



SPECIAL BOARD MEETING
SEPTEMBER 17, 2024



BOARD OF COMMISSIONERS

- | | | | | | | |
|------------------------|--------------------------------|---|---------------------------------|--|------------------------------|-------------------------------|
| Gabriel Lopez
Chair | Gilbert Casillas
Vice Chair | Barbara Ankamah Burford
Commissioner | Dalia Contreras
Commissioner | Estrellita Garcia-Diaz
Commissioner | Janet Garcia
Commissioner | Leilah Powell
Commissioner |
|------------------------|--------------------------------|---|---------------------------------|--|------------------------------|-------------------------------|

ACTING PRESIDENT & CEO

Michael Reyes

SPECIAL BOARD MEETING
1:00 p.m. | Tuesday | September 17, 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 before 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.

INDIVIDUAL ITEMS

3. Consideration and approval regarding Resolution 6581, authorizing the Augusta Flats Transaction, including authorizing the Las Varas Public Facility Corporation to approve Resolution 24LVPFC-09-17, authorizing its participation in the Augusta Flats Transaction (Timothy Alcott, Executive Vice President of Development and General Counsel)
4. Consideration and appropriate action regarding Resolution 6583, authorizing the Acting President and CEO to approve and proceed with various providers of Employee Primary Health Plans to include Medical, Dental, and Vision Plans. Other Employer-Provided Plans provide for Short Term Disability, Long Term Disability, Life Insurance and Ancillary Benefit



BOARD OF COMMISSIONERS

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ACTING PRESIDENT & CEO

Michael Reyes

Plans, and an electronic benefits enrollment platform for calendar year 2025, at a projected cost to the employee and employer of \$11,722,398 (Aiyana Longoria, Director of Human Resources)

5. Consideration and appropriate action regarding Resolution 6584, Resolution in support of the Fourth Amendment to the Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust, restated effective July 1, 2021. This Resolution amends the Employees' Money Purchase Pension Plan (EMPP) by adjusting an Eligible Employee's service requirement for eligibility, entry dates, and the Employer Contribution amount (Aiyana Longoria, Director of Human Resources)
6. Consideration and appropriate action regarding Resolution 6567, authorizing the award of a contract for banking and related services to Cullen/Frost Bankers, NA DBA Frost Bank; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Aaron Sladek, Director of Finance and Accounting)
7. Consideration and appropriate action regarding Resolution 6571, authorizing the award of contracts for welding services organization-wide to EA Contractor LLC (HABE), Lexar Contracting LLC (HABE), and Precision Arc Welding Co LLC (HABE) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Miranda Castro, Chief Asset Management Officer; Ruth Bautista, Director of Public Housing)
8. Consideration and appropriate action regarding Resolution 6572, authorizing the award of a contract for Restroom Renovations at Opportunity Home's Central Office to HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership through Omnia Partners, Public Sector, for an amount not to exceed \$329,969 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)
9. Consideration and appropriate action regarding Resolution 6569, authorizing the award of a contract for tree trimming, pruning, and removal services to A&S Landscaping Services (HABE, Section 3 Business) 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; Miranda Castro, Chief Asset Management Officer; Ruth Bautista, Director of Public Housing)



BOARD OF COMMISSIONERS

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Chair

Gilbert Casillas
Vice Chair

Barbara Ankamah Burford
Commissioner

Dalia Contreras
Commissioner

Estrellita Garcia-Diaz
Commissioner

Janet Garcia
Commissioner

Leilah Powell
Commissioner

ACTING PRESIDENT & CEO

Michael Reyes

- 10. Consideration and appropriate action regarding Resolution 6573, authorizing the award of contracts for generator maintenance and repair services to Clifford Power Systems and Boddicker Ventures, LLC DBA Divine Power Group 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; Ruth Bautista, Director of Public Housing)
- 11. Consideration and appropriate action regarding Resolution 6574, authorizing the award of contracts for moving and temporary storage to Armstrong Moving Solutions, San Antonio, LLC DBA The Armstrong Company, Davis Moving and Cleaning LLC (AABE, ESBE, MBE, SBE), and JTB-LLC (HABE) 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; Miranda Castro, Chief Asset Management Officer; Ruth Bautista, Director of Public Housing)
- 12. Consideration and appropriate action regarding Resolution 6575, authorizing the award of a contract for a self-managed Phase III Energy Performance Contract (EPC) and Rate Reduction Incentive (RRI) project development and application services to Group 14 Engineering (DBE, SBE, WBE) through Brockton Housing Authority for an amount not to exceed \$816,300; for a period of 18 months (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability; Michael Lopez, Construction and Sustainability Program Manager)
- 13. Consideration and appropriate action regarding Resolution 6582, authorizing the expenditure of additional funds for lead removal at Lincoln Heights Courts and Riverside Apartments to Gerloff Company, Inc. for an amount not to exceed \$300,567 (George Ayala, Director of Procurement; Ruth Bautista, Director of Public Housing)

REPORT

- Procurement Activity Report

RESOURCE

- Developments Overview Table

14. Adjournment



A COMMUNITY OF POSSIBILITIES

JOIN MEETING
Fair Avenue Apartments
1215 Fair Avenue
San Antonio, Texas 78223

BOARD OF COMMISSIONERS

Gabriel Lopez
Chair

Gilbert Casillas
Vice Chair

Barbara Ankamah Burford
Commissioner

Dalia Contreras
Commissioner

Estrellita Garcia-Diaz
Commissioner

Janet Garcia
Commissioner

Leilah Powell
Commissioner

ACTING PRESIDENT & CEO

Michael Reyes

Posted on: 9/10/2024 5:00 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 the 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.

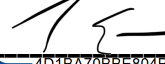
"Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."

"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."

**BOARD OF COMMISSIONERS
Special Board Meeting**

**RESOLUTION 6581, AUTHORIZING THE AUGUSTA FLATS TRANSACTION, INCLUDING
AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE
RESOLUTION 24LVPFC-09-17, AUTHORIZING ITS PARTICIPATION IN THE AUGUSTA
FLATS TRANSACTION**

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Michael Reyes
Acting President and CEO

DocuSigned by:

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Timothy Alcott
Executive Vice President of Development
and General Counsel

REQUESTED ACTION:

Consideration and approval regarding Resolution 6581, authorizing the Augusta Flats Transaction, including authorizing the Las Varas Public Facility Corporation (“LVPFC”) to approve Resolution 24LVPFC-09-17, authorizing its participation in the Augusta Flats Transaction.

SUMMARY:

Today we are seeking authority to undertake the Augusta Flats transaction for the acquisition of an existing multifamily development in partnership with LYND Acquisition Group, LLC (“Lynd”). The requested authority includes entrance into debt and equity financing for the project. The project consists of 260 multifamily housing units with the following affordability: 23 units for individuals and families earning up to 60% of AMI, 107 units for individuals and families earning less than 80% of AMI, and 130 units for market-rate. The project is a 5-story building with a parking garage, pool, workstations, conference rooms, a minimart, and a fitness center.

The property is located at 714 McCullough Avenue, San Antonio, Texas, on land currently under contract with a purchase price of \$48,000,000; Opportunity Home San Antonio will acquire the land from the third-party seller and immediately ground lease the land to the Partnership in exchange for the Partnership’s upfront lease payment equal to \$48,000,000 (the purchase price of the land). Financing will be provided by Benefit Street Partners, or an affiliate thereof, in an amount estimated to be \$33,600,000. Equity contributions from an affiliate of Lynd, as an investor limited partner, will be used to finance the acquisition and long-term operations of the project. No financing from LVPFC or any affiliates is needed.

As the developer, Lynd will provide all required guaranties for the financing. It is expected that Lynd and LVPFC will enter into a master agreement or partnership agreement whereby LVPFC will indemnify Lynd for its guaranty liability, which arises from LVPFC’s gross negligence or willful misconduct that causes liability or a default.

OPPORTUNITY HOME SAN ANTONIO

September 17, 2024

LVPFC will be entitled to an upfront closing fee of \$250,000, an annual fee equal to approximately 25% of the property tax savings for the project, and a fee equal to 2% of the sale proceeds upon the project's sale.

We expect that LVPFC will have the right of first refusal/option to purchase the project from Lynd and/or the investor's partnership interests at a price equal to the fair market value of the partnership interests. We also expect that Opportunity Home San Antonio shall have the option to purchase the project at a price equal to the greater of the fair market value or the sum of all debt plus exit taxes.

We are targeting a closing date in mid-October 2024.

The attached resolutions authorize the Las Varas Public Facility Corporation to enter the Augusta Flats transaction. The Board is being asked to authorize all actions now understood to be necessary to finance and acquire the project.

STRATEGIC OUTCOMES:

Opportunity Home residents have a sufficient supply of affordable housing options
Opportunity Home residents live in quality affordable housing

ATTACHMENTS:

Resolution 6581
Resolution 24LVPFC-09-17
Slides

**Opportunity Home San Antonio
Resolution 6581**

RESOLUTION 6581, AUTHORIZING THE AUGUSTA FLATS TRANSACTION, INCLUDING AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 24LVPC-09-17, AUTHORIZING ITS PARTICIPATION IN THE AUGUSTA FLATS TRANSACTION

WHEREAS, the Housing Authority of the City of San Antonio a/k/a Opportunity Home San Antonio (“Authority”) has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), approved and created the Las Varas Public Facility Corporation, a nonstock, nonprofit public facility corporation (“LVPC”); and

WHEREAS, LVPC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing for persons of low income in the City of San Antonio; and

WHEREAS, LVPC desires to participate in the acquisition of an existing development consisting of 260 units of affordable housing and associated amenities to be known as Augusta Flats (the “Project”) and located on real property in San Antonio, Texas (the “Land”) in collaboration with LYND Acquisitions Group, LLC (the “Developer”); and

WHEREAS, the acquisition of the Land for the Project will be financed using equity and a conventional loan (collectively, the “Financing”); and

WHEREAS, LVPC will serve as the sole member of LVPC Augusta Flats GP, LLC, a Texas limited liability company (the “General Partner”), which the General Partner will, in turn, serve as the general partner of Augusta Flats 2024 LP, a Texas limited partnership (the “Partnership”); and

WHEREAS, the Partnership will acquire the Project improvements, and the Authority will acquire the Land and enter into a long-term ground lease with the Partnership to allow for the Partnership’s operation of the Project on the Land; and

WHEREAS, the parties intend that based on the contemplated transaction and participation by LVPC and the Authority, the Project and the Land will be fully exempt from property taxes pursuant to Section 392.005 of the Texas Local Government Code; and

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the Partnership may acquire and operate the Project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of San Antonio a/k/a Opportunity Home San Antonio, hereby:

- 1) Approves Resolution 24LVPC-09-17 of LVPC, authorizing the transactions for the Project and the participation of LVPC or an affiliate thereof in the Project.

- 2) Authorizes Michael Reyes, as Acting President and CEO, or any Executive Vice President, Officer, or Commissioner of the Authority, to execute all necessary documents associated therewith.

If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the validity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

This Resolution shall be in force and effect from and after its passage.

Passed and approved this 17th day of September 2024.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

Acting President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 24LVPFC-09-17**

The undersigned officer of the Las Varas Public Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas (“LVPFC”), hereby certifies as follows:

1. In accordance with the bylaws of LVPFC, the Board of Directors of LVPFC (the “Board”) held a meeting on September 17, 2024, (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

RESOLUTION 24LVPFC-09-17, AUTHORIZING THE AUGUSTA FLATS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTION; AND AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF A MEMBERSHIP INTEREST IN LVPFC AUGUSTA FLATS GP, LLC, THE GENERAL PARTNER OF AUGUSTA FLATS 2024 LP; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

(the “Resolution”) was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board’s minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of LVPFC.

SIGNED this 17th day of September 2024.

Michael Reyes
Acting Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 24LVPFC-09-17**

RESOLUTION 24LVPFC-09-17, AUTHORIZING THE AUGUSTA FLATS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTION; AND AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF THE MEMBERSHIP INTEREST IN LVPFC AUGUSTA FLATS GP, LLC, THE GENERAL PARTNER OF AUGUSTA FLATS 2024 LP; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio a/k/a Opportunity Home San Antonio (the “Authority”), has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), approved and created the Las Varas Public Facility Corporation, a nonstock, nonprofit public facility corporation (“LVPFC”); and

WHEREAS, LVPFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing for persons of low income in the City of San Antonio; and

WHEREAS, Augusta Flats 2024 LP, a Texas limited partnership (the “Partnership”), and LVPFC Augusta Flats GP, LLC, a Texas limited liability company and its general partner (the “General Partner”), have been formed to acquire an existing multifamily housing facility (the “Housing Facility”) located at approximately 714 McCullough Avenue, San Antonio, Texas 78215 (the “Land,” and together with the Housing Facility, the “Project”) in partnership with LYND Acquisition Group, LLC or affiliates thereof (the “Developer”); and

WHEREAS, at the request of the Partnership, LVPFC has agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing of the Project (with an affiliate of the Developer acting as a special limited partner of the Partnership (the “SLP”)); and

WHEREAS, the Authority shall acquire the Land and lease it to the Partnership pursuant to a Ground Lease (the “Ground Lease”), and the parties intend that the Project and the Land will be eligible for a full exemption from property taxes pursuant to Section 392.005 of the Texas Local Government Code; and

WHEREAS, in order to raise equity for the Project, LVPFC, the General Partner, and the Partnership desire to enter into certain equity documents related to the admission of Lynd and/or one or more of its affiliates (collectively, the “Equity Investor”) as limited partners in the Partnership and the SLP as the special limited partner in the Partnership, including, without limitation, an amended and restated agreement of limited partnership, a property management agreement, closing certificates, and other related documents contemplated thereby (collectively, the “Equity Documents”); and

WHEREAS, the Partnership desires to obtain a loan from Benefit Street Partners or an affiliate thereof (the “Lender”) in an amount not to exceed \$33,600,000 (the “Loan”), and in connection therewith, the Partnership, the General Partner, and/or LVPFC, as applicable will enter into,

execute and deliver a promissory note, a loan agreement, a deed of trust (which may include a fee joinder with respect to the Land), an assignment of leases and rents, financing statements, an environmental indemnity agreement, various assignments and pledges, a ground lessor estoppel, and any other documents evidencing, securing, governing, or necessary or convenient in connection with the Loan (collectively, the "Loan Documents"); and

WHEREAS, the Board of Directors of LVPFC (the "Board") has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the Partnership may construct the Project; and

WHEREAS, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of LVPFC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Las Varas Public Facility Corporation, hereby:

Section 1. The Project and the various forms of financing contemplated for the Project, including, but not limited to, the Loan Documents, the Equity Documents, and the Ground Lease, are hereby authorized and approved.

Section 2. The lease of the Land, the acquisition of a membership interest in the General Partner by LVPFC, and the acquisition of a partnership interest in the Partnership by the General Partner are approved, and the President, any Vice President, the Acting Secretary, the Treasurer, and any Assistant Secretary, or any of them acting alone, are hereby authorized to execute the documents required to be executed by LVPFC and/or the General Partner and/or the Partnership in order to effectuate such transactions.

Section 3. The President, any Vice President, the Acting Secretary, the Treasurer, any Assistant Secretary, or any of them acting alone, are hereby authorized to execute any and all documentation required for the financing and construction of the Project, including, but not limited to, the Ground Lease, the Loan Documents, the Equity Documents, and all other documents relating to the development of the Project to which the Partnership and/or the General Partner and/or LVPFC is a party.

Section 4. The President, any Vice President, the Acting Secretary, the Treasurer, any Assistant Secretary, or any of them acting alone, and, if required by the form of the document, the Acting Secretary and any Assistant Secretary, or any of them, of LVPFC are authorized and directed to modify, execute, and deliver any of the documents to be signed by or consented to by LVPFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Acting Secretary, the Treasurer, any Assistant Secretary, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to LVPFC, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 5. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 6. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 7. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 8. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 9. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 10. This Resolution shall be in force and effect from and after its passage.

Passed and approved this 17th day of September 2024.

Gabriel Lopez
Chair, Board of Directors

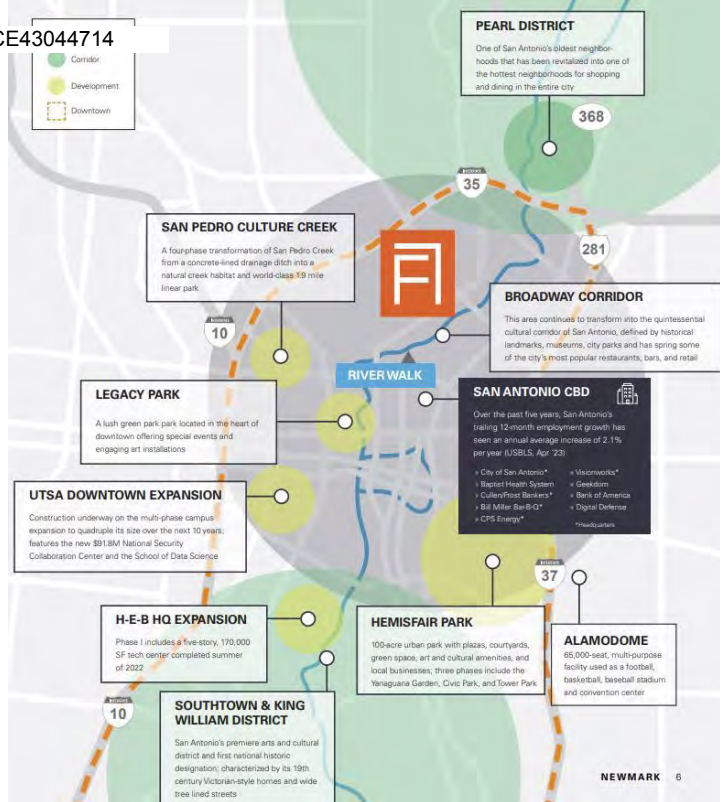
Attested and approved as to form:

Michael Reyes
Acting Secretary/Treasurer

Augusta Flats

Overview

- Today we are seeking authority to undertake the Augusta Flats transaction for the acquisition of an existing multifamily development in partnership with LYND Acquisition Group, LLC (“Lynd”).
- The authority being requested includes entrance into debt financing and equity financing for the project with all the liabilities to the development partner.
- The land will be acquired by Opportunity Home San Antonio and then ground leased to the Partnership. The Board is being asked to authorize all of the actions now understood to be necessary to finance and acquire the project.



Augusta Flats

714 McCullough Ave, San Antonio, TX 78215

Development Data



City Council District 1

San Antonio Independent School District

Lynd Development Partners

260 Units

23 Units ≤ 60% AMI

107 Units ≤ 80% AMI

130 Units Market Rate

PFC Deal

Total Development

\$51,044,460

Deal Terms

- Upfront fee of \$250,000
- 25% of annual tax cash flow
- 5-Year hold will generate a promote of 15% over an 8% IRR
- Subsequent sale will generate a 2% fee of gross sale proceeds
- Asset Management fee

5-Year Hold					
	Yr-1	Yr-2	Yr-3	Yr-4	Yr-5
Upfront Fee	250,000				
25% Tax Savings	279,602	287,990	296,629	305,528	314,694
Promote at Sale					2,715,405
Total					4,449,849


10-Year Hold					
	Yr-6	Yr-7	Yr-8	Yr-9	Yr-10
Upfront Fee					
25% Tax Savings	324,135	333,859	343,875	354,191	364,817
2% Fee of Sale Proceeds					1,586,686
Total					3,307,563

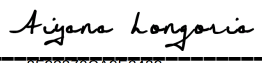
Questions?



BOARD OF COMMISSIONERS
Special Board Meeting

RESOLUTION 6583, AUTHORIZING THE ACTING PRESIDENT AND CEO TO APPROVE AND PROCEED WITH VARIOUS PROVIDERS OF EMPLOYEE PRIMARY HEALTH PLANS TO INCLUDE MEDICAL, DENTAL, AND VISION PLANS. OTHER EMPLOYER-PROVIDED PLANS PROVIDE FOR SHORT-TERM DISABILITY, LONG-TERM DISABILITY, LIFE INSURANCE, ANCILLARY BENEFIT PLANS, AND AN ELECTRONIC BENEFITS ENROLLMENT PLATFORM FOR CALENDAR YEAR 2025 AT A PROJECTED COST TO THE EMPLOYEE AND EMPLOYER OF \$11,722,398

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Michael Reyes
Acting President and CEO

DocuSigned by:

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Aiyana Longoria
Director of Human Resources

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6583, authorizing the Acting President and CEO to approve and proceed with various providers of employee primary health plans to include medical, dental, and vision plans. Other employer-provided plans provide for short-term disability, long-term disability, life insurance, ancillary benefit plans, and an electronic benefits enrollment platform for calendar year 2025 at a projected cost to the employee and employer of \$11,722,398.

SUMMARY:

McGriff Insurance (McGriff) is the current benefits consultant. In mid-year 2023, McGriff issued a Request for Proposals (RFP) on the organization’s behalf for medical, dental, vision, legal plan, and an employee assistance program. Opportunity Home SA staff reviewed the three medical and dental administration proposals, and Blue Cross Blue Shield of Texas (BCBS) prevailed as the most responsive and competitive bidder. The organization changed providers for 2024 to Humana Vision, Arag Legal, and the Deer Oaks Employee Assistance Plan, as they all offered enhanced benefits at comparable rates. BCBS remains the medical and dental provider and the new vendors were implemented and remain in place for the 2025 Plan Year.

Opportunity Home offers two PPO plans to employees: a standard (lower cost) PPO 1000 plan and a richer (higher cost) PPO 750 plan for which the employee bears a larger share of the cost through their payroll deduction. The plan projections include 526 employees: 358 enrolled in the low PPO plan and 168 enrolled in the high PPO plan.

The BCBS medical and dental plans are under a rate guarantee for 2025. The plan details are reviewed quarterly for benefit oversight and funding of the plan. There will be a twelve (12%) and fifteen percent (15%) increase to both employee and employer contributions for the lower cost PPO 1000 medical plan. There will be a twenty (20%) to twenty-five (25%) increase for the higher cost PPO 750 medical plan.

Opportunity Home remains highly competitive and favorable compared to other employers, with an average employer contribution of 83% compared to the 17% employee contribution. The

OPPORTUNITY HOME SAN ANTONIO

September 17, 2024

same holds true for deductible amounts, out-of-pocket maximums, and copayments compared to similar employer packages.

The proposed benefits program for Opportunity Home SA employees in 2025 will include the most competitive:

- Provider for the primary health plans for medical, pharmacy, dental, and vision plans
- Provider of employee long-term and short-term disability plans
- Provider for employee life insurance and accidental death and dismemberment
- Provider for enhanced voluntary products
- Provider for employee Section 125 Flexible Spending Plan
- Provider for 3rd party FMLA and ADA administration
- Provider for an employee assistance program
- Reimbursements for certified weight loss programs and gym memberships
- Reimbursements for participation in health and wellness events

TIMELINE:

October 2024	Informational Meetings for All Employees, Virtual and In Person
November 2024	Annual Open Enrollment

STRATEGIC OUTCOME:

Opportunity Home staff thrive in career and professional development

ATTACHMENTS:

Resolution 6583
Slides

**Opportunity Home San Antonio
Resolution 6583**

RESOLUTION 6583, AUTHORIZING THE ACTING PRESIDENT AND CEO TO APPROVE AND PROCEED WITH VARIOUS PROVIDERS OF EMPLOYEE PRIMARY HEALTH PLANS TO INCLUDE MEDICAL, DENTAL, AND VISION PLANS. OTHER EMPLOYER-PROVIDED PLANS PROVIDE FOR SHORT-TERM DISABILITY, LONG-TERM DISABILITY, LIFE INSURANCE, ANCILLARY BENEFIT PLANS, AND AN ELECTRONIC BENEFITS ENROLLMENT PLATFORM FOR CALENDAR YEAR 2025 AT A PROJECTED COST TO THE EMPLOYEE AND EMPLOYER OF \$11,722,398

WHEREAS, Opportunity Home desires to provide a wide range of insurance benefits for its employees; and

WHEREAS, the current administration contracts will terminate on December 31, 2024; and

WHEREAS, the total proposed cost for the primary health medical, dental, and vision plans for January 1, 2024, through December 31, 2024, is projected to be \$11,077,578: to include the projected cost of the combined employee and employer contribution for medical and stop-loss coverage of \$10,694,458, dental coverage of \$328,666, and vision coverage of \$54,454, plus Livongo, a program of enhanced care for those individuals with diabetes, and a program to support smoking cessation efforts, at a projected cost of \$63,575; and

WHEREAS, the total proposed cost for Employer Paid Basic Life and Accidental Death and Dismemberment, plus Short-Term and Long-Term Disability, the fees for the Flex Spending and Employee Assistance Plan, and projections for Wellness reimbursements is \$522,259; and

WHEREAS, the proposed cost for an electronic benefits enrollment system (SmartBen) and an electronic system (Accord) for issuing required forms under the Affordable Care Act, plus a third-party service for the management of FMLA and ADA claims, is \$58,986; and

WHEREAS, the costs are within the Board approved FY 2024-2025 operating budget; and

WHEREAS, staff requests the Board of Commissioners to authorize the Acting President and CEO, or designee, to execute all documents necessary to carry out the various transactions described above.

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

- 1) Approves Resolution 6583, authorizing the Acting President and CEO to approve and proceed with various providers of Employee Primary Health Plans to include Medical, Dental, and Vision Plans. Other employer-provided plans provide for short-term disability, long-term disability, life insurance, ancillary benefits plans, and an electronic benefits enrollment platform for calendar year 2025 at a projected cost to the employee and employer of \$11,722,398.

- 2) Authorizes the Acting President and CEO, or designee, to execute all documents necessary to carry out the various transactions authorized above.

Passed and approved this 9th day of October 2024.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes
Acting President and CEO

2025 BENEFITS

Aiyana Longoria | Director of Human Resources

Primary Health Plans

Highlights

Blue Cross Blue Shield of Texas

Medical

- National Network
- MDLive Virtual Visits (24 Hour Availability)
- Hospitalization
- Skilled Nursing Facility
- Home Health Care
- Behavioral Health and Substance Abuse

Pharmacy

- 4 Tier
- Step Authorization
- Mail Order Programs

PRIMARY HEALTH PLANS

Medical Employee Expense

PPO 1000: In Network Benefits

- ~~\$1,000~~ Employee Deductible (80% Coinsurance)
- ~~\$2,750~~ Out of Pocket Maximum
- 100% Preventive Care
- ~~\$35~~ Office Copay
- ~~\$40~~ Specialist Copay
- ~~\$50~~ Urgent Care Copay
- ~~\$350~~ Emergency Room Copay

PPO 750: In Network Benefits

- ~~\$750~~ Employee Deductible (90% Coinsurance)
- ~~\$2,250~~ Out of Pocket Maximum
- 100% Preventive Care
- ~~\$40~~ Office Copay
- ~~\$50~~ Specialist Copay
- ~~\$50~~ Urgent Care Copay
- ~~\$350~~ Emergency Room Copay

PRIMARY HEALTH PLANS

Dental + Vision Employee Expense

Dental

Blue Cross Blue Shield

- In and Out of Network Benefits
- 100% Preventive Care

Employee Expense

- \$50 Employee Deductible
- 80% Basic Care
- 80% Major Care

Vision

Humana Vision

- In and Out of Network Benefits
- \$10 Copay for Eye Exam

Employee Expense

- \$50 Frame Wholesale Allowance
- \$150 Contact Lens Allowance
- \$39 Retinal Imaging

PRIMARY HEALTH PLANS

Summary

- Out of Network
 - Higher Copays, less co-insurance
- No Plan Changes to Copays, Deductibles, Co-insurance
- Livongo Diabetes Program
- Tobacco Cessation
- Stop Loss Protection
- Funded through Benefits and HR Budget

100% Employer Provided

Insurance Plans

- Basic Life
- Accidental Death and Dismemberment
- Short Term Disability
- Long Term Disability
- Flex Spending Accounts
- Employee Assistance Program

Wellness

- Gym and App Reimbursement
- Wellness Event Reimbursement

Plan Administration

- Electronic Enrollment System
- Family and Medical Leave Act
- Americans with Disabilities Act
- Affordable Care Act

Voluntary Benefits: Employee Paid

- Supplemental Life
- Supplemental AD&D
- Accident
- Critical Illness
- Legal

Projected Expenses in 2025

Enrollment: 526 for Primary Health Plan (Medical) | Claims: Data Prior 12 Months

PROGRAMS	EMPLOYEE PORTION	EMPLOYER PORTION	TOTAL
Primary Health Plans	\$1,907,030	\$9,170,548	\$11,077,578
100% Employer Provided	0	\$517,934	\$517,934
Wellness	0	\$67,900	\$67,900
Plan Administration	0	\$58,986	\$58,986
Grand Totals	\$1,907,030	\$9,815,368	\$11,722,398

Comparison: Prior PY 2024

2024 Enrollment: 509 for Primary Health Plan (Medical) | Claims Data: Prior 30 Months

PROGRAMS	2025	2024	DIFFERENCE
Primary Health Plans	\$11,077,578	\$9,318,769	\$1,758,809
100% Employer Provided	\$517,934	\$537,247	-\$19,313
Wellness	\$67,900	\$103,550	-\$35,650
Plan Administration	\$58,986	\$62,309	-\$3,323
Grand Totals	\$11,722,398	\$10,021,875	\$1,700,523

Adjustments to Meet Projected Needs

Medical PPO 750

Employer Portion: **81%** // Employee Portion: **19%**

COVERAGE LEVEL	2024	Increase	2025
Employee Only	\$69.62	\$13.92	\$83.54
Employee + Spouse	\$144.25	\$36.06	\$180.31
Employee + Children	\$137.08	\$34.27	\$171.35
Family	\$230.28	\$57.47	\$287.85

Adjustments to Meet Projected Needs

Medical PPO 1000

Employer Portion: **86%** // Employee Portion: **14%**

COVERAGE LEVEL	2024	Increase	2025
Employee Only	\$50.72	\$ 6.09	\$56.81
Employee + Spouse	\$100.63	\$15.09	\$115.72
Employee + Children	\$95.64	\$14.35	\$109.99
Family	\$160.63	\$24.09	\$184.72

Plan Design: No Changes

Benefits	2024 Benefits				2025 Benefits (no changes)			
	BCBS Low PPO Plan		BCBS High PPO Plan		80% Plan Example		High Deductible Plan Example	
	In-Network	Out-of-Network	In-Network	Out-of-Network	In-Network	Out-of-Network	In-Network	Out-of-Network
Coinurance	80%		60%		90%		70%	
Deductible	\$1,000 / \$2,000		\$2,000 / \$4,000		\$750 / \$1,500		\$1,500 / \$3,000	
Out-of-Pocket Maximum	\$2,750 / \$5,500		\$5,500 / \$11,000		\$2,250 / \$4,500		\$4,500 / \$9,000	
Out-of-Pocket Max Includes Ded.	Yes		Yes		Yes		Yes	
Lifetime Maximum	Unlimited		Unlimited		Unlimited		Unlimited	
Preventive Care	100%		100%		100%		100%	
Physician Office Copay	\$35 copay	70% after ded.	\$40 copay	70% after ded.	\$35 copay	70% after ded.	\$40 copay	70% after ded.
Specialist Copay	\$40 copay	70% after ded.	\$50 copay	70% after ded.	\$40 copay	70% after ded.	\$50 copay	70% after ded.
MDLive Virtual Visits (24-hour availability)	\$30 copay	n/a	\$35 copay	n/a	\$30 copay	n/a	\$35 copay	n/a
Urgent Care Center Services	\$50 copay	70% after ded.	\$50 copay	70% after ded.	\$50 copay	70% after ded.	\$50 copay	70% after ded.
Emergency Health Services	\$350 copay then 100%		\$350 copay then 100%		\$350 copay then 100%		\$350 copay then 100%	
Hospital Inpatient	80% after ded.	60% after ded.	90% after ded.	70% after ded.	80% after ded.	60% after ded.	90% after ded.	70% after ded.
Hospital Outpatient	80% after ded.	60% after ded.	90% after ded.	70% after ded.	80% after ded.	60% after ded.	90% after ded.	70% after ded.
Skilled Nursing Facility	80% after ded. (60 visits per year)	60% after ded. (60 visits per year)	90% after ded. (60 visits per year)	70% after ded. (60 visits per year)	80% after ded. (60 visits per year)	60% after ded. (60 visits per year)	90% after ded. (60 visits per year)	70% after ded. (60 visits per year)
Home Health Care	80% after ded. (60 visits per year)	60% after ded. (60 visits per year)	90% after ded. (60 visits per year)	70% after ded. (60 visits per year)	80% after ded. (60 visits per year)	60% after ded. (60 visits per year)	90% after ded. (60 visits per year)	70% after ded. (60 visits per year)
Mental Illness/Substance Abuse								
Inpatient	80% after ded.	60% after ded.	90% after ded.	70% after ded.	80% after ded.	60% after ded.	90% after ded.	70% after ded.
Outpatient	\$35 copay	70% after ded.	\$40 copay	70% after ded.	\$35 copay	70% after ded.	\$40 copay	70% after ded.
Prescription Drugs								
Rx Deductible for Tier 2 and 3	\$50/\$100 deductible for Tier 2 and 3		\$50/\$100 deductible for Tier 2 and 3		\$50/\$100 deductible for Tier 2 and 3		\$50/\$100 deductible for Tier 2 and 3	
Retail - 30/31 day supply	30 day supply	30 day supply	30 day supply	30 day supply	30 day supply	30 day supply	30 day supply	30 day supply
Tier 1	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15
Tier 2	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45
Tier 3	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75
Tier 4 (\$2500 max annual cost share)	25%	25%	25%	25%	25%	25%	25%	25%
Out of Network coinsurance (applied after in-network coinsurance or copayment)	N/A	30%	N/A	30%	N/A	30%	N/A	30%
Mail Order - 30/90 day supply	90 day supply	N/A	90 day supply	N/A	90 day supply	N/A	90 day supply	N/A
Level 1, Level 2 & Level 3	2x retail		2x retail		2x retail		2x retail	

No Adjustments to Meet Projected Needs

Dental Employer Portion: 50% // Employee Portion: 50% No Rate Increase		
COVERAGE LEVEL	2024	2025
Employee Only	\$6.00	\$6.00
Employee + Spouse	\$13.07	\$13.07
Employee + Children	\$16.39	\$16.39
Family	\$23.66	\$23.66

Vision Employer Portion: 42% // Employee Portion: 58% No Rate Increase		
COVERAGE LEVEL	2024	2025
Employee Only	\$1.67	\$1.67
Employee + 1	\$2.92	\$2.92
Employee + 2 or more	\$4.34	\$4.34

Data Benchmarks

Reviewed Data

- Similar Sized Companies
- Government
- Texas Based

Medical Trends

- Higher Care Needs
- Increased Pharmaceutical Costs
- Higher Behavioral Health Needs
- Less Wellness and Higher Risk

Plan Cost

Average PEPY	\$17,069	\$12,743	\$13,719	\$14,254
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Plan Cost - Monthly Rate

Employee Only	\$785	\$689	\$698	\$712
Employee + Spouse	\$1,557	\$1,488	\$1,548	\$1,536
Employee + Children	\$1,480	\$1,246	\$1,301	\$1,296
Family	\$2,486	\$2,095	\$2,165	\$2,110

Average Employee Cost - Monthly

Employee Only	\$110	\$132	\$143	\$95
Employee + Spouse	\$218	\$461	\$545	\$368
Employee + Children	\$207	\$385	\$441	\$319
Family	\$348	\$673	\$821	\$541

Contribution % of Premium

Employee Only	14%	19%	20%	13%
Employee + Spouse	14%	31%	35%	24%
Employee + Children	14%	31%	34%	25%
Family	14%	32%	38%	26%
% No Contribution Required - EE Only	-	6%	12%	22%

Plan Cost

Average PEPY	\$16,331	\$12,743	\$13,719	\$14,254
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Plan Cost - Monthly Rate

Employee Only	\$838	\$689	\$698	\$712
Employee + Spouse	\$1,663	\$1,488	\$1,548	\$1,536
Employee + Children	\$1,580	\$1,246	\$1,301	\$1,296
Family	\$2,654	\$2,095	\$2,165	\$2,110

Average Employee Cost - Monthly

Employee Only	\$151	\$132	\$143	\$95
Employee + Spouse	\$313	\$461	\$545	\$368
Employee + Children	\$297	\$385	\$441	\$319
Family	\$499	\$673	\$821	\$541

Contribution % of Premium

Employee Only	18%	19%	20%	13%
Employee + Spouse	19%	31%	35%	24%
Employee + Children	19%	31%	34%	25%
Family	19%	32%	38%	26%
% No Contribution Required - EE Only	-	6%	12%	22%

Comparison Across Similar Sized Co, Texas, PE

WELLBEING

Advocates

Identify Employee Leads

Define Priorities

Committed Assignments

Awareness

Train on HIPAA and Safety

Identify Key Sources

Communication Plan

Virtual and In-Person

Staff Lounge

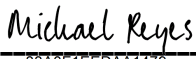
Property Champion

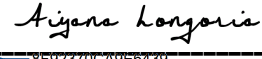
Recognition

Questions?

**BOARD OF COMMISSIONERS
Special Board Meeting**

RESOLUTION 6584, RESOLUTION IN SUPPORT OF THE FOURTH AMENDMENT TO THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO EMPLOYEES' MONEY PURCHASE PENSION PLAN AND TRUST RESTATED EFFECTIVE JULY 1, 2021

DocuSigned by:

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Michael Reyes
Acting President and CEO

DocuSigned by:

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Aiyana Longoria
Director, Human Resources

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6584, resolution in support of the Fourth Amendment to the Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust restated effective July 1, 2021.

SUMMARY:

On June 3, 2021, the Board of Commissioners (the "Commissioners") of the Housing Authority of the City of San Antonio ("Employer") approved the restatement of the *Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust* (the "Plan"), generally effective July 1, 2021. Section 10.1.a. of the Plan provides that the Employer may amend the Plan at any time, provided that any amendment that affects the rights, duties, or responsibilities of the Trustee of the Plan may be made only with the Trustee's written consent. The restated Plan has been amended three times.

The recommended changes are to:

- Amend the Plan to adjust the service requirement for enrollment eligibility. Eligible full-time new hires hired on or after November 1, 2024, will enter the Plan on the first of the month following completion of one Year of Service (defined as a computation period of 12 consecutive months during which they are credited with at least 1,000 Hours of Service); and
- Amend the Plan to clarify when employer and employee contributions commence for Participants who enter or re-enter the plan, consistent with historical practice; and
- Amend the Plan to provide for an Employer Contribution of seven percent (7%) of Compensation, plus 5.7% of Excess Compensation, for Participants hired or rehired on or after November 1, 2024.

STRATEGIC OUTCOME:

Opportunity Home staff thrive in career and professional development

ATTACHMENTS:

Resolution 6584
Fourth Amendment

**Opportunity Home San Antonio
Resolution 6584**

RESOLUTION 6584, RESOLUTION IN SUPPORT OF THE FOURTH AMENDMENT TO THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO EMPLOYEES' MONEY PURCHASE PENSION PLAN AND TRUST RESTATED EFFECTIVE JULY 1, 2021

WHEREAS, on June 3, 2021, the Board of Commissioners (the "Commissioners") of the Housing Authority of the City of San Antonio ("Employer") approved the restatement of the *Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust* (the "Plan"), generally effective July 1, 2021; and

WHEREAS, Section 10.1.a. of the Plan provides that the Employer may amend the Plan at any time, provided that any amendment that affects the rights, duties, or responsibilities of the Trustee of the Plan may be made only with the Trustee's written consent; and

WHEREAS, the restated Plan has been amended three times; and

WHEREAS, the Commissioners now desire to amend the Plan provisions concerning the service requirement for eligibility, entry dates, and the Employer Contribution amount and have determined that no written consent of the Trustee is required, because such amendment does not affect the rights, duties, or responsibilities of the Trustee.

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

- 1) Approves Resolution 6584, Resolution in support of the Fourth Amendment to the Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust, restated effective July 1, 2021.
- 2) Authorizes the Acting President and CEO, or his designee, to execute all documents necessary to carry out the various transactions authorized above.

Passed and approved this 9th day of October 2024.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes
Acting President and CEO

**HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO
EMPLOYEES' MONEY PURCHASE PENSION PLAN AND TRUST
Restated Effective July 1, 2021**

FOURTH AMENDMENT

WHEREAS, on June 3, 2021, the Board of Commissioners (the "Commissioners") of the Housing Authority of the City of San Antonio ("Employer") approved the restatement of the *Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust* (the "Plan"), generally effective July 1, 2021; and

WHEREAS, Section 10.1.a. of the Plan provides that the Employer may amend the Plan at any time, provided that any amendment that affects the rights, duties, or responsibilities of the Trustee of the Plan may be made only with the Trustee's written consent; and

WHEREAS, the restated Plan has been amended three times; and

WHEREAS, the Commissioners now desire to amend the Plan provisions concerning the service requirement for eligibility, entry dates, and the Employer contribution amount, and have determined that no written consent of the Trustee is required, because such amendment does not affect the rights, duties, or responsibilities of the Trustee; and

WHEREAS, on October 9, 2024, the Commissioners adopted Resolution 6584, amending and restating certain provisions of the Plan as set out below.

NOW, THEREFORE, the Housing Authority of the City of San Antonio, in accordance with the provisions of the Plan pertaining to amendments thereof, hereby amends the Plan, effective November 1, 2024, as follows:

1. Plan Section 4.1 is amended and restated in its entirety to read as follows:

"4.1 CONDITIONS OF ELIGIBILITY

Effective for Employees hired on or after November 1, 2024, any Eligible Employee who has completed one Year of Service shall be eligible to participate in accordance with Section 4.2 as of the date he or she has satisfied such requirements. However, any Employee who is a Participant in the Plan on or before November 1, 2024, shall continue to participate in the Plan. Solely effective for Employees hired on or before November 1, 2024, any Eligible Employee was eligible to participate in accordance with Section 4.2 as of the later of (1) April 1, 2022, or (2) their date of hire, but any employee who was a Participant in the Plan prior to April 1, 2022, continued to participate in the Plan. An Eligible Employee shall cease to be eligible to participate in the Plan upon the termination of his or her employment with the Employer or if he or she ceases to be an

Eligible Employee for any other reason. Notwithstanding the provisions of this Section and of Sections 2.37 and 4.2, however, and effective for Employees hired before January 1, 2016, the President/Chief Executive Officer of the Employer shall have the authority to designate a participation commencement date earlier than the date described above (“Special Entry Date”) for any Eligible Employee hired on or after August 1, 2002, provided that such Eligible Employee’s name, Special Entry Date, and any other identifying information deemed necessary and desirable shall be reflected in an amendment to Appendix A, Special Entry Dates, attached to the Plan and made a part hereof. The President/Chief Executive Officer shall also have the authority to adopt and execute any such addition to Appendix A. Any such amendment shall be adopted by the President/Chief Executive Officer of the Employer solely in cases where, in the judgment of the President/Chief Executive Officer, the best interests of the Employer will be furthered by such amendment and designation. In the event, however, that the Eligible Employee for whom a Special Entry Date is proposed is the President/Chief Executive Officer, the authority otherwise delegated to the President/Chief Executive Officer under this Section shall be exercised solely by the Board of Commissioners of the Employer. Effective for Employees hired after December 31, 2015, all Eligible Employees holding the title of “Director” or a higher title shall participate in the Plan as of the Eligible Employee’s date of hire, and no further amendments to Appendix A shall be made. Furthermore, any Eligible Employees holding the title of “Director” or a higher title on May 5, 2016, shall begin participation in the Plan immediately after said date. The participation of any Eligible Employee who is assigned a Special Entry Date under this paragraph shall commence as of his or her Special Entry Date, and the designated Eligible Employee shall make Mandatory Employee Contributions as of such Special Entry Date.”

2. Plan Section 4.2 is amended and restated in its entirety to read as follows:

“4.2 PARTICIPATION

Effective for Employees hired on or after November 1, 2024, upon an Eligible Employee’s satisfaction of the eligibility requirements of Section 4.1, participation in the Plan is mandatory and is a condition of employment with the Employer. Except for an Eligible Employee assigned a Special Entry Date under Section 4.1 above, an Eligible Employee shall become a Participant effective as of the first day of the month which coincides with or next follows the date on which such Eligible Employee met the eligibility requirements of Section 4.1 and shall remain a Participant until he or she ceases to be eligible to participate. A Participant shall be eligible to receive allocations of Employer Contributions for purposes of Section 5.3 with respect to all periods during which such Participant makes Mandatory Employee Contributions in accordance with Subsection 5.1.a. Upon the acceptance of any benefits under this Plan; an Employee shall

automatically be bound by the terms and conditions of the Plan and all amendments hereto.”

3. Plan Section 4.3 is amended and restated in its entirety to read as follows:

“4.3 LEAVES OF ABSENCE

For purposes of determining the period of an Eligible Employee’s Year of Service for purposes of this Article 4, an Eligible Employee shall be given credit for those hours he or she would have otherwise completed with the Employer had the Eligible Employee not been on an authorized leave of absence granted by the Employer. Such authorized leave of absence shall be for specific purposes such as sickness, disability, leave granted pursuant to the Family and Medical Leave Act, or any emergency taken with the advance approval of the Employer and during which the Eligible Employee worked for no other employer. In the event that the Eligible Employee does not return to the service of the Employer at the end of the authorized leave of absence, he or she shall be deemed to have terminated employment as of the earliest of the following dates: the date the leave expired, the first anniversary of the date the leave began, or the date of the Eligible Employee’s resignation, discharge, or death.”

4. A new Plan Subsection 5.1.a.7 is added to the Plan to read in its entirety as follows:

“5.1.a.7 When an Eligible Employee enters or reenters the Plan as a Participant, the Mandatory Employee Contributions described in this Section 5.1.a shall take into account all Compensation earned starting as of the first day of the payroll period during which the Eligible Employee enters or reenters the Plan.”

5. Plan Subsection 5.1.b.1 is amended and restated in its entirety to read as follows:

“5.1.b.1 The Employer shall make Contributions (“Employer Contributions”) on the following basis. For each Plan Year, the Employer shall contribute an amount which equals the sum of the following amounts on behalf of all Participants eligible to share in allocations for such Plan Year: (A) 11% of the total Compensation of such Participant, if hired by the Employer before November 1, 2024, and continuously employed by the Employer since such hire date, or 7% of the total Compensation of such Participant, if hired or rehired by the Employer on or after November 1, 2024, (the “Base Contribution”), plus (B) 5.7% of the Excess Compensation of such Participant (the “Excess Contribution”).”

6. A new Plan Subsection 5.1.b.5 is added to the Plan to read in its entirety as follows:

“5.1.b.5 When an Eligible Employee enters or reenters the Plan as a Participant, the Employer Contributions described in this Section 5.1.b shall take into account all

Compensation earned starting as of the first day of the payroll period during which the Eligible Employee enters or reenters the Plan.”

7. Plan Subsection 5.3.b.2 is amended and restated in its entirety to read as follows:

“5.3.b.2 Employer Contributions: The Employer Contribution (including the amount by which Forfeitures are used to reduce the Employer Contribution) shall be allocated to the Employer Contribution Account of each Participant eligible to share in allocations for a Plan Year. Notwithstanding the above, however, no portion of the Employer Contribution shall be allocated to a Participant’s Employer Contribution Account to the extent such allocation would result in an excess annual addition under Code Section 415 with respect to such Participant.”

Except as hereby amended, the Housing Authority of City of San Antonio Employees’ Money Purchase Pension Plan and Trust, as restated effective July 1, 2021, and subsequently amended, is hereby ratified and confirmed.

EXECUTED this 9th day of October 2024.

EMPLOYER

**HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO
DBA OPPORTUNITY HOME SAN ANTONIO**

By: _____

**Michael Reyes
Acting President and CEO**

**BOARD OF COMMISSIONERS
Special Board Meeting**

RESOLUTION 6567, AUTHORIZING THE AWARD OF A CONTRACT FOR BANKING AND RELATED SERVICES TO CULLEN/FROST BANKERS, NA DBA FROST BANK; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

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Michael Reyes
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Michael Reyes
Acting President and CEO

DocuSigned by:
George Ayala
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George Ayala
Director of Procurement

DocuSigned by:
Aaron Sladek
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Aaron Sladek
Director of Finance and Accounting

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6567, authorizing the award of a contract for banking and related services to Cullen/Frost Bankers, NA dba Frost Bank; for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:

Opportunity Home requires the services of a financial institution to provide traditional banking and related services for Opportunity Home and its affiliated entities, including, but not limited to, general account services, depository services, disbursement reconciliation, general ACH services, information services, investment/custody services, lockbox services, electronic data interchange services, and wire and other funds transfer services.

On July 15, 2024, Opportunity Home issued "Request for Proposals" (RFP) #2407-5516 for Banking Services, which closed on August 1, 2024. The RFP was published on Opportunity Home's E-Procurement Website, the Hart Beat, the NAHRO E-Procurement website, and directly solicited to 155 financial institutions. One response was received in response to this solicitation from Cullen/Frost Bankers, NA dba Frost Bank. Their response was evaluated on the following criteria: qualifications and experience/quality assurance; capability to meet minimum requirements and banking features; transition plan and training; strength, creditworthiness, and security of the financial institution, as well as the strength of its Section 3 and SWMBE utilization plans; and pricing. Staff are recommending the award of banking services to Frost Bank.

Frost Bank was founded in 1868 and is the banking subsidiary of Cullen/Frost Bankers, Inc., a financial holding company headquartered in San Antonio, Texas, with assets of \$30.2 billion as of December 31, 2016. This financial institution primarily engages in commercial and consumer banking through more than 120 financial centers across Texas including Austin, Corpus Christi, Dallas, Fort Worth, Houston, the Permian Basin, Rio Grande Valley, and San Antonio regions. Opportunity Home is currently doing business with Frost Bank. Additionally, they have serviced the following housing authorities: Boerne Housing Authority, City of Gregory Housing Authority, Galveston Housing Authority, Housing Authority of Arlington, Texas, Housing Authority of Bexar County, Housing Authority of the City of Corpus Christi, McAllen Housing Authority, Midland County Housing Authority, San Marcos Housing Authority, and Willacy County Housing Authority.

Their governmental clients in San Antonio include San Antonio Water System (SAWS), UT Health Science Center, and University Health System.

CONTRACT OVERSIGHT:

Aaron Sladek, Director of Finance and Accounting

STRATEGIC OUTCOMES:

Supports all strategic outcomes

ATTACHMENTS:

Resolution 6567

Scoring Matrix

Slides

**Opportunity Home San Antonio
Resolution 6567**

RESOLUTION 6567, AUTHORIZING THE AWARD OF A CONTRACT FOR BANKING AND RELATED SERVICES TO CULLEN/FROST BANKERS, NA DBA FROST BANK; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, Opportunity Home requires the services of a financial institution to provide traditional banking and related services for Opportunity Home and its affiliated entities; and

WHEREAS, on July 15, 2024, Opportunity Home issued a Request For Proposals (RFP) #2407-5516 for Banking Services, which closed on August 1, 2024; and

WHEREAS, one proposal was received in response to the solicitation; and

WHEREAS, staff are recommending a contract award to Cullen/Frost Bankers, NA dba Frost Bank.

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

- 1) Approves Resolution 6567, authorizing the award of a contract for banking and related services to Cullen/Frost Bankers, NA dba Frost Bank; for a period of one year with the option to renew up to four additional one-year terms
- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 9th day of October 2024.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes
Acting President and CEO



Scoring Matrix

2407-5516 - Banking Services

2407-5516 - Banking Services - Scoring Summary	Total	Qualifications and Experience/Quality Assurance:	Capability to meet Minimum Requirements and Banking Features:	Transition Plan and Training:	Strength & Credit Worthiness and Security:	Strength of the Respondent's Section 3 Program Utilization Plan	Strength of the Respondent's S/W/MBE Utilization Statement	Price Proposal
Supplier	/ 100 pts	/ 25 pts	/ 20 pts	/ 10 pts	/ 15 pts	/ 5 pts	/ 5 pts	/ 20 pts
Frost Bank	89	25	20	10	14	0	0	20

Banking Services

Procurement Process

Procurement Process

Solicitation Process

On July 15, 2024, Opportunity Home issued **RFP #2407-5516** for Banking Services that closed on August 12, 2024.

RFP was published on multiple websites

Directly solicited to **155** Financial Institutions

One response was received

Evaluation criteria included:

- Qualifications and experience/quality assurance
- Capability to meet minimum requirements and banking features
- Transition plan and training
- Strength of the financial institution's Section 3 and SWMBE plans
- Pricing: evaluated costs to Opportunity Home

Staff are recommending award of this service to Cullen/Frost Bankers, NA dba Frost Bank.

Procurement Process

Financial Impact

Opportunity Home is required to maintain compensating balances in its consolidated accounts that will cover the cost of services, which is tracked and calculated by the bank through Account Analysis. Historically, Opportunity Home has maintained more than the required compensating balance amount and has not had to pay the fees. It is anticipated that the consolidated balances will continue to be adequate to cover bank fees and charges in the future.

Award includes:



Traditional banking and related services for Opportunity Home and its affiliated entities to include, but not limited to, general account services, depository services, disbursement reconciliation, general ACH services, information services, investment/custody services, lock box services, electronic data interchange services, and wire and other funds transfer services

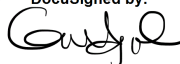

Questions?



**BOARD OF COMMISSIONERS
Special Board Meeting**

RESOLUTION 6571, AUTHORIZING THE AWARD OF CONTRACTS FOR WELDING SERVICES ORGANIZATION-WIDE TO EA CONTRACTOR LLC (HABE), LEXAR CONTRACTING LLC (HABE), AND PRECISION ARC WELDING CO LLC (HABE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$2,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

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Michael Reyes
Acting President and CEO
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Miranda Castro
Chief Asset Management Officer

DocuSigned by:

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George Ayala
Director of Procurement
DocuSigned by:

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Ruth Bautista
Director of Public Housing

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6571, authorizing the award of contracts for welding services organization-wide to EA Contractor LLC (HABE), Lexar Contracting LLC (HABE), and Precision Arc Welding Co LLC (HABE) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:

Opportunity Home requires contractors to provide welding services organization-wide. The services will include, but are not limited to, welding of metal screen/security doors, metal window security screens, metal fencing (commercial and shop-made), metal staircases and railings, door frames, piping, soldering and repairing of aluminum metal, and other custom fabrications.

On July 22, 2024, Opportunity Home issued an "Invitation for Bids" (IFB) #2407-5518 for welding services organization-wide, which closed on August 12, 2024. The IFB was published on Opportunity Home's E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 167 vendors. Three responses were received in response to this solicitation from EA Contractor, LLC (HABE), Lexar Contracting, LLC (HABE), and Precision Arc Welding Co, LLC (HABE). All bids were evaluated on the following criteria: purchase price, the reputation of the bidder and their goods or services, quality of the goods or services, including past performance, the 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 and due to the quantity of work required under this award, staff are recommending contract awards to all respondents

COMPANY PROFILES:

EA Contractor LLC was established in 2006 and is headquartered in San Antonio, Texas. This vendor self-certifies as a HABE. They provide interior and exterior services including, but not

limited to, cabinetry, carpentry, concrete, cleaning, demolition, drywall, electrical, fencing, flooring, landscaping, leak repair, make-ready, masonry, painting, plumbing, resurfacing, removing and replacing bathtubs and shower pans, roofing, and welding. Their client list includes Westland Real Estate Group, GM Construction Co., Otima Investments LLC, MH Contracting LLC, and H1 Contracting.

Lexar Contracting LLC was established in 2023 and is headquartered in San Antonio, Texas. This vendor self-certifies as a HABA. They provide services including, but not limited to, interior and exterior remodeling, resurfacing, and welding. Their client list includes MG Mechanical Group, Mark's Roofing and Remodeling, and EA Contractor.

Precision Arc Welding Co LLC was founded in 2019 and is headquartered in San Antonio, Texas. This vendor self-certifies as a HABA. They are a welding and fabrication company providing services to commercial, residential, and industrial customers. Their client list includes, but is not limited to Bubble Bath Carwash, Mission Park Funeral Chapels, 7B Building and Development, and Kramer Construction and Management, Inc.

PRIOR AWARDS:

EA Contractor LLC is currently contracted with Opportunity Home to provide make-ready services for Beacon Communities and Public Housing, as well as remove and replace bathtubs and shower pans, resurfacing services, and welding services. They have received prior awards from the organization for removing and repairing fencing at Villa de Valencia, repairing Woodhill Apartment #2101-1, the nursing room at Central Office, and various awards for micro and small purchases. They have performed satisfactorily under the awarded contracts.

Lexar Contracting LLC is currently contracted with Opportunity Home to provide resurfacing services. They have also received various awards for micro and small purchases. They have performed satisfactorily under the awarded contracts.

Precision Arc Welding Co LLC has received no prior awards from Opportunity Home.

CONTRACT OVERSIGHT:

Miranda Castro, Chief Asset Management Officer, and Ruth Bautista, Director of Public Housing

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6571
Bid Tabulation
Slides

**Opportunity Home San Antonio
Resolution 6571**

RESOLUTION 6571, AUTHORIZING THE AWARD OF CONTRACTS FOR WELDING SERVICES ORGANIZATION-WIDE TO EA CONTRACTOR LLC (HABE), LEXAR CONTRACTING LLC (HABE), AND PRECISION ARC WELDING CO LLC (HABE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$2,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, Opportunity Home requires the services of contractors to provide welding services organization-wide; and

WHEREAS, on July 22, 2024, Opportunity Home issued an “Invitation for Bids” (IFB) #2407-5518 for welding services organization-wide, which closed on August 12, 2024; and

WHEREAS, three bids were received in response to the solicitation; and

WHEREAS, due to the quantity of work required under this award, staff are recommending contract awards to all bidders.

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

- 1) Approves Resolution 6571, authorizing the award of contracts for welding services organization-wide to EA Contractor LLC (HABE), Lexar Contracting LLC (HABE), and Precision Arc Welding Co LLC (HABE) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 9th day of October 2024.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

Acting President and CEO



OPPORTUNITY HOME

SAN ANTONIO

Tabulation Bid

2407-5518 Welding Services Agency Wide

Total Cost			EA CONTRACTOR LLC \$42,770.00			LEXAR CONTRACTING LLC \$42,062.50			Precision Arc Welding Co \$42,460.00		
Items	Est. Qty Annual Hours	UOM	Unit Cost, Fully Burden Rates	Extension (Hours X Rate)	Total Cost	Unit Cost, Fully Burden Rates	Extension (Hours X Rate)	Total Cost	Unit Cost, Fully Burden Rates	Extension (Hours X Rate)	Total Cost
Pricing Table Section A - Job Site Welder											
Welding Services, Regular Hourly Rate	250	Hrs	\$57.00	\$14,250.00	\$14,250.00	\$59.50	\$14,875.00	\$14,875.00	\$56.00	\$14,000.00	\$14,000.00
Welding Services, After Hours	10	Hrs	\$63.00	\$630.00	\$630.00	\$69.50	\$695.00	\$695.00	\$66.00	\$660.00	\$660.00
Pricing Table Section B - Journeyman - as needed											
Welding Services, Regular Hourly Rate	500	Hrs	\$48.00	\$24,000.00	\$24,000.00	\$44.25	\$22,125.00	\$22,125.00	\$47.00	\$23,500.00	\$23,500.00
Welding Services, After Hours	10	Hrs	\$54.00	\$540.00	\$540.00	\$56.25	\$562.50	\$562.50	\$57.00	\$570.00	\$570.00
Pricing Table Section C - Apprentice - as needed											
Welding Services, Regular Hourly Rate	100	Hrs	\$30.00	\$3,000.00	\$3,000.00	\$33.50	\$3,350.00	\$3,350.00	\$33.00	\$3,300.00	\$3,300.00
Welding Services, After Hours	10	Hrs	\$35.00	\$350.00	\$350.00	\$45.50	\$455.00	\$455.00	\$43.00	\$430.00	\$430.00

Cost for Other Services Material:
 Hourly Cost for Other Services: \$30.00
 Cost Non-Consumables at cost Plus : 15%

Cost for Other Services Material:
 Hourly Cost for Other Services: \$35.00
 Cost Non-Consumables at cost Plus : 15%

Cost for Other Services Material:
 Hourly Cost for Other Services: \$62.00
 Cost Non-Consumables at cost Plus : 11%

Welding Services Organization Wide

Procurement Process

Procurement Process

Solicitation Process

On July 22 2024, Opportunity Home issued **IFB #2407-5518** for welding services organization-wide that closed on August 12, 2024.

IFB was published on multiple websites

Directly solicited to **167** vendors

Three bids were received

Evaluation criteria included:

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

Based on the quantity of work required under this award, staff are recommending contract awards to all respondents.

Procurement Process

Financial Impact

The current award recommendation for welding services is not expected to exceed an annual cumulative amount of **\$2,000,000**.

Award includes:


Welding of metal screens/security doors, metal window security screens, metal fencing, metal staircases and railings, door frames, piping solder and repair of aluminum metal, and other custom fabrications

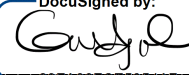
Questions?




**BOARD OF COMMISSIONERS
Special Board Meeting**

RESOLUTION 6572, AUTHORIZING THE AWARD OF A CONTRACT FOR RESTROOM RENOVATION AT OPPORTUNITY HOME'S CENTRAL OFFICE TO HD SUPPLY FACILITIES MAINTENANCE, LTD., a FLORIDA LIMITED PARTNERSHIP THROUGH OMNIA PARTNERS, PUBLIC SECTOR, FOR AN AMOUNT NOT TO EXCEED \$329,969

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Michael Reyes
Acting President and CEO

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George Ayala
Director of Procurement

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Hector Martinez
Director of Construction
Services and Sustainability

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6572, authorizing the award of a contract for restroom renovations at Opportunity Home's Central Office to HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership through Omnia Partners, Public Sector, for an amount not to exceed \$329,969.

SUMMARY:

Opportunity Home requires the services of a contractor to renovate the six first-floor-level restrooms at the Central Office. The renovation project will include, but is not limited to, the demolition and installation of new stainless steel restroom partitions; motion-activated toilets and urinals; new countertops and vanity sinks with motion-activated faucets to include drains and traps; toilet paper dispenser; hands-free soap dispenser and paper towel dispenser; new waste bins, toilet seat cover dispenser; ADA compliant grab bars; GFCI outlets; new motion-activated light fixtures, water-resistant drywall or backer board; painting of walls and ceilings; matte porcelain floor and wall tile; bathroom exhaust fan covers; vanity mirrors; construction of private nursing room to include lighting and electrical switch; entry doors; and bathroom signage on the exterior of the entry door. The upgrades for this project will meet LEED consumption standards for water and electricity.

The U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. The cooperative's award of contracts is based on a competitive bid or proposal process; therefore, Opportunity Home is not required to issue its competitive solicitation in cases where available contracts are appropriate and under Opportunity Home's procurement policies. Opportunity Home is currently a member of the Omnia Partners, Public Sector, a nationwide purchasing cooperative that follows an acceptable competitive bid or proposal solicitation process.

On August 4, 2016, Maricopa County, Arizona, as the lead agency for Omnia Partners, Public Sector, formerly US Communities, issued a Request for Proposals, Serial 16154-RFP for maintenance, repair, operating supplies, industrial supplies, and related products and services that closed on September 22, 2016. Their scope of work included four areas: retail, wholesale, industrial supplies, and related products and services (installation, service, and renovations). On

February 1, 2017, Maricopa County awarded HD Supply Facilities Maintenance, Ltd., Florida Limited Partnership, a contract with an initial term of five years with the option to renew up to a maximum of five additional years. The contract has been renewed through December 31, 2026.

COMPANY PROFILE:

HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership, is a wholly-owned subsidiary of The Home Depot and is a leading wholesale industrial distribution company serving customers and communities across the multifamily, institutional, hospitality, trades, government housing, healthcare, building services, and education industries. They are headquartered in Atlanta, Georgia, and have over 100 distribution centers across the United States and Canada. They offer a wide range of products and services, including renovations and installation services.

PRIOR AWARDS:

HD Supply has received prior awards and is contracted with the organization to provide maintenance, repair, and operations (MRO) supplies and services.

CONTRACT OVERSIGHT:

Hector Martinez, Director of Construction Services and Sustainability

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6572
Slides

**Opportunity Home San Antonio
Resolution 6572**

RESOLUTION 6572, AUTHORIZING THE AWARD OF A CONTRACT FOR RESTROOM RENOVATIONS AT OPPORTUNITY HOME'S CENTRAL OFFICE TO HD SUPPLY FACILITIES MAINTENANCE, LTD., A FLORIDA LIMITED PARTNERSHIP THROUGH OMNIA PARTNERS, PUBLIC SECTOR, FOR AN AMOUNT NOT TO EXCEED \$329,969

WHEREAS, Opportunity Home requires the services of a contractor to renovate the six first-floor-level restrooms at the Central Office; 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; and

WHEREAS, Opportunity Home is currently a member of Omnia Partners, Public Sector, a nationwide purchasing cooperative that follows an acceptable competitive bid or proposal solicitation process; and

WHEREAS, February 1, 2017, Maricopa County awarded HD Supply Facilities Maintenance, Ltd., Florida Limited Partnership, a contract for maintenance, repair, operating supplies, industrial supplies, and related products and services with an initial term of five years with the option to renew up to a maximum of five additional years. The contract has been renewed through December 31, 2026; and

WHEREAS, staff is recommending the award of a contract for restroom renovation at the Central Office to HD Supply Facilities Maintenance, Ltd., Florida, through Omnia Partners, Public Sector.

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

- 1) Approves Resolution 6572, authorizing the award of a contract for Restroom Renovations at Opportunity Home's Central Office to HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership through Omnia Partners, Public Sector, for an amount not to exceed \$329,969.
- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 9th day of October 2024.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

Acting President and CEO

Central Office Restroom Renovations

Procurement Process

Procurement Process

Solicitation Process

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 currently a member of Omnia Partners, Public Sector, a nationwide purchasing cooperative that follows an acceptable competitive bid or proposal solicitation process.

Maricopa County, Arizona, as the lead Agency for Omnia Partners, awarded HD Supply Facilities Maintenance, Ltd a contract for maintenance, repair, operating supplies, industrial supplies, and related products and services.

Staff are recommending the restroom renovation project at Central Office to HD Supply Facilities Maintenance, Ltd.

Procurement Process

Financial Impact



The current award recommendation for Restroom Renovation at Opportunity Home's Central Office is not expected to exceed an amount of **\$329,969**.


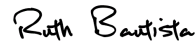
Award includes:
Renovation of six first-floor-level restrooms at Central Office

Questions?

BOARD OF COMMISSIONERS
Special Board Meeting

RESOLUTION 6569, AUTHORIZING THE AWARD OF A CONTRACT FOR TREE TRIMMING, PRUNING AND REMOVAL SERVICES TO A&S LANDSCAPING SERVICES (HABE, SECTION 3 BUSINESS) 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

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Michael Reyes
Acting President and CEO
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Miranda Castro
Chief Asset Management Officer

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George Ayala
Director of Procurement
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Ruth Bautista
Director of Public Housing

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6569, authorizing the award of a contract for tree trimming, pruning, and removal services to A&S Landscaping Services (HABE, Section 3 Business) 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.

SUMMARY:

Opportunity Home requires a vendor to provide tree trimming, pruning, and removal services organization-wide. The awarded contractor shall have at least one Certified or Accredited Arborist on staff to oversee all projects and inspect all work performed under this award.

On July 22, 2024, Opportunity Home issued an "Invitation for Bids" (IFB) #2406-5512 for tree trimming, pruning, and removal services, which closed on August 12, 2024. The IFB was published on Opportunity Home's E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 306 vendors. Four bids were received in response to this solicitation from A&S Landscaping Services (HABE, Section 3), Arbor True, LLC, Goodwill Industries San Antonio (Non-Profit), and Lorin's Tree Service, LLC dba Action Tree Service. All bids were evaluated on the following criteria: purchase price, the reputation of the bidder and their goods or services, quality of the goods or services, including past performance, the 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 recommend a contract award to A&S Landscaping Services. They provided the lowest overall cost to provide this service.

COMPANY PROFILE:

A&S Landscaping Services was founded in 1992 and is headquartered in San Antonio, Texas. They self-certify as a HABE and have been certified as a Section 3 Business by Opportunity Home. A& S Landscaping Services provides services to include lawn maintenance, tree trimming and planting, installation of flower beds, laying down sod, fertilizer, remodeling, drywall, texture,

painting, carpentry, installation of floor tile, re-installation of cabinets, countertops, faucets, and commode. Their client list includes, but is not limited to, Central Freight Lines, Parent/Child Incorporated, Poteet ISD, Suzanne Smith Management, Union Stockyards, Casa de Amistad Apartments, and Sacred Heart Apartments.

PRIOR AWARDS:

A&S Landscaping is currently under contract with Opportunity Home to provide mowing and grounds maintenance services for both Beacon Communities and Public Housing; unit make-ready services for both Beacon Communities and Public Housing; and painting services for Beacon Communities. They were previously under contract for tree trimming and maintenance services. Additionally, they have received various awards for micro and small purchases. They have performed satisfactorily under all awarded contracts.

CONTRACT OVERSIGHT:

Miranda Castro, Chief Asset Management Officer; and Ruth Bautista, Director of Public Housing.

STRATEGIC OUTCOMES:

Opportunity Home residents live in quality affordable housing
Opportunity Home residents feel safe

ATTACHMENTS:

Resolution 6569
Bid Tabulation
Slides

**Opportunity Home San Antonio
Resolution 6569**

RESOLUTION 6569, AUTHORIZING THE AWARD OF A CONTRACT FOR TREE TRIMMING, PRUNING, AND REMOVAL SERVICES TO A&S LANDSCAPING SERVICES (HABE, SECTION 3 BUSINESS) 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

WHEREAS, Opportunity Home requires the services of a contractor to provide tree trimming, pruning, and removal services; and

WHEREAS, on July 22, 2024, Opportunity Home issued an “Invitation for Bids” (IFB) #2406-5512 for Tree Trimming, Pruning, and Removal services, which closed on August 12, 2024; and

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

WHEREAS, staff are recommending a contract award to A&S Landscaping Services. They provided the lowest overall cost to provide this service.

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

- 1) Approves Resolution 6569, authorizing the award of a contract for tree trimming, pruning, and removal services to A&S Landscaping Services (HABE, Section 3 Business) 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.
- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 9th day of October 2024.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes
Acting President and CEO



Cost Comparison

2406-5512 Tree Trimming, Pruning, and Removal Services

Items	Total Cost Quantity Required	A & S Landscaping Services \$5,705.00			ArborTrue, LLC \$14,470.00			Goodwill Industries of San Antonio \$8,825.34			Lorin's Tree Service, LLC DBA Action Tree Service \$5,815.00		
		Cost	After Hours	Total	Cost	After Hours	Total	Cost	After Hours	Total	Cost	After Hours	Total
		Each	(Emergency)	Cost	Each	(Emergency)	Cost	Each	(Emergency)	Cost	Each	(Emergency)	Cost
Cost per Tree for Trimming (over 8 ft. from ground level)	1	\$150.00	\$150.00	\$150.00	\$500.00	\$1,500.00	\$500.00	\$570.00	\$855.00	\$570.00	\$115.00	\$150.00	\$115.00
Cost per Tree for Pruning (over 8 ft. from ground level)	1	\$195.00	\$195.00	\$195.00	\$500.00	\$1,500.00	\$500.00	\$618.00	\$927.00	\$618.00	\$105.00	\$125.00	\$105.00
Cost per Tree for Planting a 10 gallon size tree (Do not include cost of the tree)	1	\$150.00	\$150.00	\$150.00	\$150.00	No Bid	\$150.00	\$168.84	\$259.56	\$168.84	\$250.00	\$300.00	\$250.00
0" to 6" per tree	1	\$125.00	\$125.00	\$125.00	\$200.00	\$600.00	\$200.00	\$122.40	\$183.60	\$122.40	\$115.00	\$150.00	\$115.00
Over 6" to 12"; per tree	1	\$295.00	\$295.00	\$295.00	\$450.00	\$1,350.00	\$450.00	\$270.00	\$405.00	\$270.00	\$205.00	\$250.00	\$205.00
Over 12" to 18" per tree	1	\$395.00	\$395.00	\$395.00	\$900.00	\$2,700.00	\$900.00	\$450.00	\$675.00	\$450.00	\$345.00	\$400.00	\$345.00
Over 18" to 24" per tree	1	\$495.00	\$495.00	\$495.00	\$1,500.00	\$4,500.00	\$1,500.00	\$720.00	\$1,080.00	\$720.00	\$405.00	\$450.00	\$405.00
Over 24" to 36" per tree	1	\$650.00	\$650.00	\$650.00	\$2,500.00	\$7,500.00	\$2,500.00	\$1,500.00	\$2,250.00	\$1,500.00	\$950.00	\$1,000.00	\$950.00
Over 36" per tree	1	\$825.00	\$825.00	\$825.00	\$4,000.00	\$12,000.00	\$4,000.00	\$1,902.00	\$2,853.00	\$1,902.00	\$1,975.00	\$2,100.00	\$1,975.00
0" to 6" per stump	1	\$195.00	\$195.00	\$195.00	\$120.00	\$350.00	\$120.00	\$84.42	\$126.63	\$84.42	\$75.00	\$100.00	\$75.00
Over 6" to 12"; per stump	1	\$195.00	\$195.00	\$195.00	\$225.00	\$650.00	\$225.00	\$168.84	\$259.56	\$168.84	\$125.00	\$150.00	\$125.00
Over 12" to 18" per stump	1	\$195.00	\$195.00	\$195.00	\$350.00	\$1,000.00	\$350.00	\$253.26	\$389.34	\$253.26	\$175.00	\$200.00	\$175.00
Over 18" to 24" per stump	1	\$295.00	\$295.00	\$295.00	\$475.00	\$1,400.00	\$475.00	\$337.68	\$519.12	\$337.68	\$225.00	\$250.00	\$225.00
Over 24" to 36" per stump	1	\$295.00	\$295.00	\$295.00	\$700.00	\$2,100.00	\$700.00	\$422.10	\$648.90	\$422.10	\$300.00	\$325.00	\$300.00
Over 36" per tree	1	\$350.00	\$350.00	\$350.00	\$1,000.00	\$3,000.00	\$1,000.00	\$562.80	\$865.20	\$562.80	\$375.00	\$400.00	\$375.00
Cost per tree for treatment (Cost shall include follow up to ensure success of treatment)	\$1.00	\$750.00	\$750.00	\$750.00	\$300.00	No Bid	\$300.00	\$125.00	\$187.50	\$125.00	\$75.00	\$100.00	\$75.00
Cabling and Bracing	1	\$150.00	\$150.00	\$150.00	\$500.00	No Bid	\$500.00	\$550.00	\$825.00	\$550.00	No Bid	No Bid	No Bid

Tree Trimming, Pruning, and Removal Services

Procurement Process

Procurement Process

Solicitation Process

On July 22 2024, Opportunity Home issued **IFB #2407-5518** for Tree Trimming, Pruning, and Removal Services that closed on August 12, 2024

IFB was published on multiple websites

Directly solicited to **306** vendors

Four bids were received

Evaluation criteria included:

- Purchase price
- Reputation of the bidder and their goods or services
- Quality of the goods or services, including past performance
- 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 A&S Landscaping Services. They provided the lowest overall cost to provide this service.

Procurement Process

Financial Impact

The current award recommendation for Tree Trimming, Pruning, and Removal services is not expected to exceed an annual cumulative amount of **\$1,000,000**.

Award includes:


Tree trimming, pruning, and removal services. Contractor shall have one Certified or Accredited Arborist on staff to oversee all projects and inspect all work performed.

Questions?

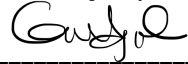


**BOARD OF COMMISSIONERS
Special Board Meeting**


RESOLUTION 6573, AUTHORIZING THE AWARD OF CONTRACTS FOR GENERATOR MAINTENANCE AND REPAIR SERVICES TO CLIFFORD POWER SYSTEMS AND BODDICKER VENTURES, LLC DIVINE POWER GROUP 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

DocuSigned by:


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Michael Reyes
Acting President and CEO

DocuSigned by:


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George Ayala
Director of Procurement

DocuSigned by:


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Ruth Bautista
Director of Public Housing

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6573, authorizing the award of contracts for generator maintenance and repair services to Clifford Power Systems and Boddicker Ventures, LLC Divine Power Group 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.

SUMMARY:

Opportunity Home requires a vendor's services to provide generator maintenance and repair services, including preventative maintenance conducted at monthly, semi-annual, annual, and two-year intervals. The vendor will also be required to perform annual generator load bank testing as required by the City of San Antonio Fire Department in compliance with the National Fire Protection Association Standards for Emergency and Standby Power System, 110 (NFPA 110). Additionally, should repair or replacement extend beyond the scope of work included in the solicitation, quotes will be obtained from the vendors under contract to provide the required service.

The Opportunity Home emergency generators presently operating for medium to high-rise structures serve as a backup electrical system that turns on automatically and meets each building's required needs. These existing generators operate instantaneously during a utility outage. An automatic transfer switch (ATS) senses the power loss, directs the generator to start, and then transfers the electrical load to the generator. The standby generator begins supplying power to the dedicated circuits, such as passenger elevators, corridor/hall lighting, fire protection systems, etc, for extended periods depending on the generator's size and demand. After utility power returns, the ATS transfers the electrical load back to the utility company and signals the standby generator to shut off. It then returns to standby mode, where it awaits the next outage. A standby generator runs weekly or monthly depending on the required parameters and self-tests on a non-transfer mode to ensure a proper response to an outage. Most of our agency units run on off-road diesel fuel.

City and state building codes require automatic standby generator systems for critical safety systems, such as passenger elevators in medium—to high-rise buildings, to safely bring passengers to the ground floor, energize fire protection systems, and provide power for standby

lighting, etc.

On July 3, 2024, Opportunity Home issued an “Invitation for Bids” (IFB) #2406-5506 for generator maintenance and repair services, which closed on July 25, 2024. The IFB was published on Opportunity Home’s E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 28 vendors. Five bids were received in response to this solicitation: Clifford Power Systems; Boddicker Ventures, LLC dba Divine Power Group (NABE); Native Power Systems, Inc. (NABE); Rig Safe Solutions (RSS); and Taylor Sudden Service, Inc. 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, including past performance; 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 recommends contract awards to Clifford Power Systems and Boddicker Ventures, LLC Divine Power Group. They provided the lowest overall cost to provide this service.

COMPANY PROFILE:

Clifford Power Systems was founded in 1985 and is headquartered in Tulsa, Oklahoma. They have offices in five states, including field office locations in Austin and San Antonio, Texas. Clifford Power Systems offers services including, but not limited to, sales of commercial and industrial generators, service of all generator makes and models, rental generators covering a comprehensive range of power solutions, planned maintenance programs, remote monitoring, generator load bank testing, and fuel maintenance. Additionally, they provide services 24 hours a day, seven days a week. Their client list includes, but is not limited to, the Texas Department of Transportation, the Texas Department of Public Safety, and Methodist Hospital System.

Boddicker Ventures, LLC, dba Divine Power Group, was established in 2019 and is headquartered in New Braunfels, Texas, with field office locations in Austin, Dallas, Houston, and San Antonio, Texas. They are a power systems and utility services company providing services in the sales of standby and prime generators, diesel and gas, preventative maintenance and repair of all makes and models, and generator monitoring. Their technicians are available 24 hours per day, seven days a week for emergency service. Their client list includes, but is not limited to, Northside Independent School District, San Antonio Water System, Sinton County, Texas Department of Criminal Justice, Texas Parks and Wildlife, and Texas A&M University.

PRIOR AWARDS:

Clifford Power Systems has provided the organization with generator maintenance and repair services since 2014. They have performed satisfactorily under the awarded contracts.

Divine Power Group has received no prior awards from Opportunity Home.

CONTRACT OVERSIGHT:

Ruth Bautista, Director of Public Housing

STRATEGIC OUTCOMES:

Opportunity Home residents live in quality affordable housing
Opportunity Home residents feel safe

Attachments

Resolution 6573

Bid Tabulation

Slides

**Opportunity Home San Antonio
Resolution 6573**

RESOLUTION 6573, AUTHORIZING THE AWARD OF CONTRACTS FOR GENERATOR MAINTENANCE AND REPAIR SERVICES TO CLIFFORD POWER SYSTEMS AND BODDICKER VENTURES, LLC DBA DIVINE POWER GROUP 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

WHEREAS, Opportunity Home requires the services of a vendor to provide generator maintenance and repair services to include preventative maintenance that is to be conducted at monthly, semi-annual, annual, and two-year intervals; and

WHEREAS, on July 3, 2024, Opportunity Home issued an “Invitation for Bids” (IFB) #2406-5506 for Generator Maintenance And Repair Services which closed on July 25, 2024; and

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

WHEREAS, staff are recommending contract awards to Clifford Power Systems and Boddicker Ventures, LLC Divine Power Group. They provided the lowest overall cost to provide this service.

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

- 1) Approves Resolution 6573, authorizing the award of contracts for generator maintenance and repair services to Clifford Power Systems and Boddicker Ventures, LLC dba Divine Power Group 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.
- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 9th day of October 2024.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes
Acting President and CEO



**Bid Tabulation
2406-5506
Generator Maintenance and Repair Services**

Load Bank Testing, Labor Costs, and Triennial Testing			Rig Safe Solutions (RSS)	Clifford Power Systems*	Taylor Sudden Service Inc.	Divine Power Group	NATIVE POWER SYSTEMS INC
#	Items	Quantity Required	Cost	Cost	Cost	Cost	Cost
1 Load Bank Testing - 2 Hour Annual Test							
#1-1	Victoria Plaza	1	\$550.00	\$875.00	\$880.00	\$1,250.00	\$2,960.00
#1-2	Villa Hermosa	1	\$550.00	\$575.00	\$680.00	\$1,000.00	\$2,960.00
#1-3	San Pedro Arms	1	\$550.00	\$575.00	\$680.00	\$1,000.00	\$2,960.00
#1-4	Blanco Apts.	1	\$550.00	\$575.00	\$680.00	\$1,000.00	\$2,960.00
#1-5	Parkview Apts.	1	\$550.00	\$875.00	\$980.00	\$1,250.00	\$2,960.00
#1-6	Villa Tranchese	1	\$550.00	\$675.00	\$705.00	\$1,000.00	\$2,960.00
#1-7	Fair Ave Apts.	1	\$550.00	\$675.00	\$705.00	\$1,000.00	\$2,960.00
#1-8	Marie McGuire Apts.	1	\$650.00	\$875.00	\$680.00	\$1,000.00	\$2,960.00
2 Labor Costs							
#2-1	Hourly cost for repairs during normal business hours	1	\$110.00	\$315.00	\$145.00	\$110.00	\$185.00
#2-2	Hourly cost for repairs after hours, weekends, and holidays	1	\$165.00	\$505.00	\$245.00	\$165.00	\$275.00
3 Triennial Testing							
#3-1	Cost for Triennial (3yr) Maintenance/Inspection	1	\$3,500.00	\$22,002.00	No Bid	\$22,500.00	\$48,000.00
Total Load Bank Annual Testing			\$4,500.00	\$5,700.00	\$5,990.00	\$8,500.00	\$23,680.00

* hourly fees for repairs - add \$125.00 trip fee.

Cost Analysis: Generators

2406-5506 Generator Maintenance and Repair Services			Rig Safe Solutions (RSS)	Clifford Power Systems*	Taylor Sudden Service Inc.	Divine Power Group	NATIVE POWER SYSTEMS INC
Annual Load Bank Test	1		\$4,500.00	\$5,700.00	\$5,900.00	\$8,500.00	\$48,000.00
80 hrs of Repairs	80		\$8,800.00	\$15,000.00	\$11,600.00	\$8,800.00	\$14,800.00
Repair Trip Fee - \$125.00 each	40			\$5,000.00			
Semi-Annual Maintenance Service Cost	1		\$17,600.00	\$3,200.00	\$31,700.00	\$8,800.00	\$12,000.00
Estimated Total Cost			\$30,900.00	\$28,900.00	\$49,200.00	\$26,100.00	\$74,800.00
Monthly Maintenance- Annual Cost	1		\$105,000.00	\$19,200.00	\$58,560.00	\$33,600.00	\$144,000.00
Annual Maintenance Cost	1		\$20,000.00	\$8,303.00	\$11,170.00	\$9,300.00	\$29,800.00

Generator Maintenance and Repair Services

Procurement Process

Procurement Process

Solicitation Process

On July 3 2024, Opportunity Home issued **IFB #2406-5506** for Generator Maintenance and Repair Services that closed on July 25, 2024.

IFB was published on multiple websites

Directly solicited to **28** vendors

Five bids were received

Evaluation criteria included:

- Purchase price
- Reputation of the bidder and their goods or services
- Quality of the goods or services, including past performance
- 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 contract awards to Clifford Power Systems and Boddicker Ventures, LLC Divine Power Group. They provided the lowest overall cost to provide this service.

Procurement Process

Financial Impact

The current award recommendation for generator maintenance and repair services is not expected to exceed an annual cumulative amount of **\$1,000,000**.

Award includes:


Maintenance and repair to include preventative maintenance, and annual generator load bank testing as required by the City of San Antonio Fire Department in compliance with National Fire Protection Association, Standards for Emergency and Standby Power System (NFPA 110)

Questions?




BOARD OF COMMISSIONERS
Special Board Meeting

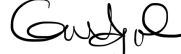
RESOLUTION 6574, AUTHORIZING THE AWARD OF CONTRACTS FOR MOVING AND TEMPORARY STORAGE TO ARMSTRONG MOVING SOLUTIONS, SAN ANTONIO, LLC DBA THE ARMSTRONG COMPANY, DAVIS MOVING & CLEANING LLC (AABE, ESBE, MBE, SBE), AND JTB-LLC (HABE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

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Michael Reyes


Acting President and CEO

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Miranda Castro

Chief Asset Management Officer

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George Ayala

Director of Procurement

DocuSigned by:

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Ruth Bautista

Director of Public Housing

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6574, authorizing the award of contracts for moving and temporary storage to Armstrong Moving Solutions, San Antonio, LLC dba The Armstrong Company, Davis Moving & Cleaning LLC (AABE, ESBE, MBE, SBE), and JTB-LLC (HABE) 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.

SUMMARY:

Opportunity Home requires the services of a contractor to provide as-needed moving and temporary storage services for tenant personal property and organization-owned property and equipment. The services provided by the vendor shall include, but are not limited to, on-site and off-site storage containers that must be watertight, have a method to secure, and have been correctly treated for parasites, insects, vermin, or other contaminants that could affect the condition of the property being transported; inventory items to be moved that includes photos of the property before and after each move; wrap and pack all items in a manner that will ensure the contents are secure and protected; and place items and set up furniture at the new location. The vendor shall be responsible for replacing any inventories damaged beyond the documented condition, destroyed, or lost during the performance of the services. Optionally, the Contractor may monetarily compensate the tenant or end user department in lieu of a replacement. Please note that Opportunity Home staff shall coordinate all tenant moves.

On July 31, 2024, Opportunity Home issued an "Invitation for Bids" (IFB) #2404-5488 for moving services and temporary storage, which closed on August 21, 2024. The IFB was published on Opportunity Home's E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 226 vendors. Five bids were received in response to this solicitation: Armstrong Moving Solutions, San Antonio, LLC dba The Armstrong Company, Ape Rentals LLC (WBE), Davis Moving & Cleaning LLC (AABE, ESBE, MBE, SBE), E-Logic LLC (HABE), and JTB-LLC (HABE). All bids were evaluated on the following criteria: purchase price, the

reputation of the bidder and their goods or services, quality of the goods or services, including past performance, the 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 recommend contract awards to Armstrong Moving Solutions, San Antonio LLC dba The Armstrong Company, Davis Moving & Cleaning LLC, and JTB-LLC. They submitted the lowest cost to provide this service.

COMPANY PROFILES:

Armstrong Moving Solutions, San Antonio, LLC dba The Armstrong Company was founded in 1957 and is headquartered in Schertz, Texas. They have ownership in the Mayflower and United Van line brands, with field office locations in all 50 states. They are a local and long-distance moving company specializing in residential and commercial moving and warehousing solutions. They offer full-service household moving services, including packing, loading, and transportation. They have worked with the Houston Housing Authority. Their client list includes, but is not limited to, the Texas Department of Transportation, Texas Facilities Commission, Bexar County Elections, Ft. Sam Houston, various school districts within San Antonio, Southwest Research Institute, and Travis County,

Davis Moving and Cleaning LLC was founded in 2016 and is headquartered in San Antonio, Texas. This vendor has been certified by the South Central Texas Regional Certification Agency as an AABE, ESBE, MBE, and SBE. They provide local and intrastate moving and relocating services, including packing, transportation, and cleaning. Their client list includes the City of Liberty Hill, the City of San Antonio, San Antonio Water Systems, Belton, and Laredo Independent School Districts.

JTB-LLC was established in August 2024 and is headquartered in San Antonio, Texas. It is self-certified as a HABE. This vendor has coordinated commercial and residential moving, packing, and temporary storage services when the property contents of a home or office need to be removed and placed in temporary storage, while mitigation restoration services are performed.

As an employee of PuroClean, the contractor was responsible for coordinating these services for the last three years, while employed by the firm and then established JTB-LLC as a General Contractor providing services including ground-up commercial builds, remodels, moving, and temporary storage services. Their client list includes, but is not limited to Allstate, State Farm, Liberty Mutual, Nationwide, PuroClean Water Restoration and Mitigation, NorthStar Elite, and Frio Family Services AC.

PRIOR AWARDS:

The Armstrong Company has received no prior awards from Opportunity Home.

Davis Moving and Cleaning LLC has received no prior awards from Opportunity Home.

JTB-LLC has received no prior awards from Opportunity Home.

CONTRACT OVERSIGHT:

Miranda Castro, Chief Asset Management Officer; and Ruth Bautista, Director of Public Housing.

STRATEGIC OUTCOMES:

Opportunity Home residents live in quality affordable housing

Opportunity Home residents feel safe

ATTACHMENTS:

Resolution 6574

Bid Tabulation

Slides

**Opportunity Home San Antonio
Resolution 6574**

RESOLUTION 6574, AUTHORIZING THE AWARD OF CONTRACTS FOR MOVING AND TEMPORARY STORAGE TO ARMSTRONG MOVING SOLUTIONS, SAN ANTONIO, LLC DBA THE ARMSTRONG COMPANY, DAVIS MOVING & CLEANING LLC (AABE, ESBE, MBE, SBE), AND JTB-LLC (HABE) 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

WHEREAS, Opportunity Home requires the services of a vendor to provide as-needed moving and temporary storage services for tenant personal property and organization-owned property and equipment; and

WHEREAS, on July 31, 2024, Opportunity Home issued an “Invitation for Bids” (IFB) #2404-5488 for Moving Services and Temporary Storage, which closed on August 21, 2024; and

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

WHEREAS, staff are recommending contract awards to Armstrong Moving Solutions, San Antonio LLC dba The Armstrong Company, Davis Moving & Cleaning LLC, and JTB-LLC. They submitted the lowest cost to provide this service.

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

- 1) Approves Resolution 6574, authorizing the award of contracts for moving and temporary storage to Armstrong Moving Solutions, San Antonio, LLC dba The Armstrong Company, Davis Moving & Cleaning LLC (AABE, ESBE, MBE, SBE), and JTB-LLC (HABE) 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.
- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 9th day of October 2024.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes
Acting President and CEO



**Tabulation Bid
2404-5488 Moving Services and Temporary Storage**

			APE Rentals LLC		Davis Moving & Cleaning LLC		E-LOGIC, INC.		The Armstrong Company		JTB-LLC	
			\$1,023.60		\$3,611.74		\$9,703.45		\$2,169.27		\$2,908.75	
Items	Est. Quantity	Unit of Measure	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
Moving Labor												
Mover (includes driver)	1	Hour	\$150.00	\$150.00	\$54.00	\$54.00	\$49.45	\$49.45	\$46.00	\$46.00	\$45.00	\$45.00
Additional: Packing/ Unpacking Service	1	Hour	\$50.00	\$50.00	\$54.00	\$54.00	\$46.00	\$46.00	\$46.00	\$46.00	\$45.00	\$45.00
Materials (sizes approximate)												
Small Box - 1.5 cu. ft.	1	Each	\$1.65	\$1.65	\$1.25	\$1.25	\$3.00	\$3.00	\$2.48	\$2.48	\$2.36	\$2.36
Small Box - 1.5 cu. ft. (if applicable)	1	Bundle (20)	\$32.00	\$32.00	\$23.80	\$23.80	\$51.00	\$51.00	No Bid	No Bid	\$39.80	\$39.80
Medium Box - 2.5 cu. ft.	1	Each	\$2.20	\$2.20	\$2.05	\$2.05	\$4.00	\$4.00	\$3.30	\$3.30	\$3.18	\$3.18
Medium Box - 2.5 cu. ft. (if applicable)	1	Bundle (20)	\$37.00	\$37.00	\$39.00	\$39.00	\$69.00	\$69.00	No Bid	No Bid	\$57.20	\$57.20
Large Box - 4.5 cu. ft.	1	Each	\$2.50	\$2.50	\$2.65	\$2.65	\$5.00	\$5.00	\$4.13	\$4.13	\$4.13	\$4.13
Large Box - 4.5 cu. Ft. (if applicable)	1	Bundle (20)	\$45.00	\$45.00	\$49.00	\$49.00	No Bid	No Bid	No Bid	No Bid	\$71.60	\$71.60
Extra Large Box - 6 cu. ft.	1	Each	\$3.75	\$3.75	\$3.99	\$3.99	\$6.00	\$6.00	\$4.95	\$4.95	\$5.44	\$5.44
Extra Large Box - 6 cu. Ft. (if applicable)	1	Bundle (20)	\$70.00	\$70.00	\$78.00	\$78.00	\$113.00	\$113.00	No Bid	No Bid	\$100.60	\$100.60
Mirror Packing Box	1	Each	\$7.05	\$7.05	\$25.00	\$25.00	\$8.00	\$8.00	\$10.00	\$10.00	\$11.53	\$11.53
Wardrobe Box	1	Each	\$19.95	\$19.95	\$15.00	\$15.00	\$23.00	\$23.00	\$6.00	\$6.00	\$11.53	\$11.53
Flat Screen Box	1	Each	\$39.95	\$39.95	\$25.00	\$25.00	\$10.00	\$10.00	\$10.00	\$10.00	\$16.31	\$16.31
30 Yard Roll Wrapping Tape	1	Each	\$5.99	\$5.99	\$4.00	\$4.00	\$4.00	\$4.00	\$3.41	\$3.41	\$13.05	\$13.05
55+ Yard Roll Wrapping Tape	1	Each	\$7.99	\$7.99	\$6.00	\$6.00	\$6.00	\$6.00	\$7.00	\$7.00	\$7.25	\$7.25
Padded Paper Cushioning 6 ft. X 2 ft.	1	Each	\$4.95	\$4.95	\$2.50	\$2.50	\$157.00	\$157.00	\$17.00	\$17.00	\$2.03	\$2.03
Mattress Bag / Container - Infant/Crib	1	Each	\$4.95	\$4.95	\$8.00	\$8.00	\$10.00	\$10.00	\$6.00	\$6.00	\$20.30	\$20.30
Mattress Bag / Container - Single	1	Each	\$5.95	\$5.95	\$8.00	\$8.00	\$11.00	\$11.00	\$8.00	\$8.00	\$9.54	\$9.54
Mattress Bag / Container - Twin	1	Each	\$6.95	\$6.95	\$8.00	\$8.00	\$11.00	\$11.00	\$9.00	\$9.00	\$9.54	\$9.54
Mattress Bag / Container - Double	1	Each	\$7.95	\$7.95	\$8.00	\$8.00	\$14.00	\$14.00	\$10.00	\$10.00	\$10.14	\$10.14
Mattress Bag / Container - Queen	1	Each	\$8.95	\$8.95	\$8.00	\$8.00	\$18.00	\$18.00	\$12.00	\$12.00	\$11.59	\$11.59
Mattress Bag / Container - King	1	Each	\$9.95	\$9.95	\$9.00	\$9.00	\$25.00	\$25.00	\$12.00	\$12.00	\$12.88	\$12.88
Paper pads	1	Each	\$8.95	\$8.95	\$2.50	\$2.50	\$5.00	\$5.00	\$2.00	\$2.00	\$0.15	\$0.15
Appliances (Refrigerators / Stoves)	1	Each	\$50.00	\$50.00	\$35.00	\$35.00	No Bid	No Bid	No Bid	No Bid	\$12.33	\$12.33
On-Site Storage (Cargo) Containers												
8 ft. standard container rental	1	Month	No Bid	No Bid	\$149.00	\$149.00	\$469.00	\$469.00	No Bid	No Bid	\$137.75	\$137.75
12 ft. standard container rental	1	Month	No Bid	No Bid	\$149.00	\$149.00	\$500.00	\$500.00	No Bid	No Bid	\$146.82	\$146.82
16 ft. standard container rental	1	Month	No Bid	No Bid	\$149.00	\$149.00	\$523.00	\$523.00	No Bid	No Bid	\$155.88	\$155.88
20 ft. standard container rental	1	Month	No Bid	No Bid	\$169.00	\$169.00	\$608.00	\$608.00	No Bid	No Bid	\$174.00	\$174.00
40 ft. standard container rental	1	Month	No Bid	No Bid	\$209.00	\$209.00	\$1,350.00	\$1,350.00	No Bid	No Bid	\$216.00	\$216.00
Relocation fee (Delivery, pick-up or move)	1	Each	No Bid	No Bid	\$325.00	\$325.00	\$269.00	\$269.00	No Bid	No Bid	\$144.00	\$144.00
Containers with Off-Site Storage												
8 ft. standard container rental	1	Month	No Bid	No Bid	\$209.00	\$209.00	\$604.00	\$604.00	\$250.00	\$250.00	\$111.65	\$111.65
12 ft. standard container rental	1	Month	No Bid	No Bid	\$209.00	\$209.00	\$631.00	\$631.00	No Bid	No Bid	\$121.80	\$121.80
16 ft. standard container rental	1	Month	No Bid	No Bid	\$209.00	\$209.00	\$658.00	\$658.00	\$500.00	\$500.00	\$158.05	\$158.05
20 ft. standard container rental	1	Month	No Bid	No Bid	\$239.00	\$239.00	\$743.00	\$743.00	No Bid	No Bid	\$198.65	\$198.65
40 ft. standard container rental	1	Month	No Bid	No Bid	\$299.00	\$299.00	\$2,700.00	\$2,700.00	No Bid	No Bid	\$208.80	\$208.80
Containers with Off-Site Storage(climate control)												
8 ft. standard container rental	1	Month	\$99.99	\$99.99	\$250.00	\$250.00	No Bid	No Bid	\$400.00	\$400.00	\$158.05	\$158.05
12 ft. standard container rental	1	Month	\$149.99	\$149.99	\$275.00	\$275.00	No Bid	No Bid	No Bid	No Bid	\$213.15	\$213.15
16 ft. standard container rental	1	Month	\$189.99	\$189.99	\$300.00	\$300.00	No Bid	No Bid	\$800.00	\$800.00	\$242.15	\$242.15

Moving and Temporary Storage Services

Procurement Process

Procurement Process

Solicitation Process

On July 31 2024, Opportunity Home issued **IFB #2404-5488** for Moving Services and Temporary Storage that closed on August 21, 2024.

IFB was published on multiple websites

Directly solicited to **226** vendors

Five bids were received

Evaluation criteria included:

- Purchase price
- Reputation of the bidder and their goods or services
- Quality of the goods or services, including past performance
- 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 awards to Armstrong Moving Solutions, San Antonio LLC dba The Armstrong Company, Davis Moving & Cleaning LLC, and JTB-LLC. They submitted the lowest cost to provide this service.

Procurement Process

Financial Impact

The current award recommendation for Moving Services and Temporary Storage is not expected to exceed an annual cumulative amount of **\$1,000,000**.

Award includes:

Moving and temporary storage services for tenant personal property and organization-owned property and equipment. Service shall include, but are not limited to, on-site and off-site storage containers, wrapping and packing of items to be moved, photos of property before and at completion of each move, set up of furniture at new location.

Questions?



BOARD OF COMMISSIONERS
Special Board Meeting

RESOLUTION 6575, AUTHORIZING THE AWARD OF A CONTRACT FOR A SELF-MANAGED PHASE III ENERGY PERFORMANCE CONTRACT (EPC) AND RATE REDUCTION INCENTIVE (RRI) PROJECT DEVELOPMENT AND APPLICATION SERVICES TO GROUP 14 ENGINEERING (DBE, SBE, WBE) THROUGH BROCKTON HOUSING AUTHORITY FOR AN AMOUNT NOT TO EXCEED \$816,300; FOR A PERIOD OF 18 MONTHS

DocuSigned by:
Michael Reyes

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Michael Reyes
Acting President and CEO

DocuSigned by:
George Ayala

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George Ayala
Director of Procurement

DocuSigned by:
Hector Martinez

ABBB9B06737A4D3...
Hector Martinez
Director of Construction Services
and Sustainability

DocuSigned by:
Michael Lopez

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Michael Lopez
Construction and Sustainability
Program Manager

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6575, authorizing the award of a contract for a self-managed Phase III Energy Performance Contract (EPC) and Rate Reduction Incentive (RRI) project development and application services to Group 14 Engineering (DBE, SBE, WBE) through Brockton Housing Authority for an amount not to exceed \$816,300; for a period of 18 months.

SUMMARY:

Opportunity Home has secured a Solar for All program award and requires the services of a firm for self-managed EPC III and RRI project development and application services.

Upon notice to proceed with a self-managed EPC and RRI application, Group 14 will execute the investment grade audit and associated HUD technical checklist tasks:

- Compile utility bill data and complete consumption baseline analysis
- Audit “report period” utility bill data to ensure completeness and accuracy
- Determine actual average and “marginal” utility rates
- Audit the three-year “rolling baseline” of utility consumption for completeness and accuracy
- Determine if any baseline adjustments are necessary to account for capital improvements completed using federal funds (CFP/ARRA) over the baseline period and provide calculations and narratives to support all required baselines and adjustments
- Identify baseline distortions related to weather, occupancy, or other factors
- Calculate pre- and post-EPC utility allowances for all resident-paid utilities, per the methodology outlined in the HUD Utility Allowance Guidebook
- Analyze all potential ECMs based on physical needs and utility savings potential
- Estimate the value of utility savings by measure
- Estimate the cost of implementation by measure

- Review past pricing/invoices for similar efforts
- Compute simple payback for each potential measure
- Rank all potential measures based on simple payback, the urgency of the physical need, and potential operating cost savings; operational costs cannot be captured as EPC savings, but are of real value to the PHA, so they are considered
- Identify the final bundle of ECMs based on resident input and working with project managers, maintenance, and capital/development staff
- Complete DRAFT Investment Grade Audit
- Develop bid specifications for all selected ECMs; specifications will be developed to align with Inflation Reduction Act rebate requirements
- Coordinate with the PHA maintenance staff and relevant leadership team to review and comment on operating and maintenance concerns or preferences, training requirements, etc.
- Issue final investment-grade audit
- Task: Procurement of EPC Team

Group14 will also be assisting Opportunity Home with the procurement of other EPC team members as the lead in the following procurement efforts:

- Assist with procuring a Commissioning (Cx “Commissioning Agent”) Firm if Group14 does not serve as the CxA
- Assist with procuring a General Contractor (GC) or individual trade contractors and any other design professionals required to develop final pricing and construct the project

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 competitive solicitation in cases where the use of available contracts is appropriate and in accordance with Opportunity Home procurement policies.

On May 2, 2022, Brockton Housing Authority issued a Request For Proposals for Measurement and Verification (M&V) services that closed on May 18, 2022. Group 14 Engineering, PBC was awarded a contract effective June 1, 2022; for a period of one year with the option to renew up to four additional one-year terms. Opportunity Home is requesting approval to “join” or “piggyback” onto this awarded contract for the organization’s Energy Performance Contract (EPC III) and Rate Reduction Incentive (RRI) project development and application services.

COMPANY PROFILE:

Group 14 Engineering was established in 1992 and is headquartered in Denver, Colorado. This firm has been certified as a DBE, SBE, and WBE by the City and County of Denver and the Women’s Business Enterprise National Council (WBENC). Group 14 is an energy efficiency and sustainability consultant that has worked with affordable housing providers performing services to include, but not limited to, measurement and verification services, EPC consulting services, residential and multi-family energy audits, commissioning and re-commissioning services, bid specifications, energy design assistance, utility allowance development, resident engagement, green operations and maintenance (O&M) training, and sustainability consulting. They have worked with housing authorities including, but not limited to, Albuquerque Housing Authority, Chattanooga Housing Authority, Contra Costa Housing Authority, DC Housing Authority, Denver Housing Authority, Lakewood Housing Authority, Santa Fe Housing Authority, Topeka Housing

Authority, Trenton Housing Authority, New York Housing Authority, Wilmington Housing Authority, and York Housing Authority.

PRIOR AWARDS:

Group 14 Engineering is currently under contract with Opportunity Home for EPC measurement and verification, energy audit and utility allowance study, home energy rater for Snowden, and home energy rater for Alazan. They have received prior contract awards, including commissioning services for Victoria Plaza and construction management/commissioning agent for the organization's EPC II. They also worked as sub-consultants through the Denver Housing Authority for the organization's self-managed EPC I and II. Group 14 has continually surpassed expectations in service delivery and final product, and they are familiar with the organization's expectations.

CONTRACT OVERSIGHT:

Hector Martinez, Director of Construction Services and Sustainability

STRATEGIC OUTCOMES:

Supports all strategic outcomes

ATTACHMENTS:

Resolution 6575

Slides

**Opportunity Home San Antonio
Resolution 6575**

RESOLUTION 6575, AUTHORIZING THE AWARD OF A CONTRACT FOR A SELF-MANAGED PHASE III ENERGY PERFORMANCE CONTRACT (EPC) AND RATE REDUCTION INCENTIVE (RRI) PROJECT DEVELOPMENT AND APPLICATION SERVICES TO GROUP 14 ENGINEERING (DBE, SBE, WBE) THROUGH BROCKTON HOUSING AUTHORITY FOR AN AMOUNT NOT TO EXCEED \$816,300; FOR A PERIOD OF 18 MONTHS

WHEREAS, Opportunity Home has secured a Solar for All program award and requires the services of a firm for self-managed EPC III and RRI project development and application services; 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; and

WHEREAS, on May 2, 2022, Brockton Housing Authority issued a Request For Proposals for Measurement and Verification (M&V) services that closed on May 18, 2022. Group 14 Engineering, PBC was awarded a contract effective June 1, 2022; for a period of one year with the option to renew up to four additional one-year terms; and

WHEREAS, Opportunity Home is requesting approval to “join” or “piggyback” onto this awarded contract for the organization’s self-managed Energy Performance (EPC III) and Rate Reduction Incentive (RRI) project development and application services.

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

- 1) Approves Resolution 6569, authorizing the award of a contract for a self-managed Phase III Energy Performance Contract (EPC) and Rate Reduction Incentive (RRI) project development and application services to Group 14 Engineering (DBE, SBE, WBE) through Brockton Housing Authority for an amount not to exceed \$816,300; for a period of 18 months.
- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 9th day of October 2024.

Gabriel Lopez

Chair, Board of Commissioners

Michael Reyes

Acting President and CEO

Self Managed Phase III Energy Performance Contract (EPC) and Rate Reduction Incentive (RRI) Project Development and Application Services

Procurement Process

Procurement Process

Solicitation Process

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 is appropriate and in accordance with Opportunity Home procurement policies.

On May 2, 2022, Brockton Housing Authority issued a Request For Proposals for Measurement and Verification (M&V) services that closed on May 18, 2022.

Group 14 Engineering, PBC was awarded a contract that was effective June 1, 2022; for a period of one year with the option to renew up to four additional one-year terms.

Opportunity Home is requesting approval to “join” or “piggyback” onto this awarded contract for the organizations Energy Performance Contract (EPC III) and Rate Reduction Incentive (RRI) project development and application services.

Procurement Process

Financial Impact

The cost for the self managed Phase III Energy Performance Contract (EPC) and Rate Reduction Incentive (RRI) project development and application services is not expected to exceed an amount of **\$816,300**.

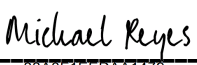
Award includes:

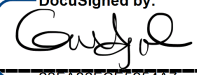
Self Managed Energy Performance Contract (EPC) to include investment grade audit and Rate Reduction Incentive (RRI) Application Services


Questions?

**BOARD OF COMMISSIONERS
Special Board Meeting**

RESOLUTION 6582, AUTHORIZING THE EXPENDITURE OF ADDITIONAL FUNDS FOR LEAD REMOVAL AT LINCOLN HEIGHTS COURTS AND RIVERSIDE APARTMENTS TO GERLOFF COMPANY, INC. FOR AN AMOUNT NOT TO EXCEED \$300,567

DocuSigned by:

33A0F1EEDAA1479...
Michael Reyes
Acting President and CEO

DocuSigned by:

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George Ayala
Director of Procurement

DocuSigned by:

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Ruth Bautista
Director of Public Housing

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6582, authorizing the expenditure of additional funds for lead removal at Lincoln Heights Courts and Riverside Apartments to Gerloff Company, Inc. for an amount not to exceed \$300,567.

SUMMARY:

Opportunity Home’s Public Housing required the services of a State of Texas lead-certified professional to remove and dispose of identified deteriorated lead-based paint at Lincoln Heights Courts and Riverside Apartments. The project initially included removing and replacing 525 exterior wood doors and the removal of lead-based paint from 663 exterior window sills.

We received Board approval on June 12, 2024 (Resolution 6531), ratifying the award of a contract for this project. The cost was not expected to exceed \$1,442,723, including a base bid of \$1,202,269 and an approximate 20% contingency of \$240,454 that would only be used if additional work was required to complete this project.

On August 5, 2024, Change Order #1 to this agreement was issued for \$107,054.32, which included removing and replacing an additional 44 exterior wood doors, painting entry door jams and inside the casing, removing lead-based paint from the door frames of associated exterior door jambs, and painting the 525 entry door jambs and inside the casing that was not factored into the original award amount. The amount of \$107,054.32 was applied from the approved contingency.

The contractor has requested Change Order #2 for \$375,710 to increase the window sill count from the 663 included in the original award recommendation to 1,951.

We request approval to increase the board-approved amount for this project by \$300,567, the maximum amount allowed under Local Government Code 252.048 d). The original contract price may not be increased under this section by more than 25 percent or decreased under this section by more than 25 percent without the contractor's consent.

This will allow for the issuance of Change Order #2 for \$375,709.60, with \$58,257 remaining to cover any additional unforeseen work that may be required to complete the project.

CONTRACT OVERSIGHT:

Ruth Bautista, Director of Public Housing

STRATEGIC OUTCOMES:

Opportunity Home residents live in quality affordable housing

Opportunity Home residents feel safe

ATTACHMENTS:

Resolution 6582

Slides

**Opportunity Home San Antonio
Resolution 6582**

**RESOLUTION 6582, AUTHORIZING THE EXPENDITURE OF ADDITIONAL FUNDS FOR
LEAD REMOVAL AT LINCOLN HEIGHTS COURTS AND RIVERSIDE APARTMENTS TO
GERLOFF COMPANY, INC. FOR AN AMOUNT NOT TO EXCEED \$300,567**

WHEREAS, Opportunity Home's Public Housing required the services of a State of Texas lead-certified professional to remove and dispose of identified deteriorated lead-based paint at Lincoln Heights Courts and Riverside Apartments. The project initially included the removal and replacement of 525 exterior wood doors and the removal of lead-based paint from 663 exterior window sills; and

WHEREAS, Opportunity Home received Board approval on June 12, 2024 (Resolution 6531), ratifying the award of a contract for this project. The cost was not expected to exceed an amount of \$1,442,723, including a base bid in the amount of \$1,202,269 and an approximate 20% contingency in the amount of \$240,454 that would only be used if additional work was required to complete this project; and

WHEREAS, on August 5, 2024, Change Order #1 to this Agreement was issued in the amount of \$107,054.32, including an additional 44 exterior wood doors and painting of the 525 entry door jambs and inside casing that was not factored into the original award amount. The amount of \$107,054.32 was applied from the approved contingency; and

WHEREAS, change Order #2 has been requested by the contractor in the amount of \$375,709.60 to increase the window sill count from the 663 included in the original award recommendation to 1,951; and

WHEREAS, staff are requesting approval to increase the Board approved amount for this project by \$300,567, the maximum amount allowed under Local Government Code 252.048 d) The original contract price may not be increased under this section by more than 25 percent. The original contract price may not be decreased under this section by more than 25 percent without the consent of the contractor; and

WHEREAS, this approval will allow for the issuance of Change Order #2 in the amount of \$375,709.60 with an amount of \$58,257 remaining to allow for any additional unforeseen work that may be required to complete the project.

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

- 1) Approves Resolution 6582, authorizing the expenditure of additional funds for lead removal at Lincoln Heights Courts and Riverside Apartments to Gerloff Company, Inc. for

an amount not to exceed \$300,567.

- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 9th day of October 2024.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

Acting President and CEO

Expenditure of Additional Funds - Lead Removal at Lincoln Heights Courts and Riverside Apartments

Procurement Process

Procurement Process

Expenditure of Additional Funds

Opportunity Home's Public Housing required the services of a State of Texas lead-certified professional to remove and dispose of identified deteriorated lead-based paint at Lincoln Heights Courts and Riverside Apartments.

- June 12, 2024 (Resolution 6531), we received Board approval ratifying the award of a contract to Gerloff Company, in the amount of \$1,442,733 for this project. This amount included an approximate 20% contingency in the amount of \$240,454.
- August 5, 2024, Change Order #1 to this Agreement was issued in the amount of \$107,054.32, to add an additional 44 doors to this project and the painting of 525 entry door jambs and inside casings.
- Staff are requesting an increase in funding for this project in the amount of \$300,567 to increase the window sill count from 663 to 1,951.

Procurement Process

Financial Impact

The requested increase in funding for this project is **\$300,567**

Award includes:

Pricing for an increase in window sill count from the **663** included in the original award recommendation to **1,951**

Questions?

OPPORTUNITY HOME SAN ANTONIO

September 17, 2024

MEMORANDUM

To: Board of Commissioners
From: Michael Reyes, Acting President and CEO
Presented by: George M. Ayala, Director of Procurement
RE: Procurement Activity Report

^{DS}
MR

CURRENT SOLICITATIONS:

Currently, one Quick Quote (QQ) and two Request For Proposals (RFP) are being advertised. The QQ is for urgent care, physicals, and alcohol-drug testing services. The RFPs are for Beacon property management services and translation and interpreter services.

CLOSED/PENDING SOLICITATIONS:

Eleven (11) solicitations have closed and are currently being evaluated. The solicitations are for President and CEO and Executive Leadership Team compensation review services, water quality maintenance equipment for Beacon Communities, answering services for Beacon Communities, boiler for Villa Hermosa, consulting services and master developer for solar installation(s), Bulk pick-up services agency-wide, mowing and ground maintenance for Administrative and Public Housing properties, benefits provider, printing and mailout services, Woodhill Apartments renovation, and biohazard cleaning and related services.

SOLICITATIONS IN DEVELOPMENT:

Procurement is currently working on several advertisement solicitations. These include make-ready services for Beacon Communities; fair market rent survey; consulting services for rental market study; office cleaning services; Riverside Apartments exterior renovations; development initiative consulting services; departmental review; RAD study; strategic planning; commercial property management; pest control services for Public Housing and administrative properties; insurance broker of record commercial, casualty, and other organization insurance-related services; irrigation services; inspection, evaluation, repair, and/or stabilization of foundations; debt collection services; rent comparability study; and cabinets.

PROPOSED ACTION:

None at this time.

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Procurement Activity Report
Business Categories

Procurement Activity Report as of September 6, 2024				
Solicitations Currently being Advertised				
Opportunity Home Department	Type	Solicitation Name	Bidders Conference	Closes
Human Resources	QQ	Urgent Care, Physicals, and Alcohol-Drug Testing Services	N/A	09/18/2024
Beacon Communities	RFP	Beacon Property Management Services	N/A	09/13/2024
Public Affairs	RFP	Translation and Interpreter Services	N/A	09/13/2024
Board Items			Date Closed	
Public Housing	IFB	Generator Maintenance and Repair Services	07/30/2024	September 17, 2024 Operations and Real Estate Committee Meeting and October 9, 2024 Regular Board Meeting
Finance and Accounting	RFP	Banking Services	08/01/2024	
Organization-Wide	IFB	Tree Trimming, Pruning, and Removal Services	08/12/2024	
Organization-Wide	IFB	Welding Services Organization-Wide	08/12/2024	
Organization-Wide	IFB	Moving Services and Temporary Storage	08/21/2024	
General Services	Coop	Restroom Renovation at Central Office	N/A	
Construction Services and Sustainability	Piggy Back	Self-Managed EPC III Energy Performance Contract (EPC) and Rate Reduction Incentive (RRI)	N/A	
Public Housing	N/A	Expenditure of Additional Funds: Abatement of Hazardous Materials Lincoln and Riverside	N/A	
Solicitations Under Evaluation				
Board of Commissioners	RFP	President and CEO and Executive Leadership Team Compensation Review	04/03/2024	Procurement Negotiations, Due Diligence, and Evaluation
Beacon Communities	IFB	Water Quality Maintenance Equipment for Beacon Communities	06/18/2024	
Beacon Communities	RFP	Answering Services for Beacon Communities	07/11/2024	
Public Housing	IFB	Boiler for Villa Hermosa	07/19/2024	
Construction Services and Sustainability	RFP	Consulting Services and Master Developer for Solar Installation(s)	08/01/2024	
Organization-Wide	IFB	Bulk Pick-Up Services Agency-Wide	08/07/2024	
Public Housing	IFB	Mowing and Ground Maintenance for Administrative and Public Housing Properties	08/07/2024	
Human Resources	RFP	Benefits Provider	08/16/2024	
Operations Support	IFB	Printing and Mailout Services	09/05/2024	
Construction Services and Sustainability	RFP	Woodhill Apartments Renovation	09/05/2025	
Organization-Wide	IFB	Biohazard Cleaning and Related Services	09/06/2024	
Future Solicitations		Solicitation Name	Anticipated Month of Release	
Beacon Communities		Make-Ready Services for Beacon Communities	Department Hold	
		Fair Market Rent Survey	Department Hold	
		Consulting Services for Rental Market Study	Department Hold	
		Office Cleaning Services	Department Hold	
Construction Services and Sustainability		Riverside Apartments Exterior Renovations	Department Hold	
Development Services and Neighborhood Revitalization		Development Initiative Consulting Services	Department Hold	
Executive		Departmental Review	September 2024	
		RAD Study	September 2024	
		Strategic Planning	September 2024	
		Commercial Property Management	September 2024	
Public Housing		Pest Control Services for Public Housing and Administrative Properties	September 2024	
Risk		Insurance Broker of Record Commercial, Casualty, and Other Organizational Insurance Related Services	September 2024	
Organization-Wide		Irrigation Services	September 2024	
		Inspection, Evaluation, Repair, and/or Stabilization of Foundations	Department Hold	
		Debt Collection Services	September 2024	
		Rent Comparability Study	September 2024	
		Cabinets	September 2024	

Business Categories

Opportunity Home Department	Solicitation Name	Vendor	Amount	Date
Awards Under President and CEO Expanded Authority				
Construction Services and Sustainability	Electric Vehicle Charging Stations	Smart Charge America	\$115,340	8/12/2024
Innovative Technology	Cloud Administrator Contractor	Jose Coral	\$100,000	8/13/2024
Executive	Obsolescence Study	Dominion Environmental Group dba Due Diligence Group	\$250,000	9/4/2024
Awards Under Contracting Officer Authority				
Innovative Technology	Intranet Platform	LumApps	\$31,368	8/12/2024
Beacon Communities	Burning Tree: Breezeway Repairs	JL Bass Construction	\$50,000	8/16/2024
Risk Management	First Aid and CPR Training	Cintas	\$50,000	8/27/2024
IT Purchases (Resolution 6010 authorizing the use of Cooperative Purchasing Contracts and General Services Administration (GSA Federal Supply Schedules)				
No items under this category				

Project Name	District	Developer	Deal Type	Financing	Board Approval Date	Targeted Dated	Total Dev Cost	Estimated Developer Fees	# Units	Income Based (LNT)	PBRA	PH	PBV	Income Mix								Market
														20%	30%	40%	50%	60%	70%	80%		
Future Development Pipeline																						
Alazan Courts	D5	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0	0	0	
Springview	D2	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0	0	0	
Lincoln Courts	D1	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0	0	0	
Bristol at the Preserve (phase 1)	D4	Louis Poppoon Development Consul...	Tax Credit	4% Tax Credit & Bonds	9/24/2024	9/24/2024	\$88,600,000	\$8,956,320	348	0	0	0	0	0	52	0	0	174	122	0	0	
Bristol at the Preserve (phase 2)	D4	Louis Poppoon Development Consul...	Tax Credit	4% Tax Credit & Bonds	9/24/2024	9/24/2024	\$97,600,000	\$9,500,000	384	0	0	0	0	0	57	0	0	192	135	0	0	
La Ventana	D6	Marcus Build	PFC	TBD	TBD	9/24/2024	\$54,650,000	\$4,002,280	272	0	0	0	0	0	0	0	0	0	0	136	136	
Total							\$0	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Future Development Planned																						
Alazan Expansion	D5	Opportunity Home San Antonio	Self Developed	MTW/CoSA Bonds	12/7/2022	07/2025	\$29,116,444	\$1,000,000	88	0	0	0	88	0	0	0	0	0	0	0	0	
Victoria Commons - Townhomes	D1	Catellus Development Corporation	Private Market	TBD	9/5/2019	07/2025	TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0	0	0	
Victoria Commons - North Pond	D1	Catellus Development Corporation	Tax Credit	4% Tax Credit & Bonds	10/4/2023	07/2025	\$41,550,846	TBD	110	0	0	0	0	0	12	0	0	98	0	0	0	
Victoria Commons - South Pond	D1	Catellus Development Corporation	PFC	TBD	9/5/2019	07/2025	TBD	TBD	300	0	0	0	0	0	0	0	0	30	0	120	150	
Total							\$70,667,290	\$1,000,000	498	0	0	0	88	0	12	0	0	128	0	120	150	
Board Approved Bond Inducement - Potential Partnership																						
Augustine @ Palo Alto Phase 1	D4	Louis Poppoon Development Consul...	Tax Credit	4% Tax Credit & Bonds	12/6/2023	05/2025	\$81,179,517	\$2,380,305	348	0	0	0	0	0	52	0	0	174	122	0	0	
Augustine @ Palo Alto Phase 2	D4	Louis Poppoon Development Consul...	Tax Credit	4% Tax Credit & Bonds	12/6/2023	08/2026	\$84,260,546	\$2,546,753	372	0	0	0	0	0	56	0	0	186	130	0	0	
Riverbreeze	D4	Kittle Properties	Tax Credit	4% Tax Credit & Bonds	6/12/2024	12/2024	\$66,000,373	\$2,318,525	264	0	0	0	0	0	27	0	0	158	79	0	0	
Total							\$165,440,063	\$4,927,058	720	0	0	0	0	0	108	0	0	360	252	0	0	
Under Construction																						
Josephine	D1	LYND	PFC	Conventional Loan	8/13/2020	08/2024	\$75,058,518	\$250,000	259	0	0	0	0	0	0	0	0	26	0	104	129	
Snowden Road	D7	Opportunity Home San Antonio	Self Developed (Tax Cre...	9% Tax Credits	9/7/2022	09/2024	\$35,587,443	\$2,599,000	135	54	0	0	0	0	14	0	26	41	0	0	0	
Palo Alto	D4	Streamline	Tax Credit	4% Tax Credit/Bonds/HUD 221(d)(4)	4/6/2022	12/2024	\$71,503,356	\$7,316,020	336	0	0	0	0	0	16	16	32	244	28	0	0	
The Baltazar (Fiesta Trails)	D8	The NRP Group	Tax Credit	9% Tax Credits	3/1/2023	12/2024	\$20,932,039	\$425,000	60	0	0	0	0	0	18	0	12	30	0	0	0	
Potranco	D4	LYND	PFC	Conventional Loan	12/3/2020	12/2024	\$67,914,812	\$250,000	360	0	0	0	0	0	0	0	0	36	0	144	180	
Vista at Silver Oaks	D9	Atlantic Pacific Companies	Tax Credit	9% Tax Credits	4/3/2023	01/2025	\$28,147,350	\$2,361,340	76	0	0	0	0	0	8	0	22	46	0	0	0	
Vista at Reed	D6	Atlantic Pacific Companies	Tax Credit	9% Tax Credits	12/6/2023	06/2025	\$21,724,320	\$721,544	56	0	0	0	0	2	4	0	13	36	0	0	1	
Westside Reinvestment Initiative (WRI)	D5	Opportunity Home San Antonio	Self Developed	Hope VI/Sale Proceeds/CoSA Bonds	3/1/2023	02/2026	\$4,775,795	\$0	25	0	0	0	0	0	0	0	0	5	0	20	0	
Total							\$325,643,633	\$13,922,904	1,307	54	0	0	0	2	60	16	105	464	28	268	310	
Stabilization/Lease-Up																						
Bristol at Somerset	D4	Louis Poppoon Development Consul...	Tax Credit	4% Tax Credit & Bonds	5/6/2021	06/2024	\$63,331,807	\$7,500,000	348	0	0	0	0	0	0	0	0	348	0	0	0	
Seven07 Lofts (Copernicus)	D2	The NRP Group	Tax Credit	4% Tax Credit & Bonds	4/1/2021	07/2024	\$55,389,378	\$6,009,000	318	0	0	0	0	0	0	17	17	267	17	0	0	
Frontera Crossing (Watson)	D4	The NRP Group	Tax Credit	4% Tax Credit & Bonds	4/1/2021	08/2024	\$60,567,278	\$6,803,000	348	0	0	0	0	0	0	18	18	294	18	0	0	
100 Labor	D1	Franklin Development	Beacon Communities	HUD 221(d)(4)	6/4/2020	03/2025	\$52,438,321	\$3,318,932	213	0	44	0	0	0	0	0	0	0	0	0	169	
Horizon Pointe	D2	Integrated Realty Group, Inc.	Tax Credit	4% Tax Credit/Bonds/HUD 221(d)(4)	10/7/2021	12/2024	\$65,554,809	\$2,684,692	312	0	0	0	0	0	20	35	106	0	151	0	0	
Total							\$297,281,593	\$26,315,624	1539	0	44	0	0	0	20	70	141	909	186	0	169	
Grand Total							\$859,032,579	\$46,165,586	4064	54	44	0	88	2	200	86	246	1861	466	388	629	
Bond Issuance Only																						
Ingram Square	D7	Related	Tax Credit	4% Tax Credit & Bonds	8/2/2023	N/A	\$170,000	N/A	120	0	0	0	0	0	0	0	60	60	0	0	0	
Total							\$170,000	\$0	120	0	0	0	0	0	0	0	60	60	0	0	0	