

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN



BOARD OF COMMISSIONERS

Chairperson - Carl S. Richie, Jr.

Vice-Chairperson - Charles Bailey

2nd Vice-Chairperson - Mary Apostolou

Commissioner - Dr. Tyra Duncan-Hall

Commissioner - Edwina Carrington

Michael G. Gerber, President & CEO

BOARD OF COMMISSIONERS

Regular Meeting

Thursday, January 18, 2024

11:00 AM

HACA Central Office, 1124 S. Interstate Highway 35

To attend the meeting via ZOOM: dial: 1 346 248 779 Meeting ID: 848 9529

9108 Passcode: 063162

Austin, TX

REVISED

**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 Office, 1124 S. Interstate Highway 35
To attend the meeting via ZOOM: dial: 1 346 248 779 Meeting ID: 848 9529 9108
Passcode: 063162
Austin, TX
(512.477.4488)**

**Thursday, January 18, 2024
11:00 AM**

CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

Pledge of Allegiance

Public 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 ITEMS

1. Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on December 15, 2023

ACTION ITEMS

2. Presentation, Discussion, and Possible Action Regarding Resolution No. 02827: Awarding a renewal contract for Agency Wide Ground Maintenance Services HACA-19-P-0234
3. Presentation, Discussion, and Possible Action Regarding Resolution No. 02826: Awarding a Renewal Contract for Agency Wide Trash Disposal & Recycling Services

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.
- 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.

REPORTS - The Board will receive program updates from the President/CEO and other senior 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 de 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.

*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 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.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

EXECUTIVE

ITEM NO. 1.

MEETING DATE: January 18, 2024

STAFF CONTACT: Nidia Hiroms, Executive Assistant

ITEM TITLE: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on December 15, 2023

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to review and approve the Board Minutes Summary for the Board Meeting held on December 15, 2023.

ATTACHMENTS:

- **0231215 HACA Minutes Summary**

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

December 15, 2023

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS REGULAR BOARD MEETING NOTICE WAS POSTED FOR 8:00 AM ON FRIDAY, DECEMBER 15, 2023, AND WAS HELD AT THE HACA CENTRAL OFFICE, 1124 S. INTERSTATE HIGHWAY 35 AUSTIN, TX AND VIRTUALLY

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

Carl S. Richie, Jr., HACA Chairperson called the Board of Commissioners Regular Board Meeting of the Housing Authority of the City of Austin, of December 15, 2023, to order at 9:13 am. The meeting was held at the HACA Central Office, 1124 S. Interstate Highway 35, Austin, TX and virtually

Roll call certified a quorum was present on the call.

MEMBERS PRESENT:

Carl S. Richie, Jr., Chairperson
Chuck Bailey, Vice-Chairperson (via Zoom)
Edwina Carrington, Commissioner
Dr. Tyra Duncan-Hall, Commissioner

MEMBER(S) ABSENT:

Mary Apostolou, 2nd Vice-Chairperson

ALSO IN ATTENDANCE:

Bill Walter, Coats Rose

STAFF PRESENT:

Ann Gass, Cassidy Dutton, Hank Moreno, Jorge Vazquez, Keith Swenson, Kelly Crawford, Leilani Lim-Villegas, Lisa Garcia, Michael Cummings, Michael Gerber, Michael Roth, Nidia Hiroms, Ron Kowal, Suzanne Schwertner, and Sylvia Blanco

PUBLIC COMMUNICATION - (3 minute time limit)

Public communication was opened during each item on the agenda. No one provided any additional communication during any of the items.

None.

Joe-Angel Cruz, HACA Security Administrator, was acknowledged for his recent graduation from University of Texas at San Antonio (UTSA) with a Degree in cybersecurity. Joe-Angel started with HACA as an Intern and became a full-time employee in the HACA Technology Management department doing technical support. While working, Joe-Angel pursued his education and was recently promoted to Security Administrator. Congratulations to Joe-Angel.

CITYWIDE ADVISORY BOARD (CWAB) – Lupe Garcia, Citywide Advisory Board President, reported that the December CWAB Meeting was held on Tuesday, December 12, 2023. **Lupe** reported on the numerous activities that that IMOMs groups have been doing to provide for the community during the holiday season. •**Mike Gerber**, HACA President & CEO reported that staff was toured the new Chalmers West Boys & Girls Clubs community room. •**Mr. Gerber** also reported that HACA is working on redeveloping Santa Rita. •**Mr. Gerber** reminded everyone that the HACA Board Meeting has been rescheduled to Friday, December 15th at 9:00 am, followed by the HACA Holiday Luncheon. •**Michael Roth**, HACA Vice President of Pathways Asset Management, provided updates on the House Rules and the signing events. He also announced that Crystal James was promoted to Director of Housing Operations. •**Leilani Lim-Villegas**, HACA Senior Director of Community Development, announced that the HACA Resident Calendars will be distributed before the end of the year. •**Leilani** announced that HACA offices will be closed on December 22 and 25 for Christmas, and half a day in the afternoon on December 29 through January 1 for the New Year. •**Ralph Hill**, Youth Educational Success, reported that A/B Honor Roll and Perfect Attendance incentives have been mailed out to students. •**Murphy Roland**, HACA Workforce Development Manager reported that the Safety Ambassador Program is complete. A new program with ACC will start next year. •**Catherine Crago**, Head of Strategic Initiatives reported that Google Fiber Deployments have taken place at Northgate, Lakeside, Georgian Manor and Thurmond Heights. •**Borami Lee**, HACA Health & Wellness Manager, reported that there is an updated COVID vaccination now available through HEB, CVS, Walgreens or your primary health care. Residents were encouraged to stay updated with their flu and COVID shots. HACA is working with our health partners to bring mobile flu vaccines to HACA properties. •**Daniel Ruiz**, Homeownership, reported that Financial Journey Classes are complete for residents interested in Homeownership. More updates on resident progress at the next quarterly meeting in January.

CONSENT ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on November 16, 2023

Commissioner Duncan-Hall moved the Approval of the Board Minutes Summary for the Board Meeting held on November 16, 2023. Commissioner Carrington seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 2: Presentation, Discussion and Possible Action Regarding Resolution No. 02823: Approval of Revisions to the Housing Choice Voucher Administrative Plan

The Housing Choice Voucher (HCV) program's Administrative Plan is required by HUD. The purpose of the Administrative Plan is to establish policies for carrying out the programs in a manner consistent with HUD requirements and local goals and objectives contained in HACA's agency plan. The Administrative Plan is a supporting document to HACA's agency plan, and is available for public review as required by CFR 24 Part 903. The HACA Board of Commissioners must approve the original policy and any subsequent changes to comply with HUD regulations.

The following summarizes the proposed changes to the HCV Administrative Plan.

Debts owed policy revisions

- Removed requirement that debt owed to HACA or another PHA needs to be paid before being placed on the HCV wait list and removed the four year statute of limitation statement regarding debt owed.
- Added policy that states families in Project-based Rental Assistance (PBRA) properties with outstanding debts will be considered ineligible to transition to the HCV program until debt is paid in full.
- Deleted policy that allowed P BRA households currently making payments on debts owed to HACA to have access to a voucher.

Selection and Funding Sources

- Added Stability Vouchers and Emergency Housing Vouchers as programs HACA administers.
- Removed public housing and P BRA discretionary Special Accommodation preference.

Subsidy standards

- Edited subsidy standards to allow a maximum of 2 persons in efficiency units and for Single Room Occupancy units (SRO) a maximum of 1 person in the household.

Minimum rent from \$25.00 to zero to ease the financial burden for families with limited income or resources to help stabilize their housing.

Reexaminations and interims

- Revised earned income disallowance policy per the Housing Opportunities Through Modernization Act (HOTMA) requirements and interim reporting requirements to align with HOTMA requirements.

Project-based Voucher (PBV) chapter edits to include the following:

- Pathways at Chalmers Courts West received 50 PBV vouchers and HUD recently awarded HACA 50 tenant protection vouchers (TPV) for Chalmers Courts West. HACA will project-base these TPVs which will bring the total number of project-based vouchers at Chalmers West to 100 PBVs.
- Add wait list and tenant selection policy for new project-base voucher allocations for Skyline Terrace, Kensington, Burluson, Cairn Point, Lancaster, Real Gardens, Rhett, Roz, Sasha, and The Works at Tillery.

Choice Mobility for Project-base Rental Assistance program

- Add a Project Turnover Cap. In any calendar year, HACA will limit the number of Choice-Mobility moves exercised by eligible households to 15% of the assisted units in the project in any given year. HACA will maintain a Choice-Mobility Priority List in the order in which the requests from eligible households were received.

Special Purpose Vouchers updates

- **Veteran Affairs Supportive Housing program (VASH)** – Amend policy to indicate that HACA will admit VASH referrals who qualify under the low-income (80%) limit.
- **Mainstream Extraordinary Administrative Fees (EAF)** – Describe the use of EAF for the Mainstream program to be used for current administrative costs for employees who work with the Mainstream program to expedite lease-up and provide support and for security deposits for initial move-ins.
- **Stability Vouchers** – Added Stability Voucher policy to Chapter 19: Special Purpose Voucher chapter HACA received an award of 44 Stability Vouchers. These new vouchers will serve people experiencing homelessness with referrals received through the Coordinated Entry System. HACA has completed a community engagement process to develop a voucher prioritization plan and has identified service partners to support program participants. Integral Care, Downtown

Austin Community Court, Family Eldercare, and Lifeworks will provide Permanent Supportive Housing Services to Stability Voucher participants.

- **Emergency Housing Voucher (EHV) Program** - Added EHV program policy and revised service fees limits policy to ensure the remaining service funds are spent to help existing EHV participants successfully obtain and retain housing.

Proposed changes to the Housing Choice Voucher (HCV) Administrative Plan went out for public comment for 30 days beginning on October 20, 2023 until November 20, 2023.

HACA held a public hearing and presentation to the Housing Choice Voucher Advisory Board on November 9, 2023 with one attending in person. Presentations were conducted on the changes to the HCV Administrative Plan and the PHA Annual and Five Year Plans with focus on agency goals and progress towards those goals.

During the presentation, the participant asked questions to further her understanding of the items discussed. However, no comments on proposed changes were provided. Participants were advised of the deadline and manner to provide public comment if they chose to do so after the presentation.

HACA held a public hearing on October 30, 2023, with zero people in attendance.

Additionally, the Vice President of Assisted Housing presented the propose changes at the November 6, 2023, Ending Community Homelessness Coalition's Leadership Council meeting.

On November 21, 2023, HACA received a written comment letter from Texas Rio Grande Legal Aid, Inc. The comments were reviewed and considered. On December 4, 2023, HACA received a comment letter from ADAPT of Texas. The comments were reviewed and considered. HACA also received a comment letter from Reentry Roundtable.

Staff asked the Board of Commissioners' approval of revisions to HACA's Housing Choice Voucher Administrative Plan. Proposed revisions will go into effect upon approval and adoption.

Commissioner Duncan-Hall moved the Approval of Resolution No. 02823: Approval of Revisions to the Housing Choice Voucher Administrative Plan. **Commissioner Carrington** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

Commissioner Duncan-Hall left the room at 9:40 am

Commissioner Duncan-Hall returned to the room at 9:54 am

ITEM 3: Presentation, Discussion and Possible Action Regarding Resolution No. 02824: Approval to Submit the 2024 PHA Annual Plan and Update to the 2020-2024 Five-Year Plan to the U.S. Department of Housing and Urban Development

The Five-Year and Annual PHA Plans provide a ready source for interested parties to locate basic housing authority policies, rules and requirements concerning its operations, programs, and services, including changes to these policies. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families. PHAs with no public housing, such as HACA, that administer only Housing Choice Voucher (HCV) programs utilize Form HUD-50075-HCV and HUD-50075-5Y to submit changes to its PHA Plans.

The Draft 2024 PHA Annual Plan incorporates proposed changes to the Housing Choice Voucher Administrative Plan along with updates regarding the agency's Five-Year Goals and Objectives.

A 45-day public comment period commencing at 8:00 a.m. on Friday, October 20, 2023 and concluding at 5:00 p.m. on Monday, December 4, 2023 was held to solicit comments regarding the 2024 Public Housing Authority (PHA) Annual Plan and updates to the Five-Year Plan. Notices regarding the announcement of the public comment period for these plans were sent to various community organizations, posted on the HACA website, and advertised in the Austin American Statesman, The Villager, and La Prensa. Notice letters of the draft 2024 PHA Annual Plan were sent to the Austin Tenants' Council, the City of Austin's Housing Department, ADAPT of Texas, ECHO, and Texas RioGrande Legal Aid, along with other interested community leaders and stakeholders. Additionally, a public hearing was held on October 30, 2023.

HACA received written comments from Texas RioGrande Legal Aid in support of the changes to the HCV program regarding the reduction of minimum rent from \$25 to \$0 and other comments touching on revising reporting requirements within 30 days of occurrence, choice mobility, and regarding eligibility of families in the PBRA program to receive housing choice vouchers if the family has an outstanding debt. All comments were reviewed and considered.

HACA also received written comments from ADAPT of Texas. Comments revolved around the needs of persons with disabilities, updates to Section 504 regulations, and removing barriers to housing for persons with criminal backgrounds. All comments were reviewed and considered.

Staff asked the Board of Commissioners to approve, adopt and submit the 2024 PHA Annual Plan and updates to the Five-Year Plan to the U.S. Department of Housing and Urban Development.

Commissioner Carrington moved the Approval on Resolution No. 02824: Approval to Submit the 2024 PHA Annual Plan and Update to the 2020-2024 Five-Year Plan to the U.S. Department of Housing and Urban Development. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 4: Presentation, Discussion, and Possible Action on Resolution No. 02825 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) authorizing the Authority to purchase and acquire approximately 0.68 acres of real property in Austin, Texas (the “Land”) and take any such other actions necessary or convenient to carry out this Resolution

The Housing Authority of the City of Austin, (HACA) was been presented with an opportunity to purchase a tract of land located at 1701 East 3rd Street and 207 Chalmers Avenue, Austin, Texas 78702 in the East Cesar Chavez neighborhood. The parcel is approximately .68 acres or 29,385 square feet and is located on the Northwest corner of East 3rd and Chalmers Avenue.

The property is currently home to a private club called Highbrow Lowbrow Austin. With Board approval of this resolution, the club will close its operations prior to the purchase and remove the improvements to the site.

This is an important transaction to HACA as this club has been a nuisance to our residents of the Chalmers development. By acquiring this site, HACA would have a variety of options for future development that would benefit both HACA and the affordable housing community and protect HACA’s interests in the immediate neighborhood by controlling the development of the tract. There could be future opportunities for additional land within the block that could enhance the potential for new developments.

Emerald Grove Properties, LLC currently owns the property, and HACA will purchase the site for a price not to exceed \$6,350,000 and appropriate closing costs. HACA will pay cash for the purchase using funds from its unrestricted reserves. With Board approval, the property would close in mid to late January 2024.

Commissioner Carrington moved the Approval of Resolution No. 02825 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) authorizing the Authority to purchase and acquire approximately 0.68 acres of real property in Austin, Texas (the “Land”) and take any such other actions necessary or convenient to carry out this Resolution in an amount not to exceed \$6,350,000. **Vice-Chairperson Bailey** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

EXECUTIVE SESSION

The Board did not recesses into Executive Session.

REPORTS

- **Michael Roth**, HACA Vice-President of Pathways of Asset Management, provided updates on security measures and lease enforcement activity at several properties.
- **Leilani Lim-Villegas**, Senior Director of Austin Pathways, Provided an overview of resident holiday events and related support services provided by Austin Pathways and various community partners.

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

The meeting adjourned at 11:16 am.

Michael G. Gerber, Secretary

Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02827

**PURCHASING
ITEM NO. 2.**

MEETING DATE: January 18, 2024

STAFF CONTACT: Nora Velasco, Director of Operations and Procurement

ITEM TITLE: Presentation, Discussion, and Possible Action Regarding Resolution No. 02827:
Awarding a renewal contract for Agency Wide Ground Maintenance Services
HACA-19-P-0234

BUDGETED ITEM: Yes

TOTAL COST: 322,011.04

ACTION

The Board is asked to Approve Resolution No. 02827 to enter into the 4th year renewal contract with Unity Contractor Services for agency wide ground maintenance contract not to exceed \$ 322,011.04.

SUMMARY

Background:

This service contract will provide weekly , timely, planned, safe ground maintenance of all HACA's Project Based Rental Assistance and Tax Credit blended portfolio including office and rental buildings. Mandatory responsibilities as per scope of work include but not limited to mowing, edging, flower bed maintaining and debris clean up. Drip system maintenance and plant mulching will be optional services as needed at an additional cost per property.

Process:

Request for Proposals was issued on November 24, 2019. Thirty proposals were emailed, downloaded or picked up. On January 6, 2020, the Housing Authority opened and publicly read the six proposals received under this invitation. The received proposals were evaluated by a committee and the proposal of Unity Contractors was deemed the most responsive and responsible.

Staff Recommendation:

Unity's performance under the contract scope has been satisfactory. Staff's recommendation is to exercise the option to award the 4th renewal contract to Unity Contractors with a zero increase as per bid. Unity Contractor Services will continue to provide weekly services to all of our properties to ensure all the grounds stay mowed and manicured for curb appeal and safety.

ATTACHMENTS:

- ▣ **01: ATTACHMENT Tabulations**
- ▣ **02: ATACHMENT Evaluations**
- ▣ **03: ATTACHMENT Bidders Qualifications**
- ▣ **04:ATTACHMENT Current Pricing**

RESOLUTION NO. 02827

**APPROVAL TO AWARD A RENEWAL CONTRACT FOR AGENCY WIDE GROUND
MAINTENANCE SERVICES HACA-19-P-0234**

WHEREAS, on July 16, 2020 the Housing Authority of the City of Austin after reviewing all proposals for this service awarded a contract to Unity Contractor Services for Agency wide ground maintenance services,
and;

WHEREAS, it is the recommendation of the President & CEO that this contract with Unity Contractor Services be renewed for the fourth year with a 0 % increase. Total contract amount not to exceed \$322,011.04, and;

NOW, THEREFORE, IT IS HEREBY RESOLVED, the Housing Authority of the City of Austin Board of Commissioners agree to renew the contract with Unity Contractor Services to provide agency wide ground maintenance services.

PASSED, APPROVED AND ADOPTED this 18th day of January, 2024.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

TABULATION
Grounds Maintenance Services
HACA-19-P-0234
January 6, 2019 10:00 AM/CST

| SITES | Vendor #1 | | Vendor #2 | | Vendor #3 | | Vendor #4 | | Vendor #5 | | Vendor #6 | |
|----------------------------|------------------------|-------------------|-----------------------|-------------------|--------------------|-------------------|-------------|-------------------|---------------------------------|-------------------|--------------------------------|-------------------|
| | MB Landscape Solutions | | A-Class Land Services | | Grass Shepherd LLC | | Cutrite | | Maldonado Nursery & Landscaping | | Unity Contractor Services, Inc | |
| 1507 S. IH 35 | \$ 35.00 | \$ 1,820.00 | \$ 95.00 | \$ 4,940.00 | \$ 34.00 | \$ 1,768.00 | \$ 145.92 | \$ 7,587.84 | \$ 82.56 | \$ 4,293.12 | \$ 35.00 | \$ 1,820.00 |
| 1503 S. IH 35 | \$ 35.00 | \$ 1,820.00 | \$ 95.00 | \$ 4,940.00 | \$ 34.00 | \$ 1,768.00 | \$ 145.92 | \$ 7,587.84 | \$ 67.97 | \$ 3,534.44 | \$ 35.00 | \$ 1,820.00 |
| 1124 South I-35 | \$ 210.00 | \$ 10,920.00 | \$ 450.00 | \$ 23,400.00 | \$ 222.56 | \$ 11,573.12 | \$ 663.92 | \$ 34,523.84 | \$ 116.33 | \$ 6,049.16 | \$ 145.00 | \$ 7,540.00 |
| 1144 Airport Blvd | \$ 170.00 | \$ 8,400.00 | \$ 250.00 | \$ 13,000.00 | \$ 161.84 | \$ 8,415.68 | \$ 774.18 | \$ 40,257.36 | \$ 177.41 | \$ 9,225.32 | \$ 145.00 | \$ 7,540.00 |
| 1100 South I-35 | \$ 98.00 | \$ 5,096.00 | \$ 95.00 | \$ 4,940.00 | \$ 92.00 | \$ 4,784.00 | \$ 129.92 | \$ 6,755.84 | \$ 94.49 | \$ 4,913.48 | \$ 35.00 | \$ 1,820.00 |
| 85 Trinity Street | \$ 90.00 | \$ 4,680.00 | \$ 295.00 | \$ 15,340.00 | \$ 84.00 | \$ 4,368.00 | \$ 286.02 | \$ 14,873.04 | \$ 106.36 | \$ 5,530.72 | \$ 145.00 | \$ 7,540.00 |
| 1941 Gaston Place | \$ 90.00 | \$ 4,680.00 | \$ 310.00 | \$ 16,120.00 | \$ 92.00 | \$ 4,784.00 | \$ 244.22 | \$ 12,699.44 | \$ 68.25 | \$ 3,549.00 | \$ 95.00 | \$ 4,940.00 |
| 2300 W. Northloop | \$ 75.00 | \$ 3,900.00 | \$ 285.00 | \$ 14,820.00 | \$ 75.00 | \$ 3,900.00 | \$ 382.17 | \$ 19,872.84 | \$ 326.94 | \$ 17,000.88 | \$ 75.00 | \$ 3,900.00 |
| 6113 Buffalo Pass | \$ 99.00 | \$ 5,148.00 | \$ 280.00 | \$ 14,560.00 | \$ 120.00 | \$ 6,240.00 | \$ 446.92 | \$ 23,239.84 | \$ 115.10 | \$ 5,985.20 | \$ 145.00 | \$ 7,540.00 |
| 9120 Northgate Blvd. | \$ 110.00 | \$ 5,720.00 | \$ 450.00 | \$ 23,400.00 | \$ 205.00 | \$ 10,660.00 | \$ 479.22 | \$ 24,919.44 | \$ 138.09 | \$ 7,180.68 | \$ 195.00 | \$ 10,140.00 |
| 2001 Rosewood | \$ 265.00 | \$ 13,780.00 | \$ 365.00 | \$ 18,980.00 | \$ 250.00 | \$ 13,000.00 | \$ 621.92 | \$ 32,339.84 | \$ 200.81 | \$ 10,442.12 | \$ 195.00 | \$ 10,140.00 |
| 1143 Salina | \$ 90.00 | \$ 4,680.00 | \$ 325.00 | \$ 16,900.00 | \$ 84.00 | \$ 4,368.00 | \$ 222.37 | \$ 11,563.24 | \$ 107.59 | \$ 5,594.68 | \$ 45.00 | \$ 2,340.00 |
| 1801 East 4th Street | \$ 350.00 | \$ 18,200.00 | \$ 300.00 | \$ 15,600.00 | \$ 347.80 | \$ 18,085.60 | \$ 306.92 | \$ 15,959.84 | \$ 730.81 | \$ 38,002.12 | \$ 295.00 | \$ 15,340.00 |
| 6328 Shadowbend | \$ 150.00 | \$ 7,800.00 | \$ 425.00 | \$ 22,100.00 | \$ 150.00 | \$ 7,800.00 | \$ 739.82 | \$ 38,470.64 | \$ 729.75 | \$ 37,947.00 | \$ 295.00 | \$ 15,340.00 |
| 1438 Coronado Hills | \$ 170.00 | \$ 8,400.00 | \$ 325.00 | \$ 16,900.00 | \$ 165.00 | \$ 8,580.00 | \$ 446.92 | \$ 23,239.84 | \$ 148.81 | \$ 7,738.12 | \$ 195.00 | \$ 10,140.00 |
| 110 Boles | \$ 320.00 | \$ 16,640.00 | \$ 495.00 | \$ 25,740.00 | \$ 300.00 | \$ 15,600.00 | \$ 877.82 | \$ 45,646.64 | \$ 649.16 | \$ 33,756.32 | \$ 145.00 | \$ 7,540.00 |
| 3628 Manchaca | \$ 99.00 | \$ 5,148.00 | \$ 350.00 | \$ 18,200.00 | \$ 130.00 | \$ 6,760.00 | \$ 628.07 | \$ 32,659.64 | \$ 514.61 | \$ 26,759.72 | \$ 145.00 | \$ 7,540.00 |
| 2341 Corta Street | \$ 350.00 | \$ 18,200.00 | \$ 350.00 | \$ 18,200.00 | \$ 225.00 | \$ 11,700.00 | \$ 446.92 | \$ 23,239.84 | \$ 208.51 | \$ 10,842.52 | \$ 295.00 | \$ 15,340.00 |
| 1203 Cumberland | \$ 545.00 | \$ 28,340.00 | \$ 1,385.00 | \$ 72,020.00 | \$ 660.00 | \$ 34,320.00 | \$ 1,748.50 | \$ 90,922.00 | \$ 268.95 | \$ 13,985.40 | \$ 590.00 | \$ 30,680.00 |
| 8426 Goldfinch | \$ 365.00 | \$ 18,980.00 | \$ 810.00 | \$ 42,120.00 | \$ 435.00 | \$ 22,620.00 | \$ 1,163.00 | \$ 60,476.00 | \$ 302.03 | \$ 15,705.56 | \$ 690.00 | \$ 35,880.00 |
| 1201 W. Live Oak | \$ 520.00 | \$ 27,040.00 | \$ 425.00 | \$ 22,100.00 | \$ 495.00 | \$ 25,740.00 | \$ 1,677.00 | \$ 87,204.00 | \$ 302.03 | \$ 15,705.56 | \$ 695.00 | \$ 36,140.00 |
| 905 Bedford | \$ 520.00 | \$ 27,040.00 | \$ 1,300.00 | \$ 67,600.00 | \$ 633.00 | \$ 32,916.00 | \$ 1,885.00 | \$ 98,020.00 | \$ 712.26 | \$ 37,037.52 | \$ 890.00 | \$ 46,280.00 |
| 2989 East 51st Street QRTL | \$ 1,200.00 | \$ 4,800.00 | \$ 1,100.00 | \$ 4,400.00 | \$ 183.00 | \$ 732.00 | \$ 1,375.00 | \$ 5,500.00 | \$ 1,133.58 | \$ 4,534.32 | \$ 300.00 | \$ 1,200.00 |
| WEEKLY BILLING RATE | \$ | 4,756.00 | \$ | 9,460.00 | \$ | 4,995.20 | \$ | 14,462.67 | \$ | 6,168.82 | \$ | 5,525.00 |
| ANNUAL COST | \$ | 252,112.00 | \$ | 496,320.00 | \$ | 260,482.40 | \$ | 757,558.84 | \$ | 325,312.96 | \$ | 288,500.00 |
| 2nd year cost | \$ | 264,717.60 | \$ | 506,246.40 | \$ | 264,389.64 | \$ | 772,710.02 | \$ | 333,445.78 | \$ | 288,500.00 |
| % Annual renewal | | 5% | | 2% | | 1.50% | | 2% | | 2.50% | | 0% |

Bid Official: Nora Morales
Official Witness: Jeffrey Lyon

Date: 1/6/2020
Date: 1/6/2020



Housing Authority of the City of Austin

Established in 1937

Interoffice memo

To: Sylvia Blanco – Chief Operating Officer
From: Frank Garcia, Community Director
Subject: Grounds Bid Summary
Date: 6/4/2020

Background

The City of Austin Housing Authority submitted the Grounds Contract out for bid. As a result, the Housing Authority received six bids. The name of the Venders are: MB Landscape, A-Class Land Service, Grass Shepherd LLC, Cutrite, Maldonado Nursery & Landscaping, and Unity Contractor Service.Inc. In order to fairly review and score each vendor, HACA put together a committee to score each vendor.

Results from Evaluation

The committee reviewed and scored all vendors accordingly. In conclusion, the committee made the decision to award Unity Contractor Service Inc., based on the following factors:

1. Cost –Unity’s contract, \$285,000 annually, offers additional services (see below) and a flat rate cost that will not increase at renewal. This allows the agency to project future costs more effectively, making Unity the most cost effective over time.
2. Services – In Unity’s bid proposal, they include additional services for our Tax credit Properties at no additional cost. The additional services are; Shrub Trimming, Mulch replenishing twice a year, Flowerbed maintenance, maintenance of the sites irrigation system, Gutter clean out once a year, and tree assessments for property PHAS prep.
3. Experience – Unity demonstrated that they have the most experience when working with Low Income Housing providers. They understand what it takes to have a property ready for a variety of upcoming inspections and make the Agency a top priority.

Grounds Bid Proposal Evaluation - Phillip Schaffino (1)
Grounds

| Evaluation | Vendor #1 | Vendor #2 | Vendor #3 | Vendor #4 |
|--|--|---|--|--|
| Criteria | MB Landscape | A-Class Land Services | Grass Shepherd LLC | Cutrite |
| Demonstrated Capability to Provide the Services Requested in the Proposal (up to 30 Points) | 10 Comments | 0 Comments | 30 Comments | 30 Comments |
| | They didn't provide any reference or job history. | Provided zero info to determine their capability. | Provided what they offer their clients and is what HACA needs. | Made detailed scope of work for every and seems very capable of executing it |
| Documented Past Experience and Performance (up to 20 points) | 5 Comments | 0 Comments | 20 Comments | 20 Comments |
| | 19 years of experience but no documentation. | No documentation on past experience. | Gave references and provided certifications. | 20 years experience. Still have ongoing contracts with clients. |
| Cost Effectiveness (up to 20 points) | 20 Comments | 5 Comments | 10 Comments | 0 Comments |
| | Out of the six vendors, they had the best price, but it might not be a good thing. | They are second highest in price. | price is second lowest. | Price is just to high. |
| Staff Qualifications and Experience (up to 20 points) | 10 Comments | 0 Comments | 15 Comments | 20 Comments |
| | Did not provide any staff qualifications. | No documentation on staff qualifications. | gave references and listed services. | Provided staff qualifications. |
| Minority/Woman-Owned Business Enterprise (MWBE) (up to 10 points) | 5 Comments | 5 Comments | 5 Comments | 5 Comments |
| | Its minority owned. | Its minority owned. | Its minority owned. | Its minority owned. |
| TOTAL | 50 | 10 | 80 | 75 |

RECOMMENDED AGENCY 1 **Unity Contractor Services, Inc** 2 **Grass Shepherd LLC** 3 **Maldonado Nursery & Landscaping**

Phillip Schaffino 6/2/2020

EVALUATOR _____
First & Last Name Date

**Bid Proposal Evaluation Matrix
Vacancy Cleaning HACA-19-P-0232**

| Evaluation | Vendor #1 | Vendor #2 | Vendor #3 | Vendor #4 |
|---|---|---|---|--|
| Criteria | MB Landscape | A-Class Land Services | Grass Shepherd LLC | Cutrite |
| Demonstrated Capability to Provide the Services Requested in the Proposal (up to 30 Points) | 15 Comments | 15 Comments | 15 Comments | 15 Comments |
| | No garden or shrub trimming in bid. | | No garden or shrub trimming in bid. | |
| Documented Past Experience and Performance (up to 20 points) | 10 Comments | 0 Comments | 0 Comments | 0 Comments |
| | Only in business since 2016 | | Vendor did not provide documentation on past experience or performance. | |
| Cost Effectiveness (up to 20 points) | 14 Comments | 8 Comments | 17 Comments | 5 Comments |
| | Annual Cost is \$252,112 with 5% Annual renewal | Annual Cost is \$496,320 with 2% Annual renewal | Annual Cost is \$260,482 with 1.5% Annual renewal | Annual Cost is \$757,558 with 2% renewal |
| Staff Qualifications and Experience (up to 20 points) | 20 Comments | 0 Comments | 0 Comments | 0 Comments |
| | Company is well documented on Staff experience | | Vendor did not provide documentation on staff qualification. | |
| Minority/Woman-Owned Business Enterprise (MWBE) (up to 10 points) | 10 Comments | 10 Comments | 10 Comments | 10 Comments |
| | Yes | Yes | Yes | |
| TOTAL | 69 | NA | 42 | NA |

RECOMMENDED AGENCY 1 Unity Contractor Services, Inc 2 Maldonado Nursery & Landscaping 3 MB Landscape

Frank Garcia 5/12/2020

EVALUATOR _____
First & Last Name Date

| Evaluation | Vendor #1 | Vendor #2 | Vendor #3 | Vendor #4 | Vendor |
|--|--|--|---|--|--|
| Criteria | A-Class Lawn Service | Curby LLC | Grass Shepherd LLC | Maldonado Nursery & Landscaping Inc | MB Landsc |
| Comprehensive Capability to Provide the Services Requested in the Proposal (up to 30 Points) | 21 Comments | 20 Comments | 20 Comments | 20 Comments | 21 Comments |
| Did not demonstrate ability to provide services | Admitted demonstration of ability to provide services | Did not elaborate on ability to provide the services at the scale requested | Demonstrated extensive ability to provide services | Demonstrated ability to provide services | Demonstrated ability to provide services |
| Documented Past Experience and Performance (up to 30 points) | 21 Comments | 24 Comments | 20 Comments | 27 Comments | 22 Comments |
| No listed previous or current work on projects | Listed 2,700,000 in sales. Previous experience with 2100's | Past experience documented but seems to be more in landscaping, installation and small commercial projects | Significant past experience documented such as 100's and 200's exceeding \$5 million in Jan-Apr 2020. Listed 146 million total sales in 2020. | Listed listed current and information. Listed work completed | |
| Cost Effectiveness (up to 30 points) | 20 Comments | 19 Comments | 20 Comments | 20 Comments | 20 Comments |
| Total annual cost is 5470,000 with 25% annual interest increase | Total annual cost is 5700,000 with 1.2% annual interest increase | Total annual cost is 5,045,000 with 1.1% annual interest increase | Total annual cost is 5,700,000 with 2.2% annual interest increase | Total annual cost is 5,200,000 annual interest increase | |
| Staff Qualifications and Experience (up to 30 points) | 9 Comments | 22 Comments | 5 Comments | 24 Comments | 7 Comments |
| No listed staff qualifications or experience | Listed staff qualifications in experience listed outside of the 2 main owners who listed 20 years of combined experience | Listed staff qualifications or experience listed outside of the 2 main owners who were working since 2015 | Yes, listed significant owner and staff qualifications and experience ranging from architecture to equipment and safety training and 20 years of experience | Listed staff qualifications listed outside of the main 15+ years of experience | |
| Minority/Woman-Owned Business Enterprise (MWBE) (up to 30 points) | 20 Comments | 5 Comments | 5 Comments | 5 Comments | 5 Comments |
| M/W/B | M/W/B | M/W/B | M/W/B | M/W/B | |
| TOTAL | 88 | 81 | 48 | 80 | 81 |

RECOMMENDED AGENCY **1** Unity Contractor Services Inc **2** Maldonado Nursery & Landscaping Inc **3** MB Landscape

EVALUATOR **Stephane Lambour** **5/28/2020**
 First & Last Name Date



UNITY CONTRACTOR SERVICES, INC.

6448 East HWY 290 Suite F113 Austin, TX 78723
(512)926-8065 office (512)926-1292 facsimile

STATEMENT OF BIDDER'S QUALIFICATIONS

1. Name of Bidder: UNITY CONTRACTOR SERVICES, INC.
2. Permanent main office address. 6448 EAST HWY 290 SUITE F-113 AUSTIN, TX 78723
3. When organized. 1993 as Sole Proprietorship and then Incorporated in 2007
4. State whether bidder is a Corporation, Partnership, or Sole Proprietor. Corporation
5. If "Corporation, date and State of Incorporation" State of Texas January 2007
6. A breakdown of the minority ownership of the business (Gender, White, Black Hispanic, American Hispanic, American Indian/Eskimo, Asian/Pacific islander, etc.). Who owns what percent of the business, and any other related information?

100% minority owned-African American-Certified through DSMBR as MBE/DBE/Certified by U.S. Small Business Administration as located in a HUBZone area equivalent to Section 3

7. Number of years engaged in contracting business under present name.

Operated from 1993 to 2006 as United Contractor Services and 2007 to present under Unity Contractor Services, Inc.

Contracts in Progress:

- Goodfellow AFB
- City of Austin Parks & Recreation \$400K scheduled to be completed February 2023
- City of Cedar Park Tree Trimming scheduled to be completed March 2020

8. General character of work performed by your company:

Unity has always performed with the highest degree of character

9. Report on any failures to complete work awarded to you (where, when & why). Report any contracts you have defaulted on. Not applicable

Report any contracts you or your company has defaulted on. Not applicable

Proposal for Tree Trimming HACA-19-I-0235
Submitted by Unity Contractor Services, Inc. January 6, 2019



UNITY CONTRACTOR SERVICES, INC.

6448 East HWY 290 Suite F113 Austin, TX 78723
(512)926-8065 office (512)926-1292 facsimile

11. Name & address of bonding company and name and address of agent.

Brent Baldwin: 972-644-2688, Baldwin-Cox Agency 5930 Preston View Blvd., Suite 200,
Dallas, TX 75240

12. List 3 currently completed projects, including name, address, phone number and type of work.

- Barksdale Air Force Base – 41 Vandenberg Ave Shreveport LA 71111 Marla Poirer
318- 456-6833 Air Operations Command Center Full renovation and expansion of
55,000 SF Facility
- Barksdale Air Force Base – 41 Vandenberg Ave Shreveport LA 71111 Marla Poirer
318- 456-6833 Prep & Painting of multiple Military Buildings & Dormitories
- Ft. Hood Army Base – Jose Gonzalez 254-436-1380 complete renovation to a 28,500
SF motor pool building. Mechanical, Electrical, Plumbing, HVAC, Fire Protection,
Rough Carpentry, Framing, Site Management.

13. List any previous contracts with HACA, including dates performed.

- Tree Trimming 2012 - current
- Grounds Maintenance 2012- current
- Construction at Salina & Booker T. Washington: 2011
- PHAS Inspections renovation at scattered sites: 2012 – 2015
- HACA Thurmond Heights Phase IV Renovations: 2017
- Renovations at Thurmond Heights Phase III: 2016
- BTW & Meadowbrook RAD Renovations: 2019
- RAD Renovations Thurmond Heights, Santa Rita & Rosewood: 2019

Proposal for Grounds Maintenance HACA-19-P-0234
Submitted by Unity Contractor Services, Inc. January 6, 2019



Unity Contractor Services, Inc.
 PO Box 143445
 Austin, TX 78714

| |
|------------|
| Date |
| 10/13/2022 |

| |
|---|
| Bill To |
| City of Austin Housing Authority 1124 S. IH 35 Austin, TX 78704 |

2024 Pricing

| Description | Qty | Rate | Amount |
|--|-----|--------------|------------|
| Please find below updated pricing at a 4% increase for a renewal of the Grounds Maintenance Contract. Additional renewals will reflect a 2% increase but could increase further based on justification of changes in economic conditions and HACA approval. | | | |
| <u>WEEKLY MOWING:</u> | | | |
| Grounds Maintenance HACA Administration Building- Main 1124 South I-35 | 1 | \$159.85 | \$159.85 |
| Grounds Maintenance HACA Administration Building - Main 1100 South I-35 | 1 | \$38.58 | \$38.58 |
| Grounds Maintenance HACA 205 Chicon | 1 | \$82.68 | \$82.68 |
| Grounds Maintenance HACA 1507 S. IH 35 | 1 | \$38.58 | \$38.58 |
| Grounds Maintenance HACA 1503 S. IH 35 | 1 | \$38.58 | \$38.58 |
| Grounds Maintenance HACA Eastland Plaza 1144 S. Airport | 1 | \$159.85 | \$159.85 |
| Grounds Maintenance TX1-02 Rosewood Courts 2001 Rosewood | 1 | \$214.97 | \$214.97 |
| Grounds Maintenance TX1-03 Santa Rita Courts 2341 Corta | 1 | \$325.21 | \$325.21 |
| Grounds Maintenance TX1-04 Meadowbrook 1201 W. Live Oak | 1 | \$766.17 | \$766.17 |
| Grounds Maintenance TX1-05 06 B.T. Washington 905 Bedford | 1 | \$981.14 | \$981.14 |
| Grounds Maintenance TX1-07 Lakeside 85 Trinity | 1 | \$159.85 | \$159.85 |
| Grounds Maintenance TX1-08 Salina Apts 1143 Salina | 1 | \$49.61 | \$49.61 |
| Grounds Maintenance TX1-09 Gaston Place 1941 Gaston | 1 | \$104.73 | \$104.73 |
| Grounds Maintenance TX1-10 Bouldin Oaks 1203 Cumberland | 1 | \$650.42 | \$650.42 |
| Grounds Maintenance TX1-11 Thurmond Heights 8426 Goldfinch | 1 | \$760.66 | \$760.66 |
| Grounds Maintenance TX1-12 Georgian Manor 110 Boles | 1 | \$159.85 | \$159.85 |
| Grounds Maintenance TX1-15 Northloop 2300 North Loop | 1 | \$82.68 | \$82.68 |
| Grounds Maintenance TX1-16 Northgate 9120 Northgate Blvd. | 1 | \$214.97 | \$214.97 |
| Grounds Maintenance TX1-17 Shadowbend Ridge 6328 Shadowbend | 1 | \$325.21 | \$325.21 |
| Grounds Maintenance TX1-18 Manchaca II 6328 Buffalo Pass | 1 | \$159.85 | \$159.85 |
| Grounds Maintenance TX1-19 Manchaca Village 3628 Manchaca | 1 | \$159.85 | \$159.85 |
| Grounds Maintenance TX1-22 Coronado Hills 1438 Coronado Hills | 1 | \$214.97 | \$214.97 |
| Grounds Maintenance Rio Lado <u>ONCE A MONTH</u> (@ \$845 per visit) | | | |
| Thank you for your business. | | Total | \$5,848.26 |

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02826

PURCHASING

ITEM NO. 3.

MEETING DATE: January 18, 2024

STAFF CONTACT: Nora Velasco, Director of Operations and Procurement

ITEM TITLE: Presentation, Discussion, and Possible Action Regarding Resolution No. 02826: Awarding a Renewal Contract for Agency Wide Trash Disposal & Recycling Services

BUDGETED ITEM: Yes

TOTAL COST: \$371,166.67

ACTION

The Board is asked to approve a one year renewal contract to Waste Management of Texas, Inc. for agency wide trash pickup and recycling services with an amount not to exceed \$ 371,166.67.

SUMMARY

Background:

The services provided under this contract include the collection of non-hazardous solid waste and recyclable materials generated by all HACA properties. Each property has the required service days, dumpsters, and recycling totes depending on the layout of the buildings.

Process:

Waste Management of Texas, Inc., HACA's current service provider submitted a renewal letter with the Consumer Price Index (CPI-U) Original Data Value which measures monthly the prices paid by consumers. The increase requested is 5.35% on all the services provided.

Staff Recommendation:

HACA staff recommends the award of Agency Wide Trash Disposal and Recycling Services to Waste Management of Texas, Inc. based on the pricing received, prior performance and overall best value to HACA. This justification is to maintain all communities' refuse services and recycling ordinance. In the coming months HACA will be bringing more information, awareness and the importance of recycling to comply with the City of Austin recycling ordinance for multi-family communities.

ATTACHMENTS:

- **01:ATTACHMENT Notice of Increase**

- ▣ **02: ATTACHMENT Schedule A**
- ▣ **03:ATTACHMENT Schedule "A" Rate Worksheet**
- ▣ **04:ATTACHMENT Bidders Qualifications**

RESOLUTION NO. 02826

WHEREAS, on January 1, 2022, the Housing Authority of the City of Austin awarded a contract to Waste Management of Texas, Inc for Agency wide trash disposal and recycling services, and

WHEREAS, on December 18, 2023 the Housing Authority of the City of Austin received a renewal increase notice from Waste Management Inc. based on the Consumer Price Index (CPI-U) Original Data Value which measures monthly the prices paid by consumers.

WHEREAS, it is the recommendation of the President & CEO that this contract with Waste Management of Texas, Inc. be renewed for an additional 12 month period. Total contract amount not to exceed \$371,166.67 for this contract period.

NOW, THEREFORE, IT IS HEREBY RESOLVED, the Housing Authority of the City of Austin Board of Commissioners agree to renew the contract with Waste Management of Texas, Inc. to provide agency wide trash disposal and recycling services this 18th day of January, 2024.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson



December 18, 2023

Austin Housing Authority
C/o Nora Morales

RE: Annual CPI Rate Adjustment

Dear Ms. Velasco,

Waste Management of Texas, in reference to the yearly review per our existing contractual agreement, requests implementation of the annual rate increase based on the most recently published U.S. Cities Average Annual Consumer Price Index for Water and Sewer and Trash Collection services. The most recent available annual Consumer Price Index reflects a 5.35 % increase from November 2022 to November 2023.

The rate increase should become effective February 1, 2023.

Please see rate sheet attached to email.

We appreciate your business and if we can be of further assistance, please feel free to contact me at 512-696-0363 or pdaugere@wm.com.

Sincerely,

Paul Daugereau
Public Sector Solutions Manager
Waste Management of Texas

Schedule A EFFECTIVE FEB 24

| Prefix/ | Location Name | City | Qty | Size | Freq | 2024 Rates |
|--------------------|-----------------------------------|----------------------|------------|-------------|-----------------|-------------------|
| 161-239845 | AHA GASTON PLACE | Austin | 1 | 8 | 4 | \$ 777.82 |
| 161-239853 | AHA CORONADO HILLS | Austin | 3 | 4 | 3 | \$ 875.04 |
| 161-239861 | AHA NORTHGATE WEST APTS | Austin | 5 | 4 | 2 | \$ 972.27 |
| 161-239926 | AHA SANTA RITA COURTS | Austin | 10 | 4 | 4 | \$ 3,889.08 |
| 161-239934 | AHA LAKESIDE APARTMENTS | Austin | 6 | 2 | 4 | \$ 1,166.73 |
| 161-241971 | AHA BOOKER T WASHINGTON | Austin | 18 | 4 | 4 | \$ 7,000.35 |
| 161-243702 | AHA MEADOWBROOK HOMES | Austin | 15 | 4 | 3 | \$ 4,375.22 |
| 161-267865 | AHA NORTH LOOP APTS | Austin | 4 | 2 | 3 | \$ 583.36 |
| 161-278182 | AHA GEORGIAN MANOR | Austin | 6 | 8 | 2 | \$ 2,333.45 |
| 161-312844 | AHA THURMOND HEIGHTS | Austin | 7 | 4 | 4 | \$ 2,722.36 |
| 161-456285 | AHA MANCHACA VILLAGE | Austin | 4 | 4 | 2 | \$ 777.82 |
| 161-990737 | AHA HACA VEHICLE PEN | Austin | 1 | 4 | 2 | \$ 194.45 |
| 161-1158288 | AHA SALINAS COURT | Austin | 1 | 4 | 3 | \$ 291.68 |
| 161-1478656 | AHA AUSTIN AFORDABLE | Austin | 2 | 4 | 1 | \$ 194.45 |
| 161-1489356 | AHA ADMINISTRATION OFFICE 1124 IH | Austin | 1 | 8 | 3 | \$ 583.36 |
| 161-1498367 | AHA Admin (Recycle) | Austin | 1 | 6 | 3 | \$ 437.52 |
| 161-1493935 | AHA Leisure Time | Austin | 1 | 4 | 2 | \$ 194.45 |
| 161-1489356 | AHA Admin Office | Austin | | | Lock | \$ 11.23 |
| | | | | | Total | \$ 27,380.66 |
| | | | | | | |
| 161-1493731 | Toter Master Cart Account | Austin | | size | Quantity | |
| 161-1493731 | AHA/1941 Gaston | Gaston Place | | 96-gal | 4 | \$ 123.48 |
| 161-1493730 | AHA/ 905 Bedford | BOOKER T WASHINGTON | | 96-gal | 7 | \$ 216.09 |
| 161-1493736 | AHA/1203 Cumberland | BOULDIN OAKS | | 96-gal | 5 | \$ 154.35 |
| 161-1493739 | AHA/85 Trinity | LAKESIDE APTS | | 96-gal | 10 | \$ 308.70 |
| 161-1493740 | AHA/1201 W Live Oak | MEADOWBROOK HOMES | | 96-gal | 12 | \$ 370.44 |
| 161-1493741 | AHA/2300 North Loop | NORTH LOOP APTS | | 96-gal | 8 | \$ 246.96 |
| 161-1493742 | AHA/8426 Goldfinch | THURMOND HEIGHTS | | 96-gal | 10 | \$ 308.70 |
| 161-1498723 | AHA/1144 Airport | EMERGING ENTERPRISES | | 96-gal | 1 | \$ 30.87 |
| 161-1499073 | AHA/110 Bolles Cir | GEORGIAN MANOR | | 96-gal | 4 | \$ 123.48 |
| 161-1499074 | AHA/1438 Coronado Hills | CORONADO HILLS | | 96-gal | 2 | \$ 61.74 |
| 161-1499075 | AHA/Shadow Bend | SHADOWBEND APTS | | 96-gal | 2 | \$ 61.74 |

| | | | | | | | |
|-------------|--------------------|------------------|--|--------|---|--------------|-------------|
| 161-1499076 | AHA/2341 Corta | SANTA RITA | | 96-gal | 7 | \$ | 216.09 |
| 161-1499077 | AHA/3628 Manchaca | MANCHACA VILLAGE | | 96-gal | 2 | \$ | 61.74 |
| 161-1499078 | AHA/9120 Northgate | NORTHGATE | | 96-gal | 2 | \$ | 61.74 |
| 161-1158288 | AHA/1143 Salinas | Salinas Court | | 96-gal | 7 | \$ | 216.09 |
| 161-1489356 | AHA Admin Office | Admin Office | | 96-gal | 5 | \$ | 154.35 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | Total | \$ 2,716.56 |

\$ 30,097.22

\$ 361,166.67

Matrix Rates Trash/Recycle

| Container Size / Type | 1XWK | 2XWK | 3XWK | 4XWK | 5XWK |
|-----------------------|-----------|-----------|-----------|-----------|-----------|
| 2 Yard Container | \$ 48.73 | \$ 97.23 | \$ 145.84 | \$ 194.45 | \$ 243.07 |
| 3 Yard Container | \$ 72.92 | \$ 145.84 | \$ 218.76 | \$ 291.68 | \$ 364.60 |
| 4 Yard Container | \$ 97.23 | \$ 194.45 | \$ 291.68 | \$ 388.91 | \$ 486.14 |
| 6 Yard Container | \$ 145.84 | \$ 291.68 | \$ 437.52 | \$ 583.36 | \$ 729.20 |
| 8-Yard Container | \$ 194.45 | \$ 388.91 | \$ 583.36 | \$ 777.82 | \$ 972.27 |

| | |
|---------------------|-------------|
| Container | 1X per week |
| 96-Gal Recycle Cart | \$ 30.87 |

| | |
|----------|----------|
| Lock Bar | \$ 11.23 |
|----------|----------|



STATEMENT OF BIDDER'S QUALIFICATIONS

1. Name of Bidder.

Waste Management of Texas, Inc.

2. Permanent main office address.

**9708 Giles Lane
Austin, TX 78754**

3. When organized.

1966

4. State whether bidder is a Corporation, Partnership, or Sole Proprietor.

Corporation

5. If "Corporation, date and State of Incorporation."

Waste Management, Inc. was incorporated in 1987 and is headquartered in Houston, Texas

6. A breakdown of the minority ownership of the business (Gender, White, Black Hispanic, American Hispanic, American Indian/Eskimo, Asian/Pacific islander, etc.). Who owns what percent of the business, and any other related information.

Not Applicable

7. Number of years engaged in contracting business under present name.

57 Years

8. Contract in progress (gross amounts of contracts, estimated completion dated, project owner, architect).

Housing Authority of Austin, \$28,000 Estimated Monthly Revenue, February 1, 2024.

9. General character of work performed by your company.

Solid Waste and Recycling collection, transportation and disposal services

10. Report on any failures to complete work awarded to you (where, when & why). Report any contracts you have defaulted on.

None to our knowledge

11. Name & address of bonding company and name and address of agent.

Waste Management has a comprehensive surety program with multiple surety companies participating offering large amounts of capacity.

12. List of three (3) currently completed projects, including name, address, phone number, and type of work
13. List any previous contracts, including dated executed with HACA.

**City of Belton, TX
300 Water St.,
P.O. Box 120
Belton, TX 76513
Sam Listi, City Manager
254-933-5818
Solid Waste and Recycle Service**

**City of Harker Heights, TX
305 Millers Crossing
Harker Heights, TX 76548
David Mitchell, City Manager
254-953-5600
Solid Waste Service**

**City of Robinson, TX
111 W Lyndale
Robinson, TX 76706
Craig Lemin, City Manger
254-662-1415
Solid Waste and Recycle Service**

Current Contract between HACA and Waste Management of Texas, Inc. for Solid Waste/Recycling and Disposal Service executed February 1, 2023.