



# SAHA REGULAR BOARD MEETING

**JUN 6  
2019**



**SAHA** | SAN ANTONIO  
HOUSING AUTHORITY  
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**BOARD OF COMMISSIONERS**

Morris A. Stribling, DPM Chairman	Charles Clack Commissioner	Jo-Anne Kaplan Commissioner	Gabriel L. Lopez Commissioner	Sofia A. Lopez Commissioner	Marie R. McClure Commissioner	Jessica Weaver Commissioner
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**PRESIDENT & CEO**

David Nisivoccia

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**SAN ANTONIO HOUSING AUTHORITY**  
**\*REGULAR BOARD MEETING**  
**818 S. Flores St., San Antonio, TX 78204**  
**1:00 p.m., Thursday, June 6, 2019**

**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.
2. Pledge of Allegiance/Moment of Silence

**MINUTES**

3. Minutes
  - Approval of the May 2, 2019, Regular Board Meeting minutes
  - Approval of the May 16, 2019, Special Board Meeting minutes (Finance Committee)
  - Approval of the May 16, 2019, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)

**COMMITTEE MEETING UPDATES**

4. Update and discussion regarding the May 16, 2019, Finance Committee Meeting (Jo-Anne Kaplan, Finance Committee)
5. Update and discussion regarding the May 16, 2019, Operations and Choice Neighborhood Committee Meeting (Morris A. Stribling, DPM, Chair, Board of Commissioners)

**CONSENT ITEMS**

6. Consideration and approval regarding Resolution 5933, approving the Consolidated Operating Budget for the San Antonio Housing Authority and its Affiliated Non-Profits for the fiscal year ending June 30, 2020 (Ed Hinojosa, Chief Financial Officer; Diana Kollodziej Fiedler, Director of Finance and Accounting)
7. Consideration and approval regarding Resolution 5937, authorizing the President and CEO to renew or place insurance policies covering property, liability, cyber liability, excess/umbrella, directors and officers, employment practices, workers' compensation, automobile fleet, fiduciary, fidelity, flood, and boiler and machinery for the San Antonio Housing Authority and its affiliated entities, for Fiscal Year

2019-2020, for an estimated amount of \$3,520,000.00 (Diana Kollodziej Fiedler, Director of Finance and Accounting)

8. Consideration and approval regarding Resolution 5932, authorizing the President and CEO to declare an official intent of reimbursement, through an anticipated tax exempt municipal lease purchase agreement, for funds associated with pre-development activities of an Energy Performance Contract Phase II (EPC) (Ed Hinojosa, Chief Financial Officer; Thomas Roth, Director of Asset Management)
9. Consideration and approval regarding Resolution 5934, authorizing the award of a contract for Castle Point Exterior Renovations and Site Improvements to JMI Contractors, LLC for an amount not to exceed \$3,321,457.00 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)
10. Consideration and approval regarding Resolution 5935, authorizing the award of a contract for Villa Tranchese Fire Protection Improvements to Ranger Builders, LLC for an amount not to exceed \$3,057,850.00 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)
11. Consideration and approval regarding Resolution 5936, authorizing the expenditure of additional funds for replacement of sewer cast-iron pipe waste and vent piping throughout, bathroom wall-tile substrate repairs throughout, fire marshall required and other unforeseen changes for the Victoria Plaza Substantial Rehabilitation Project, to Stoddard Construction Management, Inc. for an amount not to exceed \$2,000,000.00 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)

#### **INDIVIDUAL ITEMS FOR CONSIDERATION**

12. Consideration and approval regarding Resolution 5938, authorizing the award of a contract for the purchase and installation of Fencing for the Garcia Street Urban Farm, through the Local Government Purchasing Cooperative (Texas Buyboard), to De La Garza Fence Company; not to exceed an amount of \$100,000.00 (Steven Morando, Director of Procurement and General Services; Lorraine Robles, Director of Development Services and Neighborhood Revitalization; Beth Keel, Sustainability Initiatives Liaison; Arrie Porter, Consultant)
13. Consideration and approval regarding Resolution 5939, authorizing the selection and award of a contract for East Meadows I Half Bath Modifications and Relocation of affected residents; authorizing the President and CEO, and his designated staff to further clarify and enhance the contractor's proposals; negotiate a construction contract with selected contractor; execute a contract in an amount not to exceed \$1,500,000.00 in Moving-to-Work Funds and/or Choice Neighborhood Initiative Funds; and ensure the performance of all matters in connection therewith (Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
14. Update and discussion regarding the Procurement Activity Report (Steven Morando, Director of Procurement and General Services)
15. President's Report
  - President's Town Hall Meetings
  - Air Conditioning Units Update
  - Texas Department of Housing and Community Affairs Update
  - Urban Farm Unveiling
  - Choice Neighborhood Infill Housing Groundbreaking

- Employee Spring Event
- Family Self-Sufficiency Graduations

16. **Citizens to be Heard at approximately 2:00 p.m.** (may be heard after this time) Citizens wishing to speak on issues not related to items posted on the agenda should personally request to be placed on the Citizens to be Heard roster prior to 1:45 p.m. Citizens will be given three minutes to speak. Only one appearance per speaker will be permitted at any regular Board Meeting. If present, a speaker may cede time to another speaker, but no speaker may have the floor for more than 9 minutes. Groups of citizens from the same organization are asked to share nine minutes to address the Board on certain items. Organizations must be represented by an Officer or a Board member, and follow the same speaking rules as individuals.

17. Adjournment

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

"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.



**MINUTES  
SAN ANTONIO HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
REGULAR BOARD MEETING  
May 2, 2019**

**SCHEDULED: 1:00 p.m. at 818 S. Flores St., San Antonio, TX, 78204**

**COMMISSIONERS PRESENT:**

Jo-Anne Kaplan, Commissioner  
Gabriel L. Lopez, Commissioner  
Sofia A. Lopez, Commissioner  
Marie R. McClure, Commissioner  
Jessica Weaver, Commissioner

**COMMISSIONERS ABSENT:**

Morris A. Stribling, DPM, Chair  
Charles Clack, Commissioner

**COUNSEL:** Doug Poneck, Escamilla &  
Poneck, LLP

**TRANSLATOR:** BCC Communications

**STAFF:**

David Nisivoccia, President and CEO  
Muriel Rhoder, Chief Administrative Officer  
Timothy E. Alcott, Real Estate and Legal Services  
Officer  
Jo Ana Alvarado, Director of Innovative  
Technology  
Domingo Ibarra, Director of Security  
Aiyana Longoria, Director of Internal Audit  
Adrian Lopez, Director of Community  
Development Initiatives  
Janie Rodriguez, Director of Human Resources

Hector Martinez, Director of Construction Services and  
Sustainability  
Richard Milk, Director of Policy and Planning  
Steven Morando, Director of Procurement and  
General Services  
Brandee Perez, Director of Federal Housing  
Programs  
Michael Reyes, Director of Communications and Public  
Affairs  
Thomas Roth, Director of Asset Management

**Item 1: Meeting called to order**

Vice-Chair Jessica Weaver, DPM, called the meeting to order at 1:17 p.m.

**Item 2: Pledge of Allegiance/Moment of Silence**

Recitation of pledge and moment of silence

**MINUTES**

**Item 3: Minutes**

- Approval of the April 4, 2019, Regular Board Meeting minutes
- Approval of the April 5, 2019, Special Board Meeting minutes (Strategic Planning)
- Approval of the April 18, 2019, Special Board Meeting minutes (Resident Services Committee)
- Approval of the April 18, 2019, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)

**Motion:** Commissioner Kaplan moved to approve all sets of meeting minutes as listed above. Commissioner McClure seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jo-Anne Kaplan, Commissioner	X			
Gabriel L. Lopez, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

## COMMITTEE MEETING UPDATES

**Item 4: Update and discussion regarding the April 18, 2019, Resident Services Committee Meeting**  
In Commissioner Charles Clack's absence, Mr. David Nisivoccia, President and CEO, provided a brief update regarding the April 18, 2019, meeting, which included the following items of discussion:

### **Update and discussion regarding Community Development Initiatives Report**

Mr. Adrian Lopez, Director of Community Development Initiatives, past events hosted and reported department highlights and accomplishments.

### **Update and discussion regarding Mother's Day and Father's Day Events**

Mr. Lopez reported that SAHA is hosting the 5th annual Mother's Day Celebration on May 10, 2019, from 9:00 a.m. until noon. Mr. Lopez also reported the 19th Annual Father's Day Fiesta is scheduled for Saturday, June 15, 2019, at the SAHA Park located at 818 S. Flores from 10:00 a.m. to 1:00 p.m.

### **Update and discussion regarding ConnectHome Initiatives**

Mr. Lopez also provided ConnectHome highlights, which included grant awards and accomplishments from residents and staff.

### **Update and discussion regarding Survey of the Elderly and Disabled Services Properties**

To better serve the elderly and disabled residents, four surveys will be conducted and evaluated by SAHA.

### **Update and discussion regarding the Quarterly Client Services Report**

Mr. Joel Tabar, Assistant Director of Federal Housing Programs, provided the Quarterly Client Services Report and Ms. Laura Longoria, Client Services Manager, provided a brief overview of the new Assistant Client Services Manager of Public Housing position and its successes.

### **Update and discussion by the Tenant's Union**

There were no members in attendance for discussion.

**Item 5: Update and discussion regarding the April 18, 2019, Operations and Choice Neighborhood Committee Meeting**

Vice-Chair Jessica Weaver provided brief highlights of the April 18, 2019, meeting, as listed below:

The following resolutions were approved to move forward to the Board meeting:

**Consideration and approval regarding Resolution 5928, authorizing the award of a contract for records storage services to Safesite, Inc., through the State of Texas Cooperative Purchasing Program, for an annual cumulative amount not to exceed \$40,000.00; for a period of one year with the option to renew up to two additional one-year terms** was presented by Mr. Steven Morando, Director of Procurement and General Services.

**Consideration and appropriate action regarding Resolution 5929, authorizing the award of an agency-wide contract for products and related services for surveillance, security and monitoring to Knight Security Systems, LLC, through the Texas Department of Information Resources (DIR), for an annual cumulative amount not to exceed \$300,000.00; for a period of one year** was presented by Mr. Steven Morando, Director of Procurement and General Services, and Ms. Brandee Perez, Director of Federal Housing Programs.

**Consideration and appropriate action regarding Resolution 5930, authorizing the award of a contract for removal, repair and replacement of shingle roofs at Villa de Valencia Apartments to JMI Contractors for an amount not to exceed \$185,596.00** was presented by Mr. David Nisivoccia, President and CEO, and Mr. Steven Morando, Director of Procurement and General Services.

**Consideration and appropriate action regarding Resolution 5931, authorizing the award of a contract for swimming pool water quality maintenance equipment for Beacon Communities to Commercial Chemical Products, Inc., dba Poolsure, for an annual cumulative amount not to exceed \$40,000.00 for year one, \$52,000.00 for year two and year three, \$70,000.00 for year four and \$90,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms** was presented by Mr. David Nisivoccia, President and CEO, and Mr. Steven Morando, Director of Procurement and General Services.

**Consideration and appropriate action regarding Resolution 5926, authorizing Franklin Development LLC, as developer of Our Lady of Charity transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as the sole member of the general partnership and as prime contractor; (III) to enter into an agreement of limited partnership for Our Lady of Charity; (IV) obtaining Texas Department of Housing and Community Affairs tax credits, as well as, historic tax credits and all other funding required for the project; (V) and other matters in connection herewith** was presented by Mr. Timothy E. Alcott, Real Estate and Legal Services Officer, and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization.

**Consideration and appropriate action regarding Resolution 5927, authorizing the submission of a disposition application to the U.S. Department of Housing and Urban Development (HUD) for the Springview scattered site properties located at 238 Corliss, 518 Corliss, 2806 Del Rio, 126 Ferris, 526 J Street, 614 J Street, and 2858 Wyoming in San Antonio, Bexar County, Texas; authorization of the sale of such properties; and the execution of documents necessary to consummate such actions** was presented by Mr. Timothy E. Alcott, Real Estate and Legal Services Officer, and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization.

#### **Update and discussion regarding Wheatley Choice Neighborhood activities**

Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, provided a brief update regarding the Housing component of the Choice Neighborhood report. Ms. Arrie Porter, Consultant, provided updates regarding Infill, Owner Occupied Rehab, Business



Facade Improvements and the Garcia Street Urban Farm. Mr. Adrian Lopez, Director of Community Development Initiatives, provided updates regarding the People component of the report.

**Update and discussion regarding Beacon Communities Quarterly Operations**

Mr. Nisivoccia provided a brief report regarding Beacon Communities Department measures of various key performance indicators to ensure the department is operating effectively and to provide guidance in operational support.

**Update and discussion regarding Public Housing Scattered Site Disposition**

Mr. Thomas Roth, Director of Asset Management, provided an update regarding the steps taken to dispose of 94 single family homes in the Public Housing Portfolio.

**Update and discussion regarding the Quarterly Public Housing Capital Projects**

Mr. Roth and Mr. Hector Martinez, Director of Construction Services and Sustainability, provided quarterly status updates on capital projects contemplated under the Public Housing Five Year Capital Plan.

**PRESENTATION**

**Item 6: Wells Fargo Monetary Donation of \$25,000.00 to SAHA**

Mr. Adrian Lopez, Director of Community Development Initiatives, reported that SAHA was awarded a \$25,000.00 grant from Wells Fargo to be utilized for the ConnectHome program. Ms. Laura Cabanilla, Vice President of Community Relations, Community Development Officer, presented the \$25,000.00 donation to SAHA on behalf of Wells Fargo Bank.

Vice-Chair Weaver personally thanked Wells Fargo for consistently committing to support SAHA's ConnectHome initiative.

**CONSENT ITEMS**

**Item 7: Consideration and approval regarding Resolution 5928, authorizing the award of a contract for records storage services to Safesite, Inc., through the State of Texas Cooperative Purchasing Program, for an annual cumulative amount not to exceed \$40,000.00; for a period of one year with the option to renew up to two additional one-year terms**

Consent

**Item 8: Consideration and approval regarding Resolution 5929, authorizing the award of an agency-wide contract for products and related services for surveillance, security and monitoring to Knight Security Systems, LLC, through the Texas Department of Information Resources (DIR), for an annual cumulative amount not to exceed \$300,000.00; for a period of one year**

Consent

**Item 9: Consideration and approval regarding Resolution 5930, authorizing the award of a contract for removal, repair and replacement of shingle roofs at Villa de Valencia Apartments to JMI Contractors for an amount not to exceed \$185,596.00**

Consent

**Item 10: Consideration and approval regarding Resolution 5931, authorizing the award of a contract for swimming pool water quality maintenance equipment for Beacon Communities to Commercial Chemical Products, Inc., dba Poolsure, for an annual cumulative amount not to**

**exceed \$40,000.00 for year one, \$52,000.00 for year two and year three, \$70,000.00 for year four and \$90,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms**

Consent

**Item 11: Consideration and approval regarding Resolution 5926, authorizing Franklin Development LLC, as developer of Our Lady of Charity transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as the sole member of the general partnership and as prime contractor; (III) to enter into an agreement of limited partnership for Our Lady of Charity; (IV) obtaining Texas Department of Housing and Community Affairs tax credits, as well as, historic tax credits and all other funding required for the project; (V) and other matters in connection herewith**

Consent

**Item 12: Consideration approval regarding Resolution 5927, authorizing the submission of a disposition application to the U.S. Department of Housing and Urban Development (HUD) for the Springview scattered site properties located at 238 Corliss, 518 Corliss, 2806 Del Rio, 126 Ferris, 526 J Street, 614 J Street, and 2858 Wyoming in San Antonio, Bexar County, Texas; authorization of the sale of such properties; and the execution of documents necessary to consummate such actions**

Consent

**Motion:** Commissioner Kaplan moved to approve all Consent Items. Commissioner Gabriel Lopez seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jo-Anne Kaplan, Commissioner	X			
Gabriel L. Lopez, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

After approval of all Consent Items, Vice-Chair Weaver recessed at 1:32 p.m. for the San Antonio Housing Facility Corporation Board Meeting at 1:33 p.m. The Regular Board Meeting was then reconvened at 1:36 p.m.

## **INDIVIDUAL ITEMS FOR CONSIDERATION**

### **Item 13: Update and discussion regarding the Procurement Activity Report**

Mr. Morando reported that there is currently one Invitation For Bids (IFB), and three Quick Quotes being advertised. The Invitation For Bids is for Generator Maintenance and Repair Services. The Quick Quotes are for Motorized Walk Behind Tractor with Attachments, Towing Services Agency Wide and Emergency 911 Phone Equipment and Services. The Closed/Pending Solicitations include four solicitations that have closed and are currently being evaluated: System Administrator Services, Master Developer for Victoria Commons Sites, including Artisan Park Townhomes Phase IIB (Step 1), Castle Point Exterior Renovations and Site Improvements and Villa Tranchese Fire Protection Improvements. Mr. Morando also briefly reported on

Solicitations in Development and current Change Orders and also addressed questions from the Board of Commissioners regarding procurement items submitted in his report.

**Item 14: President's Report**

- Texas NAHRO Awards
- Mother's Day Event
- SAHA Spring Event Activities
- 10th Annual "Take Our Daughters and Sons to Work Day"

After the President's Report, Vice-Chair Weaver, moved to Item 16, Citizens to be Heard and then recessed for closed session at 2:10 p.m.

The Regular Board meeting was reconvened at 3:52 p.m.

**Item 15: \*Closed Session:**

**Consultation with Attorney**

Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (1)(B)(settlement offer).

- Discussion of Cause No. 2015-CI-10653; Rebecca Desrochers vs. San Antonio Housing Authority d/b/a Springview Apartments; In the 45th Judicial District Court of Bexar County, Texas

**Motion:** After returning from Closed Session, Commissioner Gabriel L. Lopez moved to approve the proposed settlement of Cause No. 2015-CI-10653; Rebecca Desrochers vs. San Antonio Housing Authority d/b/a Springview Apartments; In the 45th Judicial District Court of Bexar County, Texas, as discussed in closed session. Commissioner Sofia Lopez seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jo-Anne Kaplan, Commissioner	X			
Gabriel L. Lopez, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner				X
Jessica Weaver, Commissioner	X			

**Consultation with Attorney**

Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (consultation with attorney).

- Discussion regarding allegations of landlord fraud

**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).

- CVR Report Regarding Development Services and Neighborhood Revitalization Department
- President and CEO Performance Evaluation Process



**Item 16: Citizens to be Heard**

There were two Citizens to be Heard.

**Item 17: Adjournment**

With no objections, Vice-Chair Weaver adjourned the meeting at 3:53 p.m.

**ATTEST:**

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**Morris A. Stribling, DPM**  
Chair

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**Date**

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**David Nisivoccia**  
President and CEO

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**Date**

**MINUTES**  
**SAN ANTONIO HOUSING AUTHORITY**  
**FINANCE COMMITTEE MEETING**  
**May 16, 2019**

**SCHEDULED: 12:30 p.m. at 818 S. Flores St., San Antonio, TX, 78204**

**COMMISSIONERS PRESENT:**

Morris A. Stribling, DPM, Chair  
Charles Clack, Commissioner  
Jo-Anne Kaplan, Commissioner  
Sofia A. Lopez, Commissioner  
Marie R. McClure, Commissioner  
Jessica Weaver, Commissioner

**COMMISSIONERS ABSENT:**

Gabriel L. Lopez, Commissioner

**COUNSEL:** Darin Darby, Escamilla & Poneck, LLP

**STAFF:**

David Nisivoccia, President and CEO  
Muriel Rhoder, Chief Administrative Officer  
Ed Hinojosa, Chief Financial Officer  
Jo Ana Alvarado, Director of Innovative Technology  
Kristi Baird, Director of Beacon Communities  
Domingo Ibarra, Director of Security  
Diana Kollodziej Fiedler, Director of Finance and Accounting  
Aiyana Longoria, Director of Internal Audit  
Adrian Lopez, Director of Community Development Initiatives

Hector Martinez, Director of Construction Services and Sustainability  
Richard Milk, Director of Policy and Planning  
Steven Morando, Director of Procurement and General Services  
Brandee Perez, Director of Federal Housing Programs  
Lorraine Robles, Director of Development Services and Neighborhood Revitalization  
Michael Reyes, Director of Communications and Public Affairs  
Thomas Roth, Director of Asset Management  
Janie Rodriguez, Director of Human Resources

**Item 1: Meeting called to order**

Commissioner Jo-Anne Kaplan called the meeting to order at 12:33 p.m.

**OPERATIONS**

**Item 2: Minutes**

- Approval of the November 15, 2018, Finance Committee Meeting minutes

**Motion:** Commissioner Weaver moved to approve the November 15, 2018, Finance Committee Meeting minutes. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair			X	
Charles Clack, Commissioner	X			

Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner			X	
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

## OPERATIONS

**Item 3: Consideration and appropriate action regarding Resolution 5933, approving the Consolidated Operating Budget for the San Antonio Housing Authority and its Affiliated Non-Profits for the fiscal year ending June 30, 2020**

Mr. Ed Hinojosa, Chief Financial Officer, and Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting, presented the proposed goals and budget for fiscal year 2019-2020. They reported that the budget is to help the agency plan operational activities, while considering established goals with respect to the current and future funding environment. The budget has been developed in support of the San Antonio Housing Authority's strategic goals. The proposed budget will be implemented for the Fiscal Year starting July 1, 2019, and ending June 30, 2020. Financial performance versus budget will be reported back to the Finance Committee on a periodic basis throughout the year.

The Budget Workshop of proposed goals and budget fiscal year 2019-2020 presentation, included the following information:

- Background - SAHA Significant Accomplishments in FY 2018-2019, Guiding Principles and Strategic Plan Alignment and Key Agency Budget Priorities
- Funding Environment - Who We Serve and Federal Funding Trend
- SAHA FY 2019-2020 Budget - FY 2019-2020 Consolidated Budget - Revenues and Expenses - MTW Proposed Uses, SAHA Staffing Count and Organizational Chart and Agency Goals and Priorities

**Motion:** Commissioner Weaver moved to approve Resolution 5933. Board Chair Morris A. Stribling, DPM, seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner			X	
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 4: Update and discussion regarding the Quarterly Financial Report for the San Antonio Housing Authority**

Ms. Fiedler reported and provided the financial highlights of the San Antonio Housing Authority for the nine months ended March 31, 2019. The results of operations for the nine months ended March 31, 2019, reflect a Surplus Before Non-Cash Items of \$12.5 million, which was \$2.7 million above budgeted projections.



Ms. Fiedler further reported that the Total Operating Revenue was approximately \$2.8 million above budget, due primarily to a favorable variance of \$3.5 million in Section 8 Housing Assistance Payment (HAP) Revenue. The Total Operating Expenses ended the period \$2.9 million above budget, due primarily to an unfavorable variance of \$3.5 million in Section 8 HAP Expense.

The \$2.8 million favorable variance in Total Operating Revenue and \$2.9 million unfavorable variance in Total Operating Expenses resulted in a small unfavorable variance of \$85 thousand in Net Operating Income. However, there was a favorable variance of \$2.9 million in Other Income (Expenses), due primarily to proceeds received as settlement of an insurance claim. This income generated the favorable variance of \$2.7 million in Surplus Before Non-Cash Items.

Ms. Fiedler further reported that the Comparative Balance Sheet reflects an overall increase in Total Net Position of \$5.1 million from March 31, 2018, to March 31, 2019. Total Assets increased \$6.8 million, due primarily to an increase of \$6.8 million in Fixed Assets.

**Item 5: Update and discussion regarding Internal Audit Department Activities**

Ms. Aiyana Longoria, Director of Internal Audit, provided the Internal Audit Update with a presentation that included the Internal Audit Q3 Activities in Support of SAHA Strategic Goals, Status of 2017-2018 Internal Audit Plan, the Status of 2018-2019 Internal Audit Plan, Status of Corrective Action Items resulting from Internal Audits.

**Item 4: Adjournment**

With no objections, Commissioner Kaplan adjourned the meeting at 2:00 p.m.

**ATTEST:**

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**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**David Nisivoccia**  
**President and CEO**

\_\_\_\_\_  
**Date**

**MINUTES  
SAN ANTONIO HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE OR  
SPECIAL BOARD MEETING  
May 16, 2019**

**SCHEDULED: 2:00 p.m. at 818 S. Flores St., San Antonio, TX, 78204**

**COMMISSIONERS PRESENT:**

Morris A. Stribling, DPM, Chair  
Charles Clack, Commissioner  
Jo-Anne Kaplan, Commissioner  
Sofia A. Lopez, Commissioner  
Marie R. McClure, Commissioner  
Jessica Weaver, Commissioner

**COMMISSIONER ABSENT:**

Gabriel L. Lopez

**COUNSEL:** Darin Darby, Escamilla &  
Poneck, LLP

**TRANSLATOR:** None

**STAFF:**

David Nisivoccia, President and CEO  
Muriel Rhoder, Chief Administrative Officer  
Ed Hinojosa, Chief Financial Officer  
Jo Ana Alvarado, Director of Innovative  
Technology  
Kristi Baird, Director of Beacon Communities  
Domingo Ibarra, Director of Security  
Diana Kollodziej Fiedler, Director of Finance  
and Accounting  
Aiyana Longoria, Director of Internal  
Audit  
Adrian Lopez, Director of Community  
Development Initiatives

Hector Martinez, Director of Construction Services and  
Sustainability  
Richard Milk, Director of Policy and Planning  
Steven Morando, Director of Procurement and  
General Services  
Brandee Perez, Director of Federal Housing Programs  
Lorraine Robles, Director of Development Services and  
Neighborhood Revitalization  
Michael Reyes, Director of Communications and Public  
Affairs  
Thomas Roth, Director of Asset Management  
Janie Rodriguez, Director of Human Resources

**Item 1: Meeting called to order**

Chair Morris A. Stribling, DPM, called the meeting to order at 2:12 p.m.

**OPERATIONS**

**Item 2: Consideration and approval regarding Resolution 5937, authorizing the President and CEO to renew or place insurance policies covering property, liability, cyber liability, excess/umbrella, directors and officers, employment practices, workers' compensation, automobile fleet, fiduciary, fidelity, flood, and boiler and machinery for the San Antonio Housing Authority and its affiliated entities, for Fiscal Year 2019-2020, for an estimated amount of \$3,520,000.00**

Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting, introduced Ms. Susan Golla of McGriff, Seibels and Williams, Inc. to assist with any questions or concerns

regarding the request for insurance policy renewals for SAHA. Ms. Fiedler reported that the U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities (PHAs) to maintain adequate insurance coverage on all properties. Similarly, lenders and additional interests have these requirements for Beacon and other non-profit properties. On June 5, 2014, the Board of Commissioners approved awarding a contract to McGriff, Seibels and Williams of Texas (MSW) as SAHA's Broker of Record (BOR). The BOR serves as a consultant for insurance products in the market and presents SAHA the best options for consideration. MSW is currently in its final year of their contract. Annual efforts include cost and coverage comparisons in the market for SAHA's affordable housing portfolio and operations insurance needs; selections are recommended based on the best cost and fit for SAHA. The FY 2018-2019 Board approved request was \$3,200,000.00; the projected costs for FY 2019-2020 are estimated at \$3,520,000.00. The policy periods covered will be July 1, 2019, through June 30, 2020. Premium increases are projected based upon early preliminary indications by the incumbent carrier and market conditions projections on operational policies. The total projected increase requested is \$320,000.00, or ten percent. Cost increases are typically attributable to variable market conditions, claims loss history, policy limits of liability adjustments, filling coverage gaps, and catastrophic events.

Ms. Fiedler further reported that in order to secure the best possible products and pricing, SAHA staff seeks Board authorization to bind policies by or before June 30, 2019. Staff will prepare a follow-up Board agenda item to inform the Board of Commissioners of actual placement and a more relevant cost projection in July 2019. Approximately ten percent of the \$3,520,000.00 is specifically for policy additions, premium increases, policy adjustments, coverage gaps, or to insure special events as they occur throughout the year.

**Motion:** Commissioner Clack moved to approve Resolution 5937. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris Stribling, DPM, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 3: Consideration and appropriate action regarding Resolution 5932, authorizing the President and CEO to declare an official intent of reimbursement, through an anticipated tax exempt municipal lease purchase agreement, for funds associated with pre-development activities of an Energy Performance Contract Phase II (EPC)**

Mr. Ed Hinojosa, Chief Financial Officer, and Mr. Thomas Roth, Director of Asset Management, reported that the San Antonio Housing Authority (SAHA) and its Board of Commissioners elected and approved the process to begin the pre-development phase of a U.S. Housing and Urban Development (HUD) approved EPC where SAHA will spend pre-development funds associated with technical assistance services including, but not limited to, engineering, legal, consultants, and other services necessary to achieve project financing and HUD approval. Upon financial closing of the EPC transaction, HUD EPC regulations allow SAHA to be reimbursed for expenditures associated with



pre-development services. SAHA must declare an Official Intent of Reimbursement to be eligible for reimbursement of such expenses. SAHA's Board of Commissioners approved pre-development activities of a HUD approved self-managed EPC through resolution 5922 on April 4, 2019. SAHA's EPC is estimated to generate about \$16.5 million of utility savings, over a fifteen year term, with a net present value of \$8.3 million in project funds, which will be sourced through an anticipated tax exempt municipal lease purchase agreement. Prior to financial closing of the EPC, SAHA is estimated to spend an amount not to exceed \$500,000.00 on pre-development activities. In order for SAHA to receive reimbursement for these expenditures from EPC project financing proceeds, SAHA is required to make a Declaration of Official Intent of Reimbursement.

**Motion:** Commissioner Kaplan moved to approve Resolution 5932. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris Stribling, DPM, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 4: Consideration and appropriate action regarding Resolution 5934, authorizing the award of a contract for Castle Point Exterior Renovations and Site Improvements to JMI Contractors, LLC for an amount not to exceed \$3,321,457.00**

Mr. Hector Martinez, Director of Construction Services and Sustainability, reported that Castle Point Apartments, a development within the Beacon Communities portfolio, was acquired in 1993, by the San Antonio Housing Authority. This is a multi-family community located in north central San Antonio that is comprised of eighteen residential two-story buildings, one laundry room and a maintenance shop. There are a total of 220 units consisting of 24 efficiency apartments, 136 one-bedroom apartments, 44 two-bedroom medium apartments (871 square feet), and 16 large two-bedroom apartments (989 square feet).

SAHA requires the services of a qualified general contractor to provide exterior renovations and site improvements at the Castle Point Apartments. The scope of work for this project will include repairs and ADA accessibility improvements to the clubhouse/office building, changes to the main sign for the complex (marquee), retaining wall repairs and installation, site drainage improvements, window replacements, exterior renovations to siding and brick facade, complete roof system repair and replacement (i.e., shingles, flashing, decking, gutters, downspouts, and gutter guards, as needed), concrete mechanical pads (air conditioners), site lighting to incorporate solar lighting where possible, new security lighting for all units, replacement of all out-of-compliance hand and safety railings with new code compliant railing systems, repair and installation of perimeter fencing, asphalt repair, and seal and stripe for all paved areas.

Mr. Steven Morando, Director of Procurement and General Services, reported that on March 15, 2019, SAHA issued an Invitation For Bids (IFB) #1903-910-65-4901 for Castle Point Exterior Renovations and Site Improvements that closed on April 22, 2019. A total of four bids were received in response to this solicitation: All Pro General Construction, Inc.

(DBE, ESBE, HABE, MBE, SBE, Section 3 Business), Geofill Material Technologies (SBE, Section 3 Business), JMI Contractors, LLC, and Stoddard Construction Management, Inc. (SBE). All bids were evaluated and SAHA is recommending contract award to JMI Contractors, LLC, as this company was the lowest responsive and responsible bidder. JMI Contractors, LLC was founded in 1979, and is headquartered in San Antonio, Texas.

Mr. Morando further reported that the cost for the exterior renovations and site improvements at Castle Point Apartments is not expected to exceed an amount of \$3,321,457.00, to include a base bid of \$2,767,881.00, plus a 20% contingency of \$553,576.00 that will only be used, as necessary. This project will be funded with loan proceeds.

**Motion:** Commissioner Weaver moved to approve Resolution 5934. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris Stribling, DPM, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 5: Consideration and approval regarding Resolution 5935, authorizing the award of a contract for Villa Tranchese Fire Protection Improvements to Ranger Builders, LLC for an amount not to exceed \$3,057,850.00**

Mr. Martinez reported that the Villa Tranchese Apartments were built in 1972, and is a Senior/Disabled, nine-story high-rise community located near downtown San Antonio. This community is comprised of 201 units, to include 40 efficiencies, 142 one-bedroom units, and 19 two-bedroom units. On November 12, 2015, the City of San Antonio adopted Ordinance 2015-11-12-0946, requiring that not later than twelve years (December 31, 2027), after the first effective date of this Ordinance (January 1, 2016), the building owner shall install an automatic sprinkler system in accordance with the adopted standards of the International Fire Code on all floors of the building. This Ordinance applies to high-rise buildings defined as a building with an occupied floor located more than 75 feet (22.86 mm) above the lowest level of the Fire Department Vehicle access. In order to meet the requirements of the City Ordinance, SAHA requires the services of a contractor to expand and provide a comprehensive fire sprinkler and fire alarm system to include piping and detection devices at Villa Tranchese Apartments.

Mr. Morando then reported that on February 11, 2019, SAHA issued an Invitation For Bids (IFB) #1901-910-23-4878 for Villa Tranchese Fire Protection Improvements that closed on April 23, 2019. A total of four bids were received in response to this solicitation: All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, Section 3 Business), Ranger Builders, LLC, Stoddard Construction Management (SBE), and Tejas Premier Building Contractor, Inc. (DBE, HABE, MBE, SBE, WBE). All proposals were evaluated and SAHA is requesting contract award to Ranger Builders, LLC. This company was the lowest responsive and responsible bidder. Ranger Builders, LLC was established in 2009, and is headquartered in Saginaw, Texas. They specialize in life safety upgrades and renovations for multiple state and federal entities. The cost for Villa Tranchese Fire Protection

Improvements is not expected to exceed an amount of \$3,057,850.00, to include a base bid of \$2,659,000.00, plus a 15% contingency of \$398,850.00 that will only be used, as necessary. This project will be funded through the Capital Fund Program, as well as, MTW funds.

**Motion:** Commissioner Clack moved to approve Resolution 5935. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris Stribling, DPM, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 6: Consideration and approval regarding Resolution 5936, authorizing the expenditure of additional funds for replacement of sewer cast-iron pipe waste and vent piping throughout, bathroom wall-tile substrate repairs throughout, fire marshall required and other unforeseen changes for the Victoria Plaza Substantial Rehabilitation Project, to Stoddard Construction Management, Inc. for an amount not to exceed \$2,000,000.00**

Mr. Martinez reported that Victoria Plaza Apartments is a Senior/Disabled development built in 1959, and is located in downtown San Antonio, near HemisView Plaza. This development is a nine-story, high-rise brick building, comprised of 185 units: 16 efficiency units, 152 one-bedroom units, 16 two-bedroom units, and 1 three-bedroom unit. In an effort to preserve this physical asset and provide capital improvements to the apartment community, on October 4, 2018 (Item 8), SAHA received Board approval to award a contract to Stoddard Construction Management, Inc. for Victoria Plaza Apartments Substantial Rehabilitation. This renovation project is currently in progress, which includes the following scope of work: 1) expansion of existing fire sprinkler and fire alarm systems to provide comprehensive coverage throughout the building, 2) expansion of an existing two-pipe domestic hot water system to a four-pipe heating and cooling HVAC system, 3) exterior guardrail modifications for code compliance, 4) replacement of existing electrical switchgear and equipment, 5) apartment windows replacement, 6) floor tile asbestos abatement and replacement, 7) wall re-finishes, 8) water and lighting fixture replacement, 9) first floor common area and office space renovations, including a clinic space and a community gathering room with meeting space, library and theater. The cost for these improvements was not expected to exceed an amount of \$17,547,318.00 to include a base bid of \$16,547,318.00, plus a 6% contingency of \$1,000,000.00 that would only be used, as necessary.

As the project is near completion of the demolition and abatement phases, the internal components of the building have been fully exposed and assessed. Due to the age and unforeseen conditions of the existing cast-iron sewer waste and vent piping, lack of viable sub-surface material to waterproof and fasten new windows, and poor condition of ceramic tile substrate at bathrooms that must be repaired in order to receive new tile assembly, SAHA is requesting additional funding representing an approximate increase of 10% to the original contract amount in the amount of \$2 million, in order to properly replace and/or correct the above referenced items, prior to build-back so that finish-out may commence. Mr. Morando further reported that the cost for the additional services is

not expected to exceed an amount of \$2,000,000.00 and will be funded by excess, unanticipated Capital Fund Grant proceeds, and MTW funds.

**Motion:** Commissioner Sofia A. Lopez moved to approve Resolution 5936. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris Stribling, DPM, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

## CHOICE NEIGHBORHOOD

### Item 7: Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood

Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, provided a brief update regarding the Housing component of the Choice Neighborhood report and provided information regarding the Choice expanded budget, the funds drawn, the balance remaining and the at risk balances. Ms. Arrie Porter, Consultant, provided updates regarding Infill, Owner Occupied Rehab, Business Facade Improvements and the Garcia Street Urban Farm. She also invited the Commissioners to the First Build Ceremony to celebrate the construction of 12 new homes on the Eastside through the Choice Neighborhoods Initiative on May 30, 2019, from 10:00 a.m. to 11:00 a.m. at 601 Arthur Street. Additionally, she invited the Board to attend the Urban Farm - Ribbon cutting ceremony, which will be held on June 12, 2019 from 9:00 a.m. to 10:00 a.m. Mr. Adrian Lopez, Director of Community Development Initiatives, provided updates regarding the People component of the report.

## INDIVIDUAL ITEMS FOR CONSIDERATION

### Item 9: Update and discussion regarding the Quarterly Report of Federal Housing Programs

Mr. Joel Tabar, Assistant Director of Federal Housing Programs, reported that San Antonio Housing Authority's (SAHA's) Federal Housing Programs (FHP) Department measures various performance measures of its two programs, the Housing Choice Voucher (HCV) Program and the Public Housing (PH) Program. Mr. Tabar provided highlights of the following FHP Quarterly Report for the January 2019 to March 2019 quarter: demographics, waitlist totals, termination totals, voucher utilization rates, and Public Housing occupancy rates.

### Item 10: Update and discussion regarding Security Services

Mr. Domingo Ibarra, Director of Security, reported that the Security Department is responsible for administering and coordinating a holistic security strategy for the protection of persons and property. The implementation of proactive initiatives are designed to maximize public safety. This is accomplished with collaboration between residents, staff, Law Enforcement and Private Security (LEAPS). This strategy recognizes that LEAPS is more effective, when working with residents and staff to plan proactive initiatives in a meaningful way. Social data streams are continuously harvested, evaluated

and analyzed. These data trends are correlated into the FBI Uniform Crime Report format (UCR Part 1 and 2 crimes), to gauge metrics between crime on housing developments and the San Antonio Police Department reporting district for each property. Mr. Ibarra’s report included a presentation with the following information: security restructure (efficiency and gap analysis), transitional objectives, revised data sharing agreement, iteration dates, evidence-based decisions, increases in cost effectiveness, presence of Blue Armor Security fleet and social data reporting.

**Item 11: Adjournment**

With no objections, Chair Stribling, DPM, adjourned the meeting at 4:30 p.m.

**ATTEST:**

\_\_\_\_\_  
**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**David Nisivoccia**  
**President and CEO**

\_\_\_\_\_  
**Date**





**To:** Board of Commissioners

**Date:** June 6, 2019

**From:** Jo-Anne Kaplan, Commissioner, Finance Committee

**Subject:** Update and discussion regarding the May 16, 2019, Finance Committee Committee Meeting

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The Finance Committee meeting was held on Thursday, May 16, 2019, at the Central Offices of SAHA. Attendees included Board Chair Morris A. Stribling, DPM, Commissioner Charles Clack, Commissioner Jo-Anne Kaplan, Commissioner Sofia A. Lopez, Commissioner Marie R. McClure, Commissioner Jessica Weaver, SAHA President and CEO David Nisivoccia and SAHA staff.

#### **Minutes**

The November 15, 2018, Finance Committee Meeting minutes were approved.

The following resolution was approved to move forward to the Board meeting:

**Consideration and appropriate action regarding Resolution 5933, approving the Consolidated Operating Budget for the San Antonio Housing Authority and its Affiliated Non-Profits for the fiscal year ending June 30, 2020** was presented by Mr. Ed Hinojosa, Chief Financial Officer and Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting

#### **Update and discussion regarding the Quarterly Financial Report for the San Antonio Housing Authority**

Ms. Fiedler, reported and provided the financial highlights of the San Antonio Housing Authority for the for the nine months ended March 31, 2019. The results of operations for the nine months ended March 31, 2019, reflect a Surplus Before Non-Cash Items of \$12.5 million, which was \$2.7 million above budgeted projections. The Total Operating Revenue was approximately \$2.8 million above budget. The Total Operating Expenses ended the period \$2.9 million above budget.

Ms. Fiedler further reported that the Comparative Balance Sheet reflects an overall increase in Total Net Position of \$5.1 million from March 31, 2018, to March 31, 2019. Total Assets increased \$6.8 million, due primarily to an increase of \$6.8 million in Fixed Assets.

#### **Update and discussion regarding Internal Audit Department Activities**

Ms. Aiyana Longoria, Director of Internal Audit, provided the Internal Audit Update with a presentation that included the Internal Audit Q3 Activities in Support of SAHA Strategic Goals, Status of 2017-2018 Internal Audit Plan, Status of 2018-2019 Internal Audit Plan, and Status of Corrective Action Items resulting from Internal Audits.



**To:** Board of Commissioners

**Date:** June 6, 2019

**From:** Morris A. Stribling, DPM, Chair, San Antonio Housing Authority Board of Commissioners

**Subject:** Update and discussion regarding the May 16, 2019, Operations and Choice Neighborhood Committee Meeting

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An Operations and Choice Neighborhood Committee meeting was held on Thursday, May 16, 2019, at the Central Offices of SAHA. Attendees included Board Chair Morris A. Stribling, DPM, Commissioner Charles Clack, Commissioner Jo-Anne Kaplan, Commissioner Sofia A. Lopez, Commissioner Marie R. McClure, Commissioner Jessica Weaver, SAHA President and CEO David Nisivoccia and SAHA staff.

The following resolutions were approved to move forward to the Board meeting:

**Consideration and appropriate action regarding Resolution 5937, authorizing the President and CEO to renew or place insurance policies covering property, liability, cyber liability, excess/umbrella, directors and officers, employment practices, workers' compensation, automobile fleet, fiduciary, fidelity, flood, and boiler and machinery for the San Antonio Housing Authority and its affiliated entities, for Fiscal Year 2019-2020, for an estimated amount of \$3,520,000.00** was presented by Diana Kollodziej Fiedler, Director of Finance and Accounting

**Consideration and appropriate action regarding Resolution 5932, authorizing the President and CEO to declare an official intent of reimbursement, through an anticipated tax exempt municipal lease purchase agreement, for funds associated with pre-development activities of an Energy Performance Contract Phase II (EPC)** was presented by Ed Hinojosa, Chief Financial Officer, and Thomas Roth, Director of Asset Management

**Consideration and appropriate action regarding Resolution 5934, authorizing the award of a contract for Castle Point Exterior Renovations and Site Improvements to JMI Contractors, LLC for an amount not to exceed \$3,321,457.00** was presented by Steven Morando, Director of Procurement and General Services, and Hector Martinez, Director of Construction Services and Sustainability

**Consideration and appropriate action regarding Resolution 5935, authorizing the award of a contract for Villa Tranchese Fire Protection Improvements to Ranger Builders, LLC for an amount not to exceed \$3,057,850.00** was



presented by Steven Morando, Director of Procurement and General Services, and Hector Martinez, Director of Construction Services and Sustainability

**Consideration and appropriate action regarding Resolution 5936, authorizing the expenditure of additional funds for replacement of sewer cast-iron pipe waste and vent piping throughout, bathroom wall-tile substrate repairs throughout, fire marshall required and other unforeseen changes for the Victoria Plaza Substantial Rehabilitation Project, to Stoddard Construction Management, Inc. for an amount not to exceed \$2,000,000.00** was presented by Steven Morando, Director of Procurement and General Services, and Hector Martinez, Director of Construction Services and Sustainability

## **CHOICE NEIGHBORHOOD**

### **Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood**

Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, provided a brief update regarding the Housing component of the Choice Neighborhood report and provided information regarding the Choice expanded budget, the funds drawn, the balance remaining and the at risk balances. Ms. Arrie Porter, Consultant, provided updates regarding Infill, Owner Occupied Rehab, Business Facade Improvements and the Garcia Street Urban Farm. She also invited the Commissioners to the First Build Ceremony to celebrate the construction of 12 new homes on the Eastside through the Choice Neighborhoods Initiative on May 30, 2019, from 10:00 a.m. to 11:00 a.m. at 601 Arthur Street. Additionally, she invited the Board to attend the Urban Farm - Ribbon cutting ceremony, which will be held on June 12, 2019, from 9:00 a.m. to 10:00 a.m. Mr. Adrian Lopez, Director of Community Development Initiatives, provided updates regarding the People component of the report.

## **INDIVIDUAL ITEMS FOR CONSIDERATION**

### **Update and discussion regarding the Quarterly Report of Federal Housing Programs**


Mr. Joel Tabar, Assistant Director of Federal Housing Programs, reported that San Antonio Housing Authority's (SAHA's) Federal Housing Programs (FHP) Department measures various performance measures of its two programs, the Housing Choice Voucher (HCV) Program and the Public Housing (PH) Program. Mr. Tabar provided highlights of the following FHP Quarterly Report for the January 2019 to March 2019 quarter: demographics, waitlist totals, termination totals, voucher utilization rates, and Public Housing occupancy rates.


### **Update and discussion regarding Security Services**

Mr. Domingo Ibarra, Director of Security, reported that the Security Department is responsible for administering and coordinating a holistic security strategy for the protection of persons and property. Mr. Ibarra's report included a presentation with the following information: security restructure (efficiency and gap analysis), transitional objectives, revised data sharing agreement, iteration dates, evidence-based decisions, increases in cost effectiveness, presence of Blue Armor Security fleet and social data reporting.

**SAN ANTONIO HOUSING AUTHORITY****June 6, 2019****BOARD OF COMMISSIONERS****RESOLUTION 5933, APPROVING THE CONSOLIDATED OPERATING BUDGET FOR SAN ANTONIO HOUSING AUTHORITY AND ITS AFFILIATED NON-PROFITS FOR THE FISCAL YEAR ENDING JUNE 30, 2020**

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**David Nisivoccia**  
**President and CEO**

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**Ed Hinojosa**  
**Chief Financial Officer**

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**Diana Kollodziej Fiedler**  
**Director of Finance and Accounting**

**Requested Action:**

Consideration and approval regarding Resolution 5933, approving the Consolidated Operating Budget for the San Antonio Housing Authority and its affiliated Non-Profits for the fiscal year ending June 30, 2020.

**Summary:**

The budget is to help the agency plan operational activities, while considering established goals with respect to the current and future funding environment. The budget has been developed in support of the San Antonio Housing Authority's following strategic goals:

- 1) Empower and equip families to improve their quality of life and achieve economic stability.
- 2) Invest in our greatest resource – our employees – and establish a track record for integrity, accountability, collaboration and strong customer service.
- 3) Preserve and improve existing affordable housing resources and opportunities.
- 4) Strategically expand the supply of affordable housing.
- 5) Transform core operations to be a high performing and financially strong organization.
- 6) Develop a local and national reputation for being an effective leader, partner, and advocate for affordable housing and its residents.

All departmental and operational budgets were prepared in accordance with the following directives:

- All SAHA budgets are based on Agency priorities and established strategic goals.
- Section 8 HAP is budgeted at 98% funding proration with our MTW Target Utilization of 12,146 vouchers adjusted for known allocations of Tenant Relocation or Special Programs.
- For Section 8 Administration, we budgeted average funding at 79.5% proration. Section 8 Administration includes continued efforts for efficiency improvement and cost reduction.
- Public Housing property budgets reflect subsidy funding of 89.5% proration, accordingly, all cost budgets are consistent with this projected funding level. Target occupancy is 97%.
- Target occupancy ranges from 93%-97% for the Beacon properties.
- Development Services budgets are consistent with the 5-year development plan.
- Central Office Cost Center and Service Departments will experience continued pressure on funding and fees. The Central Office Cost Center funding restrictions are partially supported by efficiency improvements and other cost reduction efforts.

Staff has been working on the Fiscal Year 2019-2020 budget process, since October 2018. While staff continues to monitor the federal funding news, budgets were prepared using conservative

**SAN ANTONIO HOUSING AUTHORITY****June 6, 2019**

estimates based on available information. Staff is pleased to present an overall balanced budget for the 2019-2020 fiscal year.

Following are some of the financial highlights comparing fiscal year 2018-2019 to fiscal year 2019-2020:

Revenues increased from \$178.3 million to \$185 million, primarily due to an increase in Housing Assistance Payments revenue.

The Public Housing Operating subsidy for the 2019 Calendar Year is currently being funded at 88.7% of our original request of \$25.6 million, although these figures are not finalized at this point. Unfortunately, we have no indication of what the 2019 funding proration will be, so we have projected an average funding of 89.5% for the 2019-2020 fiscal year.

The budgets include merit increases to accommodate employee increases of up to 3%.

Managers worked diligently to produce operating budgets for their areas of responsibility. Officers and Directors have met with the Executive team to present their budgets and have made all appropriate adjustments.

Staff has focused on making prudent departmental and budgetary decisions, especially during this very challenging and changing funding environment. The agency will also continue identifying and implementing solutions that will build on existing strengths and deliver services effectively and efficiently, while being innovative, ethical and nimble.

Following review by the Finance Committee, the budget will be presented to the full Board of Commissioners for consideration and approval at the June 6, 2019, meeting.

**Financial Impact:**

The proposed budget will be implemented for the Fiscal Year starting July 1, 2019, and ending June 30, 2020. Financial performance versus budget will be reported back to the Finance Committee on a periodic basis throughout the year.

**Strategic Goal:**

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

**Attachments:**

Resolution 5933

HUD form 52574

Budget Presentation

**San Antonio Housing Authority  
Resolution 5933**

**RESOLUTION 5933, APPROVING THE CONSOLIDATED OPERATING BUDGET FOR THE SAN ANTONIO HOUSING AUTHORITY AND ITS AFFILIATED NON-PROFITS FOR THE FISCAL YEAR ENDING JUNE 30, 2020**

**WHEREAS**, the fiscal year of the San Antonio Housing Authority and its Affiliated Non-Profits runs from July 1 through June 30; and

**WHEREAS**, the Commissioners of the San Antonio Housing Authority are responsible for the adoption of its operating budget under its Rules of Governance; and

**WHEREAS**, the U.S. Department of Housing and Urban Development requires the San Antonio Housing Authority adopt a Public Housing budget for its approval; and

**WHEREAS**, the San Antonio Housing Authority has prepared a Consolidated Operating Budget that maintains the long-term financial health of the agency and the ability to provide quality housing and services; and

**WHEREAS**, the proposed budget contains a provision for a merit increase to accommodate employee increases of up to 3%; and

**WHEREAS**, SAHA Moving-to-Work (MTW) funds are obligated consistent with the MTW Plan for the following:

- 1) Section 8 funding shortfall - \$0.9 million
- 2) Choice implementation matching grant for Wheatley Courts transformation - \$1.5 million
- 3) Development of Labor Street Multifamily Property - \$5.5 million
- 4) Capital Planning - \$400 thousand
- 5) Funding for the Rehabilitation of Victoria Plaza - \$11 million
- 6) Additional Funding for East Meadows Development - \$600 thousand
- 7) Additional cost for fire and sprinkler systems at Villa Tranchese and Fair- \$ 1.2 million
- 8) Preservation and expansion of affordable and Public Housing - \$13.3 million
- 9) Program administration and implementation of MTW initiatives - \$1.5 million

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

- 1) Reviewed the Consolidated Budget and has found that the final plan is reasonable in that it indicates a source of funding adequate to cover proposed expenditures; and

- 2) Approves Resolution 5933, approving the Consolidated Operating Budget for the San Antonio Housing Authority and its affiliated Non-Profits for the Fiscal Year Ending June 30, 2020, and the obligation of funds, as described in this Resolution, and included in the referenced Consolidated Operating Budget; and
- 3) Authorizes the President and CEO to submit and sign the HUD forms related to this Operating Budget.

**Passed and approved the 6th day of June 2019.**

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**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**David Nisivoccia**  
**President and CEO**



**Public reporting burden for** this collection of information is estimated to average **10 minutes per response**, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: San Antonio Housing Authority PHA Code: TX006

PHA Fiscal Year Beginning: 07/01/2019 Board Resolution Number: 5933

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board’s approval of (check one or more as applicable):

DATE

- ☒ Operating Budget approved by Board resolution on: 06/06/2019
- ☐ Operating Budget submitted to HUD, if applicable, on:
- ☐ Operating Budget revision approved by Board resolution on:
- ☐ Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson’s Name:	Signature:	Date:
Morris A. Stribling		06/06/2019



# **SAHA Board of Commissioners**

**Proposed Goals & Budget  
Fiscal Year 2019–2020**

June 6, 2019

# AGENDA

2

## I. Background

- SAHA Significant Accomplishments in FY 2018–2019
- Guiding Principles and Strategic Plan Alignment
- Key Agency Budget Priorities

## II. Funding Environment

- Who We Serve
- Federal Funding Trend

## III. SAHA FY 2019–2020 Budget

- FY 2019–2020 Consolidated Budget - Revenues and Expenses
- MTW Proposed Uses
- SAHA Staffing Count and Organizational Chart
- Agency Goals and Priorities

# SAHA AND PARTNER FY 18–19 ACCOMPLISHMENTS

3

- **Received 19 Awards of Merit from the National Association of Housing and Redevelopment Officials (NAHRO)** for various innovative programs and initiatives. Additionally, SAHA garnered two NAHRO National Awards of Excellence for Cyber Security Awareness and East Meadows.
- **Placed third and won \$100,000 in the Mozilla and National Science Foundation's Smart Community Challenge** for the Innovative Technology Department's creation of SMARTI, SAHA's first prototype that integrates solar energy and mesh technology to access a local network and distribute free Wi-Fi to Cassiano Homes residents.
- **Sold sixteen single-family homes**, another batch in an 88-home spread for developments in and around what was formerly known as Mirasol Homes. SAHA has billed this as the largest reconstruction effort on the city's west side in a decade and aspires to turn renters into homeowners and enable them to build generational wealth.
- **Presented 150 R.E.A.C.H. (Rewarding Educational Achievement, Cultivating Hope) Awards** to SAHA students for achieving Perfect Attendance and/or A-B Honor Roll. In addition, 54 SAHA youth received college scholarships.
- **Received approval from HUD to dispose of 94 Public Housing scattered sites units** located throughout the city which were determined to be unsustainable to operate and maintain as Public Housing. The Authority is currently auctioning the properties and will use a portion of the proceeds to preserve existing affordable housing units in higher opportunity areas.
- **Refinanced the Burning Tree and Encanta Villa Apartments** which provided approximately \$6.6 million in net proceeds, which will be used to fund capital repairs and replacements for Burning Tree, Encanta Villa, and other assets within the Beacon portfolio.
- **Partnered with the City of San Antonio, Texas State Representative, Diego Bernal, and philanthropist, Gordon Hartman**, to secure \$1.5 million in funding to provide more than 2,000 Public Housing units in twenty-two different housing complexes with air conditioning.

# BUDGET GUIDING PRINCIPLES & GOALS

4

## I. Budget Guiding Principles

- Improve quality of life for residents
- Preserve and expand affordable housing
- Strengthen SAHA's basic internal services, systems and staff capacity

## II. Goals Consistent with Strategic Plan:

1. Empower and equip families to improve their quality of life and achieve economic stability
2. Invest in our greatest resource - our employees - and establish a track record for integrity, accountability, collaboration and strong customer service
3. Preserve and improve existing affordable housing resources and opportunities
4. Strategically expand the supply of affordable housing
5. Transform core operations to be a high performing and financially strong organization
6. Develop a local and national reputation for being an effective leader, partner, and advocate for affordable housing and its residents

# KEY AGENCY BUDGET PRIORITIES

5

- **Operations:** Focus on operational excellence, high performer
- **Choice Neighborhood:** Full implementation of People, Neighborhood, and Housing goals
- **Moving to Work:** Focus on client success and people outcomes
- **5-year Asset Management Plan for capital improvements and new construction**
- **Public Scorecard for SAHA strategic plan**

# THE NEED IN SA

6



# 25%

of San Antonio renters spend more than half of their income on housing

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# 51,352

Households on the SAHA federal housing programs waitlist

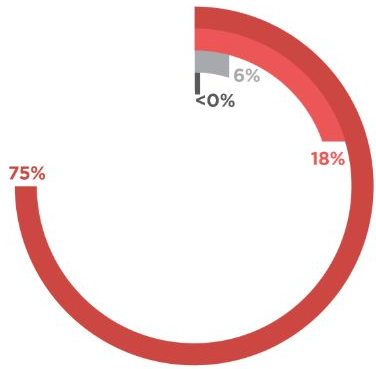


# WHO WE SERVE

7

## 55,460

individuals housed



### RACE/ETHNICITY

- Hispanic/Latino (75%)
- African American (18%)
- White (6%)
- Other (<0%)

## 26,621

children

## 97%

are very low-income  
*(50% of area median income and below)*

## 10%

of San Antonio rental market

# FINANCIAL BARRIERS

8

## \$9,672

Average Median Income  
(\$46,317 in San Antonio)

## 52%

on a fixed income and are  
elderly and/or disabled

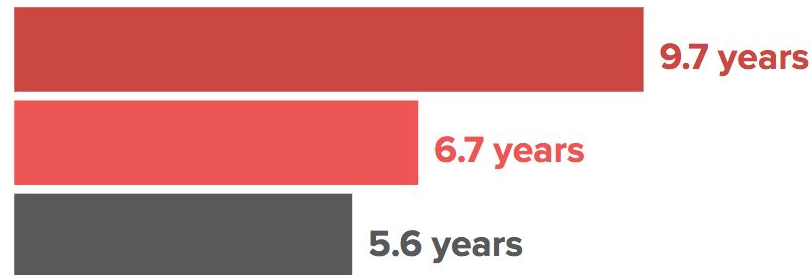
## 32%

are earning wages

## \$233

average household rent

### MEDIAN TENURE



- Older householder
- Householder with disability
- Work-able householder

# RESIDENT EMPOWERMENT

9



## 1,649

served through veteran and homeless programs with supportive services

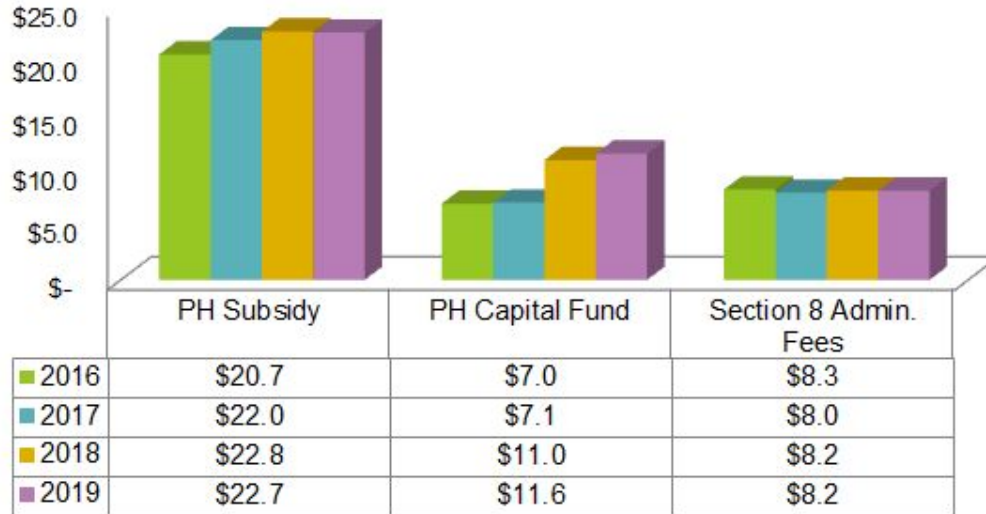
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## 1,500

receiving Community Development Initiatives services

# FEDERAL FUNDING TREND

10

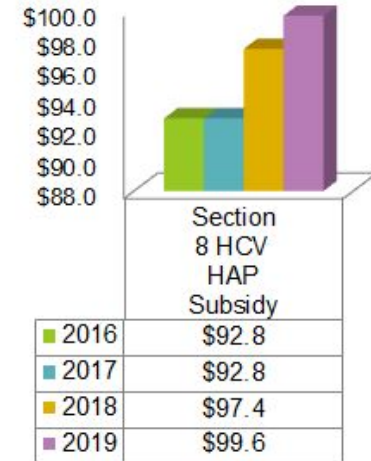


Percentage Change  
2019 vs 2018

-0.44%

5.45%

0.00%



2.26%

- Section 8 Housing Choice Voucher information indicated above does not include any Section 8 special programs
- Section 8 Choice Voucher HAP proration was 99.6% in 2016, 97% in 2017, 99.7% in 2018, and 99.5% in 2019
- Section 8 Admin Fee proration was 84% in 2016, 78% in 2017, 80.6% in 2018, and is projected to be 80% in 2019
- PH Operating Fund current proration is at 88.7% for 2019, as compared to the 2018 proration of 94.7%. HUD usually finalizes proration in October

# CALENDAR YEAR AVERAGE HAP PER UNIT

11

YEAR	HAP COST PER UNIT	DOLLAR INCREASE	PERCENT INCREASE
2015	554.87	-	-
2016	571.10	\$16.23	2.93%
2017	589.87	\$18.77	3.29%
2018	618.65	\$28.78	4.88%

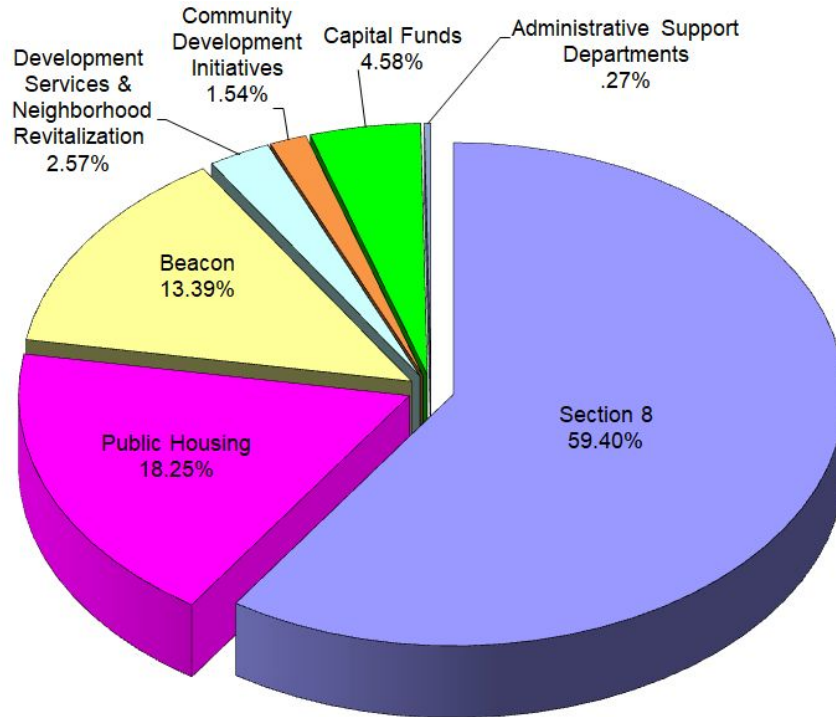
Current Monthly HAP expense is approximately \$8 million, which leaves only \$3.6 million to fund MTW, Section 8 administration and Capital Planning efforts



# FY 2020 CONSOLIDATED REVENUE (SOURCES)

## \$185 MILLION

12



Line of Business	Projected Revenue (Mil) \$185.0
Section 8 (HAP & Admin Fee)	\$109.9
Public Housing	\$ 33.7
Beacon	\$ 24.8
DSNR	\$ 4.8
Community Initiatives	\$ 2.8
Capital Funds	\$ 8.5
Administrative Support departments	\$ 0.5

- Revenue above reflects Fiscal Year funding as opposed to Slide 10, which reflects HUD Calendar Year funding
- Section 8 Revenue includes all special programs Page 41 of 140
- Capital Funds include Capital Funds Project and Choice Neighborhood Implementation Grant

# FY 2020 CONSOLIDATED REVENUE TREND

## PROJECTED REVENUE IN FY 2020 WILL INCREASE BY \$6.7 MILLION

13

Description	FYE 6/30/18 Actual	FYE 6/30/18 Budget	FYE 6/30/19 Budget	FYE 6/30/20 Budget	Variance 2020 Budget vs 2019 Budget Increase/ (Decrease)
<b>Rental Revenue</b>	\$ 30.1	\$ 31.9	\$ 32.3	\$ 32.5	\$ 0.2
<b>Grant Revenue</b>					
Section 8 - HAP	102.4	92.4	92.5	100.9	8.4
Section 8 - Admin.	8.7	8.4	7.9	8.9	1.0
Operating Subsidy	22.3	19.7	20.9	21.5	0.6
Capital Grants <sup>1</sup>	13.8	14.2	14.4	8.3	(6.1)
Other Grants	4.4	4.8	4.3	5.2	0.9
<b>Total Grant Revenue</b>	\$ 151.6	\$ 139.5	\$ 140.0	\$ 144.8	\$ 4.8
<b>Other Revenue <sup>2</sup></b>	5.2	4.6	6.0	7.7	1.7
<b>Total Revenue</b>	\$ 186.9	\$ 176.0	\$ 178.3	\$ 185.0	\$ 6.7

<sup>1</sup> Capital Grants include Capital Funds Project and the Choice Neighborhood Implementation Grant

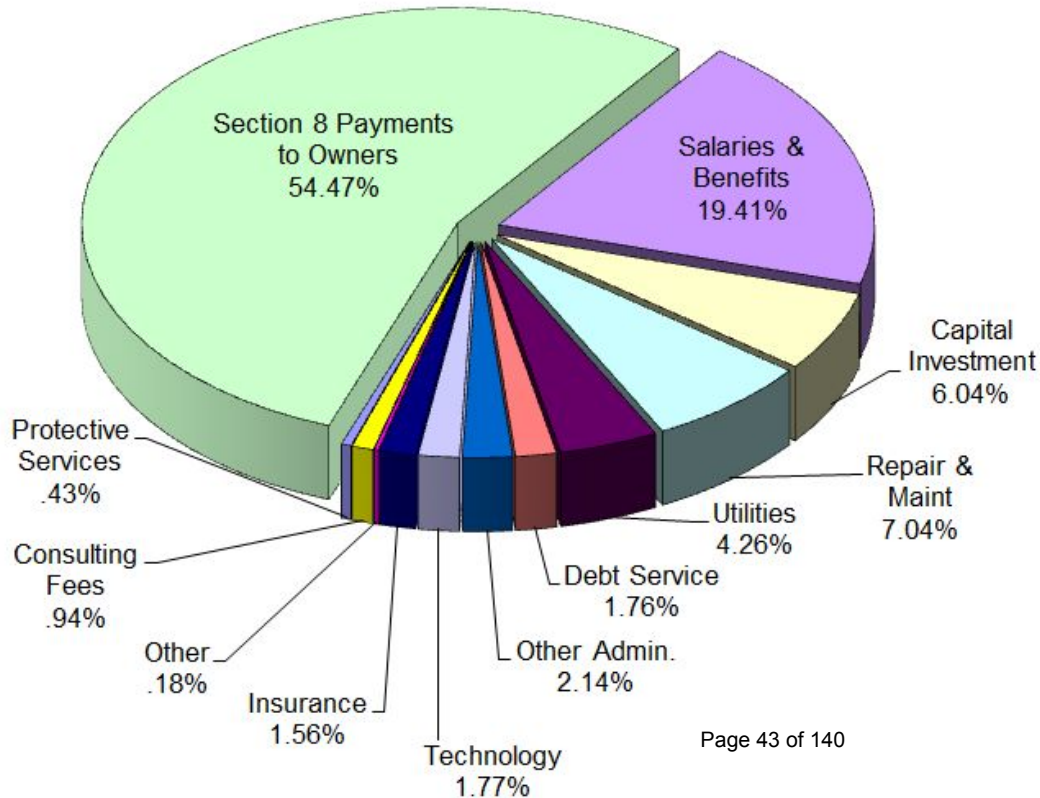
<sup>2</sup> Includes Revenue such as Lease Payments, Cash Donations, Compliance Monitoring Fees, Other Income, Deposit Forfeitures and Interest Income



# FY 2020 CONSOLIDATED USE OF FUNDS

## \$185 MILLION

14



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Budget Line Item	Projected Expenses (Mil) \$185.0
Section 8 Payments to Owners	\$100.74
Salaries & Benefits	\$35.91
Capital Investment	\$11.18
Repair & Maint (Non-Capital)	\$13.03
Utilities	\$7.88
Debt Service Interest	\$3.26
Admin. & Other	\$3.95
Technology	\$3.27
Insurance	\$2.89
Other	\$0.34
Consulting Fees	\$1.75
Protective Services	\$0.80

# FY 2020 CONSOLIDATED EXPENSE TREND

15

Description	FYE 6/30/18	FYE 6/30/18	FYE 6/30/19	FYE 6/30/20	Variance 2020 Budget vs 2019 Budget Increase/ (Decrease)
	Actual	Budget	Budget	Budget	
Section 8 Payments to Owners	\$93.1	\$92.4	\$92.4	\$100.7	\$8.3
Salaries & Benefits	31.4	34.2	34.0	35.9	1.9
Technology <sup>1</sup>	1.8	2.4	2.5	3.3	0.8
Admin and Other <sup>2</sup>	2.9	3.7	3.5	4.0	0.5
Consulting Fees <sup>3</sup>	2.3	3.5	1.7	1.7	0.0
Utilities	7.5	6.8	7.5	7.9	0.4
Other	0.9	2.2	1.8	0.3	(1.5)
Repair & Maintenance	14.0	10.2	11.4	13.0	1.6
Insurance	2.5	3.3	2.9	2.9	(0.0)
Protective Services	0.7	0.9	0.9	0.8	(0.1)
Debt Service Interest	2.9	2.4	2.4	3.3	0.9
Capital Investment	26.9	14.0	17.3	11.2	(6.1)
<b>Total Expenses</b>	<b>\$ 186.9</b>	<b>\$ 176.0</b>	<b>\$ 178.3</b>	<b>\$ 185.0</b>	<b>\$ 6.7</b>

<sup>1</sup> Includes telephone, technology/licensing costs and internet

<sup>2</sup> Includes expenses such as audit, postage, office supplies, dues and fees, advertising, legal fees, training, travel, etc.

<sup>3</sup> Includes \$.3 Million for the Capital Grants

# CONSOLIDATED BUDGET BY LINE OF BUSINESS

## (Millions)

16

### Balanced Budget

Description	Public Housing Budget	Section 8 Budget	Beacon Budget	Real Estate Budget	Central Office Budget	CDI/MTW Initiatives Budget	Subtotal
<b>OPERATING REVENUE</b>	\$ 32.9	\$ 109.9	\$ 24.3	\$ 3.9	\$ 1.4	\$ 2.8	\$ 175.2
<b>OPERATING EXPENSE</b>	29.0	107.5	15.2	1.8	13.1	3.8	170.4
<b>OPERATING INCOME</b>	<b>\$ 3.9</b>	<b>\$ 2.4</b>	<b>\$ 9.1</b>	<b>\$ 2.1</b>	<b>\$ (11.7)</b>	<b>\$ (1.0)</b>	<b>\$ 4.8</b>
<b>INTEREST INCOME</b>	\$ 0.8	0.0	0.5	0.9	0.1	0.0	2.3
<b>NON-OPERATING INCOME &amp; EXPENSES*</b>	(5.0)	(3.3)	(5.6)	(0.1)	10.8	(0.5)	(3.7)
<b>NET SURPLUS or (DEFICIT)</b>	<b>\$ (0.3)</b>	<b>\$ (0.9)</b>	<b>\$ 4.0</b>	<b>\$ 2.9</b>	<b>\$ (0.8)</b>	<b>\$ (1.5)</b>	<b>\$ 3.4</b>

\* Management Fee and Interest Expense are the primary sources of the listed Non-Operating Expenses, but also includes Replacement/Extraordinary items

# PROPOSED USES OF SAHA MTW FUNDS

## PRESERVATION AND EXPANSION OF AFFORDABLE AND PUBLIC HOUSING

17

Priority	Purpose	MTW Goal	Amount (in Mil)
<b>Section 8</b>	To enable Section 8 to continue to serve residents after continued funding cuts	Strategic Goal # 4 - Strategically expand the supply of affordable housing.	\$0.9
<b>Community Development Initiatives</b>	Program administration and implementation of MTW strategic goals: <ul style="list-style-type: none"> <li>Recruit and maintain the number of participants in the PH/HCV FSS, Jobs Plus and the Earned Income Disregard (EID) to over 1,500 participants</li> <li>Ensure over 1,500 or 40% participants secure/maintain employment</li> <li>Provide college scholarships and other academic incentives for up to 300 students</li> <li>Provide more than 3,000 referrals for services to residents on an annual basis</li> </ul>	Strategic Goal # 1 - Empower and equip families to improve their quality of life and achieve economic stability.	\$1.5
<b>Preservation and Expansion of Affordable and Public Housing</b>	<ul style="list-style-type: none"> <li>Choice implementation matching grant for Wheatley Courts transformation.</li> <li>Development of Labor multifamily property</li> <li>Capital Planning</li> <li>Funding for the rehabilitation of Victoria Plaza</li> <li>Additional funding for East Meadows Development</li> <li>Preservation and expansion of affordable and public housing</li> <li>Additional cost for fire sprinkler systems at Villa Tranchese and Fair Avenue</li> </ul>	Strategic Goal # 4 - Strategically expand the supply of affordable housing.	\$1.5 \$5.5 \$0.4 \$11.0 \$0.6 \$13.3 \$1.2
<div>Page 46 of 140</div> <b>Total Proposed Use of SAHA MTW Funds</b>			<b>\$35.9</b>

# SAHA PERSONNEL COUNT

18

	2019 Budgeted Positions	2020 Budgeted Positions	Personnel Distribution by Department
<b>Public Housing</b>	<b>194</b>	<b>196</b>	<b>35%</b>
<b>Section 8 &amp; Special Programs</b>	<b>90</b>	<b>89</b>	<b>16%</b>
<b>Community Development Initiatives</b>	<b>52</b>	<b>54</b>	<b>10%</b>
<b>Beacon</b>	<b>70</b>	<b>87</b>	<b>16%</b>
<b>Real Estate Services</b>	<b>12</b>	<b>9</b>	<b>2%</b>
<b>Management &amp; Administrative Support (COCC)</b>			
<b>Property Management</b>	<b>15</b>	<b>19</b>	<b>3%</b>
<b>Other Management &amp; Administrative Support</b>	<b>97</b>	<b>102</b>	<b>18%</b>
<b>Total</b>	<b>530</b>	<b>556</b>	<b>100%</b>

## Public Safety/Security (Full-Time Equivalents)

11

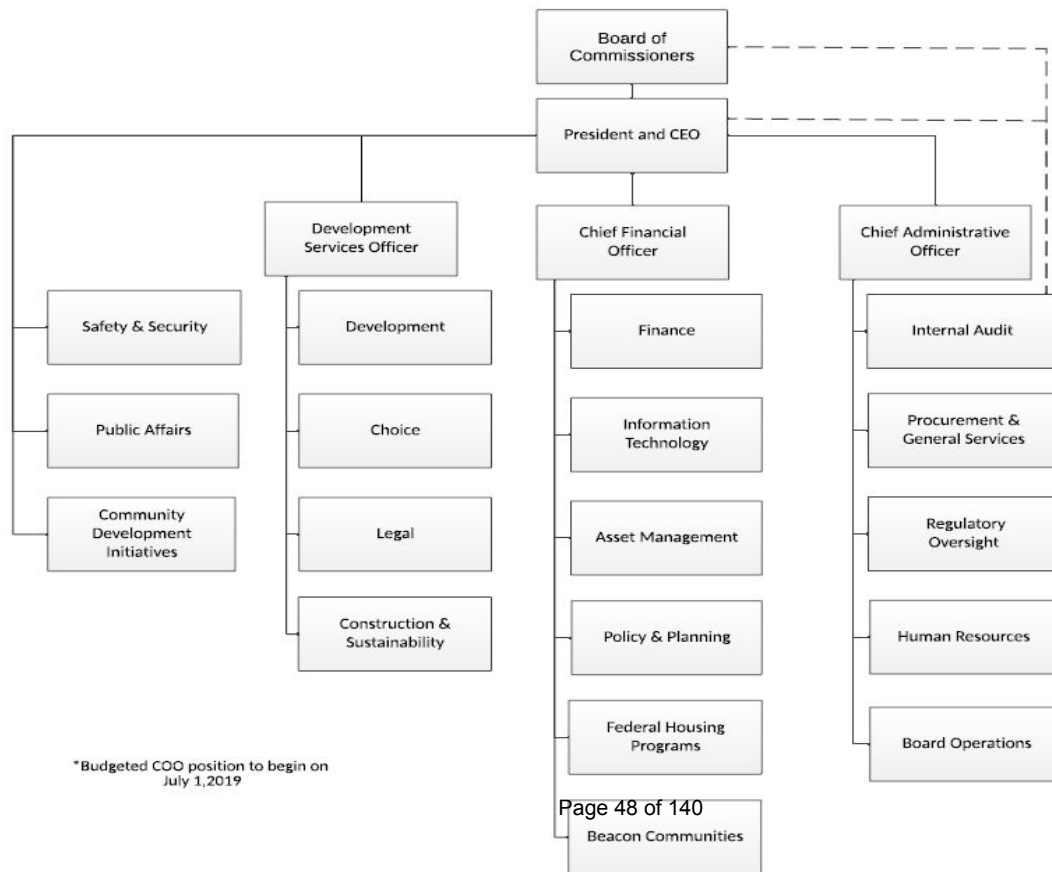
<sup>1</sup> Includes 31 grant-funded positions for the Jobs Plus, ROSS, Annie E. Casey Foundation, Family Self Sufficiency, HPOG, Endowment, ConnectHome and Choice Implementation Grants

<sup>2</sup> Includes 1/4 grant-funded position for the Choice Implementation Grant

<sup>3</sup> Includes 1/4 grant-funded position for the Choice Implementation Grant

# SAHA ORGANIZATIONAL STRUCTURE

19



# GOALS FOR ASSISTED HOUSING

20

## **Empower and equip families to improve their quality of life and achieve economic stability**

- Refer 10% of clients to CDI for FSS enrollment
- Employ a minimum of 5 youths from the Summer Youth Employment Program

## **Invest in our greatest resource - our employees and establish a track record for integrity, accountability, collaboration, and strong customer service**

- Increase staff capacity through advanced training to include change management, project management and leadership
- Automate evaluation documentation

## **Preserve and improve existing affordable housing resources and opportunities**

- Special Programs: Utilize vouchers at 95% or above
- MTW Utilization: Maintain utilization above 100%

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

- Design and implement a Client Portal
- Research and develop timeline for the implementation of a Client Portal
- Implementation of the electronic RTA submission

## **Develop a local and national reputation for being an effective leader, partner, and advocate for affordable housing and its residents**

- Develop training courses for local realtor organizations to increase understanding and landlord participation



# GOALS FOR PUBLIC HOUSING

21

## **Empower and equip families to improve their quality of life and achieve economic stability**

- Refer 10% of clients to CDI for FSS and/or JobsPlus enrollment
- Employ a minimum of 5 youths from the Summer Youth Employment Program

## **Invest in our greatest resource - our employees - and establish a track record for integrity, accountability, collaboration, and strong customer service**

- Increase staff capacity through advanced training to include change management, project management and leadership
- Establish an ongoing training curriculum for Maintenance Technicians

## **Preserve and improve existing affordable housing resources and opportunities**

- Improve REAC scores at all properties by at least 10 points and maintain score at high performing communities

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

- Research and develop timeline for the implementation of a Client Portal
- Implement Housekeeping Inspection software
- Increase Occupancy rates to 97% or above

## **Develop a local and national reputation for being an effective leader, partner, and advocate for affordable housing and its residents**

- Investigate rent reform activity to promote family self-sufficiency

# GOALS FOR BEACON COMMUNITIES

22

## **Invest in our greatest resource - our employees and establish a track record for integrity, accountability, collaboration, and strong customer service**

- Complete an increase of 10% of training opportunities over the previous year with a focus on certification and an increased concentration on readily available training.
- Continue to work with HR and recruiting to ensure progress is made and plan with ample time to fill vacancies with overlapping staff for transitions.

## **Preserve and improve existing affordable housing resources and opportunities**

- Coordinate with Asset Management to complete the refinance of Sunshine Plaza and Pecan Hill for rehabilitation of the communities and potential proceeds sharing and begin capital work at each community estimated at approximately \$4M.
- Complete comprehensive rehabilitation of Castle Point, Monterrey Park, La Providencia for an estimated improvement investment of \$10M.

## **Strategically expand the supply of affordable housing**

- Complete the 15-year tax credit ownership and management transition of Legacy at Science Park, Legacy on O'Connor, and Refugio.
- Add new partnering opportunities to designate additional market units to affordable programs

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

- Successfully complete the final transition of management towards our 3 year transition plan to include software implementation for the final communities. Saving the communities approximately \$1M annually in management fees
- Increase occupancy to 96%

## **Develop a local and national reputation for being an effective leader, partner, and advocate for affordable housing and its residents**

- In addition to participating on the North Chambers-Government Affairs Committee and the HAI Group Risk Management committee, join a multi-family industry committee or board and encourage staff to get involved

# GOALS FOR REAL ESTATE SERVICES

23

## **Invest in our greatest resource - our employees and establish a track record for integrity, accountability, collaboration, and strong customer service**

- 3 Staff Members complete SAHA Leadership Program (Nov 2019)
- Director to complete HCV executive management training (April 2020)
- Staff member complete HERS Rater Certification renewal training (Feb 2020)

## **Strategically expand the supply of affordable housing**

- Finalize financing for 100 Labor Street development (Sept 2019)
- Procure Master Developer for build out Victoria Commons (98 townhome lots) (Aug 2019)
- Obtain 9% tax credit award for Alazan Lofts Development and Our Lady of Charity Apartments (July 2019)
- Begin pre-development and close on Majestic Ranch (Aug 2019) and Mira Vista (Jan 2020) developments
- Begin pre-development and close on Tampico development (Nov 2019)
- Begin pre-development and close on St John's Square (Oct 2019)
- Close on acquisition of the Oaks at Westlake (Aug 2019)

# GOALS FOR CHOICE NEIGHBORHOOD IMPLEMENTATION

24

## **Empower and equip families to improve their quality of life and achieve economic stability**

### ■ **Neighborhood**

- Completion of 22 rehabs of Owner Occupied single family homes and expend all dollars (Sept 2019)

### ■ **People**

- Create Endowment with anticipated leftover Choice funds (Sept 2019)
- Transition from Urban Strategies to SAHA CDI (Sept 2019)
- Continue to emphasize employment, careers and increase household income (Sept 2019)
- Continue to provide workshops for returning residents to become successful tenants (Sept 2019)

## **Strategically expand the supply of affordable housing**

### ■ **Housing**

- Complete East Meadows II (May 2020)

### ■ **Neighborhood**

- Complete the In-Fill Housing Strategy (Sept 2019)
- Complete Owner Occupied Rehab Strategy (Sept 2019)

# GOALS FOR CONSTRUCTION SERVICES & SUSTAINABILITY

25

## **Preserve and improve existing affordable housing resources and opportunities**

- Obligate 90% 2018 CFP Grant, Expend 100% 2016 & 2017 CFP Grants
  - 2016 CFP Expenditure Date: 4-12-2020 - 92% expended as of 12-10-18
  - 2017 CFP Expenditure Date: 8-15-2021 - 48% expended as of 12-10-18
  - 2018 CFP Obligation Date: 5-28-2020 - 63% obligated as of 12-10-18
- Contract and complete Fire Alarm & Sprinkler Projects at Fair Ave & Villa Tranchese
- Contract and complete Cassiano Offline Units Project
- Contract and begin Construction at Castle Point Site and Bldg. improvements
- Contract and begin Construction at La Providencia Site and Bldg. improvements
- Contract and begin Construction at Burning Tree, Encanta Villa and Churchill Estates Site & Bldg. improvements
- Develop and Design Construction Bid Documents for Parkview, Villa Veramendi and Mirasol Homes roof replacement projects, and Cassiano foundation repair project
- Partner with Jefferson H.S Arch. Program for Container Homes Affordable Housing Project

# GOALS FOR COMMUNITY DEVELOPMENT INITIATIVES

26

## **Empower and equip families to improve their quality of life and achieve economic stability**

- Improve quality of life for residents
  - Host 1,448 community events/activities with 18,000 participants
  - Maintain 30 Resident Councils
- Provide access to resources and non-SAHA programs
  - Provide 40,000 households with food assistance valued at \$1.3 million
  - Provide 3,000 referrals for services valued at \$160,000
- Improve resident capacity
  - Maintain over 1,500 FSS/Jobs Plus participants; 40% maintain employment
  - Provided 50 college scholarships and over 180 REACH Awards
- Facilitate residents to achieve self sufficiency
  - Facilitate 20 residents to graduate from FSS; provided over \$150k in escrows
  - Assess over 1,500 EDS residents and facilitate 90% maintain independence
- Improve agency performance
  - Raise \$100,000 and secure \$1.3 million in grants

# GOALS FOR ASSET MANAGEMENT

27

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

- Implementation of PNA Asset Management Database
- Develop Performance Scorecard for Tax Credit partnership properties

## **Preserve and improve existing affordable housing resources and opportunities**

- Complete sale of 94 scattered site PH single family homes
- Obtain 9% and historic tax credits for Our Lady of Charity Redevelopment
- Submit Disposition Application with HUD for remaining 69 scattered site PH single family homes
- Obtain Board approval for EPC II contract for 2,311 PH units
- Evaluate and execute on financing opportunities for assets in Beacon Communities portfolio
- Continue to evaluate sale or adaptive reuse of remaining land and administration building at Springview

## **Invest in our greatest resource - our employees and establish a track record for integrity, accountability, collaboration, and strong customer service**

- Support and encourage staff to pursue certifications and higher education opportunities

# GOALS FOR PROCUREMENT

28

## **Empower and equip families to improve their quality of life and achieve economic stability**

- Increase the number of new individuals in Resident Pool List
- Continue effort to have 100% participation from vendors reporting Section 3 compliance online instead of submitting manually
- Hire at least one summer youth to assist the Procurement and General Services Department

## **Invest in our greatest resource- our employees - and establish a track record for integrity, accountability, collaboration and strong customer service**

- Increase opportunities for new staff related to State and HUD Procurement training
- Identify training opportunities for custodial and mailroom staff and courses related to fleet and facilities

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

- Develop and implement the new Section 3 and SWMBE Policies
- Finalize and implement the Fleet Management Policy and Procedures
- Pursue the outsourcing of fleet maintenance with a private sector third party provider



# GOALS FOR INNOVATIVE TECHNOLOGY

29

## **Empower and equip families to improve their quality of life and achieve stability**

- Implement Mozilla winning solar mesh Wi-Fi design at Cassiano Homes and Lincoln Heights

## **Invest in our greatest resource - our employees - and establish a track record for integrity, accountability, collaboration, and strong customer service**

- Implement new help log system that will include new hire and exit process as per audit
- Develop training model that will provide ongoing and consistent technical training for staff
- Provide technical support and consulting services for the NeoGov perform implementation

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

- Docusign to replace Public Housing manual paper-driven processes
- As part of the goal to go paperless, create a client portal for improved communication and better information delivery for the people we serve.
- Upgrade JDE hardware, server software and JDE Tools
- Move core operations to co-lo or hosting facility
- Use cloud API's frameworks to develop applications and dashboards for relevant data mining
- Implement new project management/ planning/ procurement, Nemo-Q, Compliance software and Risk software

# GOALS FOR FINANCE

30

## **Invest in our greatest resource - our employees - and establish a track record for integrity, accountability, collaboration, and strong customer service**

- Continue to develop the skill set of staff by offering opportunities for cross-training in addition to encouraging staff to pursue educational opportunities and professional certifications

## **Preserve and improve existing affordable housing resources and opportunities**

- Coordinate with Asset Management and lender(s) to potentially leverage various properties from the Beacon portfolio
- Collaborate with the Asset Management, Legal, and Beacon departments to convert tax credit properties reaching the end of their 15 year compliance period into the Beacon portfolio

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

- Implement Optima, the accounts payable automation software, in collaboration with IT department
- Facilitate the Yardi system conversion for properties that are transitioned back to SAHA-managed

## **Develop a local and national reputation for being an effective leader, partner, and advocate for affordable housing and its residents**

- Plan and manage all accounting functions to ensure a “clean” audit report, increase SAHA organizational controls, and follow up on all audit findings and management letter recommendations
- Review newly issued GASB Pronouncements and implement as required
- Implementation of GASB 87 (Leases)

# GOALS FOR HUMAN RESOURCES

31

## **Invest in our greatest resource - our employees - and establish a track record for integrity, accountability, collaboration, and strong customer service**

- Partner with selected vendor to provide HR support on the Compensation Study and Pay Range Review that will affect 167 unique positions and various compensation practices
- Present to ELT 1 to 2 new and affordable benefit plans to enhance our current selection of programs
- Review metrics for first year turnover to determine effectiveness of Onboard module and reduction of 20% first year turnover
- Review metrics to ensure a 30 day completion of performance reviews, based on new changes:
  - Implementation of NeoGov Performance Module
  - Change to Fiscal Year Performance Review in FHP (07/01/19 to 06/30/20)
- Assist HRBPs with identifying targeted training for their business units
  - Compliant with required certifications
  - 100% participation of new manager training on HR fundamentals and compliance with employment laws
  - Selection and participation of next cohort for leadership training
- Decrease the time to fill open positions, reducing vacancies

# GOALS FOR INTERNAL AUDIT

32

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

- Develop and implement the 2019-2020 Internal Audit Plan by July 1, 2019, based on a comprehensive risk assessment process
- Identify and pursue opportunities to charge out services to other
- Network and identify audit best practices that can support SAHA operations

## **Empower and equip families to improve their quality of life and achieve stability**

- Introduce a college-age SAHA summer youth employee to Internal Audit, and provide them with mentoring and audit work experience; provide encouragement to attend college and/or complete their higher education

## **Invest in our greatest resource - our employees - and establish a track record for integrity, accountability, collaboration, and strong customer service**

- Provide at least 20 hours of audit training to Internal and Compliance auditors, provide additional engagement and learning opportunities for Internal Audit staff to gain experience for advancement
- Host a “Lunch and Learn “ for SAHA staff to understand the role of Internal Audit

# GOALS FOR LEGAL

33

## **Empower and equip families to improve their quality of life and achieve stability**

- Continue to provide training to various departments on evolving subjects such as Fair Housing, Reasonable Accommodations, Contract requirements from HUD, etc.
- Make Open Records portal more visible on the SAHA website

## **Invest in our greatest resource - our employees - and establish a track record for integrity, accountability, collaboration, and strong customer service**

- Reduce litigation by continuing to train employees on policies and best practices of the industry
- Continue to provide training to employees throughout the year, including one lunch and learn session
- Reduce number of paper files

## **Develop a local and national reputation for being an effective leader, partner, and advocate for affordable housing and its residents**

- Continue to refine the web-based tool for open record requests to increase efficiency and in coordination with paperless initiatives
- Provide training to other departments on Open Records, reasonable Accommodations, fair Housing issues
- Assist to reduce litigation through training and support of other departments on policies and risk management

# GOALS FOR POLICY & PLANNING

34

## **Empower and equip families to improve their quality of life and achieve economic stability**

- Finalize and start tracking self sufficiency progress metric; work with SAISD to develop a framework to more directly support better education outcomes for SAHA children

## **Invest in our greatest resource - our employees - and establish a track record for integrity, accountability, collaboration, and strong customer service**

- Increase training opportunities for staff; complete performance evaluations on time

## **Strategically expand the supply of affordable housing**

- Work with AHP and DSNR to develop new MTW Activities

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

- Develop at least one new department income source; lead Data Governance Committee. Establish a coordinated strategic data plan that lays out the agency's long-term strategy on how we can expand and improve its use of data to not only track and improve core operations but also to help better inform high-level affordable housing planning and policy efforts - to include identifying key positions for cross-training in GIS, coordinated data sharing efforts and expanded use of new technologies

## **Develop a local and national reputation for being an effective leader, partner, and advocate for affordable housing and its residents**

- Update Strategic Plan and develop new 2020-2024(5) Strategic Plan
- Work with external partners on key initiatives (SALSA, Housing Commission, CI-NOW, LISC). Monitor National, State, and local legislation and policies and take appropriate action, especially around agency priorities

# GOALS FOR PUBLIC AFFAIRS

35

## **Invest in our greatest resource - our employees - and establish a track record for integrity, accountability, collaboration, and strong customer service**

- Proactively highlight SAHA's success stories in the community through organic and earned media opportunities and robust media engagement
- Maintain employee engagement and support for the Agency's long-term goals

## **Develop a local and national reputation for being an effective leader, partner, and advocate for affordable housing and its residents**

- Influence influencers in the community to help reverberate SAHA's messages across many platforms and channels
- Spearhead a robust digital strategy
- Support legislation and legislative activities in support of SAHA's strategic goal
- Build upon SAHA's local, regional and national reputation by seeking and coordinating public speaking, media opportunities, and media training for the Agency's President & CEO and subject-matter experts
- Launch a responsive and interactive website that will increase engagement and improve client satisfaction



# GOALS FOR REGULATORY OVERSIGHT

36

## **Invest in our greatest resource - our employees - and establish a track record for integrity, accountability, collaboration, and strong customer service**

- The Department will provide at least 20 hours of training to staff during the fiscal year
- The Fraud Investigator will increase the number of investigations closed out, once the CHR process has been transitioned to Federal Housing Programs

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

- Compliance Manager will continue to collaborate with internal departments to create a performance tracking system for development/management partners
- Compliance Manager will conduct an annual file review for each partnership property, document findings and follow up on corrections
- The Board Relations Manager will develop a board relations training plan that includes work instruction sheets

## **Develop a local and national reputation for being an effective leader, partner, and advocate for affordable housing and its residents**

- Compliance Manager will develop a comprehensive compliance training program for SAHA's 3rd Party Management groups

# GOALS FOR SECURITY

37

## **Invest in our greatest resource - our employees - and establish a track record for integrity, accountability, collaboration, and strong customer service**

- Pooling Resources in Defense of our Environment (PRIDE) between on-duty SAPD assets and SAHA LEAPS Partnership
- Fusion Liaison Officer (FLO) program

## **Preserve and improve existing affordable housing resources and opportunities**

- Intelligence-Based Systemic review of critical challenges and opportunities for communications across the various SAHA developments
- Strategic plans converted into operational level deliverables between service providers and law enforcement agencies, with a clear destination for the results that impact quality of life issues and a lower crime rate


# DISCUSSION

**SAN ANTONIO HOUSING AUTHORITY**

June 6, 2019

**BOARD OF COMMISSIONERS**

**RESOLUTION 5937, AUTHORIZING THE PRESIDENT AND CEO TO RENEW OR PLACE INSURANCE POLICIES COVERING PROPERTY, LIABILITY, CYBER LIABILITY, EXCESS/UMBRELLA, DIRECTORS AND OFFICERS, EMPLOYMENT PRACTICES, WORKERS' COMPENSATION, AUTOMOBILE FLEET, FIDUCIARY, FIDELITY, FLOOD, AND BOILER AND MACHINERY FOR THE SAN ANTONIO HOUSING AUTHORITY AND ITS AFFILIATED ENTITIES, FOR FISCAL YEAR 2019-2020, FOR AN ESTIMATED AMOUNT OF \$3,520,000.00**

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**David Nisivoccia**  
**President and CEO**

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**Diana Kollodziej Fiedler**  
**Director of Finance and Accounting**

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5937, authorizing the President and CEO to renew or place insurance policies covering property, liability, cyber liability, excess/umbrella, directors and officers, employment practices, workers' compensation, automobile fleet, fiduciary, fidelity, flood, and boiler and machinery for the San Antonio Housing Authority and its affiliated entities, for Fiscal Year 2019-2020, for an estimated amount of \$3,520,000.00.

**FINANCIAL IMPACT:**

Insurance costs are funded through the FY 2019-2020 budget as well as any insurance escrow accounts.

**SUMMARY:**

The protection and preservation of SAHA's housing portfolio plays a leading role in the stability and improvement of the quality of life of the residents that it serves.

The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities (PHAs) to maintain adequate insurance coverage on all properties. Similarly, lenders and additional interests have these requirements for Beacon and other non-profit properties. This activity is aligned with SAHA's priority to preserve its existing affordable housing assets.

On June 5, 2014, the Board of Commissioners approved awarding a contract to McGriff, Seibels and Williams of Texas (MSW) as SAHA's Broker of Record (BOR). The BOR serves as a consultant for insurance products in the market and presents SAHA the best options for consideration. MSW is currently in its final year of their contract.

Annual efforts include cost and coverage comparisons in the market for SAHA's affordable housing portfolio and operations insurance needs; selections are recommended based on the best cost and fit for SAHA. In addition, policy adjustments occur throughout the fiscal year. The FY 2018-2019 Board approved request was \$3,200,000.00; the projected costs for FY 2019-2020 are estimated at \$3,520,000.00. The policy periods covered will be July 1, 2019, through June 30, 2020. Premium increases are projected based upon early preliminary indications by the incumbent carrier and market conditions projections on operational policies.

**SAN ANTONIO HOUSING AUTHORITY****June 6, 2019**

The total projected increase requested is \$320,000.00, or ten percent. Cost increases are typically attributable to variable market conditions, claims loss history, policy limits of liability adjustments, filling coverage gaps, and catastrophic events. Most impactful to the increases were SAHA's 2016 hail claims. SAHA staff believes these projected costs are the worst case scenario. Historically, SAHA has been unable to obtain competitive pricing in the open market largely attributable to being classified in a high risk insured industry. The BOR is restricted from securing full indications until May 1, 2019, through June 30, 2019, as per industry standards.

In order to secure the best possible products and pricing, SAHA staff seeks Board authorization to bind policies by or before June 30, 2019. Staff will prepare a follow-up Board agenda item to inform the Board of Commissioners of actual placement and a more relevant cost projection in July 2019.

Approximately ten percent of the \$3,520,000.00 is specifically for policy additions, premium increases, policy adjustments, coverage gaps, or to insure special events as they occur throughout the year.

**Renewal Process - Industry standard and best practices:**

March 2019	Review/complete renewal applications
April 2019	Gather and submit related data (to BOR) – loss runs, review market trends and pricing, discuss placement, negotiation or alternative strategies with CFO
May 2019	Recommend and request Board of Commissioners (BOC) authorization Seek competitive premium indications in the open market and discuss recommendations with CFO
June 2019	Receive and review quotes on entire portfolio, bind coverage
July 2019	Policies renewed or placed Return to update BOC of placement and more accurate projected costs

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENT:**

Resolution 5937

**San Antonio Housing Authority  
Resolution 5937**

**RESOLUTION 5937, AUTHORIZING THE PRESIDENT AND CEO TO RENEW OR PLACE INSURANCE POLICIES COVERING PROPERTY, LIABILITY, CYBER LIABILITY, EXCESS/UMBRELLA, DIRECTORS AND OFFICERS, EMPLOYMENT PRACTICES, WORKERS' COMPENSATION, AUTOMOBILE FLEET, FIDUCIARY, FIDELITY, FLOOD, AND BOILER AND MACHINERY FOR THE SAN ANTONIO HOUSING AUTHORITY AND ITS AFFILIATED ENTITIES, FOR FISCAL YEAR 2019-2020, FOR AN ESTIMATED AMOUNT OF \$3,520,000.00**

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas, (SAHA) must maintain adequate insurance for its properties, its real estate assets, and the properties of its affiliates to protect itself, its residents, and its employees; and

**WHEREAS**, the renewal or placement of insurance is necessary to comply with U.S. Department of Housing and Urban Development (HUD) requirements, lenders and additional interests' requirements, and is necessary to protect SAHA's properties, residents, and staff; and

**WHEREAS**, SAHA's Broker of Record, McGriff, Seibels and Williams of Texas, Inc., provides SAHA recommendations of the best available products and pricing; and

**WHEREAS**, staff recommends authorization to proceed with insurance policy renewals or placements in an amount estimated at \$3,520,000.00; and

**WHEREAS**, staff requests that the Board of Commissioners authorize the President and CEO, or designee, to execute all documents and transactions necessary to renew or place all insurance policies for the San Antonio Housing Authority and its affiliated entities.

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

- 1) Approves Resolution 5937, authorizing the President and CEO to renew or place insurance policies covering property, liability, cyber liability, excess/umbrella, directors and officers, employment practices, workers' compensation, automobile fleet, fiduciary, fidelity, flood, and boiler and machinery for the San Antonio Housing Authority and its affiliated entities, for Fiscal Year 2019-2020, for an estimated amount of \$3,520,000.00; and
- 2) Authorizes the President and CEO, or designee, to execute all documents, extensions, and annual premium remuneration necessary to renew or place all insurance policies for the San Antonio Housing Authority and its affiliated entities.

**Passed and approved the 6th day of June 2019.**

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**Morris A. Stribling, DPM**  
Chair, Board of Commissioners

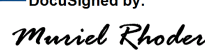
**Attested and approved as to form:**

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**David Nisivoccia**  
President and CEO

**SAN ANTONIO HOUSING AUTHORITY****June 6, 2019****BOARD OF COMMISSIONERS****RESOLUTION 5932, AUTHORIZING THE PRESIDENT AND CEO TO DECLARE AN OFFICIAL INTENT OF REIMBURSEMENT THROUGH AN ANTICIPATED TAX EXEMPT MUNICIPAL LEASE PURCHASE AGREEMENT, FOR FUNDS ASSOCIATED WITH PRE-DEVELOPING ACTIVITIES OF AN ENERGY PERFORMANCE CONTRACT PHASE II (EPC)**

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**David Nisivoccia**  
**President and CEO**

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**Ed Hinojosa**  
**Chief Financial Officer**

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5932, authorizing the President and CEO to declare an official intent of reimbursement, through an anticipated tax exempt municipal lease purchase agreement, for funds associated with pre-development activities of an Energy Performance Contract Phase II (EPC).

**FINANCIAL IMPACT:**

The approval and action of the resolution has no additional cost to SAHA. The resolution allows for the reimbursement of EPC pre-development expenses from future project financing.

**SUMMARY:**

The San Antonio Housing Authority (SAHA) and its Board of Commissioners elected and approved the process to begin the pre-development phase of a U.S. Housing and Urban Development (HUD) approved EPC where SAHA will spend pre-development funds associated with technical assistance services including, but not limited to engineering, legal, consultants, and other services necessary to achieve project financing and HUD approval. Upon financial closing of the EPC transaction, HUD EPC regulations allow SAHA to be reimbursed for expenditures associated with pre-development services. SAHA must declare an Official Intent of Reimbursement to be eligible for reimbursement of such expenses.

In efforts to continue to be a leader in sustainability, as well as, to finance capital improvement projects designed to preserve and extend the useful life expectancy of affordable housing units, SAHA's Board of Commissioners approved pre-development activities of a HUD approved self-managed EPC through resolution 5922 on April 4, 2019. An EPC is a HUD approved program, which allows a Public Housing Authority to finance energy and water conservation measures and capital improvements through future utility cost savings.

SAHA's EPC is estimated to generate about \$16.5 million of utility savings, over a fifteen year term, with a net present value of \$8.3 million in project funds, which will be sourced through an anticipated tax exempt municipal lease purchase agreement.

Prior to financial closing of the EPC, SAHA is estimated to spend an amount not to exceed \$500,000.00 on pre-development activities. In order for SAHA to receive reimbursement for these expenditures from EPC project financing proceeds, SAHA is required to make a Declaration of Official Intent of Reimbursement. This resolution acts as SAHA's Declaration of Official Intent of Reimbursement.



**SAN ANTONIO HOUSING AUTHORITY**

**June 6, 2019**

**STRATEGIC OBJECTIVE:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENT:**

Resolution 5932

**San Antonio Housing Authority  
Resolution 5932**

**RESOLUTION 5932, AUTHORIZING THE PRESIDENT AND CEO TO DECLARE AN OFFICIAL INTENT OF REIMBURSEMENT THROUGH AN ANTICIPATED TAX EXEMPT MUNICIPAL LEASE PURCHASE AGREEMENT, FOR FUNDS ASSOCIATED WITH PRE-DEVELOPING ACTIVITIES OF AN ENERGY PERFORMANCE CONTRACT PHASE II (EPC)**

**WHEREAS**, the San Antonio Housing Authority (SAHA) is expected to expend funds for energy studies, technical assistance, legal services, engineering, architectural, pre-construction pricing, and other services related to program design for a self-managed energy performance contract (EPC); and

**WHEREAS**, SAHA recently partnered with the Housing Authority of the City and County of Denver (DHA) through an intergovernmental agreement for such technical assistance; and

**WHEREAS**, SAHA intends to contract with additional firms for such technical assistance including, but not limited to, legal services, architectural and engineering firms, facility commissioning firms, general contractors, and other firms that can assist with the development of a self-managed EPC proposal and project design; and

**WHEREAS**, SAHA intends and reasonably expects that expenditures made for such efforts will be reimbursed through the proceeds of an anticipated tax exempt municipal lease purchase agreement for SAHA's EPC; and

**WHEREAS**, the estimated amount of the tax exempt municipal lease purchase agreement is \$8.3 million and the estimated amount to be reimbursed is not to exceed \$500,000.00; and

**WHEREAS**, this resolution acts as a Declaration of Official Intent of Reimbursement; Designation of Qualified Tax Exempt Obligation. This is a Declaration of Official Intent within the meaning of Treasury Regulations Section 1.150-2 for such related expenditures.

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

- 1) Approves Resolution 5932, authorizing the President and CEO to declare an official intent of reimbursement, through an anticipated tax exempt municipal lease purchase agreement, for funds associated with pre-development activities of an Energy Performance Contract Phase II (EPC).
- 2) Pending HUD approval of a Public Housing Authority Energy Performance Contract and with SAHA Counsel's approval of the same, the President and CEO of SAHA is authorized reimbursement of related expenditures with future EPC project financing.

**Passed and approved the 6th day of June 2019.**

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**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**


**Attested and approved as to form:**


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**David Nisivoccia**  
**President and CEO**

**SAN ANTONIO HOUSING AUTHORITY****June 6, 2019****BOARD OF COMMISSIONERS****RESOLUTION 5934, AUTHORIZING THE AWARD OF A CONTRACT FOR CASTLE POINT EXTERIOR RENOVATIONS AND SITE IMPROVEMENTS TO JMI CONTRACTORS, LLC FOR AN AMOUNT NOT TO EXCEED \$3,321,457.00**

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**David Nisivoccia**  
**President and CEO**

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

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

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5934, authorizing the award of a contract for Castle Point Exterior Renovations and Site Improvements to JMI Contractors, LLC for an amount not to exceed \$3,321,457.00.

**FINANCIAL IMPACT:**

The cost for the exterior renovations and site improvements at Castle Point Apartments is not expected to exceed an amount of \$3,321,457.00, to include a base bid of \$2,767,881.00, plus a 20% contingency of \$553,576.00 that will only be used, as necessary. This project will be funded with loan proceeds.

**SUMMARY:**

Castle Point Apartments, a development within the Beacon Communities portfolio, was acquired in 1993, by the San Antonio Housing Authority. This is a multi-family community located in north central San Antonio that is comprised of eighteen residential two-story buildings, one laundry room and a maintenance shop. There are a total of 220 units consisting of 24 efficiency apartments, 136 one-bedroom apartments, 44 two-bedroom medium apartments (871 square feet), and 16 large two-bedroom apartments (989 square feet).

SAHA requires the services of a qualified general contractor to provide exterior renovations and site improvements at the Castle Point Apartments. The scope of work for this project will include repairs and ADA accessibility improvements to the clubhouse/office building, changes to the main sign for the complex (marquee), retaining wall repairs and installation, site drainage improvements, window replacements, exterior renovations to siding and brick facade, complete roof system repair and replacement (i.e., shingles, flashing, decking, gutters, downspouts, and gutter guards, as needed), concrete mechanical pads (air conditioners), site lighting to incorporate solar lighting were possible, new security lighting for all units, replacement of all out-of-compliance hand and safety railings with new code compliant railing systems, repair and installation of perimeter fencing, asphalt repair, and seal and stripe for all paved areas.

On March 15, 2019, SAHA issued an Invitation For Bids (IFB) #1903-910-65-4901 for Castle Point Exterior Renovations and Site Improvements that closed on April 22, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 169 contractors. A total of four bids were received in

**SAN ANTONIO HOUSING AUTHORITY****June 6, 2019**

response to this solicitation: All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, Section 3 Business), Geofill Material Technologies (SBE, Section 3 Business), JMI Contractors, LLC, and Stoddard Construction Management, Inc. (SBE).

All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, the quality of the goods or services, extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained in the solicitation document. Based on the above, we are recommending contract award to JMI Contractors, LLC, as this company was the lowest responsive and responsible bidder.

JMI Contractors, LLC was founded in 1979, and is headquartered in San Antonio, Texas. They are a full service contractor specializing in tenant occupied projects, to include multi-family roofing, renovation, fire and water restoration, and commercial landscape services. JMI Contractors also offers professional catastrophe management, capital improvements, routine maintenance, repositioning and rehabilitation projects. This contractor has received a prior award from SAHA for repair and replacement of shingle roofs at Villa de Valencia Apartments. Their client list includes Deer Creek, Greystar Property, Lincoln Properties, Roscoe Properties, Silver Oaks Apartments, Songbird Apartments, and West Avenue Apartments. JMI Contractors has a 30% goal for Section 3 new hires for this project.

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

**STRATEGIC GOAL**

Preserve and improve existing affordable housing resources and opportunities

**ATTACHMENTS:**

Resolution 5934  
Map and Photo  
Bid Tabulation  
Advertisement List

**San Antonio Housing Authority  
Resolution 5934**

**RESOLUTION 5934, AUTHORIZING THE AWARD OF A CONTRACT FOR CASTLE POINT EXTERIOR RENOVATIONS AND SITE IMPROVEMENTS TO JMI CONTRACTORS, LLC FOR AN AMOUNT NOT TO EXCEED \$3,321,457.00**

**WHEREAS**, On March 15, 2019, SAHA issued an Invitation For Bids (IFB) #1903-910-65-4901 for Castle Point Exterior Renovations and Site Improvements that closed on April 22, 2019; and

**WHEREAS**, a total of four bids were received in response to the IFB; and

**WHEREAS**, JMI Contractors, LLC is being recommended for contract award. This company was the lowest responsive and responsible bidder; and

**WHEREAS**, the current award recommendation for the Castle Point exterior renovations and site improvements is not expected to exceed an amount of \$3,321,457.00, to include a base bid of \$2,767,881.00, plus a 20% contingency of \$553,576.00 that will only be used, as necessary. This project will be funded with loan proceeds; and

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

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

- 1) Approves Resolution 5934, authorizing the award of a contract for Castle Point Exterior Renovations and Site Improvements to JMI Contractors, LLC for an amount not to exceed \$3,321,457.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 6th day of June 2019.**

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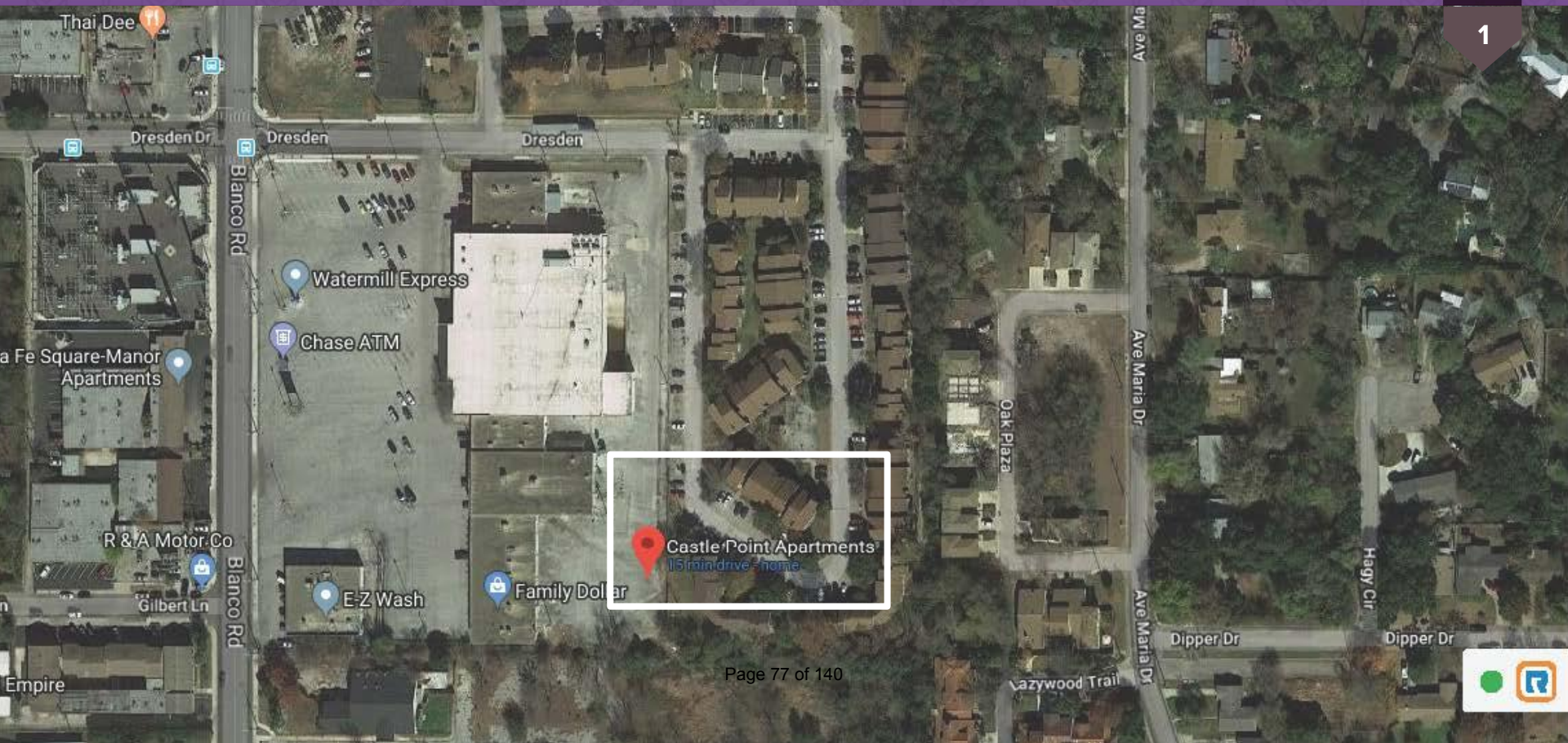
**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**David Nisivoccia**  
**President and CEO**

# CASTLE POINT APARTMENTS MAP





# CASTLE POINT APARTMENTS

2





Board Tabulation											
Castle Point Exterior Renovations and Site Improvements											
1903-910-65-4901											
Item			JMI Contractors		Geofill Construction		All Pro General Construction		Stoddard Construction Management		
Base Bid #2 Wood Fence				\$2,639,942.00		\$4,990,171.00		\$4,773,169.00		\$6,730,000.00	
Alternate Additional Items			Quantity								
Window Treatments (all newly installed windows)			All Bldgs	\$32,340.00		\$69,580.00		\$38,000.00		\$57,500.00	
Patio Door window treatments (all newly installed			All Bldgs	\$4,250.00		\$14,280.00		\$52,000.00		\$11,500.00	
Concrete Splash Blocks reference General Notes #6			All Bldgs	\$3,780.00		\$1,450.00		\$12,920.00		\$1,150.00	
Gutter Guards reference General Notes #60			All Bldgs	\$10,415.00		\$2,320.00		\$6.50 per foot		\$1,725.00	
Rubberized Asphalt (Grace Ice & Water shield)			All Bldgs	\$65,800.00		\$205,670.00		\$51,000.00		\$45,404.00	
Synthetic underlayment(Tyvec Protec 120)			All Bldgs	\$11,354.00		\$53,380.00		\$7,000.00		\$10,490.00	
Total Alternate Add Items				\$127,939.00		\$346,680.00		\$160,920.00		\$127,769.00	
Total with Alternate Additional Items				\$2,767,881.00		\$5,336,851.00		\$4,934,089.00		\$6,857,769.00	
Section 3 Preference is the lesser of 3% or \$80,000. Amount is \$80,000 for this bid				\$0.00		\$80,000.00		\$80,000.00		\$0.00	
Adjusted Total				\$2,767,881.00		\$5,256,851.00		\$4,854,089.00		\$6,857,769.00	
Unit Price Items											
General Items			Qty	Units	Cost	Extension	Cost	Extension	Cost	Extension	Cost
5/8" GYP. BD. PTD. (Interior)			120	SQ.FT.	\$4.50	\$540.00	\$3.50	\$420.00	\$7.50	\$900.00	\$21.00
5/8" Water resistant G.W.B (Interior)			60	SQ.FT.	\$4.50	\$270.00	\$3.50	\$210.00	\$10.00	\$600.00	\$24.00
Gyp. BD. Repair PTD. (Interior)			100	SQ.FT.	\$4.50	\$450.00	\$3.50	\$350.00	\$8.00	\$800.00	\$9.00
1/2" Exterior Grade Wall Sheathing			1000	SQ.FT.	\$2.50	\$2,500.00	\$3.00	\$3,000.00	\$4.00	\$4,000.00	\$26.00
Single Exterior LED Pole Light(Photo Cell)			15	EA.	\$1,650.00	\$24,750.00	\$800.00	\$12,000.00	\$1,820.00	\$27,300.00	\$8,500.00
Double Exterior LED Pole Light(Photo Cell)			15	EA.	\$1,850.00	\$27,750.00	\$1,000.00	\$15,000.00	\$2,410.00	\$36,150.00	\$10,500.00

Pole Base Footing 9"Lx10.23"Wx24"D	15	EA.	\$615.00	\$9,225.00	\$100.00	\$1,500.00	\$690.00	\$10,350.00	\$1,200.00	\$18,000.00
Provide & Install Air handler PER CODE (GOODMAN Model#: AWUF250516 5kW WMA4)	10	EA.	\$1,200.00	\$12,000.00	\$2,000.00	\$20,000.00	\$5,800.00	\$58,000.00	\$4,000.00	\$40,000.00
Provide and install Condensing Unit PER CODE (GOODMAN Model#: GSX140241)	10	EA.	\$2,800.00	\$28,000.00	\$2,300.00	\$23,000.00	\$6,800.00	\$68,000.00	\$3,500.00	\$35,000.00
R&R 2"x 2" Yellow Pine Framing	75	L.F.	\$3.33	\$249.75	\$3.00	\$225.00	\$5.60	\$420.00	\$7.00	\$525.00
R&R 2"x 4" Yellow Pine Framing	120	L.F.	\$5.41	\$649.20	\$15.00	\$1,800.00	\$6.50	\$780.00	\$8.00	\$960.00
R&R 2"x 6" Yellow Pine Framing	100	L.F.	\$6.25	\$625.00	\$17.00	\$1,700.00	\$7.20	\$720.00	\$9.00	\$900.00
R&R 2"x 8" Yellow Pine Framing	50	L.F.	\$8.50	\$425.00	\$19.00	\$950.00	\$8.80	\$440.00	\$12.00	\$600.00
R&R 2"x 10" Yellow Pine Framing	30	L.F.	\$10.83	\$324.90	\$21.00	\$630.00	\$9.10	\$273.00	\$18.00	\$540.00
R&R 2"x 6" Yellow Pine Rafter	3	L.F.	\$6.00	\$18.00	\$18.00	\$54.00	\$8.10	\$24.30	\$300.00	\$900.00
R&R 2"x 8" Yellow Pine Rafter	3	L.F.	\$8.33	\$24.99	\$20.00	\$60.00	\$9.80	\$29.40	\$350.00	\$1,050.00
R&R 2"x 10" Yellow Pine Joist	3	L.F.	\$10.00	\$30.00	\$24.00	\$72.00	\$11.50	\$34.50	\$400.00	\$1,200.00
R&R 2"x 12" Yellow Pine Joist	3	L.F.	\$15.00	\$45.00	\$25.00	\$75.00	\$13.50	\$40.50	\$450.00	\$1,350.00
R&R 16-1/2" Pre Engineered Wood Truss	4	EA.	\$56.25	\$225.00	\$250.00	\$1,000.00	\$3,890.00	\$15,560.00	\$8,500.00	\$34,000.00
R&R 5/8" Plywood (Decking)	425	SQ.FT	\$2.35	\$998.75	\$2.30	\$977.50	\$7.00	\$2,975.00	\$55.00	\$23,375.00
R&R 1/2" Plywood (Decking)	425	SQ.FT	\$2.12	\$901.00	\$2.30	\$977.50	\$6.50	\$2,762.50	\$45.00	\$19,125.00
R&R 1"x10" Rough Sawn Cedar Trim	50	L.F.	\$8.50	\$425.00	\$10.00	\$500.00	\$15.00	\$750.00	\$12.50	\$625.00
R&R 2"x8" Rough Sawn Cedar Trim (Painted)	25	L.F.	\$9.00	\$225.00	\$20.00	\$500.00	\$25.00	\$625.00	\$14.50	\$362.50
R&R 1"x2" Rough Sawn Cedar Trim (Painted)	25	L.F.	\$5.00	\$125.00	\$5.00	\$125.00	\$22.00	\$550.00	\$10.50	\$262.50
R&R 4"x4" Rough Sawn Cedar post (Painted)	200	L.F.	\$9.00	\$1,800.00	\$12.00	\$2,400.00	\$85.00	\$17,000.00	\$28.00	\$5,600.00
R&R 4"x4" Rough Sawn Cedar post	400	L.F.	\$9.00	\$3,600.00	\$10.00	\$4,000.00	\$65.00	\$26,000.00	\$25.00	\$10,000.00
R&R 4"x12" Rough Sawn Cedar beam (Painted)	200	L.F.	\$35.00	\$7,000.00	\$30.00	\$6,000.00	\$120.00	\$24,000.00	\$19.00	\$3,800.00
R&R 4"x12" Rough Sawn Cedar beam	200	L.F.	\$35.00	\$7,000.00	\$28.00	\$5,600.00	\$80.00	\$16,000.00	\$17.50	\$3,500.00
R&R 2"x4" Treated Lumber	200	L.F.	\$5.28	\$1,056.00	\$10.00	\$2,000.00	\$8.50	\$1,700.00	\$21.00	\$4,200.00
R&R 2"x6" Treated Lumber	100	L.F.	\$6.20	\$620.00	\$12.00	\$1,200.00	\$9.80	\$980.00	\$22.00	\$2,200.00
R&R 2"x8" Treated Lumber	50	L.F.	\$8.42	\$421.00	\$14.00	\$700.00	\$12.00	\$600.00	\$23.00	\$1,150.00
R&R 2"x10" Treated Lumber	10	L.F.	\$10.67	\$106.70	\$16.00	\$160.00	\$20.00	\$200.00	\$25.00	\$250.00

R&R 1"x2" Treated Lumber	50	LF.	\$4.27	\$213.50	\$3.00	\$150.00	\$7.00	\$350.00	\$20.00	\$1,000.00
R&R 1"x4" Treated Lumber	40	LF.	\$3.31	\$132.40	\$5.00	\$200.00	\$8.00	\$320.00	\$21.00	\$840.00
R&R 1"x6" Treated Lumber	60	LF.	\$2.50	\$150.00	\$7.00	\$420.00	\$9.00	\$540.00	\$22.00	\$1,320.00
R&R 1"x8" Treated Lumber	30	LF.	\$14.67	\$440.10	\$9.00	\$270.00	\$10.00	\$300.00	\$23.00	\$690.00
R&R 1"x10" Treated Lumber	10	LF.	\$24.35	\$243.50	\$12.00	\$120.00	\$11.00	\$110.00	\$24.00	\$240.00
R&R 3/4" Plywood	600	SQFT.	\$4.25	\$2,550.00	\$3.25	\$1,950.00	\$15.00	\$9,000.00	\$40.00	\$24,000.00
R&R 5/8" Plywood	600	SQFT.	\$5.25	\$3,150.00	\$3.00	\$1,800.00	\$14.00	\$8,400.00	\$35.00	\$21,000.00
R&R Lightweight concrete 1-1/2" thickness	600	SQFT.	\$13.00	\$7,800.00	\$15.00	\$9,000.00	\$22.00	\$13,200.00	\$70.00	\$42,000.00
R&R #15 felt	290	SQFT.	\$2.00	\$580.00	\$1.00	\$290.00	\$3.00	\$870.00	\$30.00	\$8,700.00
5mm Pre-Cut Rubber Underlayment	290	SQFT.	\$6.00	\$1,740.00	\$2.00	\$580.00	\$5.00	\$1,450.00	\$12.00	\$3,480.00
Continuous Metal Edge Flashing (2nd story Patio)	75	LF.	\$8.00	\$600.00	\$5.00	\$375.00	\$15.00	\$1,125.00	\$20.00	\$1,500.00
R&R 3' width sidewalk repair	200	LF.	\$39.00	\$7,800.00	\$45.00	\$9,000.00	\$18.00	\$3,600.00	\$55.00	\$11,000.00
R&R 4' Width Sidewalk repair	200	LF.	\$42.00	\$8,400.00	\$60.00	\$12,000.00	\$22.00	\$4,400.00	\$35.00	\$7,000.00
R&R 5' Width Sidewalk repair	200	LF.	\$45.00	\$9,000.00	\$75.00	\$15,000.00	\$28.00	\$5,600.00	\$38.00	\$7,600.00
R&R Parking Wheel stops	40	EA.	\$40.00	\$1,600.00	\$50.00	\$2,000.00	\$180.00	\$7,200.00	\$300.00	\$12,000.00
Concrete Curb match existing	90	LF.	\$15.00	\$1,350.00	\$15.00	\$1,350.00	\$38.00	\$3,420.00	\$45.00	\$4,050.00
R&R Asphalt Repair (Demo/Installation)	475	SQFT.	\$12.00	\$5,700.00	\$50.00	\$23,750.00	\$8.50	\$4,037.50	\$9.00	\$4,275.00
Hot Asphalt Crack Sealant Repair (Prep/Installation)	800	LF.	\$4.25	\$3,400.00	\$3.00	\$2,400.00	\$18.00	\$14,400.00	\$18.00	\$14,400.00
Curb Ramp (Demo/Installation)	2	E.A	\$8,750.00	\$17,500.00	\$3,000.00	\$6,000.00	\$4,200.00	\$8,400.00	\$2,200.00	\$4,400.00
Curb Painting	225	LF.	\$5.50	\$1,237.50	\$3.00	\$675.00	\$12.00	\$2,700.00	\$4.00	\$900.00
Asphalt striping 4"	90	SQFT.	\$2.00	\$180.00	\$3.00	\$270.00	\$8.00	\$720.00	\$6.00	\$540.00
No Parking Fire lane Sign & Pole installed	5	EA	\$375.00	\$1,875.00	\$400.00	\$2,000.00	\$750.00	\$3,750.00	\$1,500.00	\$7,500.00
Cementitious Lap Siding 8.25" Smooth	600	LF.	\$3.25	\$1,950.00	\$5.00	\$3,000.00	\$8.00	\$4,800.00	\$9.00	\$5,400.00
Cementitious Trim 3.5" Smooth	100	LF.	\$4.25	\$425.00	\$5.00	\$500.00	\$12.00	\$1,200.00	\$12.00	\$1,200.00
Cementitious Trim 1.65"	200	LF.	\$2.50	\$500.00	\$4.00	\$800.00	\$14.00	\$2,800.00	\$6.50	\$1,300.00
Bedding Seal under Flashing	200	LF.	\$0.50	\$100.00	\$3.00	\$600.00	\$8.00	\$1,600.00	\$3.00	\$600.00
2" Base Flashing	200	LF.	\$3.00	\$600.00	\$2.50	\$500.00	\$9.00	\$1,800.00	\$4.00	\$800.00
Cementitious Fascia 7.25"	300	LF.	\$7.00	\$2,100.00	\$10.00	\$3,000.00	\$29.00	\$8,700.00	\$15.00	\$4,500.00

Cementitious Soffit smooth perforated	300	LF.	\$7.00	\$2,100.00	\$10.00	\$3,000.00	\$45.00	\$13,500.00	\$12.00	\$3,600.00
1/2" x 1/2" Square Pickets- Steel (welded)	1200	LF.	\$9.00	\$10,800.00	\$20.00	\$24,000.00	\$49.00	\$58,800.00	\$65.00	\$78,000.00
1" Square Tube Railing-Steel (welded)	600	LF.	\$12.00	\$7,200.00	\$30.00	\$18,000.00	\$58.00	\$34,800.00	\$67.00	\$40,200.00
1.5" Square Tube Railing -Steel (welded)	800	LF.	\$14.00	\$11,200.00	\$35.00	\$28,000.00	\$35.00	\$28,000.00	\$69.00	\$55,200.00
R&R Stair Landing Guardrail	45	LF.	\$28.00	\$1,260.00	\$50.00	\$2,250.00	\$72.00	\$3,240.00	\$120.00	\$5,400.00
R&R Patio Guardrail	80	LF.	\$28.00	\$2,240.00	\$50.00	\$4,000.00	\$65.00	\$5,200.00	\$120.00	\$9,600.00
R&R Stair Tread and brackets	200	EA.	\$125.00	\$25,000.00	\$150.00	\$30,000.00	\$180.00	\$36,000.00	\$500.00	\$100,000.00
R&R Sections of concrete 4" thickness	60	SQ.FT	\$15.00	\$900.00	\$15.00	\$900.00	\$38.00	\$2,280.00	\$35.00	\$2,100.00
Prep & Painting (Stair Assembly, Railing)	30	SQ.FT	\$8.50	\$255.00	\$10.00	\$300.00	\$65.00	\$1,950.00	\$15.00	\$450.00
Prep & Painting (Site Railing)	200	LF.	\$4.50	\$900.00	\$7.00	\$1,400.00	\$12.00	\$2,400.00	\$15.00	\$3,000.00
Steel Picket Fence Repair (Welding)	90	LF.	\$40.00	\$3,600.00	\$50.00	\$4,500.00	\$70.00	\$6,300.00	\$85.00	\$7,650.00
Install New Stair Tread	60	EA.	\$75.00	\$4,500.00	\$75.00	\$4,500.00	\$190.00	\$11,400.00	\$400.00	\$24,000.00
1st Floor concrete Patio repair	45	EA.	\$600.00	\$27,000.00	\$300.00	\$13,500.00	\$3,280.00	\$147,600.00	\$950.00	\$42,750.00
Landscaping Items										
Shrub removal	10	EA.	\$40.00	\$400.00	\$10.00	\$100.00	\$15.00	\$150.00	\$75.00	\$750.00
Shrub Pruning	20	CY.	\$30.00	\$600.00	\$13.00	\$260.00	\$44.00	\$880.00	\$30.00	\$600.00
Landscape steel edging	175	LF.	\$5.00	\$875.00	\$5.00	\$875.00	\$8.00	\$1,400.00	\$6.00	\$1,050.00
Weed barrier	20	CY.	\$18.00	\$360.00	\$100.00	\$2,000.00	\$27.00	\$540.00	\$10.00	\$200.00
Mulch	20	CY.	\$55.00	\$1,100.00	\$70.00	\$1,400.00	\$80.00	\$1,600.00	\$90.00	\$1,800.00
Supply and install Zeon Zoysia Sod only	1000	SQ.FT	\$0.67	\$670.00	\$2.00	\$2,000.00	\$1.20	\$1,200.00	\$4.00	\$4,000.00
Supply and install Zeon Zoysia Sod, apply weed killer, place top soil, and fertilize	100	SQ.FT	\$1.31	\$131.00	\$2.50	\$250.00	\$2.10	\$210.00	\$16.00	\$1,600.00
Site Grading	100	CY.	\$15.00	\$1,500.00	\$20.00	\$2,000.00	\$22.00	\$2,200.00	\$35.00	\$3,500.00
Tree Pruning	20	CY.	\$100.00	\$2,000.00	\$10.00	\$200.00	\$145.00	\$2,900.00	\$100.00	\$2,000.00
Landscape Maintenance - Establishment Period (per Month)	2	MO.	\$1,000.00	\$2,000.00	\$2,000.00	\$4,000.00	\$1,500.00	\$3,000.00	\$6,500.00	\$13,000.00
Top soil (Landscape Mix)	600	CY.	\$48.00	\$28,800.00	\$60.00	\$36,000.00	\$70.00	\$42,000.00	\$70.00	\$42,000.00
Nolina Foothill (1.25 QT)	3	EA.	\$4.00	\$12.00	\$10.00	\$30.00	\$6.00	\$18.00	\$450.00	\$1,350.00

Aztec Grass (1.25 QT)	30	EA.	\$6.00	\$180.00	\$10.00	\$300.00	\$9.00	\$270.00	\$18.00	\$540.00
Dalea Black (1 gallon)	4	EA.	\$15.00	\$60.00	\$10.00	\$40.00	\$22.00	\$88.00	\$18.00	\$72.00
Rosemary (1 gallon)	4	EA.	\$15.00	\$60.00	\$10.00	\$40.00	\$22.00	\$88.00	\$18.00	\$72.00
Lavender (1 gallon)	4	EA.	\$15.00	\$60.00	\$15.00	\$60.00	\$22.00	\$88.00	\$18.00	\$72.00
Esperanza (1gallon)	4	EA.	\$15.00	\$60.00	\$30.00	\$120.00	\$22.00	\$88.00	\$18.00	\$72.00
Gaillardia Red (1 Flat)	4	EA.	\$32.00	\$128.00	\$40.00	\$160.00	\$47.00	\$188.00	\$65.00	\$260.00
Indian Paint Brush (1 Flat)	4	EA.	\$32.00	\$128.00	\$40.00	\$160.00	\$47.00	\$188.00	\$80.00	\$320.00
Bougainvillea (1 Flat)	4	EA.	\$32.00	\$128.00	\$40.00	\$160.00	\$47.00	\$188.00	\$80.00	\$320.00
Miscellaneous Items										
PowerWash Exterior Walls	6	Building	\$1,250.00	\$7,500.00	\$2,000.00	\$12,000.00	\$4,290.00	\$25,740.00	\$8,500.00	\$51,000.00
Powerwash sidewalk & Stairs	6	Building	\$750.00	\$4,500.00	\$1,000.00	\$6,000.00	\$3,260.00	\$19,560.00	\$1,500.00	\$9,000.00
R&R Thermostat (White Rodgers 24VDigital Heat/Cool thermostat MFG #:1F78-144)	10	EA.	\$225.00	\$2,250.00	\$200.00	\$2,000.00	\$680.00	\$6,800.00	\$285.00	\$2,850.00
R&R Severely Weather Railroad tie 7 x 9 x 8.5 untreated/unfinished	200	L.F.	\$35.00	\$7,000.00	\$20.00	\$4,000.00	\$120.00	\$24,000.00	\$20.00	\$4,000.00
R&R brick	200	SQ.FT	\$12.00	\$2,400.00	\$20.00	\$4,000.00	\$36.00	\$7,200.00	\$30.00	\$6,000.00
Blown in cellulose insulation (R13)	200	SQ.FT	\$2.75	\$550.00	\$2.00	\$400.00	\$3.00	\$600.00	\$12.50	\$2,500.00
Batt insulation (R13)	200	SQ.FT	\$3.75	\$750.00	\$1.50	\$300.00	\$3.00	\$600.00	\$11.00	\$2,200.00
Building wrap/water proofing	300	SQ.FT	\$65.00	\$19,500.00	\$1.00	\$300.00	\$6.00	\$1,800.00	\$5.50	\$1,650.00
4"x12" Rough Sawn Cedar Beam (painted)	100	L.F.	\$35.00	\$3,500.00	\$30.00	\$3,000.00	\$85.00	\$8,500.00	\$19.00	\$1,900.00
Tuck & Point Brick	100	L.F.	\$9.00	\$900.00	\$8.00	\$800.00	\$12.00	\$1,200.00	\$25.00	\$2,500.00
Total Unit Prices				\$398,754.29		\$422,491.00		\$938,110.70		\$1,246,698.00
Project Completion Time - Days			220		528		300		480	

**Advertisement List**  
**Solicitation # 1903-910-65-4901**  
**Castle Point Exterior Renovations and Site Improvements**

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

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<b>Associations /Vendors</b>	<b>Contact Name</b>	<b>Email</b>	<b>Notes</b>
Private Practice			
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org carol@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
<b>Advertisement List</b>			
All Pro General Construction	Raul Scott	rs@apgc.biz	
Alpha Building Corporation	Shawn Babb	sbabb@alphabuilding.com	
Construmment Group Inc	Eloina Guerrero	constrummentinc@gmail.com	
Copeland Contracting Co.	Elsa Brown	ebrown@copeland-inc.com	



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Associations /Vendors	Contact Name	Email	Notes
Hsc Electric Company, Inc.	Henry Gonzalez	hsc_electric@yahoo.com	
J. L. Bass Enterprise, Llc	Jeff Bass	jlbass47@jlbassconstruction.com	
Kegley, Inc.	ANITA M KEGLEY	anitakegley44@gmail.com	
Mlp Ventures Inc.	Liborio Perez	mlp@att.net	
Tejas Premier Building Cntrctr	Andrew Wallace	andrew@tejaspremierbc.com	
Abeco Contracting	A. Juarez Jessica Garza	cathy@abecoContracting.com jessica@abecocontracting.com	
All Pro General Const.	Raul Scott	rs@allprogenconst.com	
Allbrite Constructors of TX	Patrick Yates	jan@allbriteconstruction.com	
Ariva Contracting	Adan Silva	adan@arivacontracting.com	
Confidence Construction	Renee Harris	rharrisc21@yahoo.com	
Hill Bros. Construction	Kara Hill	kara@hillbrosconstruction.com	
Jarvis Moore	Jarvis Moore	jarvisdsd@gmail.com	
JGG Construction	Joseph Gonzales	Integrated02@aol.com	
Josiah Construction	Ricardo Guajardo	lgjosiahconstruction@gmail.com	
Mcfarland & Mcfarland	James McFarland	mcfarland9598@gmail.com	
Man-Tra Solutions, LLC	Mike Aleman	maleman@clnup.com	
Ohaver Contracting	Donald Ohaver	dawnv@ohavercontractors.com	
Queen Bee Construction	Sharon O'Neal	queenbeeconst@yahoo.com	
Cleanology Service	Mike	Mike@cleanologyservices.com	
Geofill Material Technologies	Jan Puente	jpunte.geofill@outlook.com	
RML Contracting	Mariano Garcia Mariano Garcia II	marianogarcia1211@gmail.com m.garcia@rmlcontractingllc.com	
Guido Construction	Andy Servantes Maryanne Guido	andy@guidoco.com maguido@guidobros.com	
Limitless Construction Svcs	Erica Ponce	Eponce.pcs@gmail.com	
Commercor	R. Broniszewski	commercorconstruction@gmail.com,	
Vela Construction	Joe Vela	Joe.Vela@velagroupinc.com	
Robinson Gen Contracting	Yvette	krobinson@robinsongc.com	
Frost & keeling	John Anness	jcanness@frostandkeeling.com	
Marc 3	Chester Rackley	chester@marc3llc.com	
M & M Weatherization	Nicole Ansualda	nansualda@mmwtx.com	
Total Lender Service	James Pujols	Jpujols55@yahoo.com	
Blackmon Mooring SA	Bryan Roller Tiffany Montano	broller@bmsmanagement.com tmontano@bmsmanagement.com	
Turn Around	Selwyn Witer	selselkk@gmail.com	
Marc General Construction	Cindy Weed	cweed@marcgc2015.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
PTI Remodeling, LLC	Thomas Hamilton	thomashamilton75@yahoo.com	

**Advertisement List****Solicitation # 1903-910-65-4901****Castle Point Exterior Renovations and Site Improvements**

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

**Advertisement List****Solicitation # 1903-910-65-4901****Castle Point Exterior Renovations and Site Improvements**

Associations /Vendors	Contact Name	Email	Notes
Bocci Engineering, LLC	Lami,Lianne	lianne.lami@bocciengineering.com	
Braun & Butler Construction	Christy Willcourt	cwillcourt@braun-butler.com	
Breck General Contracting	Reese Bruechner	reese@breckgc.com	
Brown-Mckee, Inc.	Michael P. Oles	mikepoles@brownmckee.com	
Byrdson Services, LLC	Jim Griffin	jgriffin@byrdsonservices.com	
Caststone Solutions Company	Patrick Delgado	caststone_solutions@yahoo.com	
Cdmtek	Chris Mansour	chris@cdmtek.com	
Ceda-Tex Svcs Inc	FRED ODANGA	contact@cedatex.com	
Cesar Suarez Construction LLC	Cesar Suarez	cesarsuarezconstructionllc@gmail.com	
Charles N. White Constn Co	Dominic Padilla	dominicp@whiteconst.com	
Clark's Roofing & Constructn	Clark Kunkel	latmclark@msn.com	
CMV Consulting Services	Veronica Oliver	veronica@cmvservicestx.com	
Cobos Design & Construction,	CALIXTO COBOS	cobosdc2cal@yahoo.com	
Colebrack Enterprises, Inc	Robert Bracken Jr	rob.bracken@colebrack.net	
Commercial Interiors	Robert Ahmuty	ra@ci-gc.com	
Concord Commercial Svcs.	Alan Greenwood	agreenwood@ccsinctx.com	
Construmet Group Inc	Eloina Guerrero	construmetinc@gmail.com	
Copeland Contracting Co	Elsa Brown	ebrown@copeland-inc.com	
Creed Construction Inc.	Chester Reed	chester@creedci.com	
Cubit Contracting, LLC	Waymon Armstrong	waymon@cubitcontracting.com	
Donald Hubert Construction	Donald Hubert	dhubertco@sbcglobal.net	
Double T Construction Inc.	Richard Smith	doubletsales3@hotmail.com	
Dragon Construction, LLC	Damon Howard	dhoward@dragon-llc.com	
Elicerio Construction	Fernando Elicerio	felicario@hotmail.com	
ERC Environmental & Const	Shelly	shoran@erc-tx.com	
Falkenberg Construction Co.,	Tony Gomez	pag@falkenbergconstruction.com	
General Contractor Services,	Teltschick, Pamela	genconser@aol.com	
Gg's Construction, LLC	Rolando Osorio	rolandooggs@gmail.com	
Golden Builders Group, LLC	Carla F. Ysuhaylas	info@goldenbuildersgroup.com	
Grande Valley Builders, Inc.	Manuel Perez	mpgvb@aol.com	
Grayhorse Construction, Inc.	Lily Mackey	lily@Grayhorse-Construction.com	
HGR General Contractors, L.P.	Randy D Reynolds	info@hgrgc.com	
Hynes Services, Inc.	Michael W. Hynes	HynesServicesInc@aol.com	
Icon Diversified, LLC	Julie Ingram	julie.ingram@icondiversified.com	
Intercon Environmental, Inc.	Karen Andrews	karen@intercon-environmental.com	
Jacody Construction, Lp	Forrest Couch	forrest.couch@jacodyconstruction.com	
JAJ Property Services LLC	Summer Jordan	summer.jordan@jajpropertyservices.com	
James W. Turner Const	James W. Turner	info@jwtc.net	
Jaxon Construction	Daniel McKibben	Houston@JaxonConstruction.com	
John & Denise Williams Const	Denise Williams	denisewilliams3545@sbcglobal.net	
JRI Enterprise LLC	Denise Anderson	jrjenterprisellc@yahoo.com	
JSR, Inc.	Bobby D.. Greaves	bobby@jsrincorporated.com	
K. Tillman Construction LLC	Yakira Braden	yakira@ktillmanconstruction.com	
KBL Restoration, LLC	Amy M Barnes	amy@kblrestoration.com	

**Advertisement List****Solicitation # 1903-910-65-4901****Castle Point Exterior Renovations and Site Improvements**


Associations /Vendors	Contact Name	Email	Notes
Kenebrew Construction	William Kenebrew	wkandcompany@gmail.com	
Lamar Contractors	Steve Louque	s.louque@lamarcontractors.com	
Landry General Enterprises,	James Landry	lgebusiness@yahoo.com	
Largin Construction Services,	Jerry Jo Largin	jerryjo@larginconstruction.com	
Lyness Construction	Ryan Lyness	ryan.lyness@lynessconstruction.com	
Mart, Inc.	Vernon Proctor	mart@martgc.com	
Maryen Services, L.L.C.	Jme Martinez	jmemartinez@maryenservices.com	
Mavich, Llc	Faith Gordon	SALES@MAVICH.COM	
Mckenzie Jackson Construct	Cori Fields	cori@mckenziejackson.net	
Meteor Education, Llc.	Lanie Hart	bids@meteorededucation.com	
Mexzim Corporation	Ebbah Tokwe	ebbah@mexzim.com	
Mikocorp, Llc	Matthew Lindsey	matt@mikocorp.com	
Mitch Cohn Contractor	Joan Belmont	mitchcohncontractor@gmail.com	
Parallax Builders, Inc.	Mike Demko	mdemko@parallaxbuilders.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
Post Oak Construction, Llc	Christopher Esparza	esparza716@gmail.com	
<del>Potere Construction Llc</del>	<del>Olga Douglas</del>	<del>sdouglas@potereconstruction.com</del>	Not Found
<del>Prestige United Llc</del>	<del>Lewis</del>	<del>INFO@PRESITGEUNITES.COM</del>	Not Found
Primero Industrial Services,	James Narvaez	jnarvaez@primeroindustrialservices.com	
Pro Finish Plus, Llc	Ralph Mondy	ProFinishPlus@gmail.com	
QA Construction Services, Inc.	Lily Gutierrez	lily@qacsi.com	
R G Renovations & Constr	Rodolfo G. Gonzalez	mrfixlaredo@gmail.com	
Riata Enterprises	Peggy A. Fritz	riata91.fritz@yahoo.com	
Right Choice Development Llc	Danielle Wright	danielle@rightchoicedev.com	
RPR Construction Company,	Patricia A Pinkerton	ppinkerton@rprconstruction.com	
Sawyers Construction, Inc.	Randy Sawyers	randy@sawyersinc.com	
Setex Construction Corp.	Nathan Rivres	setex@setexconstruction.com	
Simwick Contractors Llc	Sheri Arnold	sheri@simwickgc.com	
Sisk-Robb Inc	James Sisk	JSisk@Sisk-Robb.com	
Solidbuilt Construction, Llc	Guadalupe Gomez	support@solidbuiltconstruction.net	
Solis Constructors, Inc.	J Edward Lowenberg	estimating@solisconstructors.com	
Steen Construction Co., Ltd.	Susan Steen	steenltd@sbcglobal.net	
Structural Concrete Systems,	Michele Dibassie	info@scs.net	
Tates Contracting, Llc	Johnny Tate	cheriseperson@gmail.com	
TDIndustries Inc	Dennis Lilley	dennis.lilley@tdindustries.com	
The Sandoval Group, Llc	Steven Sandoval	TSGConstruction.TX@gmail.com	
The Trevino Group, Inc.	Matt Baker	mbaker@trevinogroup.com	
Tommy Klein Construction,	Tommy Klein	tklein@tkleinconst.com	
TP&R Construction, L.L.C.	Nephtali Lucero	felicia@tpr-construction.com	
Trini Construction Builder Llc	Reginald Worlds	info@triniconstructionbuilder.com	
Trinity Asset Builders, Llc	Rachelle Delouis	trinityassetbuilders@gmail.com	
VAS Contracting, Llc	Victor Sepeda	vascontracting@yahoo.com	
VBX Services	Carlito Vicencio	cvicencio@vbxservices.com	
Veteran Remodeling, Inc.	Eric Taylor	eric.taylor@veteranremodeling.com	


## Castle Point Exterior Renovations and Site Improvements

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**SAN ANTONIO HOUSING AUTHORITY****June 6, 2019****BOARD OF COMMISSIONERS****RESOLUTION 5935, AUTHORIZING THE AWARD OF A CONTRACT FOR VILLA TRANCHESE FIRE PROTECTION IMPROVEMENTS TO RANGER BUILDERS, LLC FOR AN AMOUNT NOT TO EXCEED \$3,057,850.00**

DocuSigned by:  
  
 5609927B75274DC...  
**David Nisivoccia**  
**President and CEO**

DocuSigned by:  
  
 5AC03CF03F5A422...  
**Steven Morando**  
**Director of Procurement**  
**and General Services**

DocuSigned by:  
  
 ABB9B06767A4D6...  
**Hector Martinez**  
**Director of Construction**  
**Services and Sustainability**

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5935, authorizing the award of a contract for Villa Tranchese Fire Protection Improvements to Ranger Builders, LLC for an amount not to exceed \$3,057,850.00.

**FINANCIAL IMPACT:**

The cost for Villa Tranchese Fire Protection Improvements is not expected to exceed an amount of \$3,057,850.00, to include a base bid of \$2,659,000.00, plus a 15% contingency of \$398,850.00 that will only be used, as necessary. This project will be funded through the Capital Fund Program, as well as, MTW funds.

**SUMMARY:**

The Villa Tranchese Apartments were built in 1972, and is a Senior/Disabled, nine-story high-rise community located near downtown San Antonio. This community is comprised of 201 units, to include 40 efficiencies, 142 one-bedroom units, and 19 two-bedroom units.

On November 12, 2015, the City of San Antonio adopted Ordinance 2015-11-12-0946, requiring that not later than twelve years (December 31, 2027), after the first effective date of this Ordinance (January 1, 2016), the building owner shall install an automatic sprinkler system in accordance with the adopted standards of the International Fire Code on all floors of the building. This Ordinance applies to high-rise buildings defined as a building with an occupied floor located more than 75 feet (22.86 mm) above the lowest level of the Fire Department Vehicle access.

In order to meet the requirements of the City Ordinance, SAHA requires the services of a contractor to expand and provide a comprehensive fire sprinkler and fire alarm system to include piping and detection devices at Villa Tranchese Apartments.

On February 11, 2019, SAHA issued an Invitation For Bids (IFB) #1901-910-23-4878 for Villa Tranchese Fire Protection Improvements that closed on April 23, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 148 contractors. A total of four bids were received in response to this solicitation: All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, Section 3 Business), Ranger Builders, LLC, Stoddard Construction Management (SBE), and Tejas Premier Building Contractor, Inc. (DBE, HABE, MBE, SBE, WBE). All proposals were evaluated on

**SAN ANTONIO HOUSING AUTHORITY****June 6, 2019**

the following criteria: purchase price, reputation of the bidder and their goods or services, the quality of the goods or services, the extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained in the solicitation document. Based on the above, we are requesting contract award to Ranger Builders, LLC. This company was the lowest responsive and responsible bidder.

Ranger Builders, LLC was established in 2009, and is headquartered in Saginaw, Texas. They specialize in life safety upgrades and renovations for multiple state and federal entities. Their projects have included new fire sprinkler tied into an existing fire alarm system in an occupied existing building, retrofit fire sprinkler installation of two floors, and retrofit and renovation, to include additional fire sprinkler systems and fire alarm systems in multiple buildings. Ranger Builders, LLC has received no prior awards from SAHA. Their client list includes New Orleans Housing Authority, Omaha Housing Authority, Dallas Community College District, University of Houston, and the University of Texas. This contractor's Section 3 Good Faith Effort Plan includes contributing to a training class at the local college for a Section 3 resident to advance their knowledge and skills.

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

**STRATEGIC GOAL**

Preserve and improve existing affordable housing resources and opportunities

**ATTACHMENTS:**

Resolution 5935  
Map and Photo  
Bid Tabulation  
Advertisement List

**San Antonio Housing Authority  
Resolution 5935**

**RESOLUTION 5935, AUTHORIZING THE AWARD OF A CONTRACT FOR VILLA TRANCHESE FIRE PROTECTION IMPROVEMENTS TO RANGER BUILDERS, LLC FOR AN AMOUNT NOT TO EXCEED \$3,057,850.00**

**WHEREAS**, on February 11, 2019, SAHA issued an Invitation For Bids (IFB) #1901-910-23-4878 for Villa Tranchese Fire Protection Improvements that closed on April 23, 2019; and

**WHEREAS**, a total of four bids were received in response to the IFB; and

**WHEREAS**, Ranger Builders, LLC is being recommended for contract award. This company was the lowest responsive and responsible bidder; and

**WHEREAS**, the current award recommendation for the Villa Tranchese Fire Protection Improvements is not expected to exceed an amount of \$3,057,850.00, to include a base bid of \$2,659,000.00, plus a 15% contingency of \$398,850.00 that will only be used, as necessary. This will be a Capital Fund project that will also include MTW funds; and

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

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

- 1) Approves Resolution 5935, authorizing the award of a contract for Villa Tranchese Fire Protection Improvements to Ranger Builders, LLC for an amount not to exceed \$3,057,850.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 6th day of June 2019.**

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**Morris A. Stribling, DPM**  
Chair, Board of Commissioners

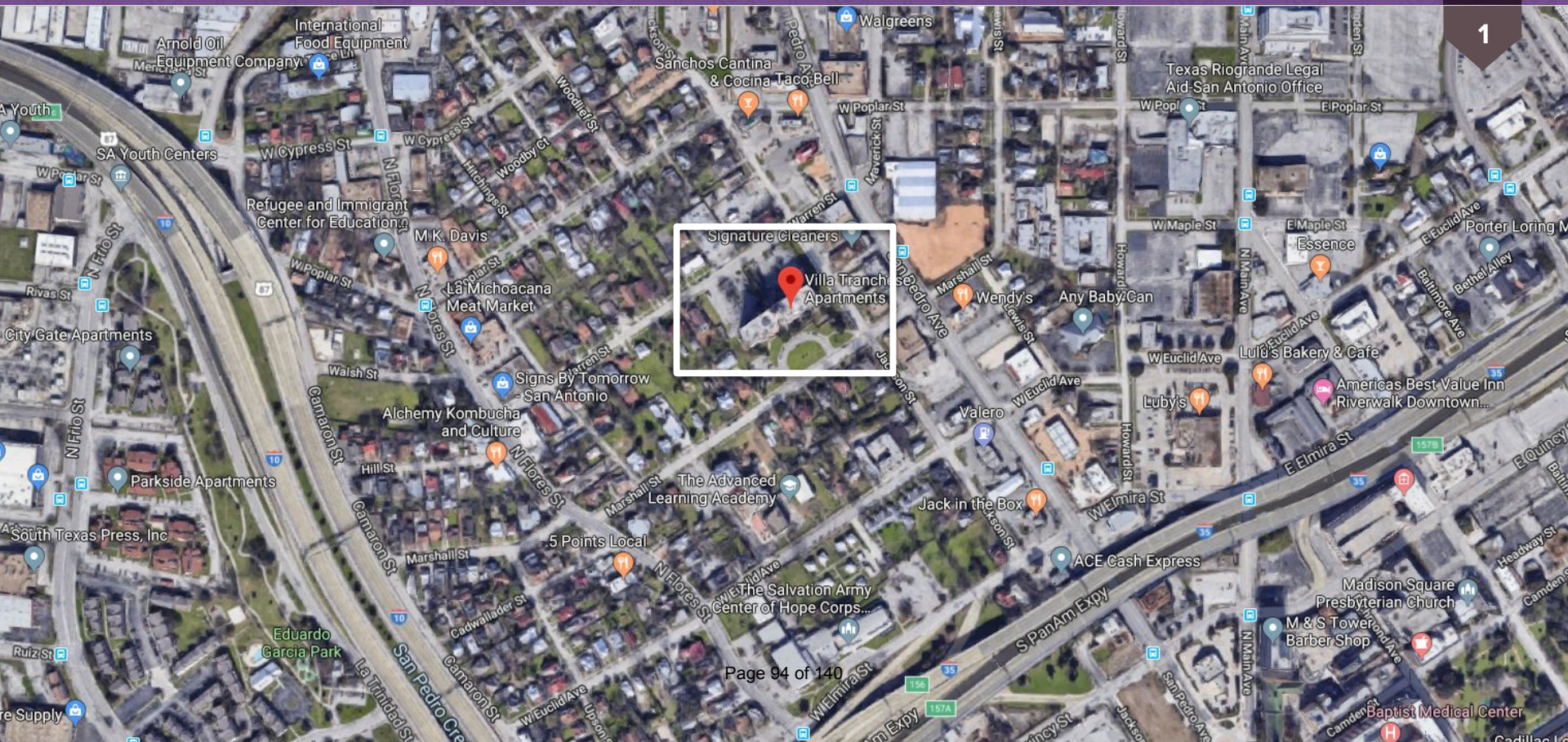
**Attested and approved as to form:**

---

**David Nisivoccia**  
President and CEO



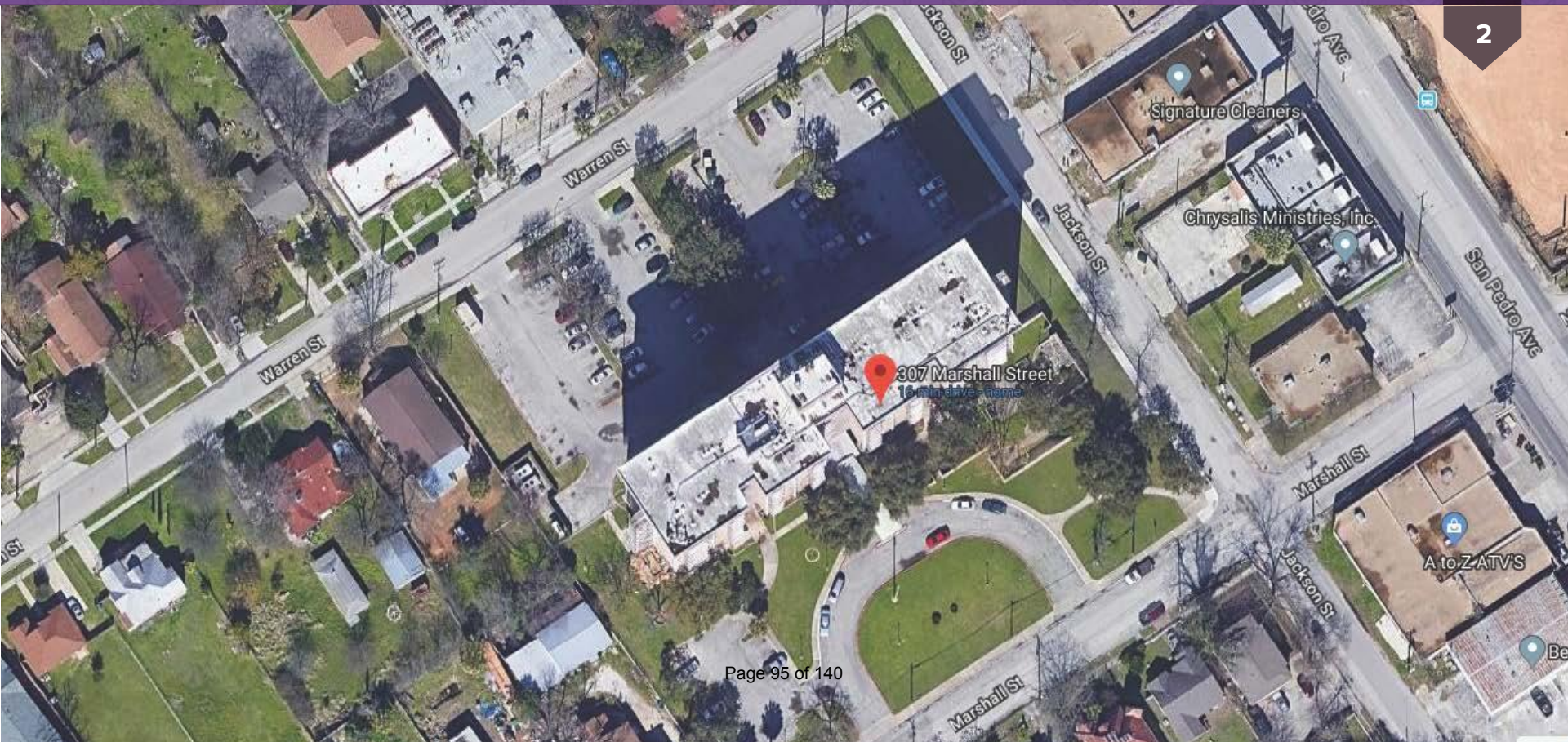
# VILLA TRANCHESE APARTMENTS MAP





# VILLA TRANCHESE APARTMENTS MAP

2





# VILLA TRANCHESE APARTMENTS

3



<b>BID TABULATION</b> <b>Villa Tranchese Apartments Fire Protection Improvements</b> <b>1901-910-23-4878</b>				
<b>Bidder</b>	<b>Cost</b>	<b>Section 3 Preference Amount (2)</b>	<b>Net Bid Amount</b>	<b>Project Completion in Days</b>
Ranger Builders LLC	\$2,659,000.00	\$0.00	\$2,659,000.00	300
Stoddard Construction Management	\$3,000,000.00	\$0.00	\$3,000,000.00	330
Tejas Premier Building Contractor	\$3,350,297.00	\$0.00	\$3,350,297.00	300
All Pro General Construction (1)	\$3,672,792.00	\$79,770.00	\$3,593,022.00	360
(1) Section 3 Business Concern				
(2) Section 3 Preference amount is lesser of 3% of the lowest responsive bid or \$80,000. For this bid the 3% calculates to \$79770.				

**Advertisement List**  
**Solicitation # 1901-910-23-4878**  
**Villa Tranchese Fire Protection Improvements**

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
<b>Associations Revised as of 03/9/2018</b>			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in	Diane Hoskins	bexarpepp@sbcglobal.net	

**Advertisement List****Solicitation # 1901-910-23-4878****Villa Tranchese Fire Protection Improvements**

<b>Associations /Vendors</b>	<b>Contact Name</b>	<b>Email</b>	<b>Method of Contact(Specify)</b>
Private Practice			
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		construction@SmartApartmentData.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org carol@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
TX Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Center	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
<b>DISQUALIFIED VENDORS</b>			
Arber, Inc.	ROBERT M. LOZANO	corporate@arberinc.com	
Beckwith Electronic Engineering Co.	THOMAS SCHLUTER	TSCHLUTER@BEEC.COM	

**Advertisement List**  
**Solicitation # 1901-910-23-4878**  
**Villa Tranchese Fire Protection Improvements**

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
No Section 3 Vendors			
Safequip		sales@safequip.com	
Firetrol Protection Systems	210-270-8400	infosan@firetrol.net	
Atlas Fire & Alarm Systems		Raymond@atlasfireandalarm.com	
SOS Fire Protection		ehrharr@signalonesystems.com	
Rainmaker Fire Sprinkler Syst		sales@rainmakerfp.com	
Pinnacle Fire Protection		drodriguez@pinnaclefp.net	
ABC Fire Systems		estimating@abcfiresys.com	
Mutual Sprinklers		Fred.ely@mutualsprinklers.us	
Texas Safe Fire		hal@texassaffire.com	
Charter Fire Protection Syst		cfpinc@swbell.net	
Five Star Fire Systems		fivestarfiresystemsinc@gmail.com	
American Fire Protection		info@americanfireprotectioninc.com	
Northstar Alarm & Supression		info@northstarfire.com	
Cintas Fire Protection		2/11/19 2:23 pm	
1 <sup>st</sup> Fire Protection	Mario Salinas Joe Lozano	mario@1stfpservices.com joe@1stfpservices.com	
Allied Fire Protection	210-646-6734	2/11/19 2:21 pm	
Kauffman Company		2/11/19 2:19 pm	
Southwest Fire Protection	210-598-7098	mail@swfp.com	
Mission Fire & Safety		MISSIONFS@ATT.NET	
Koetter Fire Protection	210-499-5707	bsmith@koetterfire.com	
ABC Fire Systems	830-625-3473	sales@abcfiresys.com	
Fire Life & Safety	210-637-0436	2/11/19 2:03 pm	
Tyco/Simplex		2/11/19 2:17 pm	
Skelton Fire Alarm	210-590-1328	info@skeltonfirealarm.com	
A1 Fire & Safety	210-342-5518	info@a-1fireandsafety.com	
M. Jacks Fire & Safety		jshelton@mjacks.com langle@mjacks.com	
Big Tex Fire Protection	Mark Lipton Carol Lipton M. Drummond	Mark@BigTexFire.com Carol@BigTexFire.com mdrummond@BigTexFire.com	
Fire Alarm Control Syst		facsync@facssa.com	
City Wide Fire Protection	Michelle	sales@citywidefireprotection.com	
Lone Star Fire & First Aid		info@lonestarfirefa.com	

**Advertisement List****Solicitation # 1901-910-23-4878****Villa Tranchese Fire Protection Improvements**

<b>Associations /Vendors</b>	<b>Contact Name</b>	<b>Email</b>	<b>Method of Contact(Specify)</b>
Consolidated Fire Protection		Sales@FireProtectionKC.com	
Western States Fire Protectn.	James McClure	james.mcclure@wsfp.us	
Charter Fire Protection		office@charterfire.net cfpinc@swbell.net	
Ace Fire Equipment	210-233-7000	2/11/19 2:00 pm	
Metro Fire Equipment	210-622-3091	Does not do sprinklers	
ATex Fire & Safety		mike@atexfire.com	
Pro-Tec Fire Protection		amartinprotecfire@satx.rr.com	
Precision Life Safety		contact@precisionlifesafety.com	
Alliance Safety & Fire Prot.		seth@alliancefire.net	
AAA Fire & Safety	210-732-9754	2/11/19 1:55 pm	
Impact Fire Services	210-853-2199	2/11/19 1:30 pm	
Longhorn Fire & Safety	210-665-7233	admin@longhornfireandsafety.com	
American Fire Systems		WEB SITE CONTACT OPTION	
AFEX Fire Suppression Syst		info@afexsystems.com	
HG Fire Systems		contact@hgfire.com	
Century Fire Protection	770-945-2330	2/11/19 1:53 pm	
Texas Sprinkler		frontdesk@texassprinkler.com	
Ace Fire Equipment	Cameron Rash	cameron.rash@acefireequipment.com	
Blue Star Fire Protection	Richard Mendez	web site 12/3/2018 12:28	
Brimstone Fire Safety		Sales@Brimstone-Fire.com	
Protection Development Inc.	Samuel Goldwater	sogoldwater@PDIFire.com	
Topaz Fire Protection	George Wright	george@topazfire.com	
Veri-Fire	Skylar Gerrod	skylar.gerrond@veri-fire.com	
3 C Electric, Llc	Wacey Hoyle	hoyle3celectric@yahoo.com	
A & A Electric Company	Lee Acevedo Jr	gina@aaelectricbmt.com	
A-1 Fire & Security Equipment	Daniel Moore	daniel.moore@a1firesec.com	
A-Alarm Fire & Security Syst	Cathy Restivo	cathy.restivo@a1firesec.com	
AAA Fire & Safety Equipment	DAVID HEMMASI	aaafire@outlook.com	
Action Fire Alarm, Llc	Melissa Moore	mmoore@actionfirepros.com	
Adcomp Systems Inc.	Mansur Plumber	mansur@adcompsystems.com	
Advanced Security Contrtrs	VIRGINIA ROBINSON	virginia@ascsecure.com	
American Fire Protection Grp	John Regan	John.Regan@afpgusa.us	
Amigo Services, Inc.	Sylvia A. Villanueva	sylvia@amigoservices.us	
Bobtack Llc	Robert Tackaberry	bobbyt@bobtack.com	
Century Fire Systems, Llc	J. ALVARADO	cfselptx@swbell.net	
CLS Fire Protection Llc	Shenille Skopik	sengelhart@clstechnology.net	
Communication Concepts	Jeff Mauldin	info@coconcepts.com	
Elite Entrances	Dan Rybaski	drybaski@eliteentrances.com	
Ener-Tel Services I, Llc	Brenda Gill	brenda.gill@ener-tel.com	
Fire King, Llc	VIRGIL KING	VIRGIL.KING@FIREKINGLLC.COM	
Fire Protection Service, Inc.	Gene Weidemeyer	sales@fps-usa.com	
GP Fire Protection, Llc	Mary E Cavazos	gpmecc@sbcglobal.net	
International Systems Of Am	David Stokes	dstokes@isa-net.com	



**Advertisement List**  
**Solicitation # 1901-910-23-4878**  
**Villa Tranchese Fire Protection Improvements**

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Kinetics Motorwerks Llc	Joe Langarote	info@kineticswerks.com	
Koetter Fire Protection Of	Jason Ferguson	jferguson@koetterfireprotection.com	
Life Safety Services, Llc	Craig Rutledge	craig@lifesafetyservices.com	
MGA Fire & Safety	Marissa Guerra	marissa.mgafs@gmail.com	
Principal Fire Alarm Services	Juan Escobedo II	principalfirealarm806@yahoo.com	
Siemens Industry, Inc.	Mary Corn	mary.corn@siemens.com	
SimplexGrinnell Lp	Vince Baker	donald.1.baker@jci.com	
Strike Pro Tech Inc	Carolyn Gray	crgstrikeprotech@outlook.com	
TDIndustries Inc	Dennis Lilley	dennis.lilley@tdindustries.com	
Vanguard Fire Systems, L.P.	Cynthia Richter	cindy@vgfire.com	
A-1 Fire & Security Equipment	Daniel Moore	daniel.moore@a1firesec.com	
A-1 Security & Fire Equipment	BETTY RESTIVO	elaine@a1fire.net	
A-Alarm Fire & Security Syst	Cathy Restivo	cathy.restivo@a1firesec.com	
AAA Fire & Safety Equipment	DAVID HEMMASI	aaafire@outlook.com	
Action Fire Alarm, Llc	Melissa Moore	mmoore@actionfirepros.com	
Advanced Security Contract	VIRGINIA ROBINSON	virginia@ascsecure.com	
Alcatex Inc	Allison Boen Griffis	allisonb@alcatexdesign.com	
American Fire Protection Grp	John Regan	John.Regan@afpgusa.us	
American Fire Protection Grp	Kelly Curtis	kelly.curtis@afpgusa.us	
APS Fireco Houston Llc	Johnny Buentello	johnny.buentello@apsfireco.com	
Century Fire Systems, Llc	J. Alvarado	cfselfptx@swbell.net	
Electripro Inc.	Sean Nordberg	sean@itdtexas.com	
Ericson Fire Protection Llc	Carolyn Ann Gann	c700gann@aol.com	
Evco Partners, L.P. D/B/A	Donna Hanson	office@burgooncompany.com	
Fire & Access Control Syst	Daniel Moore	daniel.moore@a1firesec.com	
Fire And Life Safety America	James Conniff	JMConniff@FLSAmerica.com	
Fire Protection Service, Inc.	Gene Weidemeyer	sales@fps-usa.com	
Firetrol Protection Systems	Andy Torres	atorres@firetrol.net	
GP Fire Protection, Llc	Mary E Cavazos	gpmec@sbcglobal.net	
Johnson Controls Inc	William Halbert	william.c.halbert@jci.com	
	Larry Levario	jlevario@jci.com	
Matrix Special Systems	Victor Jimenez	vjmatrix@sbcglobal.net	
Mavich, Llc	Faith Gordon	SALES@MAVICH.COM	
Mid South Fire Solutions,	Pam Clymer	pcllymer@midouthfire.com	
Safety Supply Inc	Kenneth H Wacaser	bids@safetysupplyinc.com	
San Saba Fire Safety Equip	David Cox	klmcox@centex.net	
Telgian Corporation	Melinda Williams	mwilliams@telgian.com	
Thomas Automatic Fire Prot	Doug Thomas	dougthomasfp@yahoo.com	
Traditions Fire Consulting Llc	Emily Kalina	traditionsfire@gmail.com	
Vanguard Fire Systems,	Cynthia Richter	cindy@vgfire.com	
Geofill	Jan	jpuente.geofill@outlook.com	
Stoddard Const Mgmnt	Keith	ks@stoddardcml.com	
	Linda	LN@stoddardcml.com	
SpawGlass	Jason	Jason.Hennesey@spawglass.com	
Tejas Premier	Andrew	andrew@tejaspremierbc.com	

**Advertisement List**  
**Solicitation # 1901-910-23-4878**  
**Villa Tranchese Fire Protection Improvements**

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
MLP		mlp@att.net	
All Pro Gen Const		rs@apgc.biz	
Vela Const		Joe.Vela@velagroupinc.com	
Robinson Gen Cont		krobinson@robinsongc.com	
Whiting-Turner		Tyler.Quinn@whiting-turner.com	
Blackmon Mooring		broller@bmsmanagement.com tmontano@bmsmanagement.com	
R.E.C. Ind.		randyhunter@recind.com	
JMI Contractors		logan@jmicontractors.com	
		tfleming@r-o.com	
Allbrite Construction		charles.poole@allbriteconstruction.com	
Joeris Construction		acardwell@joeris.com	
Farr Builders		daniel@farrbuildersllc.com	
Alpha Building		MDurish@alphabuilding.com	
Jordan Foster		Irocchio@jordanfosterconstruction.com Glopez@jordanfosterconstruction.com	
Woolsey Construction		glenn@woolseyconstruction.com	
Summit Building & Design		cecilia.ramos@summitbuildinganddesign.com David.acevedo@summitbuildinganddesign.com	
F.A. Nunnelly		blaine@fanunnelly.com	
Calidad LLC		cschuchardt.calidadllc@gmail.com	
Burgess		lshelton@burgess-inc.com	
Frost & Keeling		jcaness@frostandkeeling.com	
Davila Construction		vinnie@davilaconstruction.com	
Casteel/Sun Automatic Fire Sprinkler	Web Site	2/11/19 1:35 pm	
Cardel Systems	Web Site	2/11/19 1:24 pm	
Capitol Sprinkler	2/11/19 1:40 pm	Bill.Treece@capitolsprinkler.com Greg.Stoner@capitolsprinkler.com	Washington DC Area
Young Brothers	Russell Young	RYoung@YBFP1.com	
Genesis Fire Protection	2/11/19 1:45 pm	service@genesisfire.com	Not Found
P & W Fire Safety	<b>No Sprinklers</b>	nledwig@pwfiresafety.com	<b>No Sprinklers</b>
Prime Time Fire Protection	Web Site	2/11/19 1:50 pm	
ABC Fire Systems	Web Site	2/11/19 1:26 pm	
Automatic Fire Protection	Steve Roeder	sroeder@automaticfireprotection.com	
A & C Fire Equipment	Nikki Littlefield	acfireequipmentco@gmail.com	
Star Fire Texas		bids@starfiretx.com	
		bids@safetysupplyinc.com	
Rogers-O'Brien Construction	John Archer Anthony O'Leary	jarcher@r-o.com aoleary@r-o.com	
Protegis Fire & Safety		marketing@protegis.com	

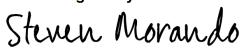
**SAN ANTONIO HOUSING AUTHORITY**


June 6, 2019

**BOARD OF COMMISSIONERS**

**RESOLUTION 5936, AUTHORIZING THE EXPENDITURE OF ADDITIONAL FUNDS FOR REPLACEMENT OF SEWER CAST-IRON WASTE AND VENT PIPING THROUGHOUT, BATHROOM WALL-TILE SUBSTRATE REPAIRS THROUGHOUT, FIRE MARSHALL REQUIRED AND OTHER UNFORESEEN CHANGES FOR THE VICTORIA PLAZA SUBSTANTIAL REHABILITATION PROJECT, TO STODDARD CONSTRUCTION MANAGEMENT, INC. FOR AN AMOUNT NOT TO EXCEED \$2,000,000.00**

DocuSigned by:  
  
 5609927B75274DC...  
**David Nisivoccia**  
**President and CEO**

DocuSigned by:  
  
 5AC93CE03E5A422...  
**Steven Morando**  
**Director of Procurement**  
**and General Services**

DocuSigned by:  
  
 A6B89606737A4D5...  
**Hector Martinez**  
**Director of Construction**  
**Services and Sustainability**

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5936, authorizing the expenditure of additional funds for replacement of sewer cast-iron waste and vent piping throughout, bathroom wall-tile substrate repairs throughout, fire marshal required and other unforeseen changes for the Victoria Plaza Substantial Rehabilitation Project, to Stoddard Construction Management, Inc. for an amount not to exceed \$2,000,000.00.

**FINANCIAL IMPACT:**

The cost for the additional services is not expected to exceed an amount of \$2,000,000.00 and will be funded by unanticipated Capital Fund Grant proceeds, Public Housing reserves, and/or MTW funds.

**SUMMARY:**

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

In an effort to preserve this physical asset and provide capital improvements to the apartment community, on October 4, 2018 (Item 8), SAHA received Board approval to award a contract to Stoddard Construction Management, Inc. for Victoria Plaza Apartments Substantial Rehabilitation. This renovation project is currently in progress, which includes the following scope of work: 1) expansion of existing fire sprinkler and fire alarm systems to provide comprehensive coverage throughout the building, 2) expansion of an existing two-pipe domestic hot water system to a four-pipe heating and cooling HVAC system, 3) exterior guardrail modifications for code compliance, 4) replacement of existing electrical switchgear and equipment, 5) apartment windows replacement, 6) floor tile asbestos abatement and replacement, 7) wall re-finishes, 8) water and lighting fixture replacement, 9) first floor common area and office space renovations including a clinic space, and a community gathering room with meeting space, library and theater.

**SAN ANTONIO HOUSING AUTHORITY****June 6, 2019**

The cost for these improvements was not expected to exceed an amount of \$17,547,318.00 to include a base bid of \$16,547,318.00, plus a 6% contingency of \$1,000,000.00 that would only be used, as necessary.

The following Change Orders have been issued to this Agreement:

**Change Order #1:**

Abate and dispose of approximately 12,400 linear feet of asbestos-contaminated thermal pipe wrap and mastic. Upon survey of the building by environmental engineer of record, asbestos contamination was detected at various areas of thermal pipe in the insulation and mastic layers. However, due to the concealed condition of the pipe in an existing chase, the engineer was unable to quantify until demolition occurred. Amount requested: \$289,418.00.

**Change Order #2:**

Credit for removal of abatement scope for the following: 510 square feet of moisture barrier in the building crawl space; 3,400 square feet crawlspace fiber-cement panels; 270 square feet of transite board from mosaic deco wall, and credit for removal of window replacement at 1st floor and Level 2-9 elevator lobbies; lead-based paint abatement from exterior railing to prepare for new paint coating; demolition of additional bathroom ceilings to install new exhaust fans, ductwork and piping; install 125 linear feet of C900 pipe and riser assembly from building to remote FDC locations as per COSA Fire Marshal; install finishes as specified on Supplemental 1st Floor Finish Schedule; provide and install ADA compliant cabinets for two additional units; credit for removal of stair pressurization system and exterior mounted steel duct cage not required, as per COSA Fire Marshal. Amount requested results in a credit of (\$14,930.94).

**Change Order #3:**

Material and labor to install new hollow metal apartment entry doors, due to unavailability of specified entry door. Cost includes door hardware and door shoe to account for inconsistent door heights. Amount requested is \$29,820.45.

**Change Order #4:**

Material and labor to install additional wood blocking, waterproofing and adhesive in order to properly replace windows, as per architect's supplemental window installation detail, and COR #33: Labor for demolition of existing cast-iron sewer piping throughout. Existing windows at Victoria Plaza are single-pane, with leaky steel frames. Replacing these windows with standard low-e, double-pane windows with a good fit and a tight seal is required. Given the proposed design, new window units are anticipated to reduce overall utility consumption in excess of \$20,000.00 annually. New window installation shall meet or exceed HUD Minimum Property Standards, as well as State and Local Codes. The new windows must also comply with the design wind load, air, water and structural test performance requirements detailed in the specification. New windows shall preserve existing operable elements in a way that can be easily operated by Senior/Disabled clients. Amount requested is \$696,698.64.

**SAN ANTONIO HOUSING AUTHORITY**

**June 6, 2019**

Total of all change orders requested represents an approximate 6% increase to the original base contract value.

As the project is near completion of the demolition and abatement phases, the internal components of the building have been fully exposed and assessed. Due to the age and unforeseen conditions of the existing cast-iron sewer waste and vent piping, lack of viable sub-surface material to waterproof and fasten new windows, and poor condition of ceramic tile substrate at bathrooms that must be repaired in order to receive new tile assembly, we are requesting additional funding representing an approximate increase of 10% to the original contract amount in the amount of \$2 million, in order to properly replace and/or correct the above referenced items, prior to build-back so that finish-out may commence.

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing resources and opportunities

**ATTACHMENTS:**

Resolution 5936

Map and Photos

**San Antonio Housing Authority  
Resolution 5936**

**RESOLUTION 5936, AUTHORIZING THE EXPENDITURE OF ADDITIONAL FUNDS FOR REPLACEMENT OF SEWER CAST-IRON WASTE AND VENT PIPING THROUGHOUT, BATHROOM WALL-TILE SUBSTRATE REPAIRS THROUGHOUT, FIRE MARSHALL REQUIRED AND OTHER UNFORESEEN CHANGES FOR THE VICTORIA PLAZA SUBSTANTIAL REHABILITATION PROJECT, TO STODDARD CONSTRUCTION MANAGEMENT, INC. FOR AN AMOUNT NOT TO EXCEED \$2,000,000.00**

**WHEREAS,** On October 4, 2018 (Item 8) SAHA received Board approval to award a contract to Stoddard Construction Management, Inc. for Victoria Plaza Apartments Substantial Rehabilitation. The cost for these improvements were not expected to exceed an amount of \$17,547,318.00 to include a base bid of \$16,547,318.00, plus a 6% contingency of \$1,000,000.00 that would only be used, as necessary; and

**WHEREAS,** the project is nearing completion of the demolition and abatement phases with the internal components of the building being fully exposed and assessed. The existing cast-iron sewer waste and vent piping needs to be replaced and bathroom ceramic tile substrates need to be properly replaced and/or corrected prior to commencing build-back and finish-out for these aspects of the project. In addition, there may be other fire marshall required and unforeseen changes for the project; and

**WHEREAS,** the cost for the additional services is not expected to exceed an amount of \$2,000,000.00 and will be funded by unanticipated Capital Fund Grant proceeds, Public Housing reserves and/or MTW funds; and

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

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

- 1) Approves Resolution 5936, authorizing the expenditure of additional funds for replacement of sewer cast-iron waste and vent piping throughout, bathroom wall-tile substrate repairs throughout, fire marshall required and other unforeseen changes for the Victoria Plaza Substantial Rehabilitation Project, to Stoddard Construction Management, Inc. for an amount not to exceed \$2,000,000.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 6th day of June 2019.**

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**Morris A. Stribling, DPM**  
Chair, Board of Commissioners

**Attested and approved as to form:**

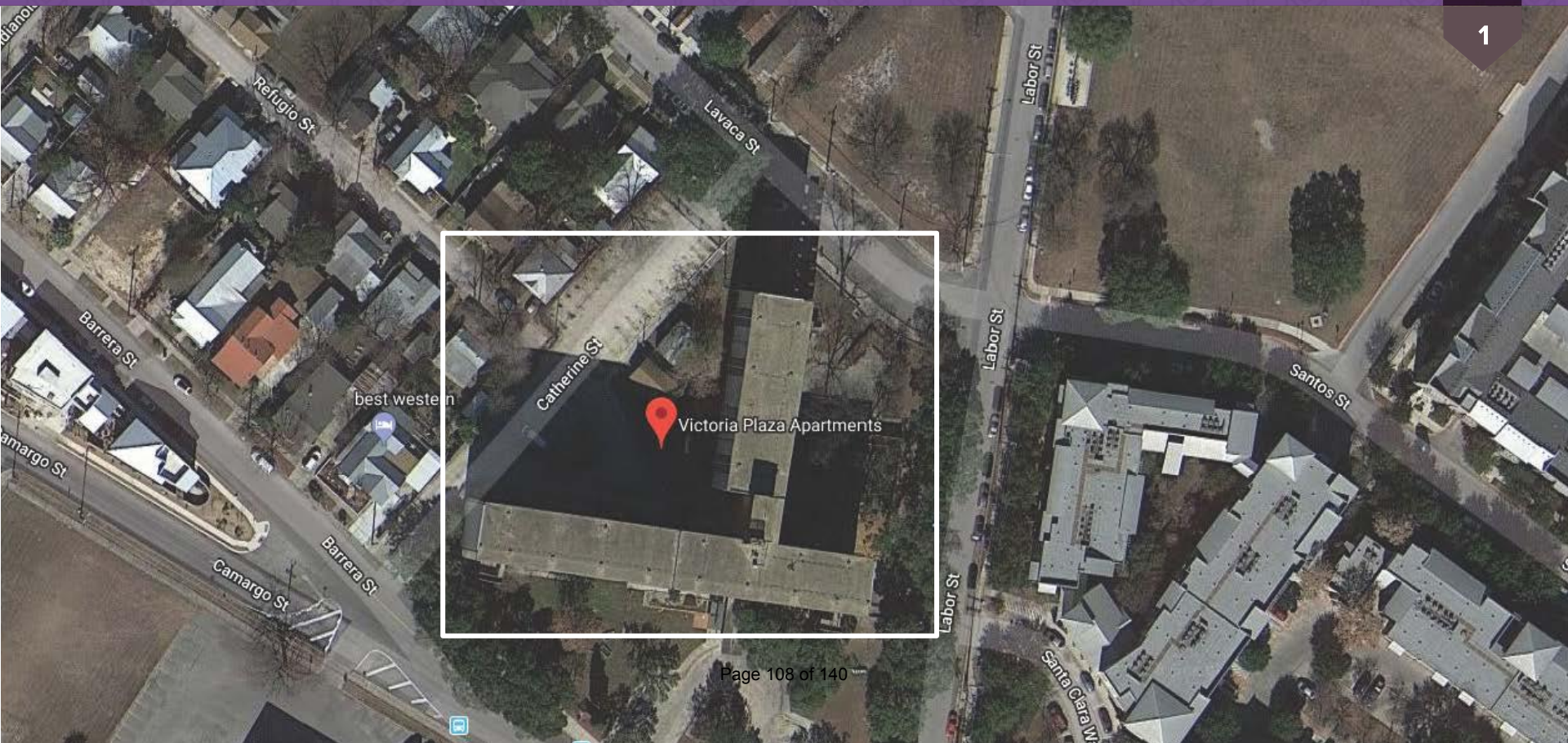
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**David Nisivoccia**  
President and CEO



# VICTORIA PLAZA APARTMENTS MAP

1





# VICTORIA PLAZA APARTMENTS

2





# VICTORIA PLAZA APARTMENTS

3



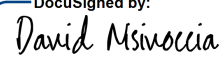


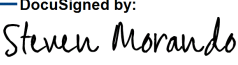
# VICTORIA PLAZA APARTMENTS

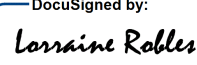
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**SAN ANTONIO HOUSING AUTHORITY****June 6, 2019****BOARD OF COMMISSIONERS****RESOLUTION 5938, AUTHORIZING THE AWARD OF A CONTRACT FOR THE PURCHASE AND INSTALLATION OF FENCING FOR THE GARCIA STREET URBAN FARM, THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE (TEXAS BUYBOARD), TO DE LA GARZA FENCE COMPANY; NOT TO EXCEED AN AMOUNT OF \$100,000.00**

DocuSigned by:  
  
 5689927B75274D6...  
**David Nisivoccia**  
**President and CEO**

DocuSigned by:  
  
 3AC93CF03F3A422...  
**Steven Morando**  
**Director of Procurement  
 and General Services**

DocuSigned by:  
  
 7BED7A258333420...  
**Lorraine Robles**  
**Director of Development  
 Services and Neighborhood  
 Revitalization**

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5938, authorizing the award of a contract for the purchase and installation of fencing for the Garcia Street Urban Farm through the Local Government Purchasing Cooperative (Texas Buyboard) to De La Garza Fence Company; not to exceed an amount of \$100,000.00.

**FINANCIAL IMPACT:**

The current award recommendation for installation of fencing for the Garcia Street Urban Farm is not expected to exceed an amount of \$100,000.00, to include a base bid amount of \$97,846.54, plus a contingency in the amount of \$2,153.46, that will only be used, if necessary. This project will be funded by the Choice Neighborhood Grant.

**SUMMARY:**

On June 7, 2018 (Item 7), SAHA received Board approval to award a contract for Prefabricated Metal Building for Garcia Street Urban Farm. This building will be used as a farmhouse-type structure housing tools and equipment that will be needed for the farm and other items for community functions, e.g., Farmers Market. A commercial sink with a drain was installed for washing harvested vegetables, and a walk-in cooler for storage of the harvest.

The farm will be maintained by volunteers from the community. This is the Fourth Critical Community Initiative for the Choice Neighborhood Grant and is designed to provide education and volunteer opportunities, as well as, increase food security on the east side of San Antonio. Additionally, St. Phillips College and other San Antonio colleges have plans to develop curriculum around the Urban Farm.

In an effort to maximize the expenditure of all Choice dollars, staff requested HUD approval to reallocate funds from the Critical Community Initiatives plan to other Budget Line Items. As part of the reallocation plan, also requested was HUD's approval to provide fencing around the Garcia Street Urban Farm. The request included fencing options of welded wire or wrought iron in addition to two pedestrian gates, and one vehicle gate. HUD approved the acquisition of the wrought iron fencing, stating the welded wire does not conform to their standard of aesthetically pleasing, for enhanced placemaking. This fencing will secure not only the asset, but also provide security to the volunteers who will be maintaining the farm. Therefore, SAHA requires the

**SAN ANTONIO HOUSING AUTHORITY****June 6, 2019**

services of a contractor to provide installation of fencing for the Garcia Street Urban Farm. We are recommending contract award to De La Garza Fence Company, an awarded contract vendor through the Local Government Purchasing Cooperative (Texas Buyboard).

The U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. The cooperatives awarded contracts are based on a competitive bid or proposal process; therefore, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies. SAHA, as a cooperative member, may utilize any contract awarded by Texas Buyboard.

Local Government Purchasing Cooperative (Texas Buyboard) issued a Notice of Proposal Invitation for Building Maintenance, Repair, Operations Supplies and Equipment. One of the categories within this solicitation was for installation/repair service of Fencing. On December 1, 2018, De La Garza Fence Company was awarded a contract No. 577-18 for this service through November 30, 2019. The contract is subject to two possible one-year renewals.

De La Garza Fence Company was established in 1969, and is a San Antonio based manufacturer of chain-link fences. In addition to manufacturing chain-link wire, De La Garza Fence provides commercial fence installation services to include wood, privacy and custom fences. They also offer the following fence related services: fence design, materials supply, bulk stock supply, fence rental, automatic gates and access control solutions, and welding repairs. This contractor has received prior awards from SAHA for installation of fence and gates at various SAHA properties. Their client list includes, but is not limited to, the Boeing Company, Edgewood Independent School District, Northside Independent School District, and Port Authority of San Antonio.

Contract oversight will be provided by Lorraine Robles, Director of Development Services and Neighborhood Revitalization, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance Report on a monthly basis and monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan.

**ATTACHMENTS:**

Resolution 5938

Map

Pictures

Plat Documents



**San Antonio Housing Authority  
Resolution 5938**

**RESOLUTION 5938, AUTHORIZING THE AWARD OF A CONTRACT FOR THE PURCHASE AND INSTALLATION OF FENCING FOR THE GARCIA STREET URBAN FARM THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE (TEXAS BUYBOARD) TO DE LA GARZA FENCE COMPANY; NOT TO EXCEED AN AMOUNT OF \$100,000.00**

**WHEREAS**, the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

**WHEREAS**, on December 1, 2018, Local Government Purchasing Cooperative (Texas Buyboard) awarded contracts for Building Maintenance, Repair, Operations Supplies and Equipment. One of the categories within this solicitation was for installation/repair service of Fencing. De La Garza Fence Company was awarded a contract for this service through November 30, 2019. The contract is subject to two possible one-year renewals. This was a competitively procured award; and

**WHEREAS**, De La Garza Fence Company is recommended for contract award; and

**WHEREAS**, the current award recommendation for installation of fencing for the Garcia Street Urban Farm is not expected to exceed an amount of \$100,000.00, to include a base bid amount of \$97,846.54, plus a contingency in the amount of \$2,153.46, that will only be used, if necessary. This project will be funded by the Choice Neighborhood Grant; and

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

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

- 1) Approves Resolution 5938, authorizing the award of a contract for the purchase and installation of fencing for the Garcia Street Urban Farm, through the Local Government Purchasing Cooperative (Texas Buyboard), to De La Garza Fence Company; not to exceed an amount of \$100,000.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 6th day of June 2019.**

---

**Morris A. Stribling, DPM**  
Chair, Board of Commissioners

**Attested and approved as to form:**

---

**David Nisivoccia**  
President and CEO

# GARCIA STREET URBAN FARM MAP





# GARCIA STREET URBAN FARM

2





# GARCIA STREET URBAN FARM

3





# GARCIA STREET URBAN FARM

4





# GARCIA STREET URBAN FARM

5





# GARCIA STREET URBAN FARM

6



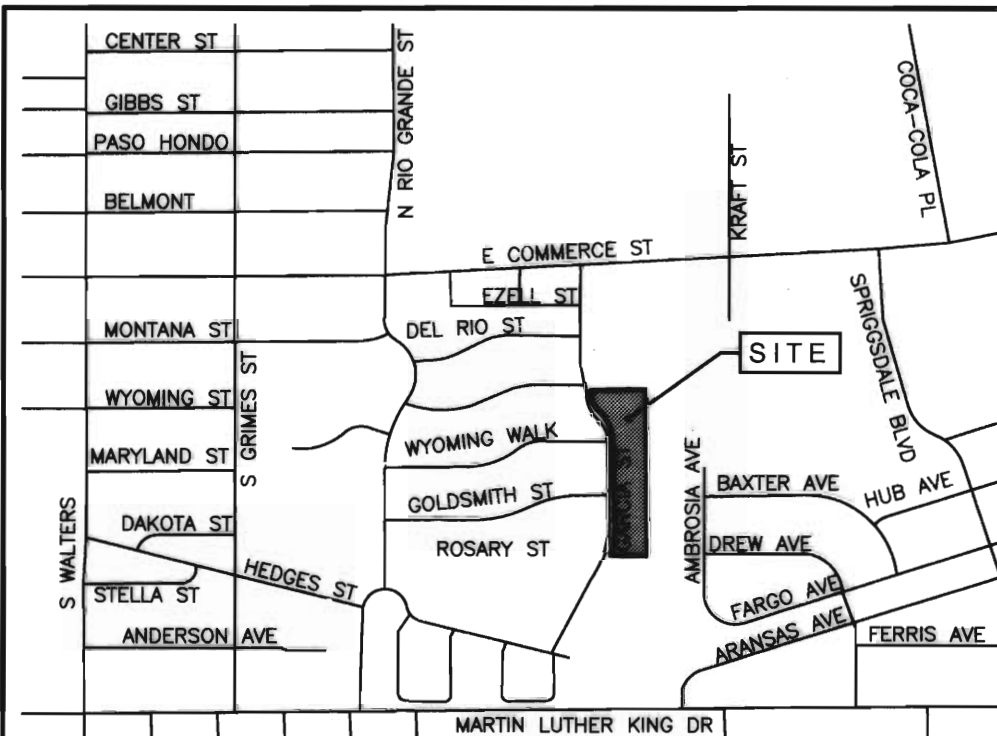


# GARCIA STREET URBAN FARM

7







### LEGEND

- 720 --- CONTOUR (MAJOR)
- 714 --- CONTOUR (MINOR)
- CENTERLINE ROADWAY/RAILROAD
- EXISTING PROPERTY LINE
- BOUNDARY LINE
- EASEMENT
- IRSC SET 1/4" IRON ROD W/RED CAP MARKED "IES RPLS 4905"
- IRFC FOUND 1/2" IRON ROD W/CAP AS NOTED

### SURVEY NOTES:

1. CONTOURS SHOWN HEREON ARE BASED ON NAVD88, GEOID 2009.
2. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON NAD83(2011) TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

### DRAINAGE EASEMENT NOTES:

1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN URBAN FARM SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE SAN ANTONIO HOUSING AUTHORITY OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 2, BLOCK 24, N.C.B. 1450.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER NO. 89535  
ERLATH W. "TREY" ZUEHL III, P.E.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

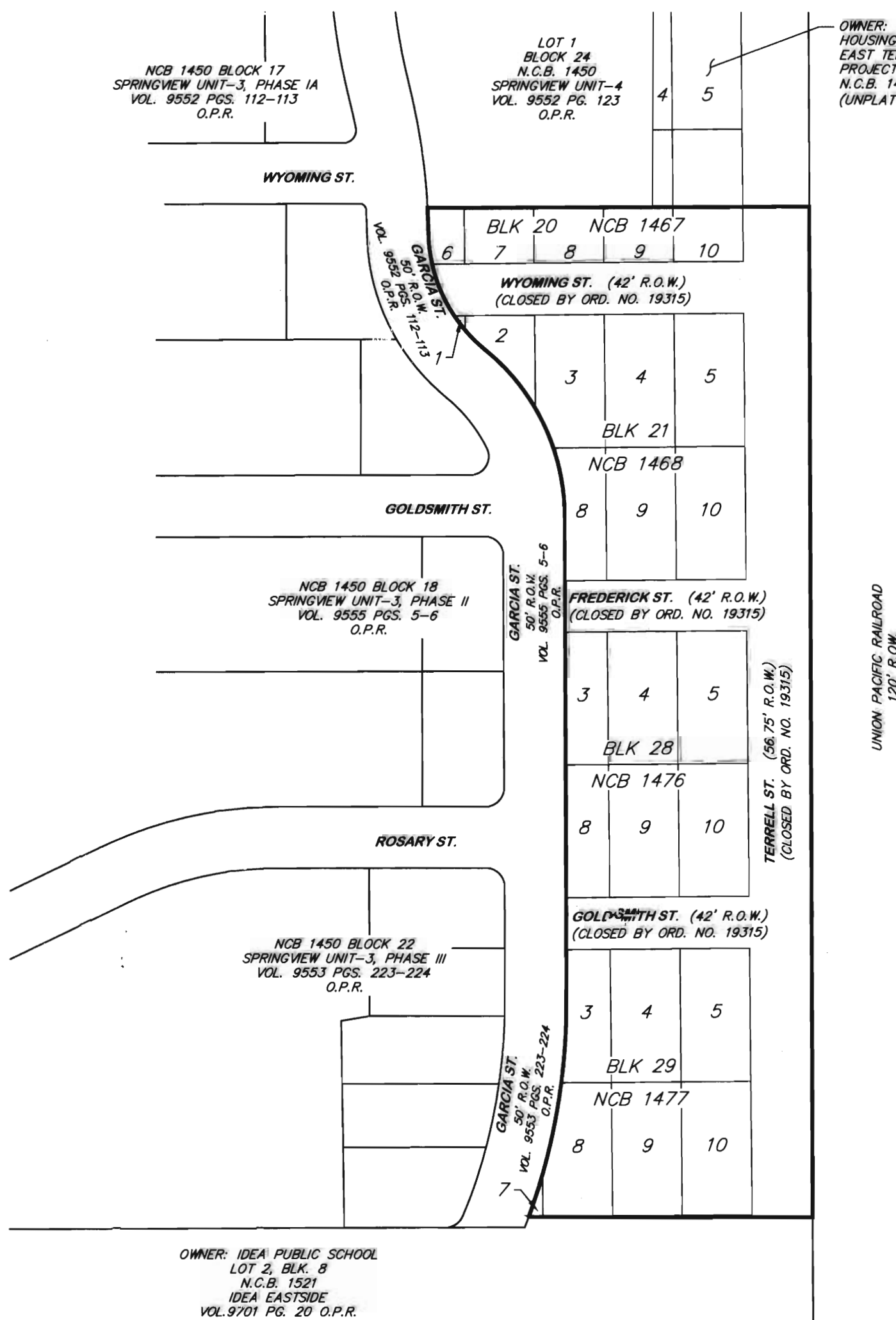
REGISTERED PROFESSIONAL LAND SURVEYOR  
HENRY C. CASAL, JR., R.P.L.S. 4905

### CITY PUBLIC SERVICE (CPS) NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
4. THE 56.75' ELEC., GAS, TELE., C.A.T.V., & SANITARY SEWER ESMT. IS BEING CREATED DUE TO THE ROAD CLOSURE BY ORDINANCE NO. 19315 WHICH IS ON FILE AT THE CITY CLERKS OFFICE.

### ABBREVIATIONS

- O.P.R. OFFICIAL PUBLIC RECORD IN BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORD IN BEXAR COUNTY, TEXAS
- VOL. VOLUME
- PG.(S) PAGE(S)
- R.O.W. RIGHT OF WAY
- N.C.B. NEW CITY BLOCK
- ESMT. EASEMENT
- ELEC. ELECTRICAL
- C.A.T.V. CABLE TELEVISION
- TELE. TELEPHONE
- SAN. SANITARY SEWER



### SUBJECT AREA

BEING A TOTAL OF 4.111 ACRES OUT OF ARBITRARY LOTS (LOTS 4, 5, 9, & 10 OF N.C.B.'S 1468, 1476, & 1477, AND PORTION OF LOTS 6-10 OF N.C.B. 1467, LOTS 1-3, & 8 OF N.C.B. 1468, LOTS 3 & 8 OF N.C.B. 1476, AND LOTS 3, 7, & 8 OF N.C.B. 1477) OF EAST TERRACE HOMES PROJECT TEX 6-7; AND PORTIONS OF STREETS SHOWN BEING CLOSED BY ORDINANCE #19315.

### IMPACT FEE PAYMENT DUE:

WATER AND/OR SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

### WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

### CLEAR VISION NOTE:

ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA, IN ACCORDANCE WITH UDC 35-506 (d) (5).

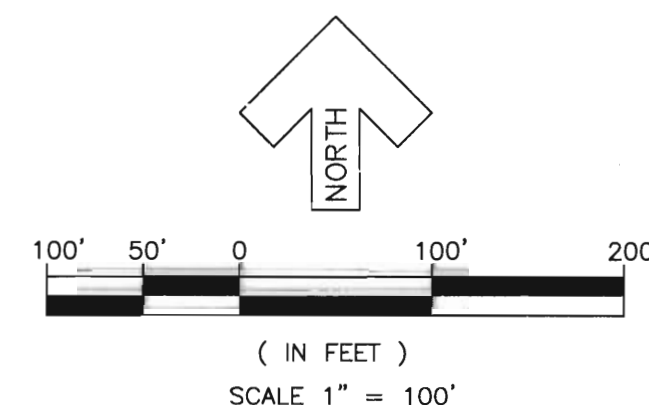
### STORM WATER DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH THE NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

## PLAT NO. 170337

### SUBDIVISION PLAT ESTABLISHING URBAN FARM

BEING A TOTAL OF 4.111 ACRES, ESTABLISHING LOT 2, BLOCK 24, N.C.B. 1450, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. BEING A PORTION OF ARBITRARY LOTS (LOTS 4, 5, 9, & 10 OF N.C.B.'S 1468, 1476, & 1477, AND PORTION OF LOTS 6-10 OF N.C.B. 1467, LOTS 1-3, & 8 OF N.C.B. 1468, LOTS 3 & 8 OF N.C.B. 1476, AND LOTS 3, 7, & 8 OF N.C.B. 1477) OF EAST TERRACE HOMES PROJECT TEX 6-7; AND PORTIONS OF STREETS CLOSED (TERRELL, WYOMING, FREDERICK, AND GOLDSMITH), SAN ANTONIO, BEXAR COUNTY TEXAS.



**INTELLIGENT  
ENGINEERING  
SERVICES**  
ENGINEERING COMMUNITIES FROM THE GROUND UP  
10001 REUNION PLACE, SUITE 200 SAN ANTONIO, TEXAS 78216  
210.349.9098 ie-services.com  
IES JOB NO: 2170625 TBPLS FIRM 1019416 TBPE FIRM F-432

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND RIGHTS-OF-WAY THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

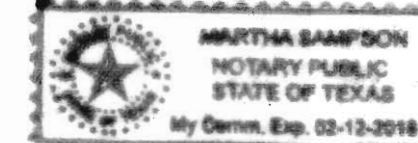
OWNER/DEVELOPER  
SAN ANTONIO HOUSING AUTHORITY  
DAVID NISVOCIA, PRESIDENT AND CEO  
818 S. FLORES ST.  
SAN ANTONIO, TEXAS 78204

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED David Nisvocia KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SCRIBED TO FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF Sept, A.D., 2017.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



THIS PLAT OF URBAN FARM HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS HAVE BEEN GRANTED.

DATED THIS 4 DAY OF October, A.D., 2017.

BY: Martha Sampson  
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017 AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

COUNTY CLERK, BEXAR COUNTY TEXAS

BY: \_\_\_\_\_, DEPUTY





## SAN ANTONIO HOUSING AUTHORITY

June 6, 2019

## BOARD OF COMMISSIONERS

**RESOLUTION 5939, AUTHORIZING THE SELECTION AND AWARD OF A CONTRACT FOR EAST MEADOWS I HALF BATH MODIFICATIONS AND RELOCATION OF AFFECTED RESIDENTS; AUTHORIZING THE PRESIDENT AND CEO, AND HIS DESIGNATED STAFF TO FURTHER CLARIFY AND ENHANCE THE CONTRACTOR'S PROPOSALS; NEGOTIATE A CONSTRUCTION CONTRACT WITH SELECTED CONTRACTOR; EXECUTE A CONTRACT IN AN AMOUNT NOT TO EXCEED \$1,500,000.00 IN MOVING-TO-WORK FUNDS AND/OR CHOICE NEIGHBORHOOD INITIATIVE FUNDS; AND ENSURE THE PERFORMANCE OF ALL MATTERS IN CONNECTION THEREWITH**

DocuSigned by:  
  
 5609927B75274DC

**David Nisivoccia**  
 President and CEO

DocuSigned by:  
  
 7BED7A256933420...

**Lorraine Robles**  
 Director of Development Services  
 and Neighborhood Revitalization

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5939, authorizing the selection and award of a contract for East Meadows I half bath modifications and relocation of affected residents; authorizing the President and CEO, and his designated staff to further clarify and enhance the contractor's proposals; negotiate a construction contract with selected contractor; execute a contract in an amount not to exceed \$1,500,000 in Moving-To-Work Funds and/or Choice Neighborhood Initiative Funds; and ensure the performance of all matters in connection therewith.

**FINANCIAL IMPACT:**

SAHA will utilize Moving-To-Work (MTW) Funds in an amount not to exceed \$1,500,000.00 for the construction and relocation of affected resident costs associated with this project. SAHA has also requested the use of approximately \$200,000.00 in Choice Neighborhood grant funds that must be spent by September 30, 2019, to supplement some of the \$1,500,000.00 cost; however, approval is currently pending.

**SUMMARY:**

When East Meadows was originally designed, all townhome units had a half bath on the ground floor. During construction in 2015, SAHA became aware that the half baths on the bottom floor of the townhomes had been removed and a second full bath was added to the upstairs units.

Project Developer and Housing Lead, McCormack, Baron and Salazar (MBS) explained to SAHA that the removal of a half bath was due to new regulations imposed by the Texas Department of Housing and Community Affairs (TDHCA) in the 2014 Multi-Family Rules. TDHCA added the *number of bathrooms* to the definition of unit type/comparable unit, whereas previously, it was just the number of bedrooms. The change meant that in order for the townhomes to be considered comparable to the flats, the project had to remove the half bath on the ground floor



**SAN ANTONIO HOUSING AUTHORITY****June 6, 2019**

or seek a waiver.

MBS and the tax credit consultant had a number of urgent phone calls with TDHCA regarding this issue. TDHCA was very insistent that either the half bath be removed to comply or add a bedroom on the first floor of all the townhomes and then make 20% of those townhomes accessible as well. All of this was discovered post award and the changes were due right around commitment or carryover in the Fall of 2014.

Rather than seek a waiver of the regulations and risk the tax credit award through an unfavorable TDHCA decision, MBS chose to have the architect design the units to be in compliance with the current regulations. MBS determined that the most prudent approach to resolving this issue was to adhere to the regulations and design the units accordingly.

When this was brought to TDHCA's attention by SAHA, they admitted that they were not aware that this was an unknown consequence to a new rule. TDHCA revised their multi-family rules soon after requiring that all townhome units have a half bath on the first floor.

Since discovery, it has been SAHA's intent to retrofit all fifty-eight townhome units in order to provide residents and their visitors with a half bath on the first floor. Now that East Meadows has successfully converted to permanent lending, the development team is ready to start work on the half baths. The plan to relocate the residents is pending the selection of a general contractor. Upon selection of a general contractor, SAHA will work with the company to determine the duration of time the residents will need to be away from their units.

On April 18, 2019, MBS issued a Request for Proposal (RFP) from interested contractors to bid on the construction of interior modifications consisting of the addition of ground floor half baths to selected townhouse apartments. The selection includes a two step process; bidders were required to submit a cost proposal to construct the improvements, followed by interviews with the qualified respondents. The RFP provided a detailed description of the work, along with a set of design drawings and an expectation of 120 calendar days to complete all of the work once a notice to proceed was issued to the contractor. The design team consists of Durand-Hollis Rupe Architects, Inc., as the architect of record for the proposed improvements, Lundy & Franke Engineering for structural design, and H2MG for Mechanical Electrical Plumbing design.

The bid responses were due May 9, 2019, and interviews were scheduled for May 24, 2019. MBS will meet with SAHA on May 31, 2019, to discuss the recommended contractor, project budget and construction schedule. A construction contract will be entered into between the San Antonio Housing Facility Corporation and the selected contractor during the week of June 10, 2019, and the contractor will immediately be issued a notice to proceed to begin work during the week of June 17, 2019. Based on the 120 calendar days schedule, the project completion will occur no later than September 20, 2019.

**SAN ANTONIO HOUSING AUTHORITY**

**June 6, 2019**

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENTS:**

Certificate of Resolution

Resolution 5939

## CERTIFICATE FOR RESOLUTION 5939

The undersigned officer of the San Antonio Housing Authority (SAHA), a Texas housing authority created pursuant to the laws of the State of Texas, hereby certifies as follows:

1. In accordance with its bylaws, the Commissioners of SAHA (Board) held a meeting on June 6, 2019, (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 5939, AUTHORIZING THE SELECTION AND AWARD OF A CONTRACT FOR EAST MEADOWS I HALF BATH MODIFICATIONS AND RELOCATION OF AFFECTED RESIDENTS; AUTHORIZING THE PRESIDENT AND CEO, AND HIS DESIGNATED STAFF TO FURTHER CLARIFY AND ENHANCE THE CONTRACTOR'S PROPOSALS; NEGOTIATE A CONSTRUCTION CONTRACT WITH SELECTED CONTRACTOR; EXECUTE A CONTRACT IN AN AMOUNT NOT TO EXCEED \$1,500,000.00 IN MOVING-TO-WORK FUNDS AND/OR CHOICE NEIGHBORHOOD INITIATIVE FUNDS; AND ENSURE THE PERFORMANCE OF ALL MATTERS IN CONNECTION THEREWITH**

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 Bylaws of SAHA.

**SIGNED AND SEALED this 6th day of June 2019.**



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David Nisivoccia  
President and CEO

**San Antonio Housing Authority  
Resolution 5939**

**RESOLUTION 5939, AUTHORIZING THE SELECTION AND AWARD OF A CONTRACT FOR EAST MEADOWS I HALF BATH MODIFICATIONS AND RELOCATION OF AFFECTED RESIDENTS; AUTHORIZING THE PRESIDENT AND CEO, AND HIS DESIGNATED STAFF TO FURTHER CLARIFY AND ENHANCE THE CONTRACTOR'S PROPOSALS; NEGOTIATE A CONSTRUCTION CONTRACT WITH SELECTED CONTRACTOR; EXECUTE A CONTRACT IN AN AMOUNT NOT TO EXCEED \$1,500,000.00 IN MOVING-TO-WORK FUNDS AND/OR CHOICE NEIGHBORHOOD INITIATIVE FUNDS; AND ENSURE THE PERFORMANCE OF ALL MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the San Antonio Housing Authority (SAHA) desires to add half baths on the ground level of 58 townhomes at East Meadows I; and

**WHEREAS**, SAHA has entered into an additional services agreement with MBS for the oversight of the half bath modifications construction and relocation of affected residents; and

**WHEREAS**, SAHA will approve McCormack, Baron and Salazar (MBS) to procure a general contractor and relocation consultant for the construction and relocation oversight; and

**WHEREAS**, SAHA is approved to utilize Moving-To-Work funds in an amount not to exceed \$1,500,000.00 for the construction and relocation costs associated with this project; and

**WHEREAS**, SAHA has also requested the use of approximately \$200,000.00 in Choice Neighborhood grant funds that must be spent by September 30, 2019, to supplement some of the \$1,500,000.00 cost; however, approval is currently pending.

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

- 1) Approves Resolution 5939, authorizing the selection and award of a contract for East Meadows I half bath modifications and relocation of affected residents; authorizing the President and CEO, and his designated staff to further clarify and enhance the contractor's proposals; negotiate a construction contract with selected contractor; execute a contract in an amount not to exceed \$1,500,000.00 in Moving-To-Work Funds and/or Choice Neighborhood Initiative Funds; and ensure the performance of all matters in connection therewith.
- 2) Authorizes the President and CEO to execute all necessary documents and extensions.

**Passed and approved the 6th day of June 2019.**

---

**Morris A. Stribling, DPM**  
Chair, Board of Commissioners

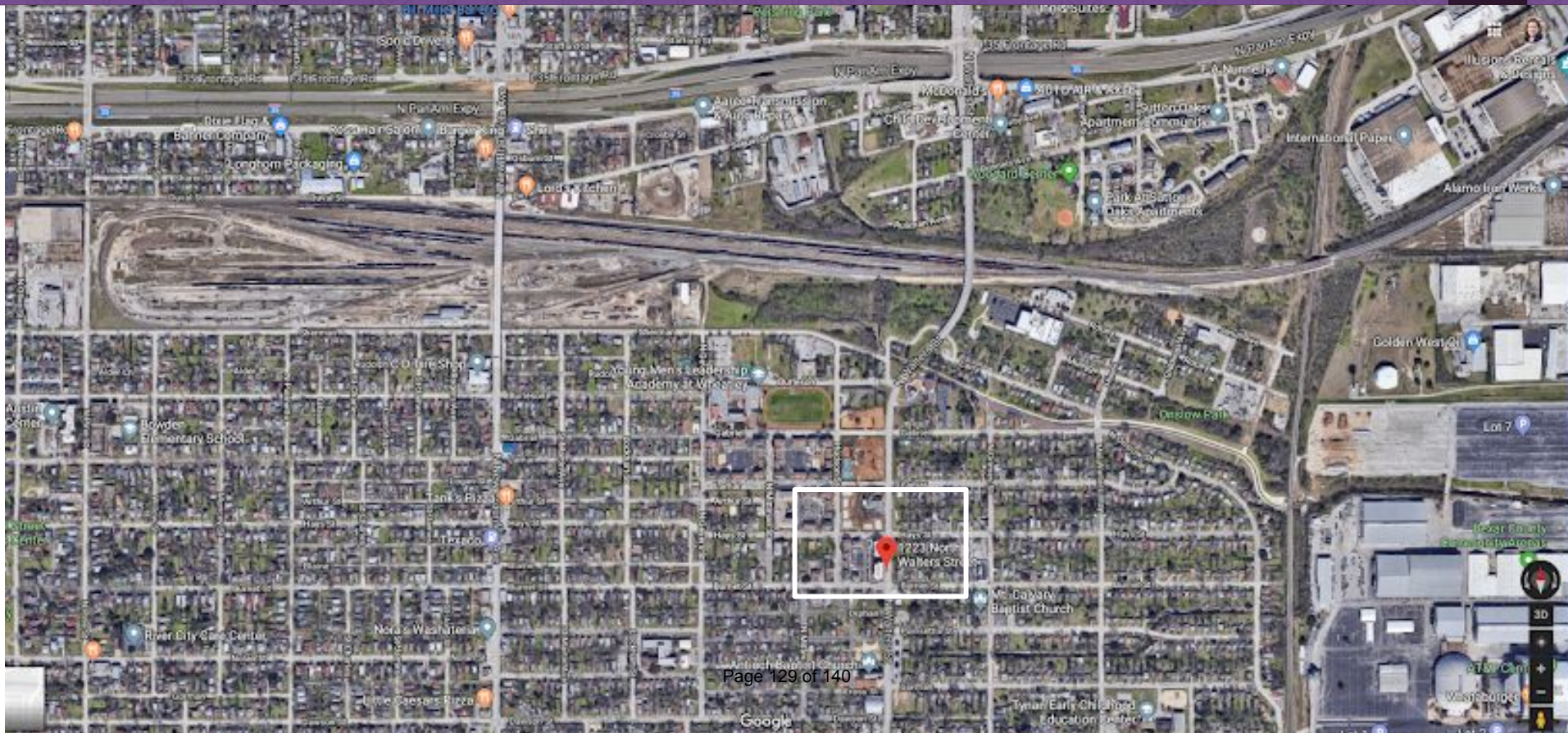
**Attested and approved as to form:**

---

**David Nisivoccia**  
President and CEO



# EAST MEADOWS I MAP





# EAST MEADOWS I PHOTO



## SAN ANTONIO HOUSING AUTHORITY

June 6, 2019

## MEMORANDUM

To: Board of Commissioners

From: David Nisivoccia, President and CEO

Presented by: Steven Morando, Director of Procurement and General Services

RE: Procurement Activity Report



Through the calendar quarter ending March 31, 2019, the San Antonio Housing Authority's Procurement Department issued eleven formal and six informal solicitations, receiving a total of 119 responses. This resulted in an average of 5.3 responses per formal solicitation and 10.2 responses per informal solicitations, for an overall average response rate of 7.0 per solicitation. New contracts awarded through the first quarter were \$2,011,164.90; contract renewals in the amount of \$405,755.00, which resulted in a grand total awarded of \$2,416,919.90. Of this total, \$973,811.20 or 40.3 percent, were awarded to Small, Women-Owned and Minority Business Enterprises (SWMBE), and \$822,459.20 or 34 percent, were awarded to Section 3 business concerns. In an effort to keep SAHA apprised of the measures staff has taken to ensure this organization complies with Section 3 obligations, the first quarter numbers will be reported at the August 1, 2019, Board Meeting.

**Current Solicitations:** There are currently three Invitation For Bids (IFB), three Request For Proposals (RFP) and one Quick Quote (QQ) being advertised. The IFBs are for Generator Maintenance and Repair, Tree Trimming, Pruning and Removal Services and Automatic Gate Maintenance, Repair, and Replacement Agency Wide. The RFPs are for Rent Reasonableness software for Federal Housing Programs, Property Management Inspection Software, and Master Developer for Victoria Commons Sites, including Artisan Park Townhomes Phase IIB (Step 2). The QQ is for Purchase and Setup of Greenhouses for the Urban Farm.

**Closed/Pending Solicitations:** There are three solicitations that have closed and are currently being evaluated. The three solicitations include Towing Services Agency Wide, Emergency 911 Phone Equipment and Services, and Clearing and Grubbing Services-Urban Farm.

**Solicitations in Development:** Procurement is currently working on a number of solicitations for advertisement. The solicitations include the following: Work Order Request Center and Answering Services for Beacon Communities, Lift Station Maintenance and Repair for Bella Claire Apartments, La Providencia Apartments Exterior Renovations and Site Improvements, Burning Tree Apartments Exterior Renovations, Pecan Hill Tree Removal and Sanitary Sewer Retrofit, Public Relations Consulting Services, Printing and Publication Services, Rehabilitation of Seven Offline Burn Units at Cassiano Homes, Natural Gas Systems Operator Qualified Training, Roof Replacement at Parkview Apartments, Roof Replacement at Alazan Community Office Building, Metal Signs for Garcia Street Urban Farm, New Affordable Home Construction Services for Villas de Fortuna, On Site Construction Security Cameras and Monitoring Services - Mirasol Neighborhoods, Demolition of House at 1071 Poinsettia, Development Partners for SAHA Projects - Pool, Executive Search Services for Chief Operating Officer, Retirement Plan Investment Advisory Services, Oracle America, Inc. (JD Edwards), Emphasys Software, Technical Accounting and GASB Consulting Services, HUD Consulting and Guidance Services, Biohazard Clean Up

**SAN ANTONIO HOUSING AUTHORITY****June 6, 2019**

Services - Agency Wide, Collection Services - Agency Wide, Vending Machine Concessions - Agency Wide, Third Party Fleet Maintenance Services, and Insurance Broker of Record for Property, Casualty and Workers Compensation.

**Blanket Awards:**

Awarded projects for the blanket board approved awards are listed below:

<b>Contract Title</b>	<b>Number of Awards</b>	<b>Amount of Blanket Award</b>	<b>Projects Awarded First Quarter 2019</b>
Architectural and Engineering Services	8	\$1,500,000.00	\$21,947.25
Carpet and Flooring Purchase, Replacement and Installation	2	\$325,000.00	\$64,449.28
Environmental Engineering	1	\$600,000.00	\$9,300.00
Professional Engineering	4	\$1,500,000.00	\$0.00
Residential Style HVAC Systems	3	\$1,200,000.00	\$266,977.47
Legal Services	9	\$500,000.00	\$76,291.61
Bond/Mixed Finance Counsel	3	1% of Bond of Issue	
Special Counsel Board Matters	1	\$60,000.00	\$9,472.30
Pest Control for Beacon Communities	2	\$220,000.00	\$17,694.50
Pest Control for Various SAHA Public Housing and Administrative Properties	2	\$500,000.00	\$21,538.00
Residential Real Estate Appraisal Services	3	\$150,000.00	\$22,975.00
Commercial Real Estate Broker	6	Maximum 6% fee; \$200/consulting and market analysis	\$0.00
Residential Real Estate Broker Services	2	\$250,000.00	\$37,710.00
Temporary and Contract Personnel Services	4	\$2,600,000.00	\$460,071.87

**SAN ANTONIO HOUSING AUTHORITY****June 6, 2019**

Make Ready Services for Public Housing	4	\$2,200,000.00	\$583,279.40
Plumbing and Related Maintenance Services	3	\$2,200,000.00	\$486,581.24
Disaster Restoration of Operations Services	2	\$150,000.00	\$600.00
Architectural & Engineering and Other Forensic Consulting Services	4	\$1,500,000.00	\$1,560.00

**PROPOSED ACTION:**

None at this time.

**FINANCIAL IMPACT:**

Amounts paid according to award provisions.

**STRATEGIC OBJECTIVE:**

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

**ATTACHMENT:**

Procurement Activity Report

## Procurement Activity Report May 20, 2019

Solicitations Currently being Advertised				
SAHA Department	Type	Solicitation Name	Bidders Conference	Closes
Assisted Housing Programs	RFP	Rent Reasonableness Software for Federal Housing Programs	5/7/2019	5/23/2019
Construction Services	IFB	Generator Maintenance and Repair Services	5/7/2019	5/24/2019
Public Housing	IFB	Tree Trimming, Pruning and Removal Services	5/8/2019	5/29/2019
Development Services	QQ	Purchase and Setup of Greenhouses for the Urban Farm	N/A	5/29/2019
Public Housing	RFP	Property Management Inspection Software	5/23/2019	6/5/2019
Public Housing	IFB	Automatic Gate Maintenance, Repair, and Replacement Agency Wide	5/21/2019	6/7/2019
Development Services	RFP	Master Developer for Victoria Commons Sites, including Artisan Park Townhomes Phase IIB (Step 2)	5/10/2019	6/13/2019
Solicitations Under Evaluation				
SAHA Department	Type	Solicitation Name	Date Closed	Status
Construction Services	IFB	Castle Point Exterior Renovations and Site Improvements	4/22/2019	Board Meeting 6/6/2019
Construction Services	IFB	Villa Tranchese Fire Protection Improvements	4/23/2019	
Development Services	Buyboard	Purchase and Installation of a new wrought iron fence for the Garcia Street Urban Farm	N/A	
Construction Services	Change Order	Expenditure of Additional Funds for Victoria Plaza Apartments Substantial Rehabilitation	N/A	
Public Housing	QQ	Towing Services Agency Wide	5/6/2019	Negotiation Due Diligence Procurement Evaluation
Beacon Communities	QQ	Emergency 911 Phone Equipment and Services	5/14/2019	
Development Services	QQ	Clearing and Grubbing Services-Urban Farm	5/15/2019	
Future Solicitations				
Beacon Communities		Work Order Request Center and Answering Services for Beacon Communities	May 2019	
		Lift Station Maintenance and Repair for Bella Claire Apartments	May 2019	
		La Providencia Apartments Exterior Renovations and Site Improvements	June 2019	
		Burning Tree Apartments - Exterior Renovations	June 2019	
		Pecan Hill Tree Removal and Sanitary Sewer Retrofit	June 2019	
Communications and Public Affairs		Public Relations Consulting Services	June 2019	
		Printing and Publication Services	July 2019	
Construction Services		Rehabilitation of Seven Offline Burn Units at Cassiano Homes	May 2019	
		Natural Gas Systems Operator Qualified Training	June 2019	
		Roof Replacements at Parkview Apartments	June 2019	
		Roof Replacement at Alazan Community Office Building	June 2019	
DSNR		Metal Signs for Garcia Street Urban Farm	May 2019	
		New Affordable Home Construction Services for Villas de Fortuna	May 2019	
		On Site Construction Security Cameras and Monitoring Services - Mirasol Neighborhoods	June 2019	
		Demolition of House at 1071 Poinsettia	June 2019	
		Development Partners for SAHA Projects - Pool	July 2019	
Executive		Executive Search Services for Chief Operating Officer	May 2019	
		Retirement Plan Investment Advisory Services	June 2019	
Finance		Technical Accounting and GASB Consulting Services	June 2019	
		HUD Consulting and Guidance Services	June 2019	
Innovative Technology		Oracle America, Inc. (JD Edwards)	June 2019	
		Emphasys Software	July 2019	
Procurement & General Services		Third Party Fleet Maintenance Services	June 2019	
Public Housing		Biohazard Clean Up Services - Agency Wide	June 2019	
		Collection Services - Agency Wide	June 2019	
		Vending Machine Concessions - Agency Wide	July 2019	
Risk Management		Insurance Broker of Record for Property Casualty and Workers Compensation	June 2019	



## Informal Awards Up to \$50,000

SAHA Department	Solicitation Name	Vendor	Amount	Date
Public Housing	Wall and Roof Insulation at Alazan-Apache Courts	Garcia Brothers Make Ready and Repairs	\$2,750.00	1/28/2019
Beacon Communities	Gutter Clean Out at Villa de Valencia	R&J Muniz Remodeling	\$2,996.00	1/29/2019
Public Housing	Sheetrock Installation at Alazan-Apache Courts	Garcia Brothers Make Ready and Repairs	\$2,950.00	1/29/2019
Federal Housing Programs	Housing Choice Voucher Executive Management Training	Nan McKay and Associates	\$3,577.50	2/6/2019
Beacon Communities	Landing Repair Building 6 at Villa de Valencia	Mendoza & Mendoza	\$2,875.00	2/6/2019
Public Housing	Water Heater Replacement at LeChalet Apartments	The Brandt Companies	\$3,561.21	2/13/2019
Innovative Technology	System Administrator Services	Layer 7 Data Solutions	\$50,000.00	4/25/2019
Assisted Housing Programs	10 Dell Latitude 5490	Dell Marketing	\$16,347.56	4/29/2019
CDI	2019 Mother's Day Event Rental	Illusions Rentals and Designs	\$2,856.54	5/6/2019
Public Housing	Laptop Setup	Dell Marketing	\$12,610.28	5/8/2019
Public Housing	Metal Storage Container	SAF-T-BOX	\$2,980.00	5/8/2019
Executive	Management Development Training Workshop	Dr. Mark Teachout and Dr. Teresa Harrison	\$16,000.00	5/16/2019
Development Services	Motorized Walk Behind Tractor with Attachments	HCOP, LLC dba Hill Country Outdoor Power	\$9,344.91	5/20/2019
Development Services	Demolition of 1714 Burnet Street	HaulBrooke	\$8,990.00	5/20/2019

## PRESIDENT'S REPORT

### President's Town Hall Meetings

The 3rd quarter Employee Town Hall meetings will be conducted May 28-30, 2019. Employees will learn about SAHA's significant accomplishments from the 2018-2019 fiscal year, federal funding trends, agency goals and priorities and of the 2019-2020 budget.



**CEO QUARTERLY  
TOWN HALL**  
SAHA Central Office Boardroom

**TUESDAY, MAY 28**

**10 a.m.**

- + Innovative Technology
- + Asset Management
- + Policy and Planning
- + Legal Services
- + Finance and Accounting and Risk
- + Security
- + Development Services and Neighborhood Revitalization
- + Procurement
- + Construction Services
- + Human Resources
- + Regulatory Oversight
- + Executive

**11 a.m.**

- + Community Development Initiatives
- + General Services
- + Internal Audit

**WEDNESDAY, MAY 29**

**8:30 a.m.**

- + Public Housing Maintenance Techs and Porters

**1:30 p.m.**

- + Public Housing Client Service Specialists and Administrative Specialists
- + Public Housing Maintenance Supervisors
- + Public Housing Administration

**4 p.m.**

- + Beacon Communities
- + Public Housing Community Managers
- + Public Housing Assistant Community Managers

**THURSDAY, MAY 30**

**8:30 a.m.**

- + Assisted Housing Programs

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**Air Conditioning Units Update**

SAHA kicked off the AC project the week of May 6, 2019. As of May 24, 2019, a total of 307 units have been installed at seven of our communities and the residents are very happy. There are three remaining Elderly/Disabled communities that need the air conditioners to be installed and two of the properties' contractors are installing the units with the final property scheduled shortly after. Most of the remaining family communities will be completed before the deadline of June 30, 2019. The installation for SAHA's big three properties, Alazan, Cassiano, and Lincoln will be delayed pending the City's approval of the additional \$500k for this project. To date, the following U.S. Representatives have sponsored the Air Conditioning Initiative: Joaquin Castro, Lloyd Doggett, Vicente Gonzales, William Hurd, and Chip Roy.

**Texas Department of Housing and Committee Affairs Update**

The Texas Department of Housing and Committee Affairs (TDHCA) held a Board Meeting on May 23, 2019, in which they discussed department staff recommendations for new development projects requesting a Housing Tax Credit, as part of their implementation plan. SAHA received unfavorable recommendations from staff for both the proposed Alazan Lofts and Out Lady of Charity, citing concerns over high poverty levels. TDHCA staff also provided a report citing inconsistent unit sizes for Our Lady of Charity; however, no action was taken. TDHCA will notify SAHA and Franklin Companies, our partnered development firm, of the issue and provide an opportunity to rectify at a later date. A SAHA delegation led by David Nisivoccia, President and CEO, delivered a presentation to the TDHCA Board to encourage them to reconsider the staff recommendations given the dire need of new affordable housing options in San Antonio and the extraordinary commitment and investment by SAHA and the City. The delegation was successful in persuading the TDHCA Board to allow both proposed projects to move forward in the competitive tax credit award process despite the high poverty levels.



## Urban Farm Unveiling

On Wednesday, June 12 at 9:00 am, the San Antonio Housing Authority will join with partners, to host an official groundbreaking ceremony for the Garcia St. Urban Farm. The farm is located at 218 Garcia St., and is the culmination of years of planning. The farm is 4.1 acres of land on the city's east side, a part of the Critical Community Improvement (CCI) neighborhood plan. Healthy food options, and education are planned for neighborhood residents. The groundbreaking will include interactive activities to introduce residents to farm goals, and plans for sustainability.

# GROUNDBREAKING CEREMONY

**6.12.19 | 9 AM | 218 GARCIA ST.**

Join us for a groundbreaking ceremony of the Garcia Street Urban Farm, an initiative spearheaded through the Choice Neighborhood Implementation Grant.

**RSVP** [communications@saha.org](mailto:communications@saha.org)



## Choice Neighborhood Infill Housing Groundbreaking

Join the San Antonio Housing Authority (SAHA) and Terramark Urban Homes on May 30 at 10 a.m. for a groundbreaking for the construction of new homes on the east side through the Choice Neighborhood Initiative. The homes will be sold to qualified buyers who meet the affordability standards. The Infill Housing Strategy is a Critical Community Improvement (CCI) strategy, designed to increase homeownership opportunities in the community and provide neighborhood stability. The construction of new homes in the Choice Neighborhood is the fulfillment of another promise.



**FIRST BUILD CELEBRATION  
MAY 30 | 10 AM | 601 ARTHUR ST.**

Join the San Antonio Housing Authority (SAHA) and Terramark Urban Homes for a First Build Ceremony to celebrate the construction of 12 new homes on the Eastside through the Choice Neighborhoods Initiative.



### Employee Spring Event

Due to inclement weather, the annual Employee Spring Event was rescheduled for the afternoon of May 31, 2019. Employees will “spring into action” with lots of planned activities. The Employee Spring Event will also include a recognition ceremony for staff celebrating 5, 10, 15, 20, 25, 30 and 35 years of service with the agency. In addition to all of the activities scheduled for employees, the Education Investment Foundation is hosting a Dunk Tank to raise funds for academic scholarships for SAHA residents during the event. Employees can purchase tickets to “Dunk” their favorite or least favorite Director and can also pay for a bullseye shot to dunk the CEO!



### FSS Graduations

On May 30, 2019, at 3:00 p.m. the SAHA Boardroom will serve as the venue for the graduation ceremony of fifteen Family Self-Sufficiency participants who have worked hard to attain personal goals to “improve their quality of life.” The San Antonio Housing Authority (SAHA) Family Self-Sufficiency (FSS) Program created a quarterly FSS Graduation in an effort to celebrate SAHA’s Mission to “Empower and equip families to improve their quality of life and achieve economic stability” and to provide motivation to housing residents participating in Public Housing and assisted housing programs. The objectives for the FSS Graduation are two-fold. First, the FSS Graduation was created to celebrate and honor the work of FSS participants who have completed all program requirements and have earned an escrow award. Secondly, the FSS Graduation serves to encourage current and future participants to pursue a path to self sufficiency. By showcasing FSS Graduates, the often held belief of some housing participants that see the pursuit of self sufficiency as an unattainable goal, is challenged. More importantly, the possibility of success is introduced as a valid outcome. FSS staff works throughout the year with FSS participants to identify potential graduates from the active roster of FSS participants.

Although FSS staff are primarily responsible for recruiting, supporting, and processing eligibility for graduation from the FSS Program, other SAHA Departments have emerged as key partners for this activity. Along with Public Housing, Assisted Housing Programs, Public Relations, and Finance and Accounting, Compliance, and Internal Audit have played a vital role. The support of Compliance and the Internal Audit Department is evident in the regularly scheduled meetings with FSS staff and in the staff’s participation in drafting procedures for processing FSS Graduates request for escrow awards.

The efforts of our FSS families along with the case management services provided resulted in twenty-four Graduates during 2018. The total amount of escrow disbursement was \$199,882.82. FSS graduates experienced an increase in earned income up to \$33,000. From our twenty-four graduates, five ended their subsidy through SAHA and one became a homeowner.



The success of our SAHA's FSS program has not only be measured by the financial situation of our graduates but also by the personal achievements. Our participants were able to secure a job for more than twelve months, remain welfare free, complete job training, work on educational goals, enhance computer skills, and received financial counseling. Following are the success stories of two FSS participants who will proudly be graduating from the program on May 30, 2019:

## Lisa Pacheco

### Case Management Specialist-Olicea Taylor

2

Lisa Pacheco is a Public Housing resident of Cheryl West Apartments. She enrolled in the FSS program February 1, 2015. Her annual income was \$4,056.00 in Texas Temporary Assistance for Needy Families (TANF) benefits. Ms. Pacheco, a single parent of three children, was determined to make a better life for her family.

#### Highlights:

Completion of Medical Assistant Certification Program at St. Phillips College in August 2015.

- National Certification as a Clinical Medical Assistant in September 2015.
- Began employment with the University of Texas Health Science Center as an Ophthalmic Assistant, October 2015, with an annual salary of \$31,100.
- Certified as an Ophthalmic Scribe by the Joint Commission of Allied Health Personnel April 2017.
- Escrow amount of \$8,596.36

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## Shakira Williams

### Case Management Specialist: Barbara Daniels

1

Ms. Williams is a Housing Choice Voucher participant (Section 8) residing in the 78218 area. She is a single mom of two A/B honor roll children. Ms. Williams has kept her children involved in many of the SAHA Programs including the EIF-Poster Contest, Camp Flaming Arrow and Computer Workshops. Ms. Williams steadfastly took advantage of many events & trainings including the Bike Give-A-Way and the Connect Home Digital Literacy Class 2017/ 2018. Most of all, she wanted to further her Nursing Career to become a Registered Nurse.

#### Highlights:

- Completed Dietary Food Service Supervisor Certification and Medication Aide Certification from Department of Aging, May 2014.
- Earned an Associates of Arts-Liberal Arts and her Associates of Science-Pre-Nursing, May of 2015.
- Completed the SAHA Financial Literacy Class and Credit Repair Workshops with the Financial Empowerment Center in August of 2017.
- Earned many college scholarships. The last two scholarships received were in May of 2018 from Methodist HC Ministries and EIW-Executive Women International averaged up to \$22,000.00 for the school year.
- Obtained her licensed Registered Nurse certification, December 2018.
- Employed as a Registered Nurse (2 months ago) in her dream job in the Labor and Delivery unit at Southwest General Hospital earning \$60,000.00 annually.
- Escrow amount of \$7,627.61.

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