

APV Redevelopment Corporation

2640 Fountain View Drive ♦ Houston, Texas 77057

RESOLUTION NO. APV 21-22

At the meeting of the Board of Directors ("Board") of APV Redevelopment Corporation, on **Tuesday, December 14, 2021**. The following resolution was moved by **Kristy Kirkendoll** and seconded by **Mark Thiele**.

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the Interim President & CEO or designee to negotiate, execute and make necessary changes and corrections to a contract with Franklin Development Properties, Ltd. to assist in the development of "APV" and "HOAPV" in an amount to be negotiated based on the fee structure provided, attached, and the aggregate during a five (5) year period pursuant to the memorandum from Cody Roskelley dated December 8, 2021, to Mark Thiele, Interim President & CEO.

A true and accurate copy of the vote is listed below, and a true and correct copy of the Resolution that was approved is attached hereto.

Name	Aye	No	Abstain
L. Snowden, Chairman & President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Kirkendoll, Vice President/Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. Thiele, Secretary/Treasurer/Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. Rogers, Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Roskelley, Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(SEAL)



Mark Thiele, Secretary
APV Redevelopment Corporation

APV Redevelopment Corporation

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REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or action to authorize APV Redevelopment Corporation to execute a contract with Franklin Development Properties, Ltd. to assist in the development of Allen Parkway Village ("APV") and Historic Oaks of Allen Parkway Village ("HOAPV").

2. Date of Board Meeting: December 14, 2021

3. Proposed Board Resolution:

Resolution: That the APV Redevelopment Corporation Board of Directors, authorizes the Secretary to enter into a contract with Franklin Development Properties, Ltd. to assist in the development of "APV" and "HOAPV" in an amount earned of 55% or less of the development fee, the final fee will be negotiated, but will not exceed 55% during a five (5) year period pursuant to the memorandum from Mark Thiele dated December 8, 2021, to APV Redevelopment Board Directors.

4. Department Head Approval Signature _____ Date: _____

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available Yes No Source _____

VP of FO Approval Signature _____ Date: _____

6. Approval of President & CEO

DocuSigned by:
Mark Thiele
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Signature _____ Date: _____

APV Redevelopment Corporation

2640 FOUNTAIN VIEW DR. • HOUSTON, TEXAS 77057

MEMORANDUM

TO: APV REDEVELOPMENT CORPORATION BOARD OF DIRECTORS
FROM: MARK THIELE, SECRETARY
SUBJECT: CONSIDERATION TO AUTHORIZE APV REDEVELOPMENT CORPORATION TO EXECUTE A CONTRACT WITH FRANKLIN DEVELOPMENT PROPERTIES, LTD. TO ASSIST IN THE DEVELOPMENT OF ALLEN PARKWAY VILLAGE ("APV") AND HISTORIC OAKS OF ALLEN PARKWAY VILLAGE ("HOAPV").
DATE: DECEMBER 8, 2021

This memorandum recommends that the APV Redevelopment Board of Directors authorizes the Secretary to take all necessary actions to negotiate, execute and make necessary changes and corrections to a contract with Franklin Development Properties, Ltd. to assist in the development of Allen Parkway Village ("APV") and Historic Oaks of Allen Parkway Village ("HOAPV") in an amount earned of 55% or less of the development fee, the final fee will be negotiated, but will not exceed 55% during a five (5) year period.

BACKGROUND:

APV Redevelopment Corporation is pursuing a major rehabilitation of "APV" and "HOAPV" which are low-income residential apartment communities through a 4% RAD conversion process. APV Redevelopment Corporation pursued obtaining bids for the rehabilitation construction and selecting a General Contractor through the low bid lump-sum process. APV Redevelopment Corporation did not receive bids for the Scope of Work through Procurement. Due to the construction environment (material price escalation, labor price escalation, volatility in pricing, and availability of materials), General Contractors participating in Lump-sum bids & contracts are hesitant to provide a price and participate. Under the recommendation of outside Council, APV Redevelopment Corporation procured Developers. The Developer has a primary function and will primarily consist of assisting APV Redevelopment Corporation in identifying a General Contractor.

EVALUATION PROCESS

A Scope of Work ("SOW"), and Independent Cost Estimate ("ICE") were developed by the REID Department and submitted to the Procurement Department.

In October of 2021, the Procurement Department developed Qualification Based Solicitation QBS 21-36 APV / HOAPV Developer ("QBS 21-36").

ADVERTISEMENT

A legal notice advertising "QBS 21-36" was posted in the Houston Chronicle and Forward Times Newspapers, and in the Houston Business Journal.

In addition to posting "QBS 21-36" on the website of HHA's Procurement Department, e-mails announcing "QBS 21-36" were sent to Developers on the Bidder's list provided by REID, and to those Developers who previously submitted development proposals to APV Redevelopment Corporation. Developers registered in the City of Houston's vendor directory database were also notified of "QBS 21-36".

The City of Houston's Office of Business Opportunity ("OBO"), and the Houston Minority Supplier Development Council ("HMSDC") also notified potential minority vendors of "QBS 21-36".

Additionally, interested parties were also able to access "QBS 21-36" by going to the websites of the City of Houston Office of Business Opportunity ("OBO"); the Greater Houston Black Chamber of Commerce ("GHBCC"); the Houston Minority Supplier Development Council ("HMSDC"); the Houston Chapter of the National Association of Minority Contractors ("NAMC"); and to the Houston Office of the United States Small Business Administration ("SBA").

EVALUATION PROCESS

All responses to "QBS 21-36" received by the specified due date were scored based on the following published scoring criteria provided by REID:

Item	Criteria	Maximum Points
1	Evidence of the Respondent's ability to perform the work as indicated by profiles of the principles and staff and team members and explanation of their professional, technical competence and relevant experience with projects of similar size and scope.	20
2	Personnel Qualifications of key personnel, location of staff, and resumes, including the firm's capacity as it relates to size and available resources to complete the development.	20
3	Firm's proposed project approach and demonstrated ability to meet established deadlines.	20
4	Evidence of demonstrated knowledge and familiarity of applicable governmental regulations and codes as required by the U.S. Department of Housing and Urban Development, State of Texas, TDHCA, City of Houston and any other agencies having authority.	15
5	Demonstration of the Respondent's stability and ability to provide adequate assurances for completion of the development.	5
6	Development of Fee Structure	5
7	References	10
8	M/WBE and Section 3 Participation	5
TOTAL POINTS		100

An Evaluation Committee consisting of the following individuals evaluated four (4) responses to "QBS 21-36", and their average scores are reflected in Table 1:

Cody Roskelley, Vice President of REID
 Lora Myrick, President, Betco (Outside Consultant)
 Obed Diaz-Lopez, Director, REID
 Jay Mason, Manager of Construction Services, REID
 Martha Gomez, Sr. Community Development Coordinator, REID

Table 1

Rank	Firm/Company	M/WBE	Evaluation Rating
1	Franklin Development Properties, Ltd.	WBE	94
2	ITEX	N/A	90
3	Brinshore Development, LLC	N/A	87
4	MBS	N/A	87

The Evaluation Committee determined that the top two (2) Firms should be on a "shortlist".

The Evaluation Committee re-assessed/interviewed the top two (2) Firms, and Table 2 shows their final average revised scores:

Table 2

Rank	Firm/Company	M/WBE	Evaluation Rating
1	Franklin Development Properties, Ltd.	WBE	94
2	ITEX	N/A	88

Franklin Development Properties, Ltd:

- Will attempt to ensure that small and minority-owned business, women business enterprises, disadvantaged business enterprises are used throughout the development; and,
- Agrees to comply with all the provisions of Section 3 as set forth in the Houston Housing Authority's Section 3 Policies and Procedures.

References have been checked and returned positive.

There are conflicts of interest, and Franklin Development Properties, Ltd. is not on the HUD Debarment List.

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

Resolution:

That the APV Redevelopment Corporation Board of Directors, authorizes the Secretary to enter into a contract with Franklin Development Properties, Ltd. to assist in the development of "APV" and "HOAPV" in an amount earned of 55% or less of the development fee, the final fee will be negotiated, but will not exceed 55% during a five (5) year period pursuant to the memorandum from Mark Thiele dated December 8, 2021, to APV Redevelopment Board Directors.