



BOARD OF COMMISSIONERS

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

PRESIDENT & CEO

Michael Reyes

REGULAR BOARD MEETING

1:00 p.m. | Wednesday | May 7, 2025

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

MEETING CALLED TO ORDER

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

CITIZENS TO BE HEARD

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

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

MINUTES

3. Minutes
 - Approval of the April 2, 2025, Regular Board meeting minutes
 - Approval of the April 16, 2025, Special Board meeting minutes (The Josephine Apartments)
 - Approval of the April 16, 2025, Special Board meeting minutes (Villa Tranchese Apartments)

PUBLIC HEARING

BOARD OF COMMISSIONERS

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

PRESIDENT & CEO

Michael Reyes

4. **Public Hearing** regarding Resolution 6751, approving the Creekside at Lookout aka Lookout Residences transaction, including authorizing the San Antonio Housing Facility Corporation to approve Resolution 25FAC-04-02, authorizing its participation in the Creekside at Lookout aka Lookout Residences transaction and other matters in connection therewith (Timothy E. Alcott, Executive Vice President of Development and General Counsel)

CONSENT ITEMS

5. Consideration and approval regarding Resolution 6751, approving the Creekside at Lookout aka Lookout Residences transaction, including authorizing the San Antonio Housing Facility Corporation to approve Resolution 25FAC-04-02, authorizing its participation in the Creekside at Lookout aka Lookout Residences transaction and other matters in connection therewith (Timothy E. Alcott, Executive Vice President of Development and General Counsel)
6. Consideration and approval regarding Resolution 6744, authorizing the award of contracts for pest control services for Public Housing and administrative properties to Nova Pest Control LLC (AABE, ESBE, MBE, SBE), Pied Piper Pest Control Services, LLC (ESBE, HABE, MBE, SBE, WBE), and World Wide Pest Control Services, Inc. (HABE, MBE, SBE, WBE, HUB) 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; Ruth Bautista, Director of Public Housing)
7. Consideration and approval regarding Resolution 6745, authorizing the award of a contract for access control and security cameras to Lakeway Security (HABE) for an amount not to exceed \$1,233,675 for year one and \$66,200 for years two through five for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Jo Ana Alvarado, Chief Information Officer)
8. Consideration and approval regarding Resolution 6746, authorizing the award of contracts for bulk pick-up services organization-wide to Bulk Away (AABE), Will-Luc Enterprises dba Junk King San Antonio (WBE, Section 3 Business), Go About Doing Good Corporation dba Junk Shot of San Antonio North, and R&J Muniz Remodeling (HABE, Section 3 Business) 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; Ruth Bautista, Director of Public Housing; Victoria Febus, Director of Affordable Housing Communities)

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|------------------------|--------------------------------|---|---------------------------------|--|------------------------------|-------------------------------|

PRESIDENT & CEO

Michael Reyes

9. Consideration and approval regarding Resolution 6752, authorizing the award of contracts for purchase, installation, maintenance, and repair of residential HVAC systems to Air Stream General Construction Co., Inc. dba Air Stream Heating & A/C (DBE, HABE, MBE, SBE HUB), JRV Home Services (HABE), MJTR Contractors Ltd dba J National, and Premier Solutions, LLC for an annual cumulative amount not to exceed \$4,000,000; 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; Victoria Febus, Director of Affordable Housing Communities)

INDIVIDUAL ITEM

10. Consideration and approval regarding Resolution 6765, authorizing the award of a contract for Lead Hazard Removal at Cassiano Homes to RNDI Companies, Inc. (DBE, MBE, WBE, SBE, HUB) for an amount not to exceed \$1,333,450 (George Ayala, Director of Procurement; Ruth Bautista, Director of Public Housing)

DISCUSSION ITEMS

11. President's Report
 - Spotlights
 - Event Recaps
 - Updates
 - Upcoming Events

CLOSED SESSION

12. Closed Session

Personnel/Consultation with Attorney

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

- Consultation with attorney and consideration of employment contract for President and CEO

13. Adjournment

Posted on: 4/30/2025 5:00 PM



JOIN MEETING
Central Office
818 S. Flores St.
San Antonio, TX 78204

BOARD OF COMMISSIONERS

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

PRESIDENT & CEO

Michael Reyes

*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."



A COMMUNITY OF POSSIBILITIES

MINUTES OF OPPORTUNITY HOME SAN ANTONIO REGULAR BOARD MEETING

Meeting Called to Order

I. Call to Order

Chair Lopez called the Regular Board Meeting of Opportunity Home San Antonio to order at 1:01 PM CDT on April 2, 2025. The meeting was held at the Opportunity Home San Antonio Central Office at 818 S. Flores St., San Antonio, TX 78204.

Board Members Present:

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

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

Michael Reyes, Acting President and CEO; Aiyana Longoria, Chief Strategy, Data, and Innovation Officer; Lorraine Robles, Chief Real Estate Development Officer; Miranda Castro, Chief Asset Management Officer; Jo Ana Alvarado, Chief Information Officer; Timothy E. Alcott, Executive Vice President for Development and General Counsel; and Hector Martinez, Senior Director of Construction Services and Sustainability.

Interpreter, Universe Technical Translation, Inc.

Board Members Absent:

None.

Quorum:

A quorum was established with seven (7) voting members present.

Main Motion Regarding Closed Session

With no objections, the Board Chair tabled agenda items 2-15 and took up Item 16. Closed Session.

Action Regarding Closed Session

Attorney Doug Poneck read the Board into Closed Session.

Chair Lopez recessed the Regular Board meeting and entered into Closed Session at 1:05 PM CDT.

Closed Session

XVI. Closed Session

Personnel/Consultation with Attorney



A COMMUNITY OF POSSIBILITIES

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

- Discussion and consultation with attorney regarding CEO search and related matters.

Real Estate/Consultation with Attorney

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

- Consultation with attorney and discussion regarding pending funding proposal with the City of San Antonio.

Action Regarding Closed Session

The Board returned from Closed Session, and Chair Lopez called the meeting to order at 5:27 PM CDT.

With no objections, the Board Chair took up tabled agenda items 2-15.

Citizens to be Heard

II. Citizens to be Heard

Citizens wishing to speak on any issues, including those unrelated to items posted on the agenda, were given three minutes to do so. No (0) citizens signed up to speak, no (0) citizens spoke, and no (0) citizens ceded their time.

Minutes

III. Minutes

Vice Chair Casillas moved to approve the March 6, 2025, Regular Board meeting minutes and the March 18, 2025, Special Board meeting minutes. Commissioner Powell seconded the motion. The motion carried with seven (7) in favor and none against by a voice vote.

Consent Items

IV. Resolution 6726

Consideration and approval regarding Resolution 6726, authorizing the proposed 2025-2026 Moving To Work (MTW) Agency plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), Capital Fund Program Plan, Five-Year Capital Improvement and Development Plan, and the Family



Self-Sufficiency (FSS) Program Action Plan (Aiyana Longoria, Chief Strategy, Data, and Innovation Officer)

Main Motion Regarding Resolution 6726

With no objections, the Board Chair tabled Resolution 6726 for further discussion following the consent agenda.

V. Resolution 6728

Consideration and approval regarding Resolution 6728, authorizing the San Antonio Housing Facility Corporation to approve inducement resolutions for the proposed tax credit and tax-exempt bond financing of the Pearsall Place Apartments (Lorraine Robles, Chief Real Estate Development Officer)

VI. Resolution 6733

Consideration and approval regarding Resolution 6733, authorizing the San Antonio Housing Facility Corporation to approve the inducement resolution for the proposed 4% low-income housing tax credit project to be known as Emberstone Apartments (Lorraine Robles, Chief Real Estate Development Officer)

VII. Resolution 6732

Consideration and approval regarding Resolution 6732, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Notes (Riverbreeze Apartments), Series 2025 (the "Notes"); (ii) Las Varas Public Facility Corporation to approve a Resolution 25LVPFC-03-04 authorizing the Notes; (iii) San Antonio Housing Facility Corporation to approve a Resolution 25FAC-03-03 authorizing its participation in the Riverbreeze Apartments Transaction; and (iv) other matters in connection therewith (Lorraine Robles, Chief Real Estate Development Officer)

VIII. Resolution 6737

Consideration and approval regarding Resolution 6737, inducing the participation of San Antonio Housing Facility Corporation to serve as the sole member of the general partner, landowner, and general contractor for the Lakeside Lofts Transaction; and authorizing all filings and agreements with the Texas Department of Housing and Community Affairs in connection with applications for low-income housing tax credits; and authorizing the negotiation and execution of a memorandum of understanding; and other matters in connection therewith (Lorraine Robles, Chief Real Estate Development Officer)

IX. Resolution 6734

Consideration and approval regarding Resolution 6734, authorizing a subordinate loan in the approximate amount of \$710,000 for the Gardens at San Juan (San Juan III) Apartments Project, which may be funded by Moving To Work Funds; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)



A COMMUNITY OF POSSIBILITIES

X. Resolution 6735

Consideration and approval regarding Resolution 6735, inducing the Rosemont at Highland Park Apartments Partnership with an affiliate of LXMI Capital, LLC, located at approximately 1303 Rigsby Avenue; the formation of limited liability company(ies) to serve as landowner, general partner and/or general contractor for such project; and authorizing the negotiation and execution of a term sheet; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)

XI. Resolution 6736

Consideration and approval regarding Resolution 6736, inducing the Costa Valencia Apartments Partnership with an affiliate of LXMI Capital, LLC, located at approximately 6303 Old Highway 90 W; the formation of limited liability company(ies) to serve as landowner, general partner, and/or general contractor for such project; and authorizing the negotiation and execution of a term sheet; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)

XII. Resolution 6738

Consideration and approval regarding Resolution 6738, authorizing the expenditure of additional funds for ongoing wifi connectivity services at various communities to GetWireless, Inc. dba Dojo for an amount not to exceed \$500,000; through October 31, 2026 (Jo Ana Alvarado, Chief Information Officer)

Main Motion Regarding Items 5-12

Moved by Vice Chair Casillas. Seconded by Commissioner Garcia-Diaz. The motion was carried with seven (7) in favor and none against by a voice vote.

With no objections, the Board Chair took up Resolution 6726.

IV. Resolution 6738

Consideration and approval regarding Resolution 6726, authorizing the proposed 2025-2026 Moving To Work (MTW) Agency plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), Capital Fund Program Plan, Five-Year Capital Improvement and Development Plan, and the Family Self-Sufficiency (FSS) Program Action Plan (Aiyana Longoria, Chief Strategy, Data, and Innovation Officer)

Main Motion Regarding Resolution 6726

Moved by Commissioner Powell. Seconded by Commissioner Ankamah Burford. The motion was carried with seven (7) in favor and none against by a voice vote.



Individual Items

XIII. Resolution 6739

Consideration and approval regarding Resolution 6739, authorizing the expenditure of funds, which may include Moving to Work funds, in the approximate amount of \$1,100,000 for the Midcrown Senior Pavilion Apartments Project; further authorizing San Antonio Housing Facility Corporation to approve Resolution 25FAC-04-01 authorizing an amendment to the San Antonio Housing Facility Corporation Multifamily Housing Revenue Note (Midcrown Senior Pavilion), Series 2023; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)

Main Motion Regarding Resolution 6739

Moved by Commissioner Powell. Seconded by Commissioner Ankamah Burford. The motion was carried with seven (7) in favor and none against by a voice vote.

XIV. Resolution 6743

Consideration and approval regarding Resolution 6743, authorizing Opportunity Home San Antonio to sign an interlocal agreement with Harris County as a subrecipient of the Solar For All grant received from the Environmental Protection Agency (Timothy E. Alcott, Executive Vice President for Development and General Counsel; Hector Martinez, Senior Director of Construction Services and Sustainability)

Main Motion Regarding Resolution 6743

Moved by Commissioner Powell. Seconded by Commissioner Garcia-Diaz. The motion was carried with seven (7) in favor and none against by a voice vote.

Main Motion Regarding the Selection of the President and CEO

Vice Chair Casillas moved that the Board of Commissioners select Michael Reyes as Opportunity Home's President and CEO to be effective upon the successful negotiation of a contract and that the Board Chair negotiate the contract terms as discussed in closed session with a final contract to be presented for approval by the Board. Seconded by Commissioner Contreras. The motion was carried with seven (7) in favor and none against by a voice vote.

Commissioners Ankamah Burford and Garcia exited the meeting.

Action Regarding Recess

With no objections, the Board recessed the Regular Board meeting at 5:44 PM CDT, and entered into the Las Varas Public Facility Corporation and San Antonio Housing Facility Corporation meetings.

The Board returned from recess at 5:47 PM CDT.



A COMMUNITY OF POSSIBILITIES

Discussion Item

XV. President's Report

- Spotlights
- Event Recaps
- Updates
- Upcoming Events

XVI. Adjournment

Main Motion Regarding Adjournment

Moved by Commissioner Contreras. Seconded by Commissioner Garcia-Diaz. The motion carried with five (5) in favor and none against by a voice vote.

The meeting adjourned at 5:53 PM CDT.

ATTEST:

Gabriel Lopez
Chair, Board of Commissioners

Date

Michael Reyes
President and CEO

Date



A COMMUNITY OF POSSIBILITIES

MINUTES OF OPPORTUNITY HOME SAN ANTONIO SPECIAL BOARD MEETING

Meeting Called to Order

I. Call to Order

Chair Lopez called the Special Board Meeting of Opportunity Home San Antonio to order at 11:45 AM CDT on April 16, 2025. The meeting was held at The Josephine Apartments 120 West Josephine Street San Antonio, TX 78212.

Board Members Present:

Chair Gabriel Lopez, Vice Chair Gilbert Casillas, Barbara Ankamah Burford, Janet Garcia, and Estrellita Garcia-Diaz

Adviser Present:

None

Guests Present:

Michael Reyes, President and CEO; Timothy E. Alcott, Executive Vice President for Development and General Counsel; Diana Fiedler, Executive Vice President and Chief Financial Officer; Muriel Rhoder, Executive Vice President and Chief Administrative Officer; Jo Ana Alvarado, Chief Information Officer; Miranda Castro, Chief Asset Management Officer; Aiyana Longoria, Chief Strategy, Data, and Innovation Officer; Jose Mascorro, Chief Operating Officer; Teresa Menendez Myers, Chief of Staff; and Lorraine Robles, Chief Real Estate and Development Officer.

Board Members Absent:

Dalia Contreras and Leilah Powell

Quorum:

A quorum was established with five (5) voting members present.

II. Citizens to be Heard

Citizens are provided three minutes each to speak to any agenda item. There were no (0) citizens signed up to speak; no (0) citizens spoke; no citizens ceded their time.

Discussion Item

III. Guided tour and discussion regarding The Josephine Apartments

IV. Adjournment

Main Motion Regarding Adjournment

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



The Board adjourned the meeting at 12:21 PM CDT.

ATTEST:

Gabriel Lopez
Chair, Board of Commissioners

Date

Michael Reyes
President and CEO

Date



A COMMUNITY OF POSSIBILITIES

MINUTES OF OPPORTUNITY HOME SAN ANTONIO SPECIAL BOARD MEETING

Meeting Called to Order

I. Call to Order

Chair Lopez called the Special Board Meeting of Opportunity Home San Antonio to order at 1:07 PM CDT on April 16, 2025. The meeting was held at Villa Tranchese Apartments, 307 Marshall St, San Antonio, TX 78212.

Board Members Present:

Chair Gabriel Lopez, Vice Chair Gilbert Casillas, Barbara Ankamah Burford, Dalia Contreras, Estrellita Garcia-Diaz, Janet Garcia, and Leilah Powell.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

Michael Reyes, Acting President and CEO; George Ayala, Director of Procurement; Ruth Bautista, Director of Public Housing; Jo Ana Alvarado, Chief Information Officer; Victoria Febus, Director of Affordable Housing Communities; Timothy E. Alcott, Executive Vice President of Development and General Counsel; Lorraine Robles, Chief Real Estate and Development Officer; Jose Mascorro, Chief Operating Officer; Susan Ramos-Sossaman, Director of Community Development Initiatives; and Joe Ibarra, Network Administrator.

Christopher Tamez, Chief Executive Officer, Lakeway Security.

Interpreter, Universe Technical Translation, Inc.

Board Members Absent:

None.

Quorum:

A quorum was established with seven (7) voting members present.

Citizens to be Heard

II. Citizens to be Heard

Citizens wishing to speak on any issues, including those unrelated to items posted on the agenda, were given three minutes to do so. Three (3) citizens signed up to speak, two (2) citizens spoke, and no (0) citizens ceded their time.

1:10 PM CDT - Commissioner Estrellita Garcia-Diaz entered the meeting.

Individual Items



A COMMUNITY OF POSSIBILITIES

III. Resolution 6744

Consideration and appropriate action regarding Resolution 6744, authorizing the award of contracts for pest control services for Public Housing and administrative properties to Nova Pest Control LLC (AABE, ESBE, MBE, SBE), Pied Piper Pest Control Services, LLC (ESBE, HABE, MBE, SBE, WBE), and World Wide Pest Control Services, Inc. (HABE, MBE, SBE, WBE, HUB) 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; Ruth Bautista, Director of Public Housing)

Main Motion Regarding Resolution 6744

Moved by Commissioner Contreras. Seconded by Commissioner Garcia. The motion was carried with seven (7) in favor and none against by a voice vote.

IV. Resolution 6745

Consideration and appropriate action regarding Resolution 6745, authorizing the award of a contract for access control and security cameras to Lakeway Security (HABE) for an amount not to exceed \$1,233,675 for year one and \$66,200 for years two through five for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Jo Ana Alvarado, Chief Information Officer)

Main Motion Regarding Resolution 6745

Moved by Chair Casillas. Seconded by Commissioner Garcia. The motion was carried with seven (7) in favor and none against by a voice vote.

V. Resolution 6746

Consideration and appropriate action regarding Resolution 6746, authorizing the award of contracts for bulk pick-up services organization-wide to Bulk Away (AABE), Will-Luc Enterprises dba Junk King San Antonio (WBE, Section 3 Business), Go About Doing Good Corporation dba Junk Shot of San Antonio North, and R&J Muniz Remodeling (HABE, Section 3 Business) 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; Ruth Bautista, Director of Public Housing; Victoria Febus, Director of Affordable Housing Communities)

Main Motion Regarding Resolution 6746

Moved by Commissioner Garcia-Diaz. Seconded by Chair Casillas. The motion was carried with seven (7) in favor and none against by a voice vote.

1:51 PM CDT - Commissioner Dalia Contreras exited the meeting.



A COMMUNITY OF POSSIBILITIES

VI. Resolution 6752

Consideration and appropriate action regarding Resolution 6752, authorizing the award of contracts for purchase, installation, maintenance, and repair of residential HVAC systems to Air Stream General Construction Co., Inc. dba Air Stream Heating & A/C (DBE, HABE, MBE, SBE HUB), JRV Home Services (HABE), MJTR Contractors Ltd dba J National, and Premier Solutions, LLC for an annual cumulative amount not to exceed \$4,000,000; 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; Victoria Febus, Director of Affordable Housing Communities)

Main Motion Regarding Resolution 6752

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

1:57 PM CDT - Commissioner Dalia Contreras returned to the meeting.

VII. Resolution 6751

Consideration and appropriate action regarding Resolution 6751, approving the Creekside at Lookout aka Lookout Residences transaction, including authorizing the San Antonio Housing Facility Corporation to approve the Resolution 25FAC-04-02, authorizing its participation in the Creekside at Lookout aka Lookout Residences transaction and other matters in connection therewith (Timothy E. Alcott, Executive Vice President of Development and General Counsel)

Main Motion Regarding Resolution 6751

Moved by Chair Casillas. Seconded by Commissioner Ankamah Burford. The motion was carried with seven (7) in favor and none against by a voice vote.

Discussion Items

VIII. Update and discussion regarding Opportunity Home Developments (Lorraine Robles, Chief Real Estate and Development Officer)

IX. Update and discussion regarding Community Development Initiatives (CDI) (Jose Mascorro, Chief Operating Officer; Susan Ramos-Sossaman, Director of Community Development Initiatives)

Action Regarding Recess

With no objections, the Board recessed the Special Board meeting at 2:53 PM CDT, and entered into the San Antonio Housing Facility Corporation meeting.

The Board returned from recess at 2:55 PM CDT.



A COMMUNITY OF POSSIBILITIES

Action Regarding Closed Session

Attorney Doug Poneck read the Board into Closed Session.

Chair Lopez recessed the Regular Board meeting and entered into Closed Session at 2:57 PM CDT.

Closed Session

X. Closed Session

Personnel/Consultation with Attorney

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

- Consultation with attorney and consideration of employment contract for President and CEO.

Action Regarding Closed Session

The Board returned from Closed Session, and Chair Lopez called the meeting to order at 4:11 PM CDT.

Report

- Procurement Activity Report

Resource

- Developments Overview Table

XI. Adjournment

Main Motion Regarding Adjournment

Moved by Chair Casillas. Seconded by Commissioners Garcia and Garcia-Diaz. The motion carried with seven (7) in favor and none against by a voice vote.

The meeting adjourned at 4:11 PM CDT.

ATTEST:

Gabriel Lopez
 Chair, Board of Commissioners

Date




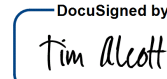
Michael Reyes
President and CEO

Date

**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6751, APPROVING THE CREEKSIDE AT LOOKOUT AKA LOOKOUT RESIDENCES TRANSACTION, INCLUDING AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE RESOLUTION 25FAC-04-02, AUTHORIZING ITS PARTICIPATION IN THE CREEKSIDE AT LOOKOUT AKA LOOKOUT RESIDENCES TRANSACTION AND OTHER MATTERS IN CONNECTION THEREWITH

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Michael Reyes
President and CEO

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Timothy Alcott
Executive Vice President of Development
and General Counsel

REQUESTED ACTION:

Consideration and approval regarding Resolution 6751, approving the Creekside at Lookout aka Lookout Residences transaction, including authorizing the San Antonio Housing Facility Corporation to approve the Resolution 25FAC-04-02, authorizing its participation in the Creekside at Lookout aka Lookout Residences transaction and other matters in connection therewith.

SUMMARY:

Opportunity Home seeks approval to undertake the Creekside at Lookout aka Lookout Residences transaction (the “Project”) for the acquisition of land and construction of a new multifamily development in partnership with Athena Domain Inc. or an affiliate thereof (the “Developer”). The approval request includes entrance into debt and equity financing for the Project. The Project consists of 232 multifamily housing units with the following affordability: 24 units will be set aside for individuals and families earning up to 60% of AMI, 93 units will be set aside for individuals and families earning less than 80% of AMI, and 115 units will be set as market-rate units.

The Project will be located at 15407 Lookout Rd., San Antonio, Texas, on land currently owned by the Developer. San Antonio Housing Facility Corporation (“SAHFC”) will acquire the land and improvements, once constructed, and immediately lease the land and improvements to Creekside MF P3, LP (the “Partnership”) pursuant to a long-term lease agreement. An affiliate of the Developer will be the Partnership’s general partner, and a subsidiary of SAHFC will be the special limited partner of the Partnership pursuant to a partnership agreement.

The total development cost is to be approximately \$49,000,000. Financing will be provided by Mason Joseph, LLC or an affiliate thereof using a loan in an amount not to exceed \$50,000,000, which may be insured by the U.S. Department of Housing and Urban Development

OPPORTUNITY HOME SAN ANTONIO

May 7, 2025

under the Section 221(d)(4) program, for the acquisition, development, and long-term operations of the Project. No financing from SAHFC or any affiliate is needed. The Developer will provide all required guaranties for the financing.

We are targeting a closing date in Q4 2025.

The Board is being asked to authorize all actions now understood to be necessary to finance, construct, acquire, own, and operate the Project.

The attached Resolutions approve SAHFC to participate in and enter into documentation for the Project.

STRATEGIC OUTCOMES:

Residents have a sufficient supply of affordable housing options.

Residents live in quality affordable housing.

ATTACHMENTS:

Resolution 6751

Resolution 25FAC-04-02

Slides

**Opportunity Home San Antonio
Resolution 6751**

RESOLUTION 6751, APPROVING THE CREEKSIDE AT LOOKOUT AKA LOOKOUT RESIDENCES TRANSACTION, INCLUDING AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE RESOLUTION 25FAC-04-02 AUTHORIZING ITS PARTICIPATION IN THE CREEKSIDE AT LOOKOUT AKA LOOKOUT RESIDENCES TRANSACTION AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, aka 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 San Antonio Housing Facility Corporation (“SAHFC”); and

WHEREAS, SAHFC, 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, SAHFC desires to participate in the acquisition, ownership, development, construction, and operation of a multifamily residential apartment community consisting of approximately 232 units and associated amenities to be known as the Creekside at Lookout, aka Lookout Residences (the “Project”), and to be located on certain real property located at or about 15407 Lookout Road, San Antonio, Texas 78233 (the “Land,” and together with the Project, the “Property”) in collaboration with Athena Domain Inc., or an affiliate thereof (the “Developer”); and

WHEREAS, SAHFC will acquire the Property and will lease the Property to the Creekside MF P3, LP, a Texas limited partnership (the “Partnership”), pursuant to a long-term lease agreement to allow for the Partnership’s operation of the Project; and

WHEREAS, a wholly-owned subsidiary limited liability company of SAHFC will serve as the special limited partner of the Partnership, and a single-asset entity affiliate of the Developer will serve as the general partner of the Partnership; and

WHEREAS, the acquisition, development, and construction of the Project will be financed using equity and a conventional loan, which may be insured by the U.S. Department of Housing and Urban Development under the Section 221(d)(4) program (collectively, the “Financing”); and

WHEREAS, the parties intend that, based on the contemplated transaction and participation by SAHFC, the Property will be fully exempt from property taxes pursuant to Section 303 of the Texas Local Government Code; and

WHEREAS, in order to save costs associated with sales taxes on construction materials, SAHFC may serve as the general contractor for the construction of the Project; 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 operate the Project.

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

- 1) Approves the Project.
- 2) Approves Resolution 25FAC-04-02, authorizing the transactions for the Project and the participation of SAHFC or an affiliate thereof in the Project.
- 3) Authorizes Officers of the Authority, or any of them each in their individual capacity, 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.

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 7th day of May 2025.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 25FAC-04-02**

The undersigned officer of the San Antonio Housing Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas ("SAHFC"), hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on May 7, 2025 (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 25FAC-04-02, APPROVING THE CREEKSIDE AT LOOKOUT
AKA LOOKOUT RESIDENCES TRANSACTION, INCLUDING THE EXECUTION
OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION;
AUTHORIZING THE ACQUISITION OF THE PROPERTY FOR THE
TRANSACTION AND THE LEASE OF SUCH PROPERTY FOR THE
TRANSACTION; AUTHORIZING THE ACQUISITION OF A PARTNERSHIP
INTEREST IN MF P3, LP; 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 SAHFC.

SIGNED and SEALED this 7th day of May 2025.



Michael Reyes
Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 25FAC-04-02**

RESOLUTION 25FAC-04-02, AUTHORIZING THE CREEKSIDE AT LOOKOUT AKA LOOKOUT RESIDENCES TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTION; AUTHORIZING THE ACQUISITION OF THE PROPERTY FOR THE TRANSACTION AND THE LEASE OF SUCH PROPERTY FOR THE TRANSACTION; AUTHORIZING THE ACQUISITION OF A PARTNERSHIP INTEREST IN MF P3, LP; AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas aka 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 San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation (“SAHFC”); and

WHEREAS, SAHFC, 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, SAHFC desires to participate in the acquisition, ownership, development, construction, and operation of a multifamily residential apartment community consisting of approximately 232 units and associated amenities to be known as the Creekside at Lookout, aka Lookout Residences (the “Project”), and to be located on certain real property located at or about 15407 Lookout Road, San Antonio, Texas 78233 (the “Land”, and together with the Project, the “Property”) in collaboration with Athena Domain Inc., or an affiliate thereof (the “Developer”); and

WHEREAS, SAHFC will acquire the Property and will lease the Property to the Creekside MF P3, LP, a Texas limited partnership (the “Partnership”), pursuant to a long-term lease agreement (the “Lease”) to allow for the Partnership’s operation of the Project, and may enter into a regulatory agreement setting forth the required affordability restrictions of the Project (the “Regulatory Agreement”); and

WHEREAS, at the request of the Partnership, SAHFC has agreed to serve as the sole member of the special limited partner of the Partnership in connection with the operation of the Project (the “SLP”), with single-asset entity affiliate of the Developer acting as the sole general partner of the Partnership; and

WHEREAS, SAHFC and SLP desire to enter into certain equity documents related to the admission of the SLP and/or one or more of affiliates of Developer that may serve as an investor limited partner of the Partnership (collectively, the “ILP”), including, without limitation, an amended and restated agreement of limited partnership (the “LPA”), 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 Mason Joseph, LLC or an affiliate thereof (the “Lender”) in an amount not to exceed \$50,000,000, which may be insured by the U.S. Department of Housing and Urban Development under the Section 221(d)(4) program (the “Loan”), and in connection therewith the SAHFC may be required to enter into, execute and deliver a joinder to the deed of trust, financing statements, various assignments and pledges, 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 parties intend that, based on the contemplated transaction and participation by SAHFC, the Property will be eligible for a full exemption from property taxes pursuant to Section 303 of the Texas Local Government Code; and

WHEREAS, to reduce the cost of the Project by eliminating the sales tax on the construction materials used to build the Project, SAHFC or an affiliate thereof will serve as the general contractor and enter into any required construction contracts and ancillary documents (collectively, the “Construction Documents”); and

WHEREAS, the Board of Directors of SAHFC (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 SAHFC.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of San Antonio Housing 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, the Lease, the Regulatory Agreement, and the Construction Documents (collectively, the “Transaction Documents”) are hereby authorized and approved and the President, any Vice President, the 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 SAHFC and/or the SLP in order to effectuate such transactions.

Section 2. The acquisition and ownership of the Property, the lease of the Property pursuant to Lease, the entrance into the Regulatory Agreement setting forth the required affordability restrictions for the Project, and entrance into other documents related thereto are hereby authorized and approved and the President, any Vice President, the 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 SAHFC and/or the SLP in order to effectuate such transactions.

Section 3. The acquisition of a membership interest in the SLP by SAHFC and the acquisition of a partnership interest in the Partnership by the SLP pursuant to the LPA and other Equity Documents are hereby authorized and approved, and the President, any Vice President, the 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 SAHFC and/or the SLP in order to effectuate such transactions.

Section 4. The President, any Vice President, the 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, acquisition, development, construction, ownership, and operation of the Project, including, but not limited to, the Transaction Documents, and all other documents relating to the financing, acquisition, development, construction, ownership, and operation of the Project to which SAHFC and/or SLP is a party.

Section 5. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them acting alone, and, if required by the form of the document, the Secretary and any Assistant Secretary, or any of them, of SAHFC are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the 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 SAHFC, 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 6. 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 7. 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 8. 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 9. 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 10. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 11. This Resolution shall be in force and effect from and after its passage.

Passed and approved this 7th day of May 2025.

Gabriel Lopez

President, Board of Directors

Attested and approved as to form:

Michael Reyes

Secretary/Treasurer

Creekside at Lookout aka Lookout Residences

Overview

- Requesting approval for San Antonio Housing Facility Corporation to participate in Creekside at Lookout aka Lookout Residences transaction, as Landlord and Special Limited Partner.
- This project was previously approved by the Board on December 4, 2024, with the commitment to return to the Board for final approval.
- The project will go to City Council in April for approval.
- The Project, which is a PFC deal, will be owned by San Antonio Housing Facilities Corporation, a public facility corporation formed by the Housing Authority of the City of San Antonio, doing business as Opportunity Home (the “PFC”).
- The land located at 15407 Lookout Rd. is owned by an affiliate of Athena Domain Inc., (“Developer”) and will be conveyed to the PFC.
- The Public Facility Corporation (PFC) structure is an essential tool to promote the development of high-quality, mixed-income housing
 - PFCs provide workforce housing for middle-income families that are not currently served by housing tax credits or market-rate developments, while also stimulating growth and revitalization in targeted areas.

Community and Resident Impact

Cross Subsidy for Targeted Affordability

The proceeds received from this project will be utilized to support very low income residents by maintaining and creating affordable housing and resident services:

- Creating new units serving **50% AMI and below**
- Preserving and upgrading existing Public Housing units
- Funding budgetary gaps and affordable housing
- Acquisition of existing properties
- Supportive services to include Risk Mitigation Fund
- Reserves to ensure we are adequately capitalized

The development offers:

- Access to workforce housing in an area with limited affordable housing supply
- Support to pathways to opportunities for accessible education, job training, recreation, and other amenities
- Links to existing transportation and employment opportunities

OVERVIEW OF DEVELOPER

Athena Domain, Inc

Home base: San Antonio, TX

Length in Business: Since 2007 (17 years)

Territory: Texas

Compliance record: Clean

Types of projects: Diversified Real Estate Investment and Development firm with experience in market-rate multi-family, affordable multi-family, single family, medical office, retail, mixed use, office, etc. Past and current projects valued at over \$500M and over 800 acres.

Past partnerships with housing authorities: Partnered with San Antonio Housing Trust on three (3) PFC projects in San Antonio. Two projects built and stabilized. One under construction.

Current inventory: Two projects stabilized. One under construction.



Development Information



City Council District 10

Judson ISD

Total Units: 232

4 units ≤ 60% AMI

93 units ≤ 80% AMI

115 units Market Rate

Unit Mix

1 bedroom - 143 units

2 bedroom - 89 units

PFC Deal

Section 303

PROFORMA BREAKDOWN (approximate)

| | |
|--------------------------------------|---------------------|
| Land Costs | \$4,000,000 |
| Construction Costs | \$34,015,399 |
| Other soft costs, etc. | \$11,219,909 |
| <i>Per Unit Cost</i> | <i>\$212,221</i> |
| <i>Rentable per Square Foot cost</i> | <i>\$255.64</i> |
| Total Development Cost | \$49,235,308 |

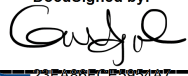
Questions?

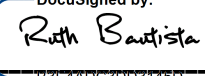
OPPORTUNITY HOME SAN ANTONIO**May 7, 2025****BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6744, AUTHORIZING THE AWARD OF CONTRACTS FOR PEST CONTROL SERVICES FOR PUBLIC HOUSING AND ADMINISTRATIVE PROPERTIES TO NOVA PEST CONTROL LLC (AABE, ESBE, MBE, SBE), PIED PIPER PEST CONTROL SERVICES, LLC (ESBE, HABE, MBE, SBE, WBE), AND WORLD WIDE PEST CONTROL SERVICES, INC. (HABE, MBE, SBE, WBE, HUB) 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

DocuSigned by:

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Michael Reyes
 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 approval regarding Resolution 6744, authorizing the award of contracts for pest control services for Public Housing and Administrative properties to Nova Pest Control LLC (AABE, ESBE, MBE, SBE), Pied Piper Pest Control Services, LLC (ESBE, HABE, MBE, SBE, WBE), and World Wide Pest Control Services, Inc. (HABE, MBE, SBE, WBE, HUB) 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 the services of vendors to provide pest control services at various properties, including Public Housing, Opportunity Home single-family homes scattered throughout San Antonio (scattered sites), Central Office, and various other administrative properties. The vendor will work with staff and residents to undertake an Integrated Pest Management (IPM) program that relies on the combination of physical, cultural, biological, and/or chemical control of pests. It aims to integrate or incorporate all appropriate methods into an approach that provides needed pest control most safely using chemicals as a last resort. Opportunity Home's IPM plan promotes environmentally sensitive pest management, while preserving assets and protecting its residents' and employees' health and safety.

Services will include, but are not limited to, inspection, flushing, application, baiting, trapping, monitoring, clean-up, and treatment for German cockroaches, American cockroaches, ants, scorpions, spiders, silverfish, other crawling insects, flies, stored product pests (weevils, etc.), rodents, etc. Additional services may include bird deterrent, bat removal, snake removal, treatment of bed bugs, trapping of skunks, raccoons, possums, armadillos, exterior building rodent bait boxes, and treatment for fleas and ticks.

Public Housing Units will be serviced within 30 days (12 treatments per year); common areas within the Public Housing developments shall be serviced every 2 weeks (26 treatments per year) to include, but not limited to, offices, laundry rooms, lobby, dumpster areas, breezeways, halls, pool house, etc.; and scattered sites and administrative properties shall be serviced every other

month (7 treatments). Property assignments under this award will be determined by Opportunity Home property management.

On November 19, 2024, Opportunity Home issued a “Request For Proposals” (RFP) #2406-5508 for Pest Control Services for Public Housing and Administrative Properties, which closed on December 9, 2024. The IFB was published on Opportunity Home’s E-Procurement Website, the Hart Beat, and directly solicited to 59 vendors. Three proposals were received in response to the solicitation: Nova Pest Control LLC (AABE, ESBE, MBE, SBE), Pied Piper Pest Control LLC (ESBE, HABE, MBE, SBE, WBE), and World Wide Pest Control Inc. (HABE, MBE, SBE, WBE, HUB). All proposals were evaluated on the following criteria: experience, key personnel, IPM method, capacity, price proposal, the strength of the contractor’s Section 3 utilization plan, and the contractor’s SWMBE utilization statement. Staff are recommending contract awards to all proposers.

COMPANY PROFILES:

Nova Pest Control LLC was founded in 2018 and is headquartered in Cibolo, Texas. This vendor has been certified as an AABE, ESBE, MBE, and SBE by the South Central Texas Regional Certification Agency. They provide commercial and residential pest control services, including the control of ants, bees, bedbugs, crickets, critters, cockroaches, earwigs, fleas, grub worms, spiders, scorpions, termites, wasps, weeds, and wildlife. Their client list includes, but is not limited to, American Homes 4 Rent, Mule Group, RK Group, and University Health Hospital.

Pied Piper Pest Control was established in 1946 in San Antonio, Texas. This vendor has been certified as an ESBE, HABE, MBE, SBE, and WBE by the South Central Texas Regional Certification Agency and a Section 3 Business by Opportunity Home. They provide commercial and residential pest control services to industries that include assisted living communities, food processing plants, hospitality, industrial, managed properties, medical facilities, multi-units, offices, residential homes, and school districts. They specialize in treating ants, bed bugs, bees, cockroaches, fleas, mosquitoes, spiders, termites, and ticks. Their animal removal services include, but are not limited to, birds, possums, raccoons, rats and mice, skunks, snakes, and squirrels. Their client list includes, but is not limited to, Bexar County, the City of San Antonio, Alamo Colleges, Northeast Independent School District, Northside Independent School District, and the Texas Department of Transportation.

World Wide Pest Control was established in 1985. Their corporate office is in San Antonio, with field offices in Austin and Corpus Christi, Texas. This vendor has been certified as a HABE, MBE, SBE, and WBE by the South Central Texas Regional Certification Agency and a HUB by the State of Texas. They service the South Texas region from Temple to the Valley. Their company is comprised of various divisions, including commercial (office buildings, industrial warehouse, food processing and dairy plants, and restaurants); multi-family (apartments, highrise, condos, hospitals, and senior living), residential; bed bug control (chemical, heat electric, and heat propane); lawn services (fertilizer, aeration, and weed control); special projects (rodent, pigeon, bat, animal trapping to include raccoon, opossum, skunk, and live snake removal), and termite control (treatment, wood-destroying insects (WDI) reports, mold care). World Wide Pest Control has technicians available 24 hours a day, 7 days a week, including weekends and holidays. Their client list includes, but is not limited to, the Housing Authority of the City of Austin, Foresight Asset Management, and Greystar.

PRIOR AWARDS

Nova Pest Control LLC is contracted to provide pest control services for Opportunity Home's Affordable Housing Communities and has performed satisfactorily under the awarded contract.

Pied Piper Pest Control is contracted to provide pest control services for Public Housing and Administrative Properties and the organization's Affordable Housing Communities. This vendor has performed satisfactorily under all awarded contracts.

World Wide Pest Control is contracted with Opportunity Home to provide pest control services for Public Housing and Administrative properties and the organization's Affordable Housing Communities. They have performed satisfactorily under the awarded contracts.

CONTRACT OVERSIGHT:

Ruth Bautista, Director of Public Housing

STRATEGIC OUTCOMES:

Residents live in quality affordable housing.

Residents experience a high standard of housing assistance that improves continuously.

Staff thrive in career and professional work.

Community's economy and health benefits are sustained and improved for future generations.

ATTACHMENTS:

Resolution 6744

Scoring Matrix

Slides

**Opportunity Home San Antonio
Resolution 6744**

RESOLUTION 6744, AUTHORIZING THE AWARD OF CONTRACTS FOR PEST CONTROL SERVICES FOR PUBLIC HOUSING AND ADMINISTRATIVE PROPERTIES TO NOVA PEST CONTROL LLC (AABE, ESBE, MBE, SBE), PIED PIPER PEST CONTROL SERVICES, LLC (ESBE, HABE, MBE, SBE, WBE), AND WORLD WIDE PEST CONTROL SERVICES, INC. (HABE, MBE, SBE, WBE, HUB) 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 vendors to provide pest control services at various properties, including public housing, Opportunity Home single-family homes scattered throughout San Antonio (scattered sites), Central Office, and various other administrative properties; and

WHEREAS, on November 19, 2024, Opportunity Home issued a “Request For Proposals” (RFP) #2406-5508 for Pest Control Services for Public Housing and Administrative Properties, which closed on December 9, 2024; and

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

WHEREAS, staff are recommending contract awards to all proposers.

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

- 1) Approves Resolution 6744, authorizing the award of contracts for pest control services for Public Housing and Administrative properties to Nova Pest Control LLC (AABE, ESBE, MBE, SBE), Pied Piper Pest Control Services, LLC (ESBE, HABE, MBE, SBE, WBE), and World Wide Pest Control Services, Inc. (HABE, MBE, SBE, WBE, HUB) 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 President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 7th day of May 2025.

Attested and approved as to form:

Gabriel Lopez

Chair, Board of Commissioners

Michael Reyes

President and CEO

Scoring Summary

Page 40 of 88

Pest Control Services for Public Housing and Administrative Properties

Procurement Process

Procurement Process

Solicitation Process

On November 19, 2024, Opportunity Home issued a “Request For Proposals” (RFP) #2406-5508 for Pest Control Services for Public Housing and Administrative Properties, which closed on December 9, 2024.

RFP was published on multiple websites

Directly solicited to **59** vendors

Three proposals were received

Evaluation criteria included:

- Experience
- Key Personnel
- Integrated Pest Management (IPM) Method
- Capacity
- Strength of the Contractor’s Section 3 and SWMBE Utilization Plans

Staff recommend contract awards to all proposers: **Nova pest Control LLC** (AABE, ESBE, MBE, SBE), **Pied Piper Pest Control Services LLC** (ESBE, HABE, MBE, SBE, WBE), and **World Wide Pest Control Services Inc.** (HABE, MBE, SBE, WBE, HUB)

Procurement Process

Financial Impact

The current award recommendation for Pest Control Services for Public Housing and Administrative Properties is not expected to exceed an annual cumulative amount of **\$2,000,000.**

Award includes:

inspection, flushing, application, baiting, trapping, monitoring, clean-up and treatment for German cockroaches, American cockroaches, ants, scorpions, spiders, silverfish, other crawling insects, flies, stored product pests (weevils, etc.), rodents, etc.

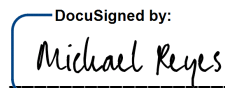
Additional services may include:

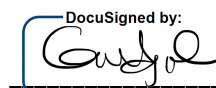
bird deterrent, bat removal, snake removal, treatment of bed bugs, trapping of skunks, raccoons, possums, armadillos, exterior building rodent bait boxes, and treatment for fleas and ticks

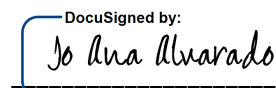
Public Housing Units will be serviced within 30 days (12 treatments per year); common areas within the Public Housing developments shall be serviced every 2 weeks (26 treatments per year) to include, but not limited to, offices, laundry rooms, lobby, dumpster areas, breezeways, halls, pool house, etc.; and scattered sites and administrative properties shall be serviced every other month (7 treatments). Property assignments under this award will be determined by Opportunity Home property management.

Questions?

OPPORTUNITY HOME SAN ANTONIO**May 7, 2025****BOARD OF COMMISSIONERS
Regular Board Meeting****RESOLUTION 6745, AUTHORIZING THE AWARD OF A CONTRACT FOR ACCESS CONTROL AND SECURITY CAMERAS TO LAKEWAY SECURITY (HABE) FOR AN AMOUNT NOT TO EXCEED \$1,233,675 FOR YEAR ONE AND \$66,200 FOR YEARS TWO THROUGH FIVE FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

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Michael Reyes
 President and CEO

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George Ayala
 Director of Procurement

DocuSigned by:

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Jo Ana Alvarado
 Chief Information Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6745, authorizing the award of a contract for Access Control and Security Cameras to Lakeway Security (HABE) for an amount not to exceed \$1,233,675 for year one and \$66,200 for years two through five 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 intrusion protection, security cameras, access control, and panic button installation at various communities within Public Housing's portfolio. The services vary depending on the community's needs. This award will include motion-activated security lights, an upgraded entry door locking system for specified areas and property office buildings, motion detection and glass break devices for interior protection, exterior siren and strobe, an alarm system with motion-activated sensors on windows and doors, and a panic (silent alarm) system that will either be at a workstation or on a lanyard. The camera solution will be network-based, with the ability to view, store, and download video from the Opportunity Home San Antonio-wide area network; 30 or better days of stored video footage; access to systems securely from authorized computers or mobile devices; receipt of notifications via email or text with alerts; and a 24-hour backup battery system. This solution for accessing and downloading video will eliminate the need for continued costs for bandwidth and cloud access subscription costs, saving the Public Housing budget up to \$400,000 per year. The estimated time for completion of this project is 240 days.

PROCUREMENT PROCESS:

On December 19, 2024, Opportunity Home issued a "Request For Proposals" (RFP) #2501-5552 for Access Control and Security Cameras that closed on January 31, 2025. The RFP was published on Opportunity Home's E-Procurement Website, the Hart Beat, and directly solicited 13 vendors. Ten proposals were received in response to this solicitation: Azuris Consulting (SBE, VBE), CelPlan Technologies, Inc., Nice2GeekYou LLC (HABE), Lakeway Security (HABE), NexGen Security LLC, Stallion Infrastructure Services, Securitas Technology Corporation, Servexo Inc. dba Servexo Protective Services (AABE, DBE), VIA Technology (DBE, ESBE, HABE, MBE, SBE), and WTS Integrated, Inc. dba Watch Tower Security (HABE, WBE). One response was deemed non-responsive as the proposal did not meet the requirements of the RFP. All remaining

proposals were evaluated on the following criteria: experience, performance, and capacity; respondent's project management and implementation plan; respondent's quality control and warranty support; price proposal; and strength of the contractor's Section 3 and SWMBE utilization plan. Based on the above, the staff requests approval to award this project to Lakeway Security. They are the highest-rated qualified proposer.

COMPANY PROFILE:

Lakeway Security was founded in 2010 and rebranded in 2020. They are headquartered in Austin, Texas, and have field office locations in Houston and San Antonio, Texas. This vendor is certified as an HABE. Lakeway Security specializes in high-end security infrastructure, surveillance systems, and wireless networking solutions for municipalities, corporate facilities, and mission-critical sites across the United States. Their expertise includes custom-built servers, network optimization, and advanced security camera analytics. Their client list includes the City of Austin, Homeless Shelter; City of Amarillo, Police Department and Court House; US Farathane; and Mission Critical, Gainesville, Texas.

PRIOR AWARDS:

This vendor has received prior awards from Opportunity Home for WiFi Expansion Project Cabling, Mounting, and Electrical and Turnkey WiFi Expansion. They have also received awards for small purchases and have performed satisfactorily under all awards.

CONTRACT OVERSIGHT:

Jo Ana Alvarado, Chief Information Officer

ATTACHMENTS:

Resolution 6745

Scoring Matrix

Slides

**Opportunity Home San Antonio
Resolution 6745**

RESOLUTION 6745, AUTHORIZING THE AWARD OF A CONTRACT FOR ACCESS CONTROL AND SECURITY CAMERAS TO LAKEWAY SECURITY (HABE) FOR AN AMOUNT NOT TO EXCEED \$1,233,675 FOR YEAR ONE AND \$66,200 FOR YEARS TWO THROUGH FIVE FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, Opportunity Home requires a vendor's services to provide intrusion protection, security cameras, access control, and panic button installation at various communities within Public Housing's portfolio; and

WHEREAS, on December 19, 2024, Opportunity Home issued a "Request For Proposals" (RFP) #2501-5552 for Access Control and Security Cameras that closed on January 31, 2025; and

WHEREAS, ten proposals were received in response to the solicitation. One response was deemed non-responsive, as the proposal did not meet the requirements of the RFP; and

WHEREAS, staff are requesting approval to award this project to Lakeway Security. They are the highest-rated qualified proposer.

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

- 1) Approves Resolution 6745, authorizing the award of a contract for Access Control and Security Cameras to Lakeway Security (HABE) for an amount not to exceed \$1,233,675 for year one and \$66,200 for years two through five for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 7th day of May 2025.

Attested and approved as to form:

Gabriel Lopez

Chair, Board of Commissioners

Michael Reyes

President and CEO



RFP# 2501-5552 - Access Control and Security Cameras Scoring Summary

| | | Experience, Performance, and Capacity: | Respondent's Project Management and Plan: | Respondent's Implementation and Quality Control: | Price Proposal | SWMBE utilization | Section 3 Utilization Plan |
|-------------------------|--------------------|---|--|--|-------------------|----------------------|----------------------------------|
| Supplier | Total / 100 pts | / 20 pts | / 30 pts | / 20 pts | / 20 pts | / 5 pts | / 5 pts |
| Lakeway Security | 83.00 | 17.33 | 26.00 | 17.33 | 17.34 | 3.00 | 2.00 |
| VIA Technology | 80.67 | 16.00 | 22.00 | 14.67 | 20.00 | 4.00 | 4.00 |
| Securitas Technology | 62.66 | 17.33 | 18.00 | 16.00 | 11.33 | 0.00 | 0.00 |
| CelPlan Technologies | 58.75 | 13.33 | 20.00 | 8.00 | 16.42 | 1.00 | 0.00 |
| Azuris Consulting | 58.42 | 9.33 | 18.00 | 12.00 | 18.08 | 1.00 | 0.00 |
| Servexo | 53.88 | 12.00 | 16.00 | 13.33 | 11.55 | 1.00 | 0.00 |
| JTB-LLC | 53.02 | 9.33 | 12.00 | 6.67 | 16.02 | 5.00 | 4.00 |
| NextGen Security LLC | 42.78 | 8.00 | 12.00 | 9.33 | 13.44 | 0.00 | 0.00 |
| Watch Tower Security | 32.62 | 6.67 | 8.00 | 5.33 | 7.62 | 4.00 | 1.00 |

Access Control and Security Cameras

Procurement Process

Procurement Process

Solicitation Process

On December 19, 2024, Opportunity Home issued a “Request For Proposals” (RFP) #2501-5552 for Access Control and Security Cameras that closed on January 31, 2025.

RFP was published on multiple websites

Directly solicited to **13** vendors

Ten responses were received; **one** response was deemed non responsive.

Evaluation criteria included:

- Experience
- Project Management and Plan
- Implementation and Quality Control
- Price Proposal
- Strength of the vendor’s Section 3 and SWMBE Plans

Staff recommend award of this project to **Lakeway Security**. They are the highest-rated qualified proposer.

Procurement Process

Financial Impact

The current award recommendation for access control and security cameras is not expected to exceed an amount of **\$1,233,675** for year one to include installation \$1,142,475, annual monitoring \$5,400, annual maintenance \$60,800, plus a \$25,000 contingency to allow for any additional work required to complete this project, and an annual cumulative amount not to exceed **\$66,200** for years two through five for annual monitoring and maintenance costs, which will be covered through the operations budget.

Award includes:

motion-activated security lights; an upgraded entry door locking system for specified areas and property office buildings; motion detection and glass break devices for interior protection; exterior siren and strobe; an alarm system with motion-activated sensors on windows and doors; and a panic (silent alarm) system that will either be at a workstation or on a lanyard. The camera solution will be network-based, with the ability to view, store, and download video from the Opportunity Home San Antonio-wide area network; 30 or better days of stored video footage; access to systems securely from authorized computers or mobile devices; receipt of notifications via email or text with alerts; and a 24-hour backup battery system.

Phase I Camera Project

Property Scope Overview

COMPLETED JUNE 20, 2024

Phase I Properties

| Property | Office Cameras | Camera Count | Intrusion Alarm | Panic Button | Access Control |
|------------------|----------------|--------------|-----------------|--------------|----------------|
| Blanco | Yes | 11 | Yes | Yes | Yes |
| Fair Avenue | Yes | 20 | Yes | Yes | Yes |
| Henry B Gonzalez | Yes | 8 | Yes | Yes | Yes |
| Jewett Circle | Yes | 8 | Yes | Yes | Yes |
| Kenwood North | Yes | 12 | Yes | Yes | Yes |
| Lewis Chatham | Yes | 10 | Yes | Yes | Yes |
| Lila Cockrell | Yes | 9 | Yes | Yes | Yes |
| Marie McGuire | Yes | 9 | Yes | Yes | Yes |
| Matt Garcia | Yes | 11 | Yes | Yes | Yes |
| OP Schnabel | Yes | 11 | Yes | Yes | Yes |
| Parkview | Yes | 21 | Yes | Yes | Yes |
| Pin Oak I | Yes | 9 | Yes | Yes | Yes |
| San Pedro Arms | Yes | 8 | Yes | Yes | Yes |
| Springview | Yes | 13 | No | No | No |
| Sun Park Lane | Yes | 10 | Yes | Yes | Yes |
| Victoria Plaza | Yes | 18 | Yes | Yes | Yes |
| Villa Hermosa | Yes | 9 | Yes | Yes | Yes |
| Villa Tranchese | Yes | 20 | Yes | Yes | Yes |
| WC White | Yes | 12 | Yes | Yes | Yes |
| Total Cameras | | 229 | | | |

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Phase II Camera Project

Property Scope Overview

NEW CAMERA LOCATIONS

Mid- to High-rise Properties

| Property | Laundry Rooms | Dumpster Areas | Stairwell | Total Cameras |
|----------------------|---------------|----------------|-----------|---------------|
| Victoria Plaza | 8 | 1 | 36 | 45 |
| Villa Tranchese | 10 | 1 | 33 | 44 |
| WC White | 5 | 1 | 12 | 18 |
| Lewis Chatham | 4 | 1 | 16 | 21 |
| Fair Avenue | 12 | 3 | 36 | 51 |
| Henry B. Gonzalez | 3 | 1 | 12 | 16 |
| Jewett Circle | 3 | 1 | 12 | 16 |
| Matt Garcia | 3 | 1 | 9 | 13 |
| OP Schnabel | 3 | 1 | 9 | 13 |
| Kenwood North | 3 | 1 | 9 | 13 |
| Parkview | 14 | 1 | 30 | 45 |
| Blanco | 4 | 1 | 12 | 17 |
| Marie McGuire | 5 | 1 | 18 | 24 |
| San Pedro Arms | 1 | 0 | 5 | 6 |
| Villa Hermosa | 5 | 1 | 10 | 16 |
| Lila Cockrell | 3 | 2 | 12 | 17 |
| Sun Park Lane | 0 | 2 | 12 | 14 |
| Pin Oak I | 3 | 1 | 6 | 10 |
| Total Cameras | | | | 399 |

Phase II Properties

| Property | Office Cameras | Camera Count | Intrusion Alarm | Panic Button | Access Control |
|----------------------|----------------|--------------|-----------------|--------------|----------------|
| Cassiano | Yes | 17 | Yes | Yes | No |
| Charles Andrews | Yes | 8 | Yes | Yes | No |
| Cross Creek | Yes | 7 | Yes | Yes | No |
| Francis Fury | Yes | 7 | Yes | Yes | No |
| Frank Hornsby | Yes | 11 | Yes | Yes | No |
| Highview | Yes | 7 | Yes | Yes | No |
| LC Rutledge | Yes | 7 | Yes | Yes | No |
| Le Chalet | Yes | 8 | Yes | Yes | No |
| Madonna | Yes | 5 | Yes | Yes | Yes |
| Mirasol | Yes | 10 | Yes | Yes | Yes |
| Morris Beldon | Yes | 6 | Yes | Yes | Yes |
| TL Shaley | Yes | 8 | Yes | Yes | Yes |
| Westway | Yes | 11 | Yes | Yes | Yes |
| S&S Grant | | | | | |
| Cheryl West | Yes | 9 | Yes | Yes | No |
| Mission | Yes | 9 | Yes | Yes | Yes |
| Total Cameras | | 130 | | | |


Standalone Quick Quote

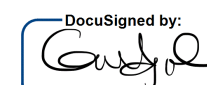
| Property | Property Cameras | Camera Count |
|---------------|---------------------|-----------------|
| Village East | Yes | 12 |
| Total Cameras | | 12 |


Questions?


OPPORTUNITY HOME SAN ANTONIO**May 7, 2025****BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6746, AUTHORIZING THE AWARD OF CONTRACTS FOR BULK PICK-UP SERVICES ORGANIZATION-WIDE TO BULK AWAY (AABE), WILL-LUC ENTERPRISES DBA JUNK KING SAN ANTONIO (WBE, SECTION 3 BUSINESS), GO ABOUT DOING GOOD CORPORATION DBA JUNK SHOT OF SAN ANTONIO NORTH, AND R&J MUNIZ REMODELING (HABE, SECTION 3 BUSINESS) 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

DocuSigned by:

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Michael Reyes
 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

DocuSigned by:

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Victoria Febus
 Director of Affordable Housing
 Communities

REQUESTED ACTION:

Consideration and approval regarding Resolution 6746, authorizing the award of contracts for bulk pick-up services organization-wide to Bulk Away (AABE), Will-Luc Enterprises dba Junk King San Antonio (WBE, Section 3 Business), Go About Doing Good Corporation dba Junk Shot of San Antonio North, and R&J Muniz Remodeling (HABE, Section 3 Business) 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 vendors to provide bulk waste pickup services organization-wide. This contract will be utilized to pick up items left in or around the trash dumpsters or at bulk waste areas too large to be accepted by Opportunity Home's waste disposal and recycling company. Solid waste items to be picked up may include furniture, mattresses, tires, brush, wood, appliances, or construction materials. Regulated materials, such as household cleaners (bleach, drain cleaners), tires, or pesticides may need disposal occasionally. These regulated materials shall be disposed of in accordance with federal, state, and local laws, regulations, and ordinances. The contractor must engage in recycling efforts for paper, glass, metal, and plastic products and have procedures to dispose of computers, monitors, TVs, refrigerators, stoves, etc. Opportunity Home may also utilize this service to clear out resident units when items are left behind by the resident after the unit is vacated. The vendor may be engaged by scheduled pick-up or, as needed, call-out service.

This award does not include the collection, transportation, or disposal of material generated in the event of a disaster, such as a hurricane, tornado, flood, fire, governmental decree or action,

terrorism, or other natural or manmade disaster. Opportunity Home will request pricing and an estimated time frame to remove such debris in such an event.

On July 17, 2024, Opportunity Home issued an "Invitation for Bids" (IFB) #2406-5509 for Bulk Pick-Up Services Organization-Wide, which closed on August 7, 2024. The IFB was published on Opportunity Home's E-Procurement Website, the Hart Beat, and directly solicited to 329 vendors.

Six proposals were received in response to the IFB: A&S Landscaping (HABE, Section 3 Business), Antu E/R Enterprises (ESBE, HABE, MBE, SBE, WBE, Section 3 Business), Bulk-Away LLC (AABE), Will-Luc Enterprises dba Junk King San Antonio (WBE, Section 3 Business), Go About Doing Good Corporation dba Junk Shot of San Antonio North, and R&J Muniz Remodeling (HABE, WBE, Section 3 Business). All responses 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 Bulk Away, LLC, Will-Luc Enterprises dba Junk King San Antonio, Go About Doing Good Corporation dba Junk Shot of San Antonio North, and R&J Muniz Remodeling. They provided the lowest cost for delivering this service.

COMPANY PROFILES:

Bulk Away LLC was founded in 2018 and is headquartered in New Braunfels, Texas. This vendor self-certifies as AABE. They provide junk removal services for the multi-family industry, including furniture removal, apartment cleanouts, and single-item pickups. They also provide 20-yard roll-off dumpsters. Their client list includes, but is not limited to, Cortland Partners, Diamond Property Management, Franklin Platnick, GMC Property Management, Greystar Property Management, Lantower Residential, MC Companies, Pinnacle Property Management, Roscoe Property Management, Sandalwood Management, TI Communities, and United Apartment Group.

Will-Luc Enterprises LLC dba Junk King San Antonio was founded in 2017 and is headquartered in San Antonio, Texas. Junk King self-certifies as a WBE and has been certified by Opportunity Home as a Section 3 Business. They provide junk removal and bulk hauling services to San Antonio and the surrounding areas. Their client list includes, but is not limited to, Birdy Property Management, Hecht Real Estate Group, Real Property Management - Alamo, Sandalwood Management, Takumsi Stamping, and Warren Properties.

Go About Doing Good Corporation dba Junk Shot was established in 2022 and is headquartered in Schertz, Texas. Junk Shot provides junk removal services, including apartment trash outs and evictions. Their client list includes, but is not limited to, Greystar, Lockaway Storage, Open Door, Public Storage, Rock Canyon Apartments, The Ravinia Apartments, Villas at Bandera, and Willowbridge.

R&J Muniz Remodeling was founded in 2012 and is headquartered in San Antonio, Texas. This vendor self-certifies as an HABE and WBE and has been certified as a Section 3 Business by Opportunity Home. R&J Muniz Remodeling specializes in make-ready and home remodeling, with services that include drywall, sheetrock, painting and finishing, flooring, roofing and siding, tile and trim, windows and doors, cabinets, and appliance installation. Their client list includes,

but is not limited to, Ray M Autrey, First City Realtors Real Property Management Services, Reyes Lozano, and Union Stock Yards.

PRIOR AWARDS:

Bulk Away LLC has received prior awards from Opportunity Home to provide bulk pick-up services organization-wide and has performed satisfactorily under the awarded contracts.

Will-Luc Enterprises LLC dba Junk King San Antonio is contracted to provide bulk pick-up services organization-wide and has performed satisfactorily under the awarded contract.

Go About Doing Good Corporation dba Junk Shot has received no prior awards from Opportunity Home.

R&J Muniz Remodeling is contracted with Opportunity Home to provide unit-make-ready services for Affordable Housing Communities and Public Housing. Additionally, they have received various awards for micro and small purchases. They have performed satisfactorily under all awarded contracts.

CONTRACT OVERSIGHT:

Ruth Bautista, Director of Public Housing

Victoria Febus, Director of Affordable Housing Programs

STRATEGIC OUTCOMES:

Supports all strategic outcomes

ATTACHMENTS:

Resolution 6746

Bid Tabulation

Slides

**Opportunity Home San Antonio
Resolution 6746**

RESOLUTION 6746, AUTHORIZING THE AWARD OF CONTRACTS FOR BULK PICK-UP SERVICES ORGANIZATION-WIDE TO BULK AWAY (AABE), WILL-LUC ENTERPRISES DBA JUNK KING SAN ANTONIO (WBE, SECTION 3 BUSINESS), GO ABOUT DOING GOOD CORPORATION DBA JUNK SHOT OF SAN ANTONIO NORTH, AND R&J MUNIZ REMODELING (HABE, SECTION 3 BUSINESS) 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 vendors to provide bulk waste pick-up services organization-wide; and

WHEREAS, on July 17, 2024, Opportunity Home issued an "Invitation for Bids" (IFB) #2406-5509 for Bulk Pick-Up Services Organization-Wide, which closed on August 7, 2024; and

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

WHEREAS, staff recommend contract awards to Bulk Away, LLC, Will-Luc Enterprises dba Junk King San Antonio, Go About Doing Good Corporation dba Junk Shot of San Antonio North, and R&J Muniz Remodeling. They provided 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 6746, authorizing the award of contracts for bulk pick-up services organization-wide to Bulk Away (AABE), Will-Luc Enterprises dba Junk King San Antonio (WBE, Section 3 Business), Go About Doing Good Corporation dba Junk Shot of San Antonio North, and R&J Muniz Remodeling (HABE, Section 3 Business) 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 President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 7th day of May 2025.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

President and CEO



Bid Tabulation
2406-5509 Bulk Pick-up Services Agency Wide

| | | A & S Landscaping Services | Antu E/R Enterprise llc | Bulk-Away, LLC | Junk King San Antonio | Junk Shot of San Antonio North | R & J Muñiz Remodeling |
|-------------------|------------|---------------------------------------|--------------------------------|-----------------------|------------------------------|---------------------------------------|-----------------------------------|
| As Needed | UOM | Cost | Cost | Cost | Cost | Cost | Cost |
| Under 10 cu. yds. | Cu. Yd. | \$90.00 | \$65.00 | \$26.04 | \$59.25 | \$27.00 | \$22.50 |
| 11 to 20 cu. yds. | Cu. Yd. | \$80.00 | \$64.00 | \$23.29 | \$47.25 | \$21.00 | \$27.50 |
| 21 to 30 cu. yds. | Cu. Yd. | \$80.00 | \$63.00 | \$17.95 | \$41.25 | \$19.00 | \$35.50 |
| 31 to 40 cu. yds. | Cu. Yd. | \$75.00 | \$62.00 | \$17.09 | \$40.25 | \$19.00 | \$38.50 |
| Scheduled | UOM | Cost | Cost | Cost | Cost | Cost | Cost |
| Under 10 cu. yds. | Cu. Yd. | \$90.00 | \$64.00 | \$26.04 | \$54.00 | \$27.00 | \$22.50 |
| 11 to 20 cu. yds. | Cu. Yd. | \$80.00 | \$63.00 | \$23.29 | \$44.75 | \$21.00 | \$27.50 |
| 21 to 30 cu. yds. | Cu. Yd. | \$80.00 | \$62.00 | \$17.95 | \$39.75 | \$19.00 | \$35.50 |
| 31 to 40 cu. yds. | Cu. Yd. | \$75.00 | \$61.00 | \$17.09 | \$36.50 | \$19.00 | \$38.50 |

| | | A & S Landscaping Services | Antu E/R Enterprise llc | Bulk-Away, LLC | Junk King San Antonio | Junk Shot of San Antonio North | R & J Muñiz Remodeling |
|--|------------|---------------------------------------|--------------------------------|-----------------------|------------------------------|---------------------------------------|-----------------------------------|
| Regulated Items | UOM | Cost | Cost | Cost | Cost | Cost | Cost |
| Passenger Car & Truck Tires | EA | \$25.00 | \$75.00 | \$30.00 | \$71.50 | \$40.00 | \$17.50 |
| Cost Per Additional Item | | \$25.00 | \$25.00 | \$25.00 | \$20.65 | \$40.00 | \$17.50 |
| Oversized Tires | EA | \$60.00 | \$78.00 | \$30.00 | \$75.65 | \$70.00 | \$24.50 |
| Cost Per Additional Item | | \$60.00 | \$25.00 | \$25.00 | \$20.65 | \$70.00 | \$24.50 |
| Dried Paint Containers | Cu. Yd. | \$50.00 | \$60.00 | \$5.00 | \$55.00 | \$29.00 | \$38.50 |
| Cost Per Additional Item | | \$50.00 | \$25.00 | \$0.00 | \$55.00 | \$0.00 | \$38.50 |
| Television, Microwave, Computer, Monitor, etc. | EA | \$20.00 | \$70.00 | \$5.00 | \$71.50 | \$0.00 | \$9.00 |
| Cost Per Additional Item | | \$20.00 | \$25.00 | \$5.00 | \$20.65 | \$0.00 | \$9.00 |

| | | A & S Landscaping Services | Antu E/R Enterprise llc | Bulk-Away, LLC | Junk King San Antonio | Junk Shot of San Antonio North | R & J Muñiz Remodeling |
|---|-----|----------------------------|-------------------------|--|-----------------------|--------------------------------|------------------------|
| Small - Large Items | UOM | Cost | Cost | Cost | Cost | Cost | Cost |
| Trash-out Service Fee: | EA | \$125.00 | \$525.00 | \$525.00 Unit price plus the load weight on truck | \$262.50 | \$150.00 | \$500.00 |
| Cost Per Additional Item | | \$125.00 | \$35.00 | | \$0.00 | \$5.00 | N/A |
| Refrigerator / Freezer | EA | \$50.00 | \$75.50 | \$25.00 | \$65.50 | NO BID | \$17.50 |
| Cost Per Additional Item | | \$50.00 | \$35.00 | \$20.00 | \$28.25 | NO BID | \$17.50 |
| Washer / Dryer | EA | \$50.00 | \$75.50 | \$25.00 | \$65.50 | NO BID | \$17.50 |
| Cost Per Additional Item | | \$50.00 | \$35.00 | \$20.00 | \$28.25 | NO BID | \$17.50 |
| Couch / Love Seat | EA | \$10.00 | \$125.50 | \$75.00 | \$90.25 | NO BID | \$25.00 |
| Cost Per Additional Item | | \$10.00 | \$43.00 | \$45.00 | \$34.25 | NO BID | \$25.00 |
| Dressers / Tables | EA | \$10.00 | \$75.50 | \$45.00 | \$65.50 | NO BID | \$25.00 |
| Cost Per Additional Item | | \$10.00 | \$41.25 | \$45.00 | \$28.25 | NO BID | \$25.00 |
| Bed Frames (all sizes) | EA | \$5.00 | \$50.25 | \$15.00 | \$43.75 | NO BID | \$15.00 |
| Cost Per Additional Item | | \$5.00 | \$35.00 | \$10.00 | \$24.75 | NO BID | \$15.00 |
| Mattress/Boxspring: Twin / Full | EA | \$30.00 | \$75.50 | \$50.00 | \$68.75 | NO BID | \$79.00 |
| Cost Per Additional Item | | \$30.00 | \$38.71 | \$45.00 | \$37.25 | NO BID | \$79.00 |
| Mattress/Boxspring: Queen / King | EA | \$30.00 | \$150.00 | \$75.00 | \$118.75 | NO BID | \$79.00 |
| Cost Per Additional Item | | \$30.00 | \$45.00 | \$65.00 | \$68.75 | NO BID | \$79.00 |
| Mattress/Boxspring: Disposal Fee | EA | \$30.00 | \$150.00 | \$35.00 | \$37.00 | NO BID | \$79.00 |
| Cost Per Additional Item | | \$30.00 | \$45.50 | \$35.00 | \$37.00 | NO BID | \$79.00 |
| Additional Removal Fee (Mattress, Electronics or Other Items) | EA | \$50.00 | \$250.00 | \$35.00 | \$37.00 | NO BID | \$79.00 |
| Cost Per Additional Item | | \$50.00 | \$250.00 | \$35.00 | \$37.00 | NO BID | \$79.00 |

| Roll off Container | | A & S Landscaping Services | Antu E/R Enterprise llc | Bulk-Away, LLC | Junk King San Antonio | Junk Shot of San Antonio North | R & J Muñiz Remodeling |
|--------------------|----------|----------------------------|--------------------------|----------------|---------------------------|--------------------------------|---------------------------|
| Items | UOM | Cost | Cost | Cost | Cost | Cost | Cost |
| 10 Cubic Yards | Cu. Yds. | No Bid | \$1,022.00 | No Bid | No Bid | No Bid | \$519.00 |
| 15 Cubic Yards | Cu. Yds. | \$1,100.00 | \$1,096.00 | \$455.00 | No Bid | | \$689.00 |
| 20 Cubic Yards | Cu. Yds. | \$1,300.00 | \$1,278.00 | \$505.00 | No Bid | | \$779.00 |
| 30 Cubic Yards | Cu. Yds. | \$1,800.00 | \$1,290.00 | No Bid | No Bid | | \$957.00 |
| 40 Cubic Yards | Cu. Yds. | \$2,300.00 | \$1,416.00 | No Bid | No Bid | | \$984.00 |
| | | Mobilization Time: 2 days | Mobilization Time: 1 day | | Mobilization Time: 0 days | Mobilization Time: 2 days | Mobilization Time: 0 days |

Bulk Pick-Up Services Organization Wide

Procurement Process

Procurement Process

Solicitation Process

On July 17, 2024, Opportunity Home issued an “Invitation for Bids” (IFB) #2406-5509 for Bulk Pick-Up Services Organization-Wide, which closed on August 7, 2024.

IFB was published on multiple websites

Directly solicited to **329** vendors

Six responses were received

Evaluation criteria included:

- Purchase Price
- Reputation of the bidder and their 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 recommend contract awards to **Bulk Away** (AABE), **Will-Luc Enterprises dba Junk King San Antonio** (WBE, Section 3 Business), **Go About Doing Good Corporation dba Junk Shot of San Antonio North**, and **R&J Muniz Remodeling** (HABE, Section 3 Business). They provided the lowest cost to provide this service.

Procurement Process

Financial Impact

The current award recommendation for bulk pick up services organization wide is not expected to exceed an annual cumulative amount of **\$2,000,000.**

Award includes:

pick-up of items left in or around the trash dumpsters or at bulk waste areas that are too large to be accepted by Opportunity Home's waste disposal and recycling company. Items to be picked up may include furniture, mattresses, tires, brush, wood, appliances, or construction materials. Regulated materials such as household cleaners (bleach, drain cleaners), tires, or pesticides may need disposal on occasion and shall be disposed of in accordance with federal, state, and local laws, regulations, and ordinances. The contractor is required to engage in recycling efforts for paper, glass, metal, and plastic products and have procedures in place for the disposal of computers, monitors, and TVs. Opportunity Home may also utilize this service to clear out resident units, when items are left behind by the resident after the unit is vacated.

This award does not include the collection, transportation, or disposal of material generated in the event of a disaster, such as a hurricane, tornado, flood, fire, governmental decree or action, terrorism, or other natural or manmade disaster. In such an event, Opportunity Home will request pricing and an estimated time frame for the removal of such debris.

Questions?

OPPORTUNITY HOME SAN ANTONIO

May 7, 2025

**BOARD OF COMMISSIONERS
Regular Board Meeting**


RESOLUTION 6752, AUTHORIZING THE AWARD OF CONTRACTS FOR THE PURCHASE, INSTALLATION, MAINTENANCE, AND REPAIR OF RESIDENTIAL HVAC SYSTEMS TO AIR STREAM GENERAL CONSTRUCTION CO., INC. DBA AIR STREAM HEATING & A/C (DBE, HABE, MBE, SBE HUB), JRV HOME SERVICES (HABE), MJTR CONTRACTORS LTD DBA J NATIONAL, AND PREMIER SOLUTIONS, LLC FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$4,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

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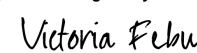

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Michael Reyes
President and CEO

DocuSigned by:


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Ruth Bautista
Director of Public Housing

DocuSigned by:


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George Ayala
Director of Procurement

DocuSigned by:


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Victoria Febus
Director of Affordable Housing
Communities

REQUESTED ACTION:

Consideration and approval regarding Resolution 6752, authorizing the award of contracts for the purchase, installation, maintenance, and repair of residential HVAC systems to Air Stream General Construction Co., Inc. dba Air Stream Heating & A/C (DBE, HABE, MBE, SBE HUB), JRV Home Services (HABE), MJTR Contractors Ltd dba J National, and Premier Solutions, LLC for an annual cumulative amount not to exceed \$4,000,000; for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:

Opportunity Home has a variety of makes and models of residential HVAC and mini split systems, including Goodman, American Standard, Carrier, Trane, etc., ranging from 1-1/2 to 5 tons. The organization requires vendors' services to purchase, install, provide routine maintenance, and repair these systems organization-wide.

On February 19, 2025, Opportunity Home issued a "Request For Proposals" (RFP) #2502-5559 for purchasing, installing, maintaining, and repairing residential HVAC systems, which closed on March 11, 2025. The IFB was published on Opportunity Home's E-Procurement website, the Hart Beat, and directly solicited to 301 vendors. Seven proposals were received in response to the RFP: Air-Stream General Construction Co., Inc dba Air Stream Heating & A/C (DBE, HABE, MBE, SBE, HUB); MJTR Contractors Ltd dba J National; JRV Construction LLC (HABE); Omega General & Electrical Contractors LLC (HABE); Premier Comfort Service Company, Inc. (DBE, ESBE, HABE, MBE, SBE, WBE); Premier Solutions LLC; and Xsail Mechanical A/C & Heating. All proposers were evaluated on the following criteria: experience, capacity and support, strength of supply network, capacity, price proposal, and the vendor's Section 3 and SWMBE utilization plans. Based on the above, staff recommend contract awards to the four highest-rated proposers.

COMPANY PROFILES:

Air Stream General Construction Co., Inc. dba Air Stream Heating & A/C was established in 1974 and is headquartered in San Antonio, Texas. Air Stream has been certified as a DBE, HABE, MBE, and SBE by the South Central Texas Regional Certification Agency and a HUB by the State of Texas. They provide services including, but not limited to, air conditioning and heating design and installation, general maintenance, mechanical support, air duct cleaning, and green products and services. Their client list includes, but is not limited to, the City of San Antonio, CPS Energy, San Antonio Water Systems, South West ISD, and Texas A&M Engineering Extension Service.

MJTR Contractors Ltd dba J National was founded in 2000 and is headquartered in Carrollton, Texas, with field office locations in Dallas, Houston, and San Antonio, Texas. They are a general contractor offering services in disaster restoration, electrical, heating and cooling, plumbing, remodeling, roofing, sewer repair, and commercial, residential, and multi-family renovations. Their client list includes, but is not limited to, Allied Orion Group, Alpha Barnes, Anterra, Berkshire Communities, Capstone Real Estate Services, Cirrus Asset Living Property Management, Cushman and Wakefield, Greystar, LEDIC Realty Company, Lincoln Property Company, Lighthouse Property Management, The Lynd Company, and United Apartment Group.

JRV Construction LLC was established in 2020 and is headquartered in San Antonio, Texas. This vendor self-certifies as a HABE. JRV provides residential heating and air conditioning, new construction and commercial HVAC services, and electrical and indoor air quality services to customers in San Antonio and surrounding areas. Their client list includes AH Corporation, AMSTAR, Inc., Fulton Development Group, LLC, Joseph Creek Homes, Nicholson Professional Consulting, NRP Group, Texas Med Clinic, and the Texas Military Department.

Premier Solutions LLC was founded in 2021 and is headquartered in Schertz, Texas. It is a full-service HVAC maintenance, repair, and installation vendor offering services to residential and commercial customers. Its client list includes, but is not limited to, the Archdiocese of San Antonio, Target Logistics, San Antonio Kidney Disease Centers, and YMCA San Antonio.

PRIOR AWARDS:

Air Stream General Construction Co., Inc. dba Air Stream Heating & A/C has received prior awards and is contracted with Opportunity Home to provide purchase, installation, maintenance, and repair of residential HVAC systems and has performed satisfactorily under the awarded contracts.

MJTR Contractors Ltd dba J National was recently awarded a contract for HVAC unit installation for Mirasol Homes and is performing satisfactorily.

JRV Construction LLC was recently awarded a contract for HVAC Unit installation for Cottage Creek I and has performed satisfactorily under the awarded contract.

Premier Solutions LLC has received no prior awards from Opportunity Home.

CONTRACT OVERSIGHT:

Ruth Bautista, Director of Public Housing

Victoria Febus, Director of Affordable Housing Communities

STRATEGIC OUTCOMES:

Residents live in quality affordable housing.

Residents experience a high standard of housing assistance that improves continuously.

ATTACHMENTS:

Resolution 6752

Scoring Matrix

Slides

**Opportunity Home San Antonio
Resolution 6752**

RESOLUTION 6752, AUTHORIZING THE AWARD OF CONTRACTS FOR THE PURCHASE, INSTALLATION, MAINTENANCE, AND REPAIR OF RESIDENTIAL HVAC SYSTEMS TO AIR STREAM GENERAL CONSTRUCTION CO., INC. DBA AIR STREAM HEATING & A/C (DBE, HABE, MBE, SBE HUB), JRV HOME SERVICES (HABE), MJTR CONTRACTORS LTD DBA J NATIONAL, AND PREMIER SOLUTIONS, LLC FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$4,000,000; 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 vendors for the purchase, installation, routine maintenance, and repair of various residential HVAC and mini split systems; and

WHEREAS, on February 19, 2025, Opportunity Home issued a "Request For Proposals" (RFP) #2502-5559 for the purchase, installation, maintenance, and repair of residential HVAC systems, which closed on March 11, 2025; and

WHEREAS, seven proposals were received in response to the solicitation; and

WHEREAS, staff is recommending contract awards to the four highest-rated proposers.

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

- 1) Approves Resolution 6752, authorizing the award of contracts for the purchase, installation, maintenance, and repair of residential HVAC systems to Air Stream General Construction Co., Inc. dba Air Stream Heating & A/C (DBE, HABE, MBE, SBE HUB), JRV Home Services (HABE), MJTR Contractors Ltd dba J National, and Premier Solutions, LLC for an annual cumulative amount not to exceed \$4,000,000; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 7th day of May 2025.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

President and CEO



Scoring Matrix

2502-5559 Purchase, Installation, Maintenance, and Repair of Residential HVAC Systems

Active Submissions

| | Total | Experience | Capacity and Support: | Strength of Supply Network: | Price Proposal | SWMBE utilization | Section 3 Utilization Plan |
|---|-----------|------------|-----------------------|-----------------------------|----------------|-------------------|----------------------------|
| Supplier | / 100 pts | / 30 pts | / 25 pts | / 10 pts | / 25 pts | / 5 pts | / 5 pts |
| Air-Stream General Construction Co., Inc. | 76.72 pts | 25.5 pts | 21.25 pts | 9.5 pts | 14.47 pts | 4 pts | 2 pts |
| J NATIONAL | 72.95 pts | 21 pts | 21.25 pts | 6.5 pts | 18.2 pts | 4 pts | 2 pts |
| JRV Home Services | 68.76 pts | 27 pts | 20 pts | 8 pts | 7.762 pts | 4 pts | 2 pts |
| Premier Solutions LLC | 65.59 pts | 24 pts | 20 pts | 8 pts | 9.588 pts | 3 pts | 1 pts |
| Premier Comfort Service Company, Inc. | 65.07 pts | 22.5 pts | 18.75 pts | 8.5 pts | 9.317 pts | 4 pts | 2 pts |
| XSAIL Mechanical A/C and Heating | 63.27 pts | 22.5 pts | 20 pts | 7.5 pts | 9.274 pts | 4 pts | 0 pts |
| Omega General & Electrical Contractors LLC. | 59.25 pts | 15 pts | 11.25 pts | 2 pts | 25 pts | 4 pts | 2 pts |

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Purchase Installation, Maintenance, and Repair of Residential HVAC Systems

Procurement Process

Procurement Process

Solicitation Process

On February 19, 2025, Opportunity Home issued a “Request For Proposals” (RFP) #2502-5559 for the Purchase, Installation, Maintenance, and Repair of Residential HVAC Systems, which closed on March 11, 2025.

RFP was published on multiple websites

Directly solicited to **301** vendors

Seven responses were received

Evaluation criteria included:

- Experience
- Capacity and Support
- Strength of Supply network
- Capacity
- Price Proposal
- Strength of the Contractor's Section 3 and SWMBE Utilization Plans

Staff recommend contract awards to the four highest rated proposers: Air Stream General Construction Co., Inc. dba Air Stream Heating & A/C (DBE, HABE, MBE, SBE HUB), JRV Home Services (HABE), MJTR Contractors Ltd dba J National, and Premier Solutions, LLC

Procurement Process

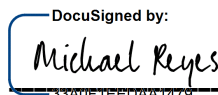
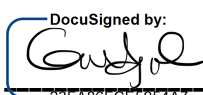
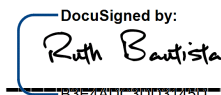
Financial Impact

The current award recommendation for the purchase, installation, maintenance, and repair of residential HVAC systems is not expected to exceed an annual cumulative amount of **\$4,000,000.**

Award includes, but is not limited to:

purchase, installation, routine maintenance, and repair of various HVAC and Mini Split systems organization-wide to include Goodman, American Standard, Carrier, and Trane.

Questions?

OPPORTUNITY HOME SAN ANTONIO**May 7, 2025****BOARD OF COMMISSIONERS
Regular Board Meeting****RESOLUTION 6765, AUTHORIZING THE AWARD OF A CONTRACT FOR LEAD HAZARD
REMOVAL AT CASSIANO HOMES TO RNDI COMPANIES, INC. (DBE, MBE, WBE, SBE, HUB)
FOR AN AMOUNT NOT TO EXCEED \$1,333,450**DocuSigned by:

33A0F7EEDAA1479...**Michael Reyes**
President and CEODocuSigned by:

23FA86FCE5954A7...**George Ayala**
Director of ProcurementDocuSigned by:

B3E4ADC3DD3143D...**Ruth Bautista**
Director of Public Housing**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6765, authorizing the award of a contract for Lead Hazard Removal at Cassiano Homes to RNDI Companies, Inc. (DBE, MBE, WBE, SBE, HUB) for an amount not to exceed \$1,333,450.

SUMMARY:

Public Housing requires the services of a State of Texas lead-certified professional to remove and dispose of identified deteriorated lead-based paint on 998 exterior wood doors at Cassiano Homes. This project will also include the removal of door frames, wall and ceiling encapsulation, window and casing replacement, and specialized cleaning for various units. The estimated time for completion of this project is 120 days.

All work under this award shall be in accordance with the guidelines published by the U.S. Department of Housing and Urban Development (HUD) "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing," Second Edition, July 2012, and any and all other Lead Regulations, statutes, rules, etc. by any governing authority.

On February 10, 2025, Opportunity Home issued an "Invitation for Bids" (IFB) #2503-5566 for Lead Hazard Removal at Cassiano Homes, which closed on March 11, 2025. The IFB was published on Opportunity Home's E-Procurement Website, the Hart Beat, and directly solicited 172 vendors. Three proposals were received in response to the IFB from Gerloff Company, Inc.; RNDI Companies, Inc. (DBE, MBE, WBE, SBE, HUB); and Painter Bros. One bid was deemed non-responsive. The remaining proposals 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; and total long-term cost. Based on the above, staff are recommending the award of this project to RNDI Companies, Inc. They are the lowest-cost proposer.

COMPANY PROFILE:

RNDI Companies, Inc. was founded in 1996 and is headquartered in Rockwall, Texas. RNDI has been certified as a DBE, MBE, WBE, SBE and HUB by the State of Texas. This vendor is a general contracting company offering specialized trade services in the areas of general construction with services to include construction management, demolition, paving, floor and carpet finishing, interior and exterior finish out, duct cleaning, acoustical ceilings, painting and stripping, retaining walls, and drywall and metal framing. Their environmental services include water

damage cleanup, disaster recovery, asbestos, mold, lead abatement, noise remediation, wastewater, property restoration, and air and water pollution. They have worked with housing authorities, including the Dallas Housing Authority, El Paso Housing Authority, and Harris County Health and Housing. Their client list includes, but is not limited to, the City of Arlington, the City of Bayton, the City of Dallas, the City of Fort Worth, the City of Garland, the City of Grand Prairie, the City of Houston, Dallas Area Rapid Transit, Dallas ISD, Department of the Army and Air Force, Department of Defence, Department of Housing and Urban Development, Forth Worth ISD, George Bush Intercontinental Airport, Metropolitan Transit Authority, North Texas Tollway Authority, Texas Army and Air National Guard Statewide, Texas Park and Wildlife, Trinity River Authority, and University of Houston.

PRIOR AWARDS:

This vendor has received no prior awards from Opportunity Home.

CONTRACT OVERSIGHT:

Ruth Bautista, Director of Public Housing.

STRATEGIC OUTCOMES:

Residents live in quality affordable housing.

Residents experience a high standard of housing assistance that improves continuously.

Community's economy and health benefits are sustained and improved for future generations.

ATTACHMENTS:

Resolution 6765

Bid Tabulation

Slides

**Opportunity Home San Antonio
Resolution 6765**

RESOLUTION 6765, AUTHORIZING THE AWARD OF A CONTRACT FOR LEAD HAZARD REMOVAL AT CASSIANO HOMES TO RNDI COMPANIES, INC. (DBE, MBE, WBE, SBE, HUB) FOR AN AMOUNT NOT TO EXCEED \$1,333,450

WHEREAS, Public Housing requires the services of a State of Texas lead-certified professional to remove and dispose of identified deteriorated lead-based paint on 998 exterior wood doors at Cassiano Homes; and

WHEREAS, on February 10, 2025, Opportunity Home issued an “Invitation for Bids” (IFB) #2503-5566 for Lead Hazard Removal at Cassiano Homes, which closed on March 11, 2025; and

WHEREAS, three proposals were received in response to the solicitation. One was deemed nonresponsive; and

WHEREAS, staff recommends awarding this project to RNDI Companies, Inc., as they are the lowest-cost proposer.

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

- 1) Approves Resolution 6765, authorizing the award of a contract for Lead Hazard Removal at Cassiano Homes to RNDI Companies, Inc. (DBE, MBE, WBE, SBE, HUB) for an amount not to exceed \$1,333,450; and
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 7th day of May 2025.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

President and CEO



IFB# 2503-5566 - Lead Hazard Removal at Cassiano Homes Apartments

Bid Tabulation

| | | | | Gerloff Company Inc | | | | RNDI Companies Inc | | | |
|--|---|-----|----------------------|---------------------|--|--|-----------------|--------------------|------|--|----------------|
| # | Items | Job | Quantity Required | Unit Price | Days | Resident Relocation Needed (Y-N)(Qty)(Unit) | Total Cost | Unit Price | Days | Resident Relocation Needed (Y-N)(Qty)(Unit) | Total Cost |
| 0 | | | | | | | | | | | |
| #0-1 | Base Bid: Removal of lead-based paint and re paint to original color of exterior doors as defined herein: | Job | 1 | \$ 1,618,626.26 | 365 Days (See Footnote 2 on Bid Fee Sheet) | Yes (See Footnote 1 on Bid Fee Sheet) | \$ 1,618,626.26 | \$1,007,760.00 | 120 | N | \$1,007,760.00 |
| Non Responsive: Paint Bros of Westlake | | | | | | | | | | | |



IFB# 2503-5566 - Lead Hazard Removal at Cassiano Homes Apartments
Bid Tabulation (Additional Items)

| | | | | Gerloff Company Inc | | RNDI Companies Inc | |
|------|---|--------|----------------------|---------------------|---------------|--------------------|---------------|
| # | Items | Unit | Quantity Required | Unit Price | Total Cost | Unit Price | Total Cost |
| | | | | | | | |
| 0 | | | | | | | |
| #0-1 | Removal and replacement LBP affected baseboards to include paint to original color per 60 square feet | SQ.FT. | 1 | \$2,503.49 | \$2,503.49 | \$1,440.00 | \$1,440.00 |
| #0-2 | Encapsulation or enclosure of LBP on interior walls per 100 square feet | SQ.FT. | 1 | \$3,697.28 | \$3,697.28 | \$420.00 | \$420.00 |
| #0-3 | Encapsulation or enclosure of LBP on interior ceilings per 100 square feet | LN.FT. | 1 | \$3,697.28 | \$3,697.28 | \$420.00 | \$420.00 |
| #0-4 | Removal and replacement of window casing, sash and sill per window to include paint to original color if applicable | LN.FT. | 1 | \$2,800.03 | \$2,800.03 | \$1,020.00 | \$1,020.00 |
| #0-5 | Removal of LBP on entry door frames per frame to include paint to original color if applicable | Unit | 1 | \$3,220.63 | \$3,220.63 | \$1,020.00 | \$1,020.00 |

Lead Hazard Removal at Cassiano Home

Procurement Process

Procurement Process

Solicitation Process

On February 10, 2025, Opportunity Home issued an “Invitation for Bids” (IFB) #2503-5566 for Lead Hazard Removal at Cassiano Homes, which closed on March 11, 2025.

IFB was published on multiple websites

Directly solicited to **172** vendors

Three responses were received. One was deemed non-responsive.

Evaluation criteria included:

- Purchase Price
- Reputation of the bidder and their 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 award of this project to RNDI Companies, Inc. They are the lowest-cost proposer.

Procurement Process

Financial Impact

The current award recommendation for lead-based paint removal at Cassiano Homes is not expected to exceed **\$1,333,450** to include a base bid in the amount of \$1,007,760, additional unit pricing in the amount of \$70,000, plus a contingency in the amount of \$255,690 that will only be used, if additional work is required to complete the project. **This project will be funded by the 2022 Lead-Based Paint Grant.**

Award Includes:

Removal and replacement of **998** exterior wood doors, the removal and replacement of door frames, wall and ceiling encapsulation, window and casing replacement, and specialized cleaning for various units.

The estimated time for completion of this project is **120 days**.

Questions?



President's Report | May 2025

Spotlights

- Belinda Parker
- Ronald McGarity

Event Recaps

- FSS Graduation
- Sun Park Lane Digital Literacy Graduation
- Fiesta Celebrations at Properties
- Bingo-cise at Cisneros Apartments
- City Council River Cleanup

Updates

- Appointment of President and CEO
- Cottage Creek Earns High REAC Score

Upcoming Events

- Mother's Day Celebration | May 9
- Snowden Grand Opening | May 20
- DoSeum Family Night for Residents | May 29