM

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

"Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."

"Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."



Jan. 18, 2024

VIA Rapid Silver Line

Connecting Communities

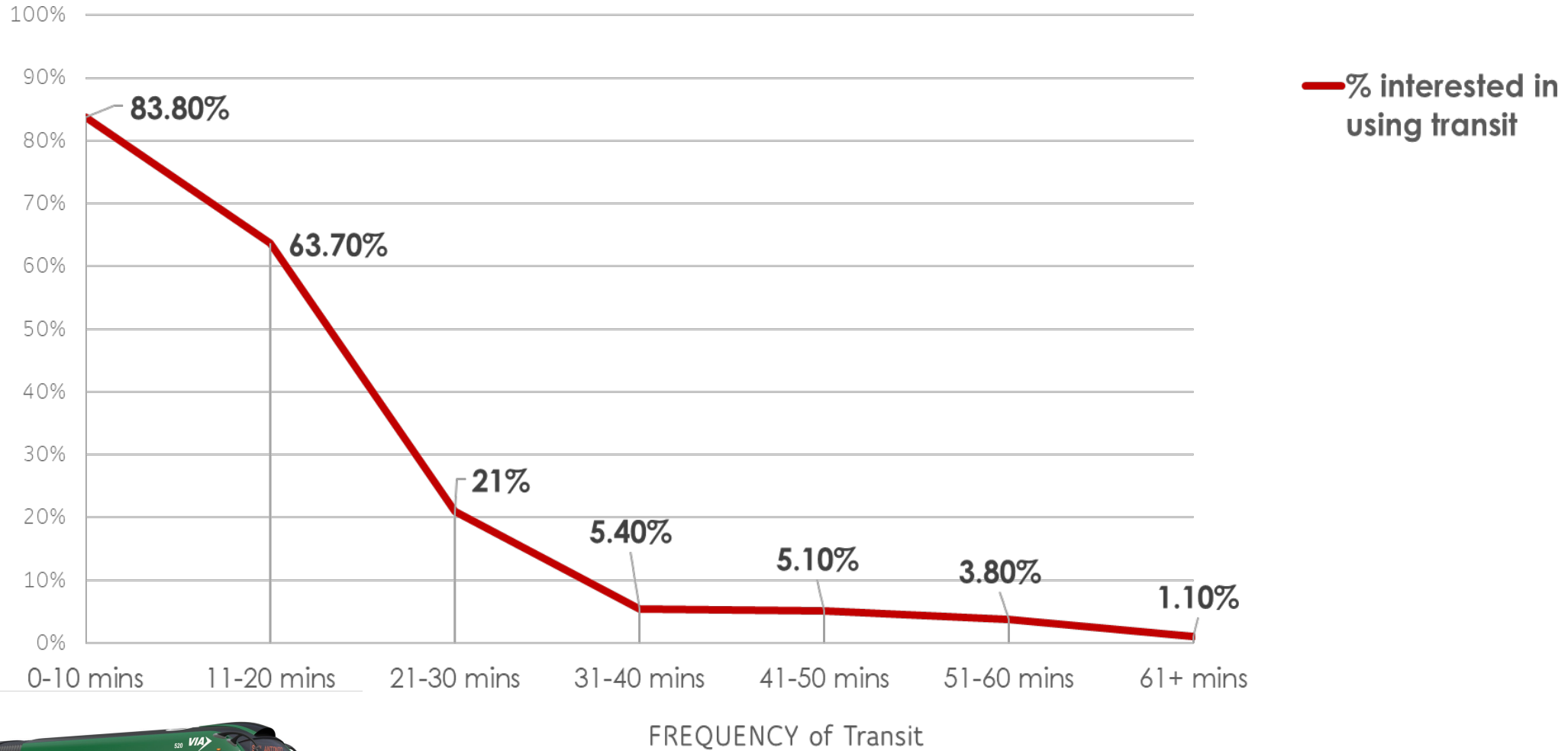


Today we'll discuss

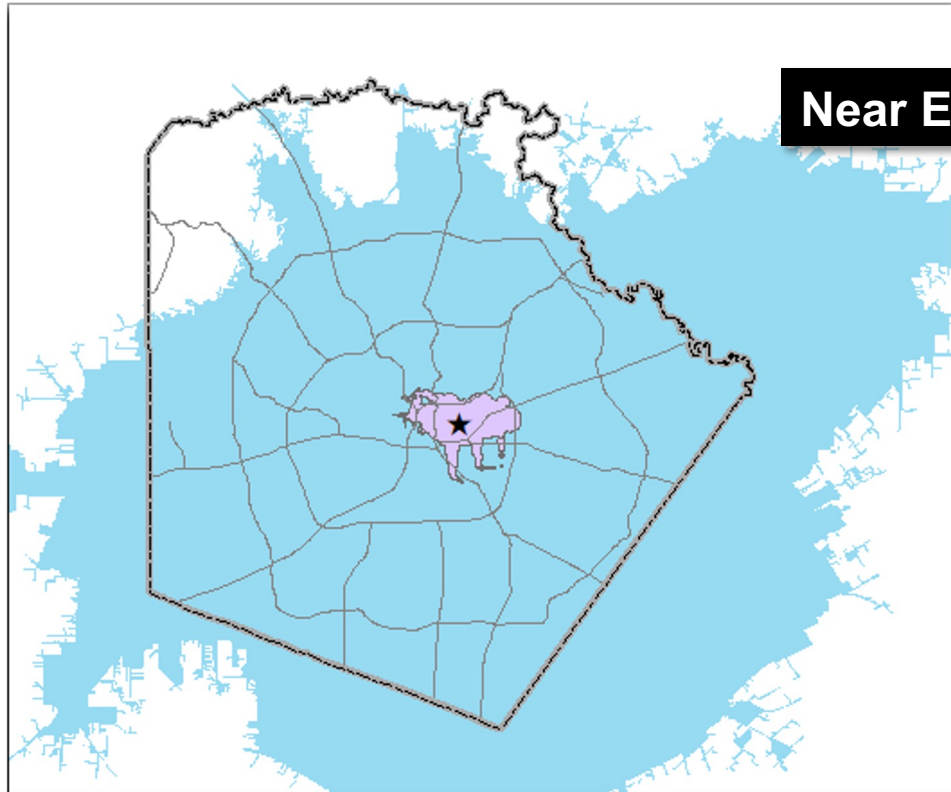
VIA Rapid Silver Line

- What is Keep SA Moving?
- How does it benefit you?
- When will we deliver?
- What happens next?

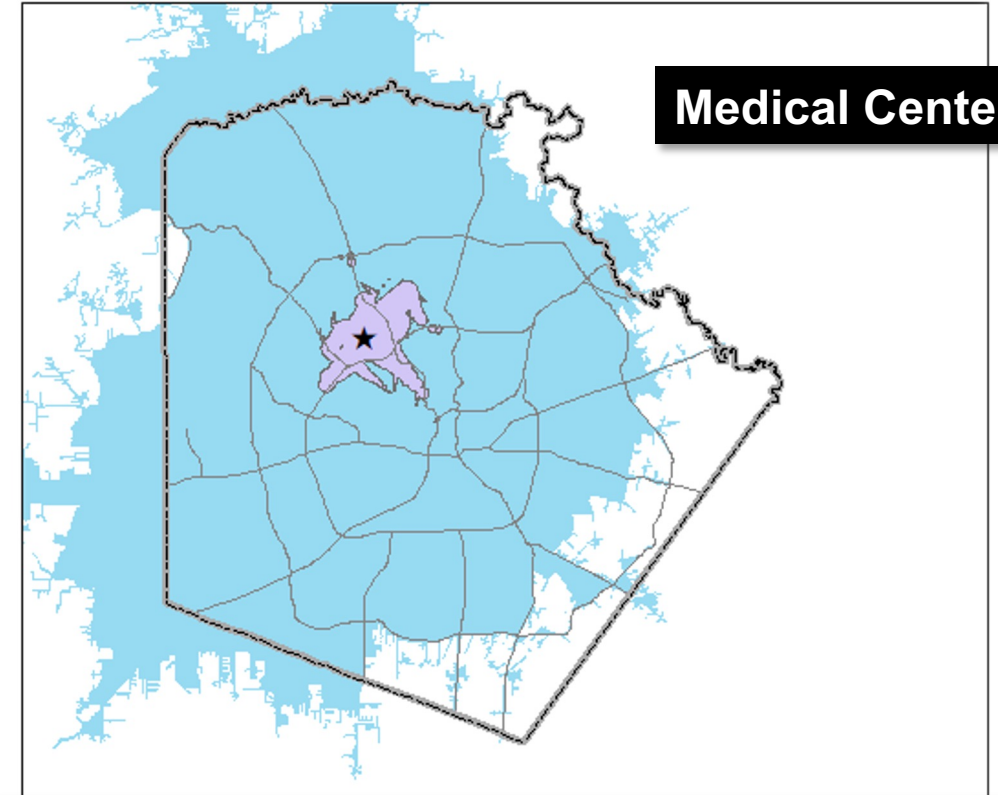
Frequency Drives Transit



Improve System | Travel Times





By transit you can access 10% of the total employment



By transit you can access 20% of the total employment

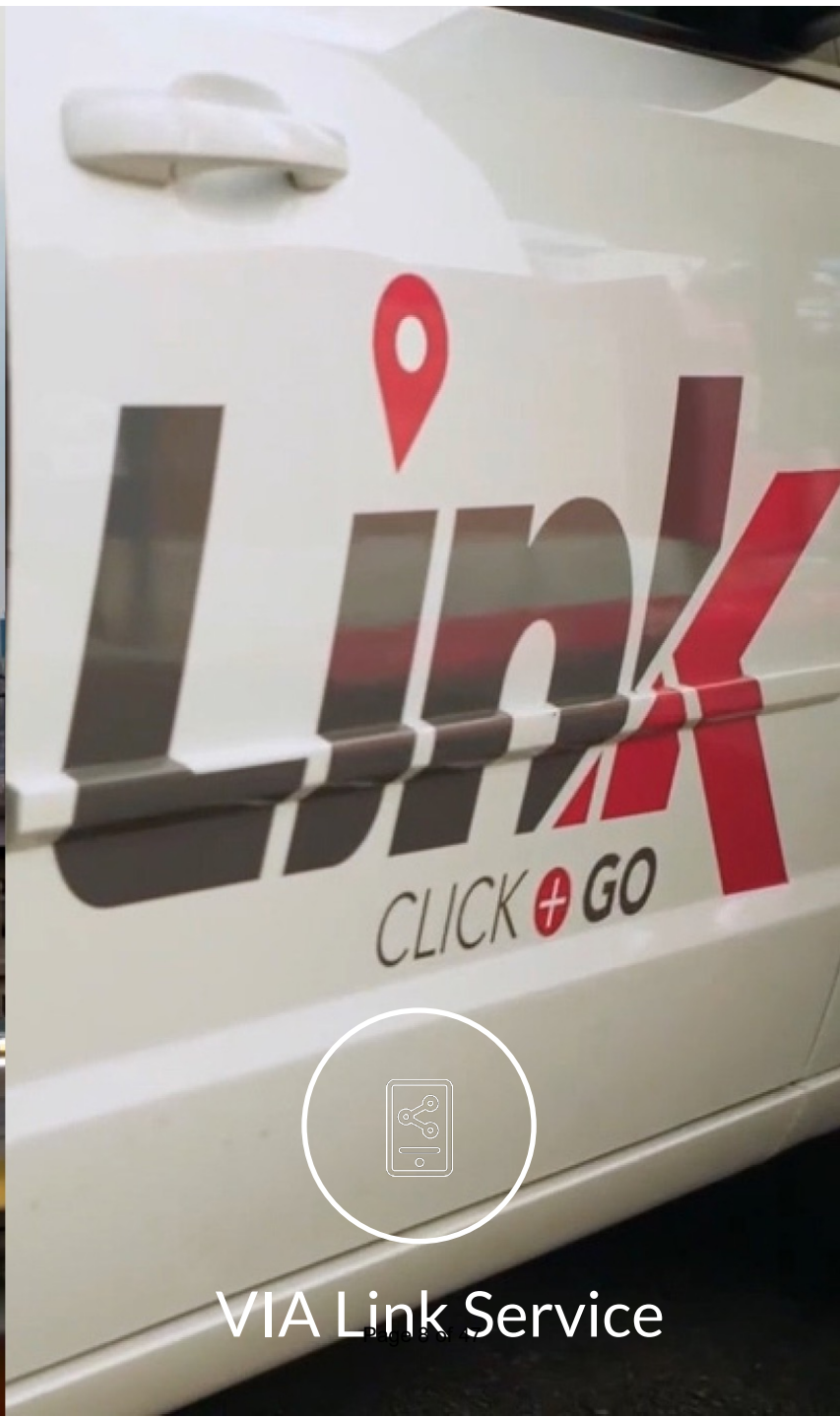
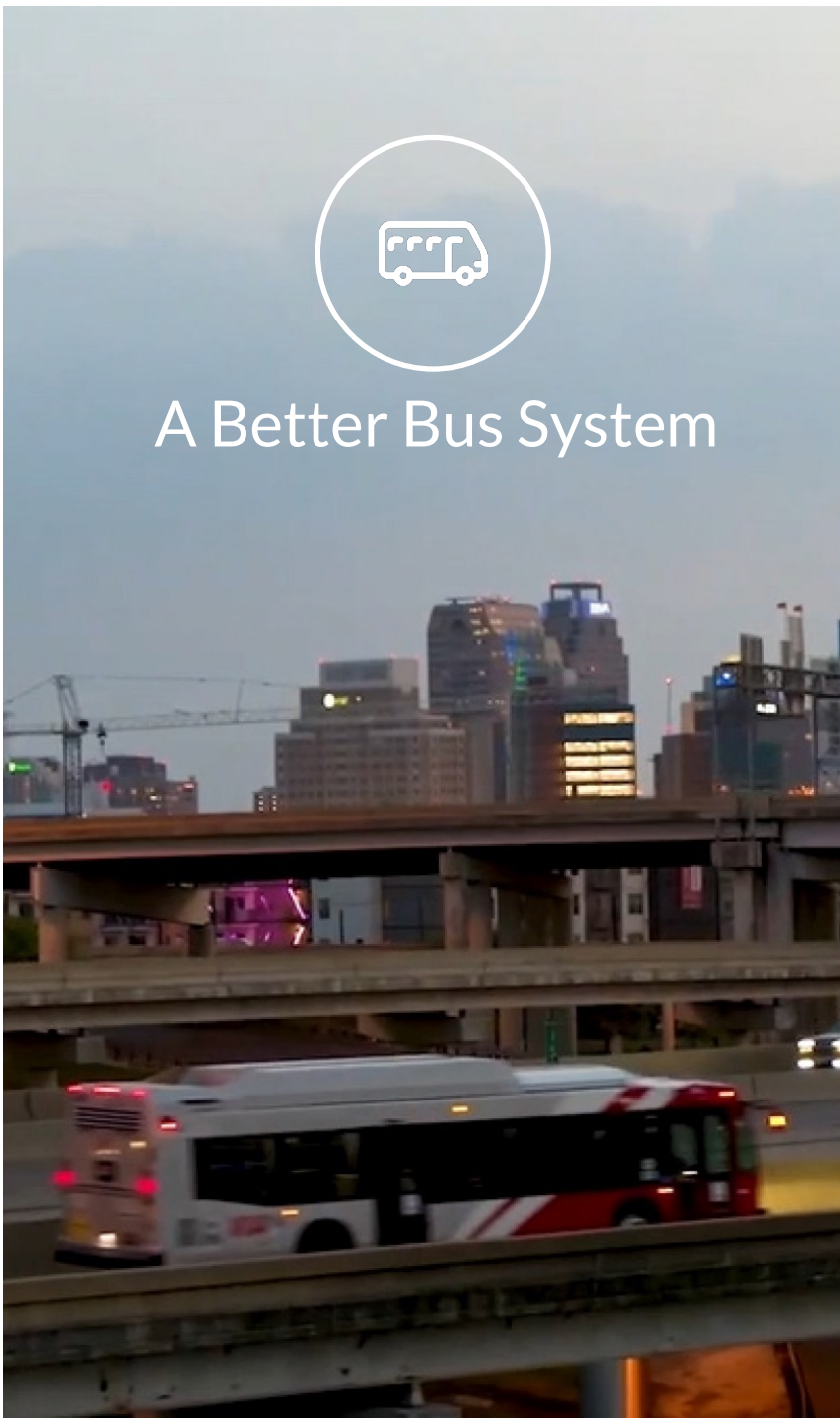


-  45 MIN TRAVEL TIME REACH BY TRANSIT
-  45 MIN TRAVEL TIME REACH BY AUTO





A Better Bus System



VIA Link Service



Advanced Rapid Transit Network



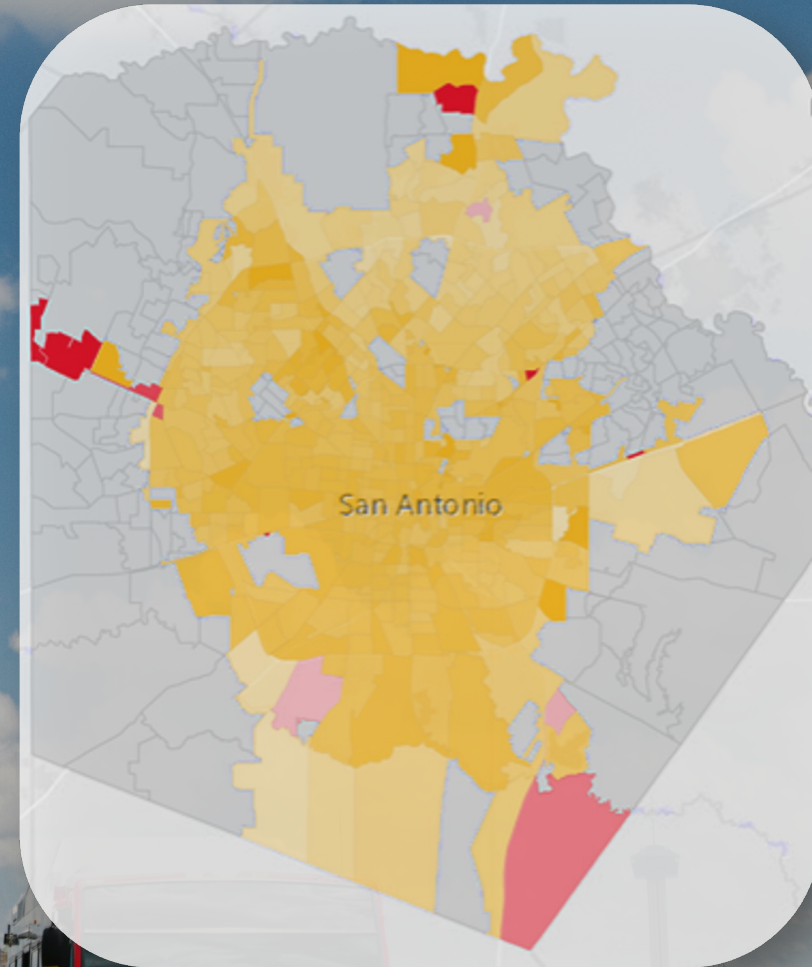
Community-backed initiative to fund transit improvements

Unified in moving people faster and farther.

For 

Against 

*68% voter approval of funding transit improvements in November 2020.



68% VOTER APPROVAL*
to fund **VIA**  **KEEP SA MOVING**

Building a more connected
community to **move people faster**
and farther



Meeting the growth
of our region



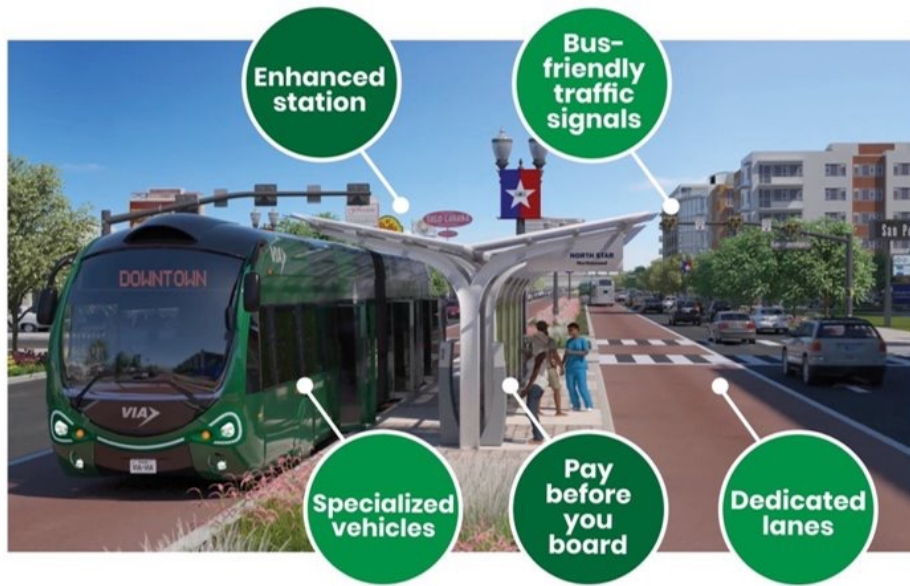
Providing faster, frequent,
reliable travel for
everyone



Improving the
experience

Station Configurations

For illustrative purposes only.



Station for center-running lane

Curbside station

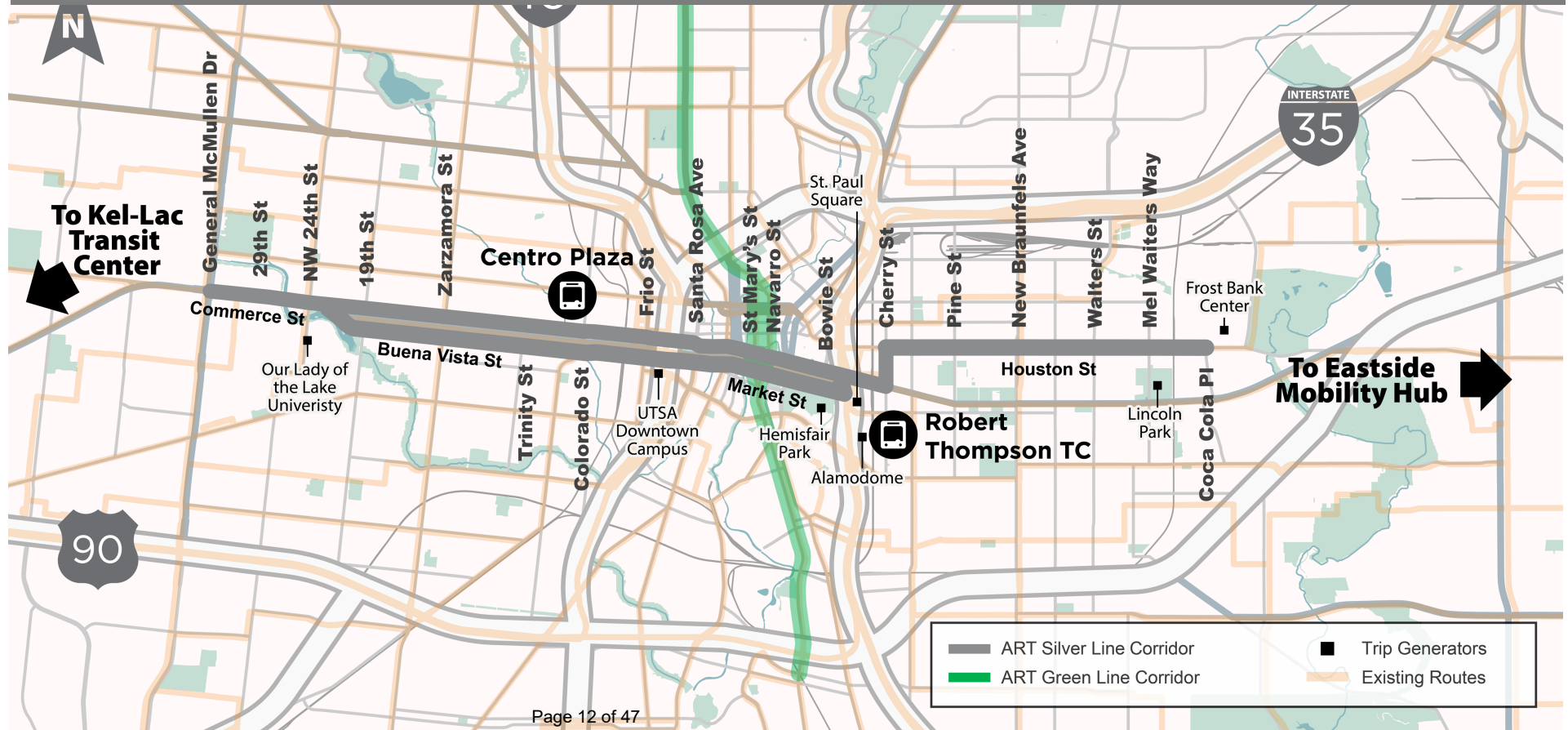


Proposed Silver Line Corridor

And factors considered for stop locations

-  Accessibility
-  Population density
-  Proximity to key destinations
-  Community input
-  Connectivity and existing ridership
-  Safety
-  Environmental impact

The information shown is for illustrative purposes only and is subject to change. As the project progresses through development, it will include further details that will reflect public and stakeholder input and studies conducted during the environmental process.



Why is the proposed Silver Line needed?

Estimated Growth Bexar County (2020-2045)

+
922,010
new residents

^
44%
increase

+
564,404
new jobs

^
56%
increase

Estimated Growth Silver Line Corridor (2020-2050):

+
34,160
new residents

^
51%
increase

+
40,010
new jobs

^
33%
increase

The proposed **VIA Rapid Silver Line project** expands transportation choices for residents along the **East and West sides** of San Antonio. The project would also **facilitate continued economic growth and connectivity** to jobs, education, recreational activities, goods and services, medical care and other essentials of daily life.

*Source: AAMPO, Mobility 2050, 2045, 2019

Calculated based on population and employment estimates within ½ mile of potential station areas using Transportation Analysis Zone data from AAMPO's travel demand forecasting model.



Benefits of VIA Rapid service



Saves time



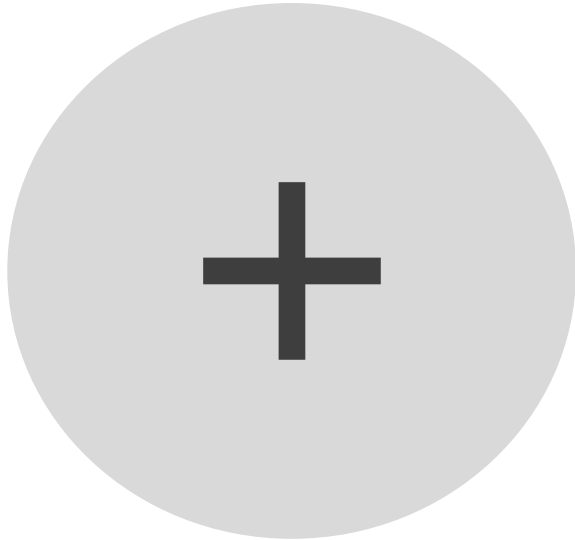
Simplifies trips



**Provides more
transit options**



How does it benefit you?



- Planned 10-minute service on weekdays
- Planned 15-minute service on weekends
- Bus-friendly traffic signals
- Bus priority traffic lanes
- Level boarding with wheelchair access
- Pre-pay for faster boarding times



Additional Benefits



Connects to schools/jobs/training



Helps with traffic flow



Improves safety



Improves air quality



Supports economic development



Connects to goods/services



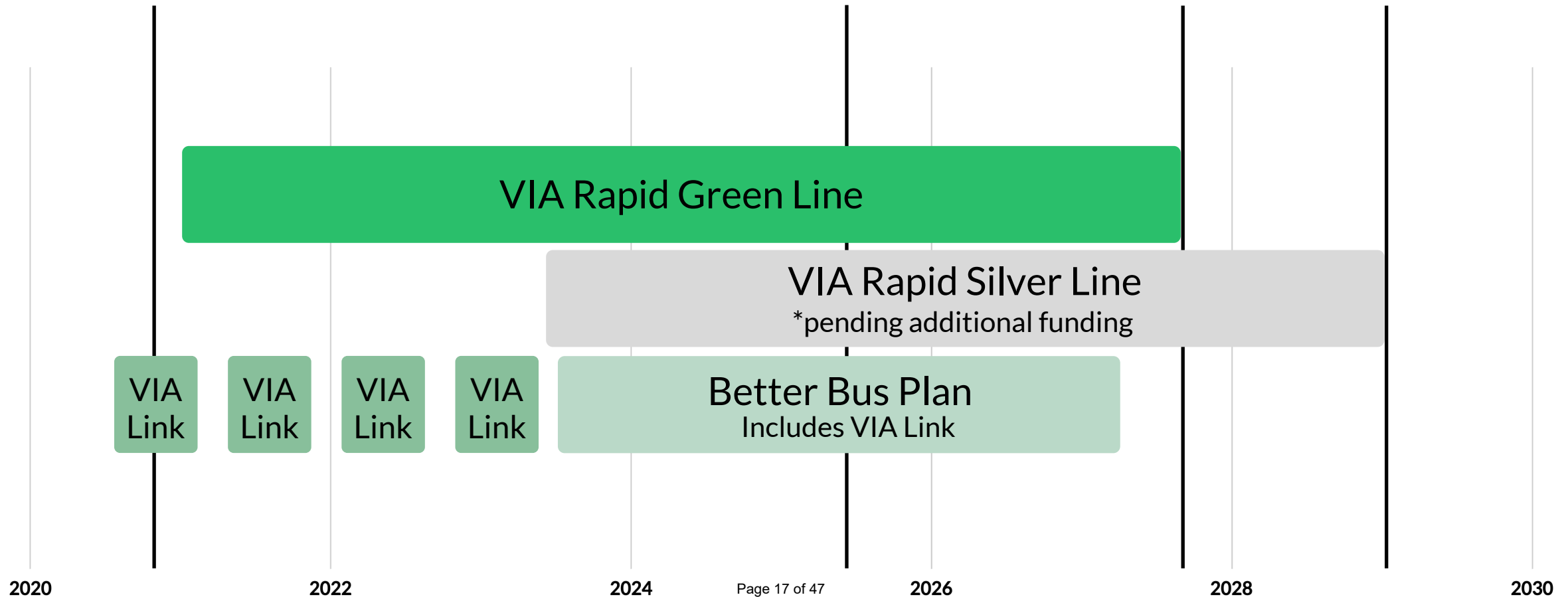
Keep SA Moving Implementation Timeline

Voters approve the Keep SA Moving Plan

Better Bus Plan begins phased implementation

Green Line begins service

Silver Line begins service*





Learn more at KeepSAmoving.com



Call: 210-362-2590



Email: KeepSAmoving@viainfo.net





A COMMUNITY OF POSSIBILITIES

MINUTES OF OPPORTUNITY HOME SAN ANTONIO REGULAR BOARD MEETING

Meeting Called to Order

I. Call to Order

Chair Lopez called the Regular Board Meeting of Opportunity Home San Antonio to order at 1:01 PM CST on December 6, 2023. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

Chair Gabriel Lopez, Dalia Contreras, Estrellita Garcia-Diaz, Janet Garcia, Leilah Powell, and Vincent Robinson.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; Jennifer Dominquez, Senior Risk Manager; George Ayala, Director of Procurement; Miranda Castro, Director of Asset Management; Melissa Garza, Director of Beacon Communities; Susan Ramos-Sossaman, Interim Director of Development Services and Neighborhood Revitalization; Brandee Perez, Chief Operating Officer; Christine Patrick, Assistant Director of Operations Support - Policy; and Stephanie Rodriguez, Director of Assisted Housing Programs.

E. Allen Hall, Loss Control Director, Texas Political Subdivisions JSIF (TPS); and Stephen J. Poppoon, President, Louis Poppoon Development and Consulting, Ltd.

Vicky Cavazos Jones, Interpreter, BCC Languages LLC.

Board Members Absent:

Vice Chair Gilbert Casillas.

Quorum:

A quorum was established with six (6) voting members present.

Citizens to be Heard

II. Citizens to be Heard

Citizens wishing to speak on any issues, including ones not related to items posted on the agenda, were given three minutes to speak. There were five (5) citizens who signed up to speak. Four (4) citizens spoke. Two (2) citizens ceded their time (one ceded all of their time and one ceded part of their time).

Presentation



A COMMUNITY OF POSSIBILITIES

III. Presentation

2023 TPS Safety Grant Program Award (Jennifer Dominquez, Senior Risk Manager; E. Allen Hall, Loss Control Director at Texas Political Subdivisions JSIF (TPS))

Minutes

IV. Minutes

Commissioner Powell moved to approve the November 1, 2023, Regular Board meeting minutes, November 15, 2023, Finance Committee Meeting minutes, and November 15, 2023, Operations and Real Estate Committee Meeting minutes. Commissioner Robinson seconded the motion. The motion carried with six (6) in favor and none against by a voice vote.

Consent Items

V. Resolution 6405

Consideration and approval regarding Resolution 6405, authorizing the award of contracts for commercial real estate broker services to CBRE, Inc. and Jones Lang LaSalle Americas, Inc., for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Miranda Castro, Director of Asset Management)

VI. Resolution 6407

Consideration and approval regarding Resolution 6407, authorizing the award of contracts for mowing and grounds maintenance for Beacon Communities to A&S Landscaping Services (HABE, VBE), Blue Lacy Landscape & Maintenance Co. (HABE), Cutrite, LLC (HABE, MBE, SBE), and Incircle Management, Inc. (ABE, DBE, SBE, WBE), for an annual cumulative amount not to exceed \$1,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Melissa Garza, Director of Beacon Communities)

VII. Resolution 6409

Consideration and approval regarding Resolution 6409, authorizing the award of contracts for pest control services for Beacon Communities to Nova Pest Control, Inc. (AABE, ESBE, MBE, SBE) and Worldwide Pest Control (HABE, MBE, SBE, WBE, HUB) for an annual cumulative amount not to exceed \$500,000; for a period of one year with the option to renew up to one year and six months (George Ayala, Director of Procurement; Melissa Garza, Director of Beacon Communities)

VIII. Resolution 6404

Consideration and approval regarding Resolution 6404, approving the Vista at Reed 9% Low Income Housing Tax Credit Project and approving and authorizing the San Antonio Housing Facility Corporation to approve the Resolution 23FAC-11-15 authorizing its participation in the Vista at Reed transaction (Susan



A COMMUNITY OF POSSIBILITIES

Ramos-Sossaman, Interim Director of Development Services and Neighborhood Revitalization)

IX. Resolutions 6406 and 23SEN-11-15

Consideration and approval regarding Resolution 6406 and 23SEN-11-15, authorizing the payoff of debt up to \$7.3 million, which may include MTW funds, for Legacy at Crown Meadows (Brandee Perez, Chief Operating Officer)

X. Resolution 6401

Consideration and approval regarding Resolution 6401, approving interim policy updates to the Administrative Plan (Admin Plan) and Admissions and Continued Occupancy Policy (ACOP) (Christine Patrick, Assistant Director of Operations Support - Policy)

XI. Resolution 6408

Consideration and approval regarding Resolution 6408, approving the 2024 Small Area Fair Market Rents (SAFMR) payment standard and the Project-Based Voucher (PBV) Program payment standard schedules (Stephanie Rodriguez, Director of Assisted Housing Programs)

Main Motion Regarding Items 5-11

Moved by Commissioner Powell. Seconded by Commissioner Garcia. The motion carried with six (6) in favor and none against by a voice vote.

Individual Items

XII. Resolutions 6410 and 23FAC-12-06

Consideration and approval regarding Resolutions 6410 and 23FAC-12-06, authorizing the San Antonio Housing Facility Corporation to approve a resolution authorizing the sale of the Culebra Commons Project (Miranda Castro, Director of Asset Management)

Main Motion Regarding Resolutions 6410 and 23FAC-12-06

Moved by Commissioner Contreras. Seconded by Commissioner Garcia. The motion carried with six (6) in favor and none against by a voice vote.

XIII. Resolutions 6411 and 23LVPFC-12-06

Consideration and approval regarding Resolutions 6411 and 23LVPFC-12-06, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of Phase I of the Augustine at Palo Alto Apartments Project (Susan Ramos-Sossaman, Interim Director of Development Services and Neighborhood Revitalization)

XIV. Resolutions 6412 and 23LVPFC-12-07



A COMMUNITY OF POSSIBILITIES

Consideration and approval regarding Resolutions 6412 and 23LVPFC-12-07, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of Phase II of the Augustine at Palo Alto Apartments Project (Susan Ramos-Sossaman, Interim Director of Development Services and Neighborhood Revitalization)

Main Motion Regarding Items 13-14

Moved by Commissioner Powell. Seconded by Commissioner Garcia-Diaz. The motion carried with six (6) in favor and none against by a voice vote.

Discussion Items

The following items were discussed with the Board:

XV. Update and discussion regarding Beacon Program Overview (Brandee Perez, Chief Operating Officer; Melissa Garza, Director of Beacon Communities)

XVI. President's Report

- 8th Annual San Antonio's Kick Childhood Cancer Soccer Camp
- Winter Holiday Observance
- Housing Choice Voucher Open Enrollment
- Close to Home Press Conference
- Honoring Our Veteran Employees
- Landlord Workgroup
- District 3 Turkey Distribution
- Reframing Housing Advocate Training
- HalloEast 2023
- Halloween BOO-nanza
- Dia de Los Muertos Altar

Chair Lopez recessed the Regular Board meeting and entered into the Las Varas Public Facility Corporation, San Antonio Housing Facility Corporation, and Sendero I Public Facility Corporation meetings at 2:06 PM CST.

The Board returned to the Regular Board meeting at 2:11 PM CST.

Attorney Doug Poneck read the Board into Closed Session.

Chair Lopez recessed the Regular Board meeting and entered into Closed Session at 2:11 PM CST.

**XVII. Closed Session
Real Estate/Consultation with Attorney**



A COMMUNITY OF POSSIBILITIES

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 with attorney regarding Beacon Communities
- Discussion with Attorney regarding Development/Land

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).

- Discussion with Attorney regarding President and CEO Performance Goals and Appraisal for 2023-2024

XVIII. Adjournment

The meeting adjourned at 4:00 PM CST.

ATTEST:

Gabriel Lopez
Chair, Board of Commissioners

Date

Ed Hinojosa, Jr.
President and CEO

Date



A COMMUNITY OF POSSIBILITIES

MINUTES OF OPPORTUNITY HOME SAN ANTONIO OPERATIONS AND REAL ESTATE COMMITTEE OR SPECIAL BOARD MEETING

I. Call to Order:

Committee Chair Casillas called the Operations and Real Estate Committee Meeting of Opportunity Home San Antonio to order at 1:02 PM CST on January 24, 2024. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

Chair Gabriel Lopez, Vice-Chair Gilbert Casillas, Dalia Contreras, Estrellita Garcia-Diaz, Leilah Powell, and Vincent Robinson.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.;

Joaquin Toranzo, Interpreter, BCC Languages LLC.

Board Members Absent:

Janet Garcia.

Quorum:

A quorum was established with six (6) voting members present.

II. Citizens to be Heard

Citizens are provided three minutes each to speak to any agenda item. There were no citizens signed up to speak and no citizens spoke. No citizens ceded their time.

Individual Items

III. Resolution 6500

Consideration and appropriate action regarding Resolution 6500, authorizing the award of a contract for Victoria Plaza Roof Replacement to Garland/DBS, Inc. through Omnia Partners, Public Sector for an amount not to exceed \$4,455,642 (Muriel Rhoder, Chief Administrative Officer; Hector Martinez, Director of Construction Services and Sustainability)

Main Motion Regarding Resolution 6500

Moved by Chair Lopez. Seconded by Commissioner Robinson. The motion was carried with five (5) in favor and none against by a voice vote.



Discussion Items

The following items were discussed with the Board:

Commissioner Contreras entered the meeting.

- IV.** Update and discussion regarding the 2023 Media Summary (Michael Reyes, Public Affairs Officer)
- V.** Update and discussion regarding Opportunity Home legislative update and priorities (Michael Reyes, Public Affairs Officer)
- VI.** Update and discussion regarding Residents Feel Safe Outcomes, Security, and Security Measures (Richard Milk, Planning Officer; Brandee Perez, Chief Operating Officer)
- VII.** Update and discussion regarding the camera and intrusion protection project for mid and high rise communities (Jo Ana Alvarado, Director of Innovative Technology; Domingo Ibarra, Director of Security)

Attorney Doug Poneck read the Board into Closed Session.

Committee Chair Casillas recessed the Operations and Real Estate Committee meeting and entered into Closed Session at 2:53 PM CST.

VIII. Closed Session

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).

- Discussion and consultation with attorney regarding Board roles and responsibilities

Security Measures/Devices Update/Consultation with Attorney

Deliberate regarding security matters and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (consultation with attorney) and Texas Government Code Sec. 551.076 (deliberation regarding security devices and security audits)

- Discussion regarding security issues and measures and consultation with attorney regarding security



A COMMUNITY OF POSSIBILITIES

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).

- Discussion and consultation with attorney regarding President and CEO’s Performance Goals and Appraisal for 2023-2024 and Contract

REPORT

- Procurement Activity Report

RESOURCE

- Schedule of Units Under Development

IX. Adjournment

The meeting adjourned at 4:06 PM CST.

ATTEST:

Gabriel Lopez
Chair, Board of Commissioners

Date

Ed Hinojosa, Jr.
President and CEO

Date

**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6500, AUTHORIZING THE AWARD OF A CONTRACT FOR VICTORIA PLAZA ROOF REPLACEMENT TO GARLAND/DBS, INC. THROUGH OMNIA PARTNERS, PUBLIC SECTOR FOR AN AMOUNT NOT TO EXCEED \$4,455,642

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Ed Hinojosa Jr
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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
Muriel Rhoder
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Muriel Rhoder
Chief Administrative Officer

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Hector Martinez
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Hector Martinez
Director of Construction Services and Sustainability

REQUESTED ACTION:

Consideration and approval regarding Resolution 6500, authorizing the award of a contract for Victoria Plaza Roof Replacement to Garland/DBS, Inc. through Omnia Partners, Public Sector for an amount not to exceed \$4,455,642.

SUMMARY:

Victoria Plaza was built in 1959 and is a senior/disabled Public Housing community located across the street from HemisView Plaza in downtown San Antonio, in City Council District 1. This development consists of a single nine-story, high-rise brick building comprised of a total of 184 units, including 16 efficiency units, 152 one-bedroom units, 16 two-bedroom units, and one three-bedroom unit that was recently converted to a Center for Health Care Services clinic.

In April 2023, Opportunity Home San Antonio was awarded, in response to the 2022 San Antonio Housing Bond Rental Housing Acquisition, Rehabilitation, and Preservation RFP, \$2.5 million dollars for affordable housing preservation and improvements for the Victoria Plaza Roof Replacement Project. This project includes the following scopes of work: comprehensive roof replacement with a new, insulated, highly-reflective roof system; a new roof-mounted photovoltaic solar panel system; new gutters and downspouts throughout; select structural concrete crack repairs; bird deterrent hardware; power washing of the entire structure; and the installation of two, ten-thousand gallon rainwater cisterns.

The U.S. Department of Housing and Urban Development encourages housing authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. Purchasing Cooperatives assign a lead agency for its solicitations to ensure that competitive bid requirements for most state and local government agencies are followed; therefore, Opportunity Home is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with Opportunity Home's procurement policies.

Procurement has issued three solicitations for this service:

June 15, 2023, Opportunity Home issued an Invitation for Bids (IFB) #2306-5412 (Cooperative) for Victoria Plaza Roof Replacement, which closed on August 7, 2023. Staff directly solicited the

OPPORTUNITY HOME SAN ANTONIO**January 31, 2024**

IFB to five cooperative vendors that have been awarded contracts through Omnia Partners, Public Sector. Two responses were received in response to this solicitation from Garland/DBS, Inc. and Structural Concrete Systems. Both responses were deemed non responsive: one did not include the bid bond as required in the solicitation and the other did not have an awarded roofing contract through a cooperative purchasing program.

August 18, 2023, Opportunity Home issued an Invitation for Bids (IFB) #2306-5412 (Public) for Victoria Plaza Roof Replacement that closed on September 8, 2023. The IFB was published on the Opportunity Home's E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 352 vendors. Three responses were received to this solicitation from Geofill Construction, Gerloff Company, Inc., and Henock Construction, LLC. After a full and complete review of the responses by staff and the architect of record for this project, it was determined that it was in the best interest of the organization to re-advertise this project.

On October 23, 2023, Opportunity Home issued CO-OP Quote #2310-5441 for Victoria Plaza Roof Replacement, which closed on November 27, 2023. Staff directly solicited nine vendors that have been awarded contracts from Omnia Partners, Public Sector. Two responses were received to this solicitation: Garland DBS, Inc. and RoofConnect Logistics, Inc. Both responses were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, including past performance, quality of the goods or services, extent to which the goods or services meet Opportunity Home's needs, total long term cost, and any relevant criteria contained within the solicitation document. Based on the above, staff are recommending a contract award to Garland DBS, Inc. They are the lowest-cost qualified respondent.

On August 7, 2019, Racine County Wisconsin issued an Invitation for Bid # PW1925 for roofing supplies and services, waterproofing, and related products and services that closed on September 9, 2019. Two bids were received in response to the solicitation. Garland/DBS, Inc. was the lowest responsive, responsible, and qualified bidder based on the requirements issued in the IFB and was awarded a contract that was effective October 15, 2019, to October 14, 2024, with 1 additional 5-year term.

COMPANY PROFILE:

Garland/DBS, Inc. was founded in 1895 and is located in Cleveland, Ohio. They are a jointly-owned subsidiary of The Garland Company, Inc., and Design-Build Solutions, Inc., and are positioned throughout the United States, Canada, and the United Kingdom providing public agencies and nonprofits a comprehensive selection of roofing material solutions and support services. They provide roofing materials and full-service roof asset management for a wide spectrum of public and private sector roofing applications, including, but not limited to: single ply, modified bitumen, built-up roofing (BUR), low-slope standing seam metal, low-slope flat-seam metal, steep-slope standing seam metal, slate, concrete tile, asphalt shingle, and clay tile.

Garland/DBS, Inc, will serve as the General Contractor for this project and obtained two bids for the roof replacement at the Victoria Plaza. They will be utilizing Western Specialty Contractors as their subcontractor. They provided the lowest price to complete the project.

PRIOR AWARDS:

Garland/DBS, Inc. has received prior awards from Opportunity Home for the following projects

OPPORTUNITY HOME SAN ANTONIO

January 31, 2024

and performed satisfactorily under all awarded contracts: water leak repairs and sealing of exterior doors and windows at the Convent, reglaze 24 windows, reseal coping joints, clean and reseal brick coping, and repair roof drains at Opportunity Home’s Central Office, roof and window replacement at Bella Claire Apartments, roof replacement at Cross Creek Apartments, roof repair and replacement at Escondida Apartments, roof replacement at Frank Hornsby Apartments, roof replacement at Francis Furey Apartments, roof replacement at Lincoln Heights Courts, roof and window replacement at Madonna Apartments, roof repair and replacement at Morris C Beldon Apartments, roof replacement at Tarry Towne Apartments, roof and HVAC replacement at Woodhill Apartments, roof replacement at Cheryl West Apartments, and roof replacement at Alazan Apache Administration Building. Garland DBS, Inc. has performed satisfactorily under all awarded contracts.

CONTRACT OVERSIGHT:

Hector Martinez, Director of Construction Services and Sustainability, will oversee this contract.

STRATEGIC OUTCOMES:

Opportunity Home residents live in quality affordable housing.

Opportunity Home residents feel safe.

Opportunity Home residents have sufficient food, drinking water, clothing, and shelter.

ATTACHMENTS:

Resolution 6500

Bid Tabulation

Slides

**Opportunity Home San Antonio
Resolution 6500**

RESOLUTION 6500, AUTHORIZING THE AWARD OF A CONTRACT FOR VICTORIA PLAZA ROOF REPLACEMENT TO GARLAND/DBS, INC. THROUGH OMNIA PARTNERS, PUBLIC SECTOR FOR AN AMOUNT NOT TO EXCEED \$4,455,642

WHEREAS, in April 2023, Opportunity Home San Antonio was awarded, in response to the 2022 San Antonio Housing Bond Rental Housing Acquisition, Rehabilitation, and Preservation RFP, \$2.5 million dollars for affordable housing preservation and improvements for the Victoria Plaza Roof Replacement Project; and

WHEREAS, the U.S. Department of Housing and Urban Development encourages housing authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. Opportunity Home is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with Opportunity Home’s procurement policies; and

WHEREAS, on October 23, 2023, Opportunity Home issued CO-OP Quote #2310-5441 for Victoria Plaza Roof Replacement, which closed on November 27, 2023. Two responses were received. Staff are recommending a contract award to Garland DBS, Inc through Omnia Partners, Public Sector. They are the lowest-cost qualified respondent.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Opportunity Home San Antonio hereby:

- 1) Approves Resolution 6500, authorizing the award of a contract for Victoria Plaza Roof Replacement to Garland/DBS, Inc. through Omnia Partners, Public Sector for an amount not to exceed \$4,455,642.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 31st day of January 2024.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO



Bid Tabulation

2310-5441 Victoria Plaza Roof Replacement

		Total Cost		Garland/DBS, Inc. \$4,050,584.00					RoofConnect Logistics \$5,392,258.00							
Items	Job	Quantity Required	Base Bid	ADD Alternate #1	ADD Alternate #2	ADD Alternate #3	ADD Alternate #4	ADD Alternate #5	Total Cost with Alternate	Base Bid	ADD Alternate #1	ADD Alternate #2	ADD Alternate #3	ADD Alternate #4	ADD Alternate #5	Total Cost with Alternate
Opportunity Homes San Antonio - Victoria Plaza, Re-Roofing	1	1	\$3,005,227.00	\$153,336.00	\$241,006.00	\$120,323.00	\$145,127.00	\$385,565.00	\$4,050,584.00	\$5,392,258.00	0	0	0	0	0	\$5,392,258.00

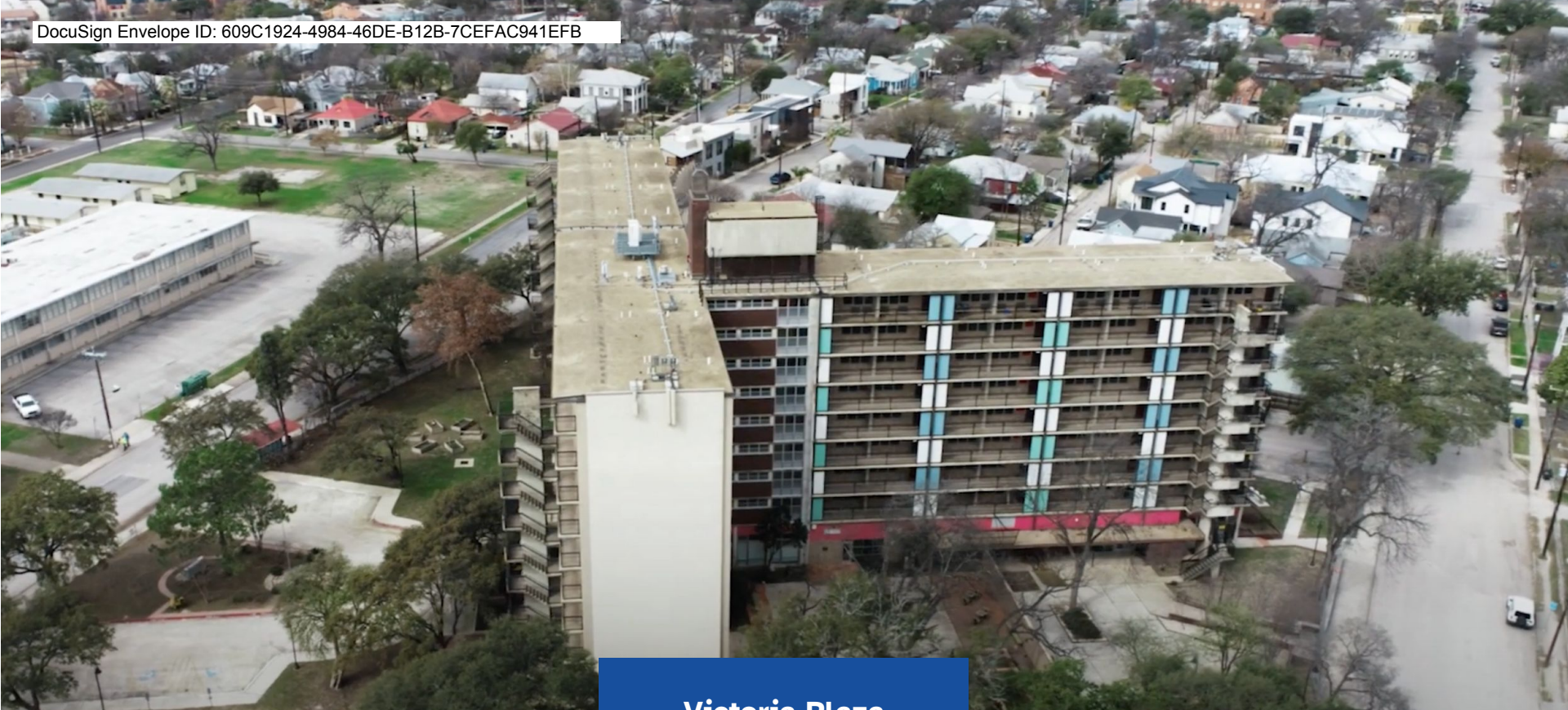
Victoria Plaza Roof Replacement



Victoria Plaza Apartments
411 Barrera St. | San Antonio, TX 78210



Victoria Plaza



Victoria Plaza



Victoria Plaza

Procurement Process

Procurement Process

Solicitation Process

HUD encourages housing authorities to utilize cooperative and interagency agreements to simplify and **expedite the procurement processes.**

Purchasing Cooperatives assign a lead agency for its solicitations to ensure that competitive bid requirements for most state and local government agencies are followed; therefore, Opportunity Home is **not required** to issue its own competitive solicitation in cases where the use of available contracts is appropriate and in accordance with Opportunity Home's procurement policies.

Procurement Process

Solicitation Process

On **June 15, 2023** Opportunity Home issued an **“Invitation For Bids” (IFB) #2306-5412** (Cooperative) for Victoria Plaza Roof Replacement, which closed on August 7, 2023.

Staff directly solicited the IFB to five vendors that have been awarded contracts through Omnia Partners, Public Sector.

Two responses were received and both were deemed nonresponsive:

- One **did not include a Bid Bond** as required in the solicitation, and
- The other **did not have an awarded roofing contract** through a cooperative purchasing program.

Procurement Process

Solicitation Process

On **August 18, 2023** Opportunity Home issued an **“Invitation For Bids”** (IFB) #2306-5412 (Public) for Victoria Plaza Roof Replacement, which closed on September 8, 2023.

The IFB was published on multiple websites

Directly solicited to 352 vendors

Three responses were received

Evaluation criteria included:

- Purchase Price
- Reputation of the bidder and their goods or services, including past performance
- Quality of the goods or services
- Extent to which the goods or services meet Opportunity Home’s needs
- Total long term cost
- Any relevant criteria contained within the solicitation document

After a full and complete review of the responses by staff and the architect of record for this project, it was determined that it was in the best interest of the organization to re-advertise this project.

Procurement Process

Solicitation Process

On **October 23, 2023** Opportunity Home issued **“Co-Op Quote”** #2310-5441 for Victoria Plaza Roof Replacement, which closed on November 27, 2023.

Staff directly solicited nine vendors that have been awarded contracts from Omnia Partners, Public Sector.

Two responses were received

Evaluation criteria included:

- Purchase Price
- Reputation of the bidder and their goods or services, including past performance
- Quality of the goods or services
- Extent to which the goods or services meet Opportunity Home’s needs
- Total long term cost
- Any relevant criteria contained within the solicitation document

Staff are recommending a contract award to **Garland/DBS, Inc.**; they are the lowest priced qualified respondent.

Procurement Process

Financial Impact

The cost for this project is not expected to exceed an amount of **\$4,455,642.**

Award includes **comprehensive roof replacement, roof-mounted solar panel system, new gutters and downspouts, structural concrete crack repairs, bird deterrent, power washing of the entire structure and installation of two, ten-thousand gallon rainwater cisterns.**



A COMMUNITY OF POSSIBILITIES

President's Report | February 2024

ESTAR Tour of Atlanta

President and CEO Ed Hinojosa, Jr. and Public Affairs Officer Michael Reyes joined former U.S. Department of Housing and Urban Development Secretary Henry Cisneros and San Antonio Westside organizations for a visit to Atlanta from January 11-13 to understand new housing and economic development initiatives in the city's most marginalized neighborhoods. During the visit, attendees heard from the mayor's office, city departments, and visited Atlanta Housing Authority communities. Representatives on the trip included Esperanza Peace and Justice Center, Mexican American Unity Council, LiftFund, Historic Westside Residents Association, Office of Mayor Nirenberg, OCI Group, VIA, Prosper West, University of Texas at San Antonio, and District 5 Councilwoman Teri Castillo. The visit was led by Secretary Henry Cisneros and Entrepreneurs and Small Businesses Thriving Alongside Residents on the Westside (ESTAR West), a San Antonio initiative, originated through the Aspen Institute Latinos and Society Program.

Energy Efficiency and Conservation Block Grant

The Department of Energy and the City of San Antonio's Office of Sustainability will award the organization two Energy Efficiency and Conservation Block Grant (EEFCBG) awards for electric bikes and electric vehicle charging stations. The program is designed to assist states, local governments, and tribes in implementing strategies to reduce energy use and fossil fuel emissions and improve energy efficiency.

Housing in San Antonio

The City of San Antonio's Neighborhood and Housing Services Department hosted a "Housing in San Antonio" event with a resource fair and housing conversations on January 27 at Sam Houston High School. Opportunity Home provided information on resources, participated in a panel, and assisted with volunteers throughout the event.





DreamWeek 2024: Exploring Compassion Through the Lived Experiences of Public Housing Residents

In collaboration with DreamWeek San Antonio, the organization hosted a panel discussion on January 23, featuring local residents and allies who explored the theme of compassion in public housing.

Snowden Project Grant Award

The San Antonio Housing Facility Corporation received a \$50,000 grant from the John L. Santikos Charitable Foundation, a fund of the San Antonio Area Foundation, for the completion of the Snowden Senior Apartments project.

Family Self-Sufficiency (FSS) Program Receives \$1.16 Million Grant

The organization's Family Self-Sufficiency (FSS) Program received a \$1.16 million grant from the U.S. Department of Housing and Urban Development (HUD) to continue assisting residents participating in the program with achieving goals of self-sufficiency.





Families Score Holiday Celebrity Visit

The holiday spirit brightened Mirasol Homes on December 14 as Elf Louise and Spurs' stars, Victor Wembanyama and Julian Champagnie, pleasantly surprised families with door-to-door visits and shared festive moments in the community room while delivering presents to children.



Resident Holiday Events

Santa and his elves made their way to our public housing communities in December to spread holiday cheer among residents. A jolly time was had with entertainment, food, and activities.





2023 TPS Safety Grant Program Award

On December 6, Texas Political Subdivisions JSIF (TPS) Loss Control Director Allen Hall presented the organization with a \$6,158.46 check. This grant will be allocated toward emergency vehicle kits for each of our fleet vehicles.

Grant Secured to Support Digital Inclusion

The ConnectHomeSA program has been chosen to receive a grant from the Nancy Smith Hurd Foundation. The grant will be utilized to provide 480 devices to Opportunity Home residents upon their successful completion of the ConnectHome digital literacy program, with an additional 60 devices to be placed in public housing community rooms.

The Greater San Antonio Chamber SA to DC Trip

The organization will join a city-wide delegation of community representatives traveling to Washington, D.C., from February 5 to 8. During this time, representatives will advocate for the region's economic prosperity, focusing on areas such as broadband, education, housing, transportation, and more.





Families Participate in Night at The DoSeum

A collaboration with The DoSeum on November 16 sparked an evening of exploration for families participating in the organization's housing assistance programs. The event, featuring a tour of the facility, scavenger hunt, and pizza dinner, aimed to strengthen connections between schools and families. Students, families, and Opportunity Home employees came together for a fun occasion of shared learning.

