

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD OF COMMISSIONERS

Chairperson - Carl S. Richie, Jr.

Charles Bailey

Tyra Duncan-Hall

Isaac Robinson

Edwina Carrington

Michael G. Gerber, President & CEO



BOARD OF COMMISSIONERS Regular Meeting

Thursday, January 19, 2017
at 12:00 noon

HACA's Central Office

1124 S. IH 35
Austin, Texas

**PUBLIC NOTICE OF A MEETING
TAKE NOTICE OF A BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN**

**TO BE HELD AT
HACA Central
1124 S. IH 35, Austin, Texas
(512.477.4488)**

COMMENCING AT 12:00 NOON ON THURSDAY, JANUARY 19, 2017, TO CONDUCT BUSINESS AS FOLLOWS:

**CALL TO ORDER, ROLL CALL
CERTIFICATION OF QUORUM**

Carl S. Richie, Jr., Chairperson

Pledge of Allegiance

Swearing in of Reappointed Board Members

Employee of the Quarter

Citizens Communication - (Note: There will be a three-minute time limitation)

Citywide Advisory Board Update

CONSENT AGENDA

Items on the Consent Agenda may be removed at the request of any Commissioner and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion, or action at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Texas Government Code, Texas Open Meetings Act.

CONSENT AGENDA

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of a Board Minutes Summary for the Board Meeting held on December 15, 2016

Michael Gerber
President & CEO

ITEM 2: Presentation, Discussion and Possible Action of Resolution No. 2477: Approval of a Contract for Thurmond Heights Phase IV Asbestos Abatement

Jimi Teasdale
Dir. Planning & Dev.

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ITEM 3: Update and Discussion on HACA's Rental Assistance Demonstration (RAD) Modernization Redevelopment program

Ann Gass
Dir. of Strategic Housing
Initiatives

EXECUTIVE SESSION

Carl S. Richie, Jr., Chairperson

The Board may go into Executive Session (close its meeting to the public) Pursuant to:

- a. § 551.071, Texas Gov't Code, consultations with Attorney regarding legal advice, pending or contemplated litigation; or a settlement offer;
- b. §551.072, Texas Gov't Code, discussion about the purchase, exchange, lease or value of real property;
- c. §551.074, Texas Gov't Code, discuss 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, including but not limited to evaluation of the President/CEO.
- d. §551.087, Texas Gov't Code, discuss certain economic development negotiations.

OPEN SESSION

If there is an Executive Session, the Board will return to Open Session for discussion, consideration and possible action of matters discussed in Executive Session.

*The Housing Authority of the City of Austin (HACA) Board of Commissioners reserves the right to discuss and consider items out of order on the agenda on an as needed basis.

The Housing Authority of the City of Austin is committed to compliance with the Americans with Disability Act. Reasonable modifications and equal access to the communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Judy Paciocco or Nidia Hiroms at HACA at 512.477.4488, for additional information; TTY users route through Relay Texas at 711. For more information on HACA, please contact Nidia Hiroms at 512.477.4488 x 2104.

REPORTS

The Board accepts the following reports:

- Status Update on the Rental Assistance Demonstration
- President's Report
- Other Staff Reports
- Commissioners' Reports/Questions to the Department Staff

ADJOURNMENT

"Pursuant to § 30.06, Penal Code, (trespass by holder of license 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 of license 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."

"En virtud del § 30.06, Código Penal, (traspaso titular de licencia con una pistola), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en este reunión con una arma o pistola."

"En virtud del § 30.07, Código Penal (prevaricación por titular de la licencia con un arma o pistola abiertamente llevado), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en esta reunión con un arma o pistola que lleva abiertamente."

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

**CALL TO ORDER
AND
ROLL CALL**

Carl S. Richie, Jr., Chairperson	_____
Charles Bailey, Vice-Chairperson	_____
Tyra Duncan-Hall, 2nd Vice-Chairperson	_____
Edwina Carrington, Commissioner	_____
Isaac Robinson, Commissioner	_____

**January 19, 2017
Regular Meeting**

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

United States Pledge of Allegiance

**January 19, 2017
Regular Meeting**

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

Swearing in of Reappointed Board Members

**January 19, 2017
Regular Meeting**

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

Employee of the Quarter

**January 19, 2017
Regular Meeting**

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

Citizens Communication

**January 19, 2017
Regular Meeting**

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

Citywide Advisory Board Report

**January 19, 2017
Regular Meeting**

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

CONSENT AGENDA

AGENDA ITEM NO. 1

**Presentation, Discussion, and Possible Action regarding the
Approval of a Board Minutes Summary for the Board
Meeting held on December 15, 2016**

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

DECEMBER 15, 2016

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS PUBLIC MEETING NOTICE WAS POSTED FOR 12:00 NOON ON THURSDAY, DECEMBER 15, 2016, AND WAS HELD AT HACA'S CENTRAL OFFICE, 1124 S. IH 35, AUSTIN, TEXAS

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

The BOARD OF COMMISSIONERS REGULAR BOARD MEETING of the HOUSING AUTHORITY OF THE CITY OF AUSTIN, of DECEMBER 15, 2016, was called to order by Carl S. Richie, Jr., Chairperson, at 12:05 p.m. The meeting was held at HACA's CENTRAL OFFICE, 1124 S. IH 35, AUSTIN, TEXAS

Roll call certified a quorum was present.

MEMBERS PRESENT:

Carl S. Richie, Jr., Chairperson (left the meeting at 1:00 pm)
Charles Bailey, Vice Chairperson
Tyra Duncan-Hall, 2nd Vice Chairperson
Edwina Carrington, Commissioner
Isaac Robinson, Commissioner

MEMBER(S) ABSENT:

STAFF PRESENT:

Ann Gass, Andrea Galloway, Beth Phillips, Catherine Crago, Gloria Morgan, Lisa Garcia, Jimi Teasdale, Judy Paciocco, Lisa Garcia, Michael Cummings, Michael Gerber, Nidia Hiroms, Pilar Sanchez, Ron Kowal, Suzanne Schwertner, Sylvia Blanco and Thomas Cherian.

ALSO IN ATTENDANCE:

Jim Ewbank, Cokinos, Bosien & Young
Shelly Masters, Cokinos, Bosien & Young

CITIZENS COMMUNICATION – None.

CITYWIDE ADVISORY BOARD REPORT – ●**Bill Alexander**, Citywide Advisory Board (CWAB) President reported on behalf of the Citywide Advisory Board. ●**Barbara Jackson, HACA Jobs Plus Manager** gave an update on the new HACA website. ●**Mary Gonzales, HACA Resident Wellness Manager** spoke about the upcoming Resident Council elections. ●**Bill Alexander, North Loop President and CWAB Secretary** questioned HACA staff about the need for more communication between HACA and resident councils as it relates to Rental Assistance Demonstration (RAD) activities. ●**Mike Gerber, HACA President/CEO** appreciated the feedback. HACA staff is also communicating with various contractors and with any major remodeling project there are usually some glitches to work out. HACA will continue its efforts to improve communication with resident councils. After further discussion, **Mr. Alexander** and the other resident council members were satisfied with the discussion. ●**Felisa Jones, HACA YES Manager** shared that the Winter Back to School Event will be January 16th and the WellMed event at Meadowbrook will be sometime in February. ●**Sylvia Blanco, HACA Executive Vice President** reported that the installation of Google Fiber is still ongoing at HACA properties. **Ms. Blanco** gave an update on the new HACA website and asked for resident volunteers to do some beta testing on the test site before the site is introduced to the public. ●**Pilar Sanchez, HACA Vice President of Housing & Community Development** reported that new security cameras would be installed at Lakeside, Gaston and North Loop as part of the RAD improvements. ●Eight property reports were received.

CONSENT AGENDA

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of a Board Minutes Summary for the Board Meeting held on November 21, 2016

Commissioner Robinson moved to approve the Board Minutes Summary for the Board Meeting held on November 21, 2016 as presented. **Commissioner Duncan-Hall** seconded the motion. The motion passed. (4-Ayes and 0-Nays).

ITEM 2: Presentation, Discussion and Possible Action of Resolution No. 2476: Approval of a Contract for Thurmond Heights Phase IV Interior & Exterior Renovations

General Information: This award is to approve a contract for a fourth and final phase of renovation work at Thurmond Heights. The completion of Phase IV will bring HACA to the 100% mark for having all 144 units completed. Scope of Work entails full interior & exterior renovation of thirty-two (32) existing apartments at Thurmond Heights, including, but not limited to: complete re-insulation of all wall/attic areas to higher thermal efficiencies; new drywall installed throughout; tape, float, texturing and new painting to all surfaces; ceramic tile and vinyl plank flooring; all new interior doors, trim, cabinetry and millwork; exterior doors; high efficiency double insulated windows; efficient light fixtures; bath facilities and fixtures; plumbing fixtures; electrical wiring, outlets and switches; new 125A capacity service panels; fire alarm systems; tankless water heaters; and HVAC/furnace systems including energy efficient 14.5 SEER air conditioning units. Exterior work includes the removal and replacement of the existing siding to FCB cementitious siding; trim on all buildings; and painting of all buildings. The total cost/Contract Price includes a \$200,000 contingency allowance, as provided by HACA, for unforeseen or unanticipated additional work items not able to be discerned at time of bid, including but not limited to, deteriorated framing replacements, differing site conditions, code compliance issues, etc. Use of these funds are fully controlled by HACA and no use will be allowed without a formal change order allowing for same. Any unused allowance funds or portions of those funds, are to be credited back to HACA, at end of the project.

Commissioner Duncan-Hall moved to approve of Resolution No. 2476: Approval of a Contract for Thurmond Heights Phase IV Interior & Exterior Renovations. **Commissioner Robinson** seconded the motion. The motion passed. (5-Ayes and 0-Nays).

ACTION ITEMS

**APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:
ITEMS WERE TAKEN OUT OF ORDER.**

ITEM 3: Update and Discussion on HACA's Rental Assistance Demonstration (RAD) Modernization Redevelopment program.

Ann Gass, Director of Strategic Housing Initiatives gave an update on RAD.

ITEM 4: Presentation, Discussion, and Possible Action of Resolution No. 2472: Approval of the Board Of Commissioners Meeting Schedule for 2017

Commissioner Duncan-Hall moved to approve Resolution No. 2472: Approval of the Board Of Commissioners Meeting Schedule for 2017. **Commissioner Bailey** seconded the motion. The motion passed. (5-Ayes and 0-Nays).

CHAIRMAN RICHIE LEFT THE MEETING AT 1:00 P.M. COMMISSIONER BAILEY LED THE REMAINDER OF THE MEETING.

ITEM 5: Presentation, Discussion, and Possible Action of Resolution No. 2473: Approval to Submit the 2017 Public Housing Authority Annual Plan to the U.S. Department of Housing and Urban Development

The plan was presented and reviewed at the October 21, 2016 HACA Board of Commissioners meeting prior to posting for public comment. A 45-day public comment period commenced on October 24, 2016 and concluded on December 8, 2016 to solicit comments regarding the 2017 Public Housing Authority Annual Plan. Notices regarding the announcement of the public comment period were sent to various community organizations, posted at the City and County Clerk Offices, posted on the HACA website and each public housing resident community bulletin board, and advertised in the Austin American Statesman, The Villager, La Prensa and HACA's One Voice newsletter. A full copy of the draft 2017 PHA Plan was sent to every public housing property resident council, the Austin Tenants Council, the City of Austin Neighborhood Housing and Community Development Department and Texas Rio Grande Legal Aid Inc.

Per PIH Notice 2015-18, the template for the 2017 PHA Plan has changed to a streamlined version, as HACA is a high-performing agency. Many of the revisions/additions (highlighted in yellow) to the 2017 PHA Plan are due to the conversion of Public Housing to the Rental Assistance Demonstration (RAD) Program. Please note, these revisions pertaining to RAD are also incorporated in the Admissions and Continued Occupancy Policy and the Housing Choice Voucher Administrative Plan. The 2017 Plan also incorporates updates to the Five-Year plan.

Three Public Hearings were held on November 8, 2016, November 21, 2016 and December 6, 2016 to receive public input. HACA received comments from the Citywide Advisory Board at the November 8, 2016 public hearing and additional resident input at December 6, 2016 public hearing. These comments, mostly regarding HACA's transition to RAD and individual resident concerns, are located in the 2017 PHA Plan under Attachment C.3, Resident Advisory Board (RAB) Comments and require no action to be taken. No other comments were received.

Commissioner Duncan-Hall moved to approve Resolution No. 2473: Approval to Submit the 2017 Public Housing Authority Annual Plan to the U.S. Department of Housing and Urban Development. **Commissioner Carrington** seconded the motion. The motion passed. (4-Ayes and 0-Nays).

ITEM 6: Presentation, Discussion and Possible Action on Resolution No. 2474: Approval of the Proposed Changes to the Admissions and Continued Occupancy Policy

Both the Uniform Relocation Act of 1970 and HUD RAD guidelines provide specific guidance and requirements for the

treatment of residents that are required to relocate due to renovation or redevelopment. HACA seeks to not only be compliant with these requirements, but also to provide our residents with true protections and choices when faced with significant relocation of more than six months.

The proposed change to the ACOP and corresponding change to the HCV Administrative Plan would allow HACA the flexibility to include Housing Choice Vouchers, with the necessary preferences, as one of the choices in the relocation plans for some properties. Staff believes that this may become necessary as we undertake multiple projects at the same time, limiting the availability of other Public Housing or Project Based Rental Assistance (PBRA) units to serve as "hotel" units. This option provides protection of ongoing housing assistance to our residents, maintains their right to return to the property upon completion of the renovation or redevelopment and gives them a choice in deciding where to live. The proposed change would impact both the Housing & Community Development department and the Assisted Housing department. Before using this option, staff would consider the implications for the families on the HCV waiting list and balance that against the need and availability for safe and decent housing options for families being relocated. Staff believes that in many cases this option would be justified, as the use of the vouchers by many relocated families would be temporary until they were able to return to their original property.

The notice of this proposed change was publicly posted and sent to Texas Rio Grande Legal Aide and the Austin Tenants' Council on November 1, 2016. The public comment period was 30 days and ended at 5:00 pm on November 30, 2016. No public comments were received.

Commissioner Robinson moved to approve Resolution No. 2474: Approval of the Proposed Changes to the Admissions and Continued Occupancy Policy. **Commissioner Carrington** seconded the motion. The motion passed. (4-Ayes and 0-Nays).

ITEM 7: Presentation, Discussion, and Possible Action of Resolution No. 2475: Approval of the Revisions to the Housing Choice Voucher Administrative Plan

Staff is asking the Board of Commissioners' approval of a revision to HACA's Housing Choice Voucher Administrative Plan. The proposed revision includes the addition of a Rental Assistance Demonstration (RAD) relocation local preference.

Both the Uniform Relocation Act of 1970 and HUD RAD guidelines provide specific guidance and requirements for the treatment of residents that are required to relocate due to renovation or redevelopment. HACA seeks to not only be compliant with these requirements, but also to provide our residents with true protections and choices when faced with significant relocation of more than six months.

This proposed change to the HCV Administrative Plan would allow HACA the flexibility to include Housing Choice Vouchers, with the necessary preferences, as one of the choices in the relocation plans for some properties. Staff believes that this may become necessary as we undertake multiple projects at the same time, limiting the availability of other Public Housing or Project Based Rental Assistance (PBRA) units to serve as "hotel" units.

Public Comment: The notice of this proposed change was publicly posted and sent to Texas Rio Grande Legal Aide and the Austin Tenants' Council on November 1, 2016. The public comment period was 30 days and ended at 5:00 pm on November 30, 2016. No public comments were received.

Commissioner Duncan-Hall moved to approve Resolution No. 2475: Approval of the Revisions to the Housing Choice Voucher Administrative Plan. **Commissioner Robinson** seconded the motion. The motion passed. (4-Ayes and 0-Nays).

REPORTS

The Board accepts the following reports:

- **Beth Phillips**, HACA Communications Manager provided preview of the new HACA Website.
- **Michael Gerber**, HACA President reported that HACA will turn 80 years old next year and many events are being planned.

THE BOARD DID NOT RECESS INTO EXECUTIVE SESSION.

ADJOURNMENT

Commissioner Duncan-Hall moved to adjourn the Board Meeting. **Commissioner Carrington** seconded the motion. The motion passed. (4-Ayes and 0-Nays).

The meeting adjourned at 1:42 p.m.

Carl S. Richie, Jr., Chairperson

Michael G. Gerber, Secretary

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

AGENDA ITEM NO. 2

**Presentation, Discussion and Possible Action of Resolution
No. 2477: Approval of a Contract for Thurmond Heights
Phase IV Asbestos Abatement**

**January 19, 2017
Regular Meeting**

HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD ACTION REQUEST
RESOLUTION NO. 2477
PLANNING AND DEVELOPMENT DEPARTMENT

MEETING DATE: January 19, 2017

STAFF CONTACT: James Teasdale, Planning and Development Director

ITEM TITLE: Discussion and Adoption of Resolution No. 2477: Approving the Award of Contract for Phase IV Asbestos Abatement at AMP 11/TX1-11 Thurmond Heights Apartments

BUDGETED ITEM: Yes

TOTAL COST: \$137,000.00

ACTION

Motion to Approve Resolution No. 2477: Authorizing the Housing Authority of the City of Austin Award of a Contract to Building Abatement Demolition Company, Inc.

SUMMARY

General Information: This award is to approve a contract for a fourth and final phase of asbestos abatement work to the Thurmond Heights community, consisting of 144 total units. Full abatement of all interior surfaces and components that have been confirmed as Asbestos Containing Materials (ACM's), or have potential to be contaminated by abatement work, including but not limited to: all wall and ceiling sheetrock, all floor tile and glue, and other floor coverings, all insulation, casework, cabinets, countertops, furnaces, plumbing fixtures, light fixtures, electrical wiring, wall receptacles, interior doors and trim, window sills, window trim, and any other items deemed contaminated by exposure, during the demolition process.

EXHIBITS

Exhibit 1: Bid Process

Exhibit 2: Reference Verification

BID PROCESS: The Invitation for Bid was advertised in *The Austin American Statesman* on Sunday, December 4, 2016, and again on Sunday, December 11, 2016, and faxed Friday, December 2, 2016 to the minority/small business organizations designated in the HACA Procurement Policy.

Fifteen (15) Project Manuals were distributed and Four (4) Bid Proposals were submitted. Sealed bids were received, opened and read aloud on December 19, 2016 at 2:00 p.m., local time.

Plan Holder	Bid Amount	MBE/WBE
Virtual Builders Exchange 4047 Naco-Perrin Suite 100 San Antonio, TX 78217 210-564-6900; Contact: Heather Hope	<u>NO BID RECEIVED</u>	NO
McGraw Hill Construction Dodge Reports 4300 Beltway Place Suite 180 Arlington, TX 76018 817-375-2955; Contact: Plan Center/Kirstin Klutch	<u>NO BID RECEIVED</u>	NO
Reed Construction Data 30 Technology Parkway South Suite 500 Norcross, GA 30092-2912 800-876-4045; Contact: Document Processing Center	<u>NO BID RECEIVED</u>	NO
Associated General Contractors of America San Antonio Chapter 10806 Gulfdale San Antonio, TX 78216 210-349-4921; Contact: Mary Lugo/Dana Marsh	<u>NO BID RECEIVED</u>	NO
Construction Data-CDC-News 4201 West Parmer Lane Bldg. # Suite 200 Austin, TX 78727 800-872-7878; Contact: Plan Room Center/Toni Lawson	<u>NO BID RECEIVED</u>	NO
AGC Austin 609 South Lamar Austin, TX 78704 512-804-2796; Contact: Toni Osberry	<u>NO BID RECEIVED</u>	NO
CMD 333 E. Butterfield Road, Suite 600 Lombard, IL 60148 630-258-7983; Contact: Sherwin De Peralta/Fonda Rosenfeldt	<u>NO BID RECEIVED</u>	NO
iSqFt Plan Room 4500 Lake Forest Drive, Suite 502 Cincinnati, OH 45242 1-800-364-2059, ext 702; Contact: Jake Valentine	<u>NO BID RECEIVED</u>	NO

EDRS, Inc. 4912 Dozie Road Carrollton, TX 75010 972-492-3417; Contact: Joe Bordonaro	<u>NO BID RECEIVED</u>	YES
AAR, Inc. 925 US 183 N, Suite B Liberty Hill, TX 78642 512-778-6800; Contact: Bill Post	<u>\$184,000.00</u> Completion Time: 68 Calendar Days	NO
Tasman Geosciences, Inc. 5900 Southwest Parkway, Building 5, Suite 590 Austin, TX 78735 512-940-2371; Contact: Jon Morgan	<u>\$176,777.00</u> Completion Time: 40 Calendar Days	NO
Sisk Robb, Inc. PO Box 1581/1110 Leander Dr Leander, TX 78641 512-260-7171; Contact: Rick Robb	<u>\$184,800.00</u> Completion Time: 40 Calendar Days	NO
Building Abatement Demolition Company, Inc. 1501 County Road 256 Liberty Hill, TX 78642 512-778-6069; Contact: Jud Stringer	<u>\$137,000.00</u> Completion Time: 70 Calendar Days	NO

- **AWARD OF CONTRACT:** Bids were opened and read aloud by James Teasdale, Planning & Development Director, recorded by Christina Huerta, Modernization Specialist and witnessed by Payal Pillay, Inspections Specialist
- Bidder, was determined to be responsive – Bid Proposal, Non-Collusive Affidavit, Representations, Certifications, and Other Statements of Bidders, Certification of Bidder Regarding Equal Employment Opportunity, and Contractor’s Qualification Statement, Section 3 Certification were complete & executed, as required.
- Reference verifications were performed, with all positive results. Prior performance for HACA was satisfactory.

REFERENCE VERIFICATION:

COMPANY:

PROJECT: **#2016-07- Thurmond Heights Asbestos Abatement**

Source:

1. Mid Continental-Stretford at the Cascades-Phone: 817-498-7277
Contact: Mr. Randy Hughes in the amount of approximately \$550,000.

Comments: The contract was for asbestos abatement/demolition of 17 story apartment building with occupied units all work was outside skin. We have had a working relationship with contractor for about 10 years. No complaints and problems with administrative duties. No significant amount of change orders; all change orders were justified. Quality and Performance of work is excellent. The crew was professional and courteous of the residents and staff of building. Timely start and completion of work; adhered to strict timeline. No safety issues on the jobsite. Would definitely work with contractor again.

2. Bell County-Bell County Jail – Phone: 254-933-6726
Contact: Joseph Latteo in the amount of approximately \$380,000.

Comments: The contract was for asbestos abatement/demolition of Bell County Jail. We have had a working relationship with contractor for a few years. Administrative duties went well. No problems. Quality and Performance of work is excellent, ten out of ten. Timely start and completion of work. No safety issues on the jobsite. Very pleased with organization and workmanship. Would definitely work with contractor again.

3. Housing Authority of the City of Austin - Phone 512-477-4488 Extension 1124
Contact: Mr. James Teasdale in the amount of approximately \$150,000.

Comments: Past performance with HACA very satisfactory. The firm has performed numerous abatement projects with our agency, from single unit abatements to full abatement of the 90 Unit Rio Lado Apartments. Additionally, HACA's ACM Consultant has recommended the firm for this award.

RESOLUTION NO. 2477

**Approving the Award of Contract for Asbestos Abatement
at AMP 11/TX1-11 Thurmond Heights Apartments**

WHEREAS, ...December 19, 2016, the Housing Authority opened and publicly read bids for Asbestos Abatement at AMP 11/TX1-11 Thurmond Heights Apartments;

WHEREAS, ... it is the recommendation of the President & CEO that the bid submitted by Building Abatement Demolition Company, Inc. in the amount of \$137,000.00 be accepted as the most responsible and responsive bid;

Now, therefore, it is hereby

RESOLVED, ... Housing Authority of the City of Austin Board of Commissioners authorizes the President & CEO to accept the bid as submitted by Building Abatement Demolition Company, Inc. and award such contract this 19th day of January 2017.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

ACTION ITEMS

AGENDA ITEM NO. 3

**Update and Discussion on HACA's Rental Assistance
Demonstration (RAD) Modernization Redevelopment
program**

**January 19, 2017
Regular Meeting**

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

EXECUTIVE SESSION

**The Board may go into Executive Session (close its meeting to the public)
Pursuant to:**

- a. § 551.071, Texas Gov't Code, consultations with Attorney regarding legal advice, pending or contemplated litigation; or a settlement offer;**
- b. §551.072, Texas Gov't Code, discussion about the purchase, exchange, lease or value of real property;**
- c. §551.074, Texas Gov't Code, discuss 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; including but not limited to the evaluation of the President/CEO**
- d. §551.087, Texas Gov't Code, discuss certain economic development negotiations.**

Return to Open Session for discussion, consideration and possible action of matters discussed in Executive Session

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

ADJOURNMENT

**January 19, 2017
Regular Meeting**