

# **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 16, 2025**

**9:30 AM**

**HACA Central Office, 1124 S. Interstate Highway 35**

To join via Zoom: <https://bit.ly/4fNLJ3e> Meeting ID: 882 6548 4016 Passcode:

083707

Austin, TX

**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 join via Zoom: <https://bit.ly/4fNLJ3e> Meeting ID: 882 6548 4016 Passcode: 083707  
Austin, TX  
(512.477.4488)**

**Thursday, January 16, 2025  
9:30 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 18, 2024

**ACTION ITEMS**

2. Presentation, Discussion, and Possible Action on Resolution No. 02876 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") to take the following actions with regard to the Bridge at Midtown Commons Apartments (the "Development") in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution
3. Presentation, Discussion and Possible Action regarding Resolution No. 02877: Approval of an Award of Contract to Paradigm Construction for Phase 1 Construction Services at HACA's Headquarters Campus

**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 16, 2025

**STAFF CONTACT:** Michael Gerber, President & CEO

**ITEM TITLE:** Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on December 18, 2024

**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 18, 2024.

**ATTACHMENTS:**

- **20241218 HACA Minutes Summary**

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

**December 18, 2024**

**SUMMARY OF MINUTES**

**THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS REGULAR BOARD MEETING NOTICE WAS POSTED FOR 9:00 AM ON WEDNESDAY, DECEMBER 18, 2024, 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 18, 2024, to order at 9:20 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 – Arrived at 12:40 pm  
Mary Apostolou, 2<sup>nd</sup> Vice-Chairperson  
Dr. Tyra Duncan-Hall, Commissioner

**MEMBER(S) ABSENT:**

Chuck Bailey, Vice-Chairperson – via Zoom  
Edwina Carrington, Commissioner

**ALSO IN ATTENDANCE:**

Bill Walter, Coats Rose Law Firm

**STAFF PRESENT:**

Barbara Chen, Damian Martinez, Gloria Morgan, Jimi Teasdale, Jorge Vazquez, Kelly Crawford, Leilani Lim-Villegas, Michael Cummings, Michael Gerber, Michael Roth, Nidia Hiroms, Ron Kowal, Sylvia Calderon, and Suzanne Schwertner

**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.

**CITYWIDE ADVISORY BOARD (CWAB) – Lupe Garcia**, CWAB President, reported that the December CWAB Meeting was held on Tuesday, December 10th. It was announced that the Ladies of Charity have donated \$1million to the Santa Rita Community Center. •**Leilani Lim–Villegas**, HACA Senior Director of Community Development, announced that the resident council elections have been verified by a third party and have been finalized. The elected candidates will be announced at the next One Voice Newsletter. •**Leilani** announced that there will be a senior’s holiday gift basket assembly on Thursday, December 12th at 10:00 AM at HACA Central. Austin Pathways Staff, Family Eldercare, and staff volunteers will be assembling 250 baskets for our senior and disabled communities at Meadowbrook, Booker T. Washington, and Thurmond. •**Abby Bettini**, HACA Family Self-Sufficiency Manager, reported that the Scholarship opportunities with 2025 deadlines are posted on the HACA website. Residents are encouraged to apply. •**Murphy Roland**, HACA Workforce Development Manager, announced that Booker T. Washington will be hosting a family event with Blue Santa on Saturday, December 21st from 3:00 – 5:00 PM. Children will be receiving gifts. •There are still openings for residents who are interested in the Good Neighbor Safety Ambassador program, which includes a \$200 per month volunteer stipend. Residents should reach out to Roland for more information. •**Borami Lee**, HACA Health & Wellness Manager, announced that Austin Public Health will be hosting vaccination clinics for flu, covid, and shingles January 15th at North Loop from noon to 2:00 pm, and Lakeside on January 28th from noon to 2:00 pm. •**Catherine Crago**, Digital Inclusion, announced that 44 new residents have enrolled for Rent Café. To date, 400 residents have adopted the app and are submitting rent payment and work orders online.

**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 21, 2024**

**2<sup>nd</sup> Vice-Chairperson Apostolou** moved the Approval of the Board Minutes Summary for the Board Meeting held on November 21, 2024. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (3-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. 02872: Approval to Select and Contract with Connective Agency for HACA Rebranding and Website Redesign Services**

As part of HACA's Strategic Plan, the agency seeks to strengthen its public presence and deepen its connection with the communities it serves. A key goal is to develop a refreshed, contemporary brand identity that resonates with our residents, voucher holders, landlords, partners, and the broader Austin community. With Austin's growth and changing demographics, it is essential that HACA's communications be accessible, culturally responsive, and user-friendly.

In alignment with these objectives, HACA intends to undertake a complete rebranding and website redesign effort. The new brand will embody HACA's commitment to providing quality housing opportunities and support services, while the redesigned website will function as a dynamic resource hub—offering easily navigable content, mobile-responsive tools, translated materials, mapping features, and improved accessibility. By doing so, we aim to simplify processes for applicants, residents and voucher holders, enhance outreach to landlords and community stakeholders, and reinforce HACA's value, impact, and identity.

Ultimately, this initiative will enable HACA to more effectively communicate its mission and engage with all who rely on its services.

On July 3, 2024, HACA issued a Request for Proposals (RFP) seeking firms with demonstrated expertise in brand development and/or website creation. The RFP was widely advertised, including in the Austin American-Statesman and on HACA's website. Proposals were due by August 9, 2024, at 3:00 p.m., and HACA received a total of 30 submissions.

HACA assembled a cross-departmental evaluation committee to thoroughly review and score each proposal. The three top-scoring finalists were invited to present their proposals to HACA's executive leadership team. After careful consideration, HACA selected Connective Agency, recognizing their extensive experience with public agencies, proven track record in rebranding efforts, and ability to produce ADA-compliant, multilingual, and mobile-optimized websites. Their prior work with mission-driven organizations, like DHA, CMHA, and Opportunity Home San Antonio, illustrated their capacity to deliver compelling brand identities and high-quality digital experiences.

**Commissioner Duncan-Hall** moved the Approval Resolution No. 02872: Approval to Select and Contract with Connective Agency for HACA Rebranding and Website Redesign Services. **2<sup>nd</sup> Vice-Chairperson Apostolou** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

### **ITEM 3: Presentation, Discussion, and Possible Action Regarding Resolution No. 02873: Approval of a Contract to JG ArcoIris Painting Contractors, LLC for Exterior Renovation and Painting for Pathways at Booker T. Washington Terraces**

As part of ongoing improvements to PBRA properties in HACA's Low Income Housing (LIH) portfolio, the Planning & Development Department will now address the Pathways at Booker T. Washington Terraces with a comprehensive exterior renovation and painting project for all buildings of the site. Work will include, but not be limited to, necessary repairs to siding, wood, steel handrails, and masonry components on all 75 structures on the property, replacement of all Unit numbers, and installation of new building numbers.

The project was developed with Urban Foundry Architecture, LLC and subsequently an Invitation for Bid was advertised in The Austin American Statesman on Monday, October 7, 2024 and again on Monday, October 14, 2024, and faxed Monday, October 7, 2024 to the minority/small business organizations designated in the HACA Procurement Policy. The IFB was also sent to numerous plan rooms and advertised on the HACA website and in the Housing Agency Marketplace e-procurement website. Forty-Six (46) Project Manuals were distributed and Seven (7) Bid Proposals were submitted. Bids were received electronically on Monday, November 4, 2024 by 3:00 p.m., local time.

Staff recommended award to JG ArcoIris Contractors, LLC, based on the lowest, most responsive and responsible bid submitted, and subsequent satisfactory reference verifications.

**2<sup>nd</sup> Vice-Chairperson Apostolou** moved the Approval of Resolution No. 02873: Approval of a Contract to JG ArcoIris Painting Contractors, LLC for Exterior Renovation and Painting for Pathways at Booker T. Washington Terraces. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

### **ITEM 4: Presentation, Discussion, and Possible Action Regarding Resolution No. 02874: Approval to negotiate a Contract for the purchase of office furniture for the Phase One of the HACA headquarters building renovations**

The Board was asked to approve the selection of COREoi and negotiate a contract with them for the purchase of office furniture required to complete Phase One of the HACA headquarters building renovations. Contract amount will be below the not to exceed amount of \$806,520.

As part of the renovation plan for HACA's headquarters, HACA staff worked with its architect consultant Urban Foundry (UFA) to finalize office furniture design concepts. UFA compiled a list of office furniture suitable for the areas included in the 1st phase of the renovations. This phase includes office furniture for the all hands meeting space, breakroom, designated Boardroom,

December 18, 2024

Page 2 of 3

ITEM NO.1 - Page 3 of 4

Admissions Department, SHCC, AAHC, and Austin Pathways. The recommended selections were thoroughly reviewed and approved by key staff members in order to develop a scope of work to seek vendors.

The scope of work for the Request for Proposal (HACA-P-24-0260 Office Furniture) was created by Urban Foundry Architecture, LLC and it was released in the Housing Agency Market Place e-procurement website on October 25, 2024. The Request For Proposals was advertised in the Austin American Statesman on Monday, October 28, 2024 and again on Monday, November 4, 2024, and posted on HACA's website. All proposals were due on November 8, 2024 at 5:00 p.m. local time. Twenty-five (25) Project Manuals were downloaded and five (5) Proposals were submitted electronically by the deadline of Friday, November 8, 2024 at 3:00 p.m. local time.

All proposals underwent a review by UFA which included a qualitative analysis to evaluate and score each submission. Additionally, HACA staff, its project manager, and UFA conducted visits to the local showrooms of the top two vendors to further assess the options.

HACA staff and UFA agreed that COREoi was the best option based on quality of furniture, selection options and availability as well as value engineering options.

**Commissioner Duncan-Hall** moved the Approval of Resolution No. 02874: Approval to negotiate a Contract for the purchase of office furniture for the Phase One of the HACA headquarters building renovations in an amount not to exceed \$806,520. **2<sup>nd</sup> Vice-Chairperson Apostolou** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

**ITEM 5: Presentation, Discussion, and Possible Action Regarding Resolution No. 02875: Ratification of approval to purchase three heavy duty service trucks, seven midsize trucks, and two sedans**

The Board was asked to approve the ratification of the purchase of ten trucks from Chuck Nash GMC in an amount not to exceed \$487,972.06, and two Camrys LE Hybrids from Toyota Cedar Park in an amount not to exceed \$60,651.00. A total purchase amount of \$ 548,623.06 for the twelve vehicles.

HACA continues to assess its aging fleet inventory in alignment with the approved 2024 Strategic Plan and recommends replacing twelve of the oldest service trucks and sedans manufactured between 2006 and 2012. The selected purchased models are (3) three 2025 Silverado heavy duty service trucks, (7) seven smaller 2024 Chevrolet Colorado, and (2) two 2025 Toyota Camry LE Hybrid. With this plan, each property will have a heavy-duty truck for appliances and a smaller truck for efficiency and cost savings. The hybrid sedans will be used by Community Directors to perform their duties within their assigned properties.

T.I.P.S. Cooperative Purchasing was used to purchase the service and smaller trucks from Chuck Nash Chevrolet GMC which had them in stock and ready for delivery. The selected sedans were available through Cedar Park Toyota which was able to match the same price from the previous purchase approved earlier this year.

Staff recommends ratification of approval of purchase for the replacement of the (12) twelve oldest service vehicles remaining in the HACA fleet inventory. This purchase is in alignment of the approved 2024 Strategic Plan for efficiency and cost savings.

**Commissioner Duncan-Hall** moved the Approval of Resolution No. 02875: Ratification of approval to purchase ten trucks from Chuck Nash GMC in an amount not to exceed \$487,972.06, and two Camrys LE Hybrids from Toyota Cedar Park in an amount not to exceed \$60,651.00. A total purchase amount of \$548,623.06 for the twelve vehicles. **2<sup>nd</sup> Vice-Chairperson Apostolou** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

**EXECUTIVE SESSION**

The Board did not recess into Executive Session.

**REPORTS**

- **Mr. Gerber** announced that Brittley Baker is now the new Director of Admissions.
- **Mr. Gerber** reported that HACA staff will receive a 3% Cost of Living increase beginning January 1, 2025.
- **Mr. Gerber** announced that HACA's Austin Affordable Housing Corporation has been awarded a \$750,000 grant from the St. David's Foundation for the Housing + Health: Adelante! Santa Rita Courts project.
- **Commissioner Apostolou** thanked everyone for their thoughts and support over the past year.

**2<sup>nd</sup> Vice-Chairperson Apostolou** moved to adjourn the meeting. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

The meeting adjourned at 10:54 am.

---

**Michael G. Gerber, Secretary**

---

**Chairperson**

# HOUSING AUTHORITY OF THE CITY OF AUSTIN

## BOARD ACTION REQUEST

### RESOLUTION NO. 02876

#### AUSTIN AFFORDABLE HOUSING CORPORATION

#### ITEM NO. 2.

---

---

**MEETING DATE:** January 16, 2025

**STAFF CONTACT:** Ron Kowal, Vice President of Housing Development/Asset Mgmt

**ITEM TITLE:** Presentation, Discussion, and Possible Action on Resolution No. 02876 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to the Bridge at Midtown Commons Apartments (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution

**BUDGETED ITEM:** N/A

**TOTAL COST:** N/A

#### ACTION

The Board is being asked to approve Resolution No. 02876 to take the following actions with regard to the Bridge at Midtown Commons Apartments (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution.

#### SUMMARY

##### ***Background:***

Austin Affordable Housing Corporation (AAHC) has been presented an opportunity to partner with Belveron Partners to purchase a 562-unit multi-family rental property called Midtown Commons at Crestview Station Apartments. The development is located at 810 W. St. Johns Ave., Austin, Texas 78752. This would be the nineteenth (19<sup>th</sup>) asset AAHC and Belveron Corporation have purchased together. This asset is located adjacent to the Crestview MetroRail Station and there is a Capital Metro bus stop directly in front of the station and is located just 2 miles from the ACC Highland Campus. The property also includes a two-story retail and office building with a diverse tenant mix. AAHC and Belveron will be in search of a non-profit tenant to occupy the vacated office space immediately upon closing.

AAHC’s proposed partner, Belveron Corporation prides itself on long term preservation of workforce housing. Located out of San Francisco, Belveron is a privately held investment firm with a current portfolio of more than 30,000 units across the United States. Founded in 2006, Belveron has invested in more than 220 properties in 32 states. AAHC works with the Managing Partner, Paul Odland, and Senior Portfolio Manager, Josh Plattner.



The Midtown Commons at Crestview Station was a two-phase development, with the first stage completed in 2010 and the second phase completed in 2014. The property sits on 8.19 acres. Some of the property amenities include two resort-style swimming pools with lounge seating and cabanas, elegant clubhouse with gathering spaces and full conference room, two 24-hour fitness centers and spin rooms, a billiards lounge with full kitchen and coffee bar, and business center. Residents can also enjoy the spacious courtyards with grilling areas and a gathering pavilion. The property feeds into the Austin Independent School District Brentwood Elementary School, Lamar Middle School, and McCallum High School. Due to the property's proximity to the nearby rail and bus stations, AAHC and Belveron are well-positioned to offer stable and affordable housing to stakeholders in the area.

This is an important transaction to HACA and AAHC as we have seen this part of Austin continue to displace the affordable community. This partnership will preserve this asset and add deeper affordability for our current voucher holders and the residents that reside in this area.

Below is a breakdown of the many variations of unit sizes. The property is currently 96% occupied and rents currently range from \$1,358 for a studio to \$2,606 for a two bedroom.

16	Studios	594 square feet to 768 square feet
431	1 bedroom/1 bath	596 square feet to 894 square feet
115	2 bedroom/2 bath	957 square feet to 1,321 square feet

***Process:***

The purchase price for Midtown Commons at Crestview Station is \$135,000,000. Belveron will be investing approximately \$33,000,000 as a down payment. In addition, \$4,000,000.00 for future capital needs will be set aside. Bellwether will be providing a Fannie Mae permanent loan with a not to exceed loan amount of \$102,000,000 at a rate of approximately 5.80% with a 35-year amortization. A current lease audit is underway to determine the initial number of units already qualified under 80% AMI. The property is currently 96% occupied. AAHC and Belveron are committed to providing 10% of the affordable units at 60% AMI, 40% of the units at 80% AMI and marketing units to HCV voucher holders. Apartment Management Professionals will manage the property. The new name for the property will be Bridge at Midtown Commons Apartments.

***Staff Recommendation:***

Staff recommends approval of Resolution No. 02876.

---

---

**RESOLUTION NO. 02876**

**Presentation, Discussion, and Possible Action on Resolution No. 02876 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to the Bridge at Midtown Commons Apartments (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this resolution.**

**WHEREAS**, Austin Affordable Housing Corporation (“AAHC”) has agreed to participate in the acquisition and rehabilitation of the Development;

**WHEREAS**, in connection therewith, the Housing Authority of the City of Austin (“HACA”) has agreed to acquire certain real property in the full purpose jurisdiction of the City of Austin, Texas with an address of 810 W St Johns Ave, Austin, Travis County, Texas 78752 (the “Land”), which constitutes the site for the Development, and to simultaneously lease the Land to MC Apartments Borrower, LP, a Delaware limited partnership, whose managing member is controlled by an affiliate of AAHC (the “Owner”), under a long-term ground lease (the “Ground Lease”);

**NOW, THEREFORE**, the Board of Commissioners of HACA hereby approves and adopts the following resolutions, and hereby authorizes its Chief Executive Officer (or the Chief Executive Officer’s designee) to do the following:

1. Acquire the Land and enter into the Ground Lease with the Owner.
2. Review, execute and approve the Ground Lease and all such other documents necessary to effectuate the acquisition of the Land, execution of the Ground Lease and Owner’s acquisition of the Development, including but not limited to such security instruments and estoppel certificates as any lender involved with the Development may require, all on such terms and containing such provisions as the Chief Executive Officer (or his designee) shall deem appropriate, and the approval of the terms of each such instrument shall be conclusively evidenced by his execution and delivery thereof.

This resolution shall be in full force and effect from and upon its adoption.

*[End of Resolution]*

**PASSED, APPROVED and ADOPTED** this 16th day of January, 2024.

---

CHAIRMAN

ATTEST:

---

SECRETARY

# HOUSING AUTHORITY OF THE CITY OF AUSTIN

## BOARD ACTION REQUEST

### RESOLUTION NO. 02877

#### EXECUTIVE

#### ITEM NO. 3.

---

---

**MEETING DATE:** January 16, 2025

**STAFF CONTACT:** Sylvia C. Blanco, Chief Operating Officer

**ITEM TITLE:** Presentation, Discussion and Possible Action regarding Resolution No. 02877: Approval of an Award of Contract to Paradigm Construction for Phase 1 Construction Services at HACA's Headquarters Campus

**BUDGETED ITEM:** Yes, N/A

**TOTAL COST:** \$4,417,945 (\$3,943,728,000 contract amount plus \$250,000 for A/V, plus \$22,000 for door access card)

#### ACTION

The Board is being asked to approve a Guaranteed Maximum Price contract with Paradigm Commercial for \$3,943,728 for Phase 1 construction services at HACA's headquarters campus.

#### SUMMARY

##### ***Background:***

Since 2024, the Housing Authority of the City of Austin has engaged in a comprehensive headquarters renovation planning process to repair, renovate and modernize its headquarters for the first time since occupying its current headquarters campus. HACA enlisted the project management services of Project Management Advisors (PMA) to assist in this major undertaking.

As requested by HACA, Project Management Advisors, Inc. ("PMA") undertook a competitive proposal process for the selection of a general contractor for the Phase 1 Renovation of the Housing Authority of the City of Austin (HACA) headquarters project. Phase 1 includes the following: first floor - the construction of an all-hands meeting space and break room, Admissions office and work space, Board of Commissioners meeting room, conference rooms, ADA-accessible restrooms; second floor – AAHC office and work spaces, SHCC office and work spaces, Austin Pathways office and work spaces; conference and phone rooms, small break room, mail/copy room, ADA-accessible restrooms.

##### ***Process:***

A competitive RFP process was run in August 2024 and Paradigm Commercial ("Paradigm") was selected as the pre-construction manager. Paradigm has been providing regular cost advice, value-engineering advice, lead time analyses, scheduling insights, and on-site investigations. These efforts were instrumental in identifying potential risks and opportunities for improvement.

After the conclusion of the value engineering and on-site investigations, the construction documentation was finalized. Paradigm then sought a minimum of three (3) bids for each of the required trades to complete the works and have provided a Guaranteed Maximum Price (GMP) offer to HACA for the works.

Additionally, HACA secured quotes for audio visual services necessary to install equipment and wiring in meeting spaces and work stations for Phase 1. HACA selected the most competitive proposal, which was provided by Mood:Solutions. Several additional door access card readers will also be installed as part of the Phase 1 renovation project.

***Staff Recommendation:***

After a review on both a quantitative and qualitative basis and upon consultation with PMA, it is HACA's recommendation to:

1. Approve the nomination of Paradigm Commercial as the General Contractor; and
2. Enter into a Guaranteed Maximum Price contract with Paradigm Commercial for \$3,943,728. A small contingency of \$202,217 is also recommended for any unforeseen conditions; and
3. Accept the proposal from Mood:Solutions for audio/visual design, equipment and installation services for Phase 1 renovations not to exceed \$250,000; and
4. Approve the installation of door access card readers for an amount not to exceed \$22,000

**ATTACHMENTS:**

- ▣ **PMA Price Recommendation**
- ▣ **HACA Initial Quote Version 2.0**

---

---

**RESOLUTION NO. 02877**

**APPROVAL TO AWARD CONTRACT TO PARADIGM COMMERCIAL INC. FOR PHASE ONE CONSTRUCTION SERVICES AT HACA HEADQUARTERS CAMPUS, AND APPROVAL OF OTHER RELATED PHASE ONE CONSTRUCTION NEEDS**

**WHEREAS**, the Housing Authority of the City of Austin (HACA) is undergoing plans to renovate its headquarters campus to improve accessibility, make repairs due to water damage, and modernize its work spaces; and

**WHEREAS**, HACA through its contracted project management partner PMA, undertook a competitive proposal process for the selection of a general contractor for the Phase 1 renovation of HACA headquarters project; and

**WHEREAS**, after a review on both a quantitative and qualitative basis and upon consultation with PMA, it is HACA's recommendation to approve the nomination of Paradigm Commercial as the General Contractor; and enter into a Guaranteed Maximum Price contract with Paradigm Commercial for \$3,943,728. A small contingency of \$202,217 is also recommended for any unforeseen conditions; and

**WHEREAS**, HACA requests approval to accept the competitive proposal from Mood:Solutions for the design, equipment and installation of necessary audio/visual equipment within Phase 1's meeting and conference spaces;

**NOW, THEREFORE, BE IT RESOLVED**, that the Housing Authority of the City of Austin Board of Commissioners authorizes the President and CEO to approve Paradigm Commercial as the General Contractor and enter into a contract with Paradigm Commercial for \$3,943,728 with an additional contingency amount of \$202,217.

**BE IT FURTHER RESOLVED**, that the Board of Commissioners approves the acceptance of Mood:Solutions' proposal for the design, equipment and installation of audio/visual equipment within HACA's Phase 1 meeting and conference spaces, not to exceed \$250,000.

**PASSED, APPROVED AND ADOPTED** this 16<sup>th</sup> day of January 2025.

---

**Michael G. Gerber, Secretary**

---

**Carl S. Richie, Jr., Chairperson**

**VIA: Email**

**January 6<sup>th</sup>, 2025**

Sylvia Blanco Calderon  
Chief Operating Officer  
Housing Authority of the City of Austin  
1124 S. IH 35  
Austin, TX 78704

**Re: HACA Phase 1 Head Office Project - General Contractor Guaranteed Maximum Price Recommendation**

Dear Sylvia,

As instructed, Project Management Advisors, Inc. (“PMA”) undertook a competitive proposal process for the selection of a general contractor for the Phase 1 Renovation of the Housing Authority of the City of Austin (HACA) head office project.

A competitive RFP process was run in August 2025 and Paradigm Commercial (“Paradigm”) was selected as the pre-construction manager (see Attachment C for PMA analysis and recommendation).

Paradigm has been providing regular cost advice, value-engineering advice, lead time analyses, scheduling insights, and on-site investigations. These efforts were instrumental in identifying potential risks and opportunities for improvement.

After the conclusion of the value engineering and on-site investigations, the construction documentation was finalized. Paradigm then sought a minimum of three (3) bids for each of the required trades to complete the works and have provided a Guaranteed Maximum Price (GMP) offer to HACA for the works.

After a review on both a quantitative and qualitative basis, it is the recommendation of PMA that HACA:

- i. Approve the nomination of Paradigm Commercial as the General Contractor.
- ii. Enter into a Guaranteed Maximum Price contract with Paradigm Commercial for \$3,943,728.
- iii. Approve a Total Project Budget of \$5,575,000 to include all associated costs for the Phase 1 Project including a contingency of \$202,217.
- iv. Acknowledge the external scope for ADA Works that will need to be completed and that is not currently included in this budget or recommendation.
- v. Approve PMA to finalize the GMP contract with Paradigm Commercial and present to HACA for execution.

## **PRE-CONSTRUCTION MANAGER SELECTION**

PMA managed a thorough RFP process for the Phase 1 renovation project (see Attachment C for analysis). This involved soliciting and reviewing proposals from five (5) conforming general contractors, with one late submission excluded from evaluation. The GCs submitting proposals included:

- FourSquare Commercial (FourSquare)
- Italex Builders, Inc (Italex)
- Maloba Builders and Services, Inc (M +)
- Paradigm Commercial (Paradigm)
- S.Watts Group (S.Watts)

Proposals were evaluated both qualitatively and quantitatively:

### **1. Qualitative Analysis**

Paradigm demonstrated superior team experience, methodology, and approach to preconstruction and construction management. Their proposal included detailed plans for managing live environments, value engineering, and cost control, making them the standout candidate.

### **2. Quantitative Analysis**

Contractors were ranked based on General Conditions, General Requirements, Preconstruction Fees, and GC Fees. While M+ Builders submitted the lowest cost proposal, Paradigm's submission, though approximately \$80k higher, was deemed more valuable due to their expertise and methodology.

PMA selected Paradigm due to the overwhelmingly strong qualitative score. Their team, methodology and experience with value engineering and working in live environments were defining attributes to select Paradigm over the other contractors.

## **PRE-CONSTRUCTION SERVICES SUMMARY**

The pre-construction phase, managed by PMA with Paradigm, has laid a strong foundation for the project's success. Below is a summary of their contributions:

### **1. Value Engineering (VE):**

Paradigm provided an extensive list of value-engineering (cost reduction) options, identifying opportunities to optimize the project's design without sacrificing quality or functionality. These efforts involved reviewing materials, construction methods, and design elements to reduce costs while maintaining the integrity of the project.

### **2. Constructability Reviews:**

Paradigm conducted periodic reviews of the design to identify potential challenges that could arise during construction. By addressing these issues early, they helped streamline the transition to the construction phase and mitigate risks that could lead to delays or cost overruns.

**3. Investigation and Due Diligence:**

Extensive investigation was carried out, including on-site assessments and coordination with the design team. This ensured alignment between the design and the project site conditions, reducing the likelihood of unforeseen complications during construction.

**4. Schedule Refinement:**

Working alongside PMA and the design team, Paradigm has refined the project schedule to balance efficiency and practicality. This includes sequencing construction activities to minimize disruptions and optimize resource allocation.

**5. Subcontractor Bidding and Coordination:**

Paradigm facilitated the subcontractor bidding process, soliciting bids from at least three (3) subcontractors per scope of work. They selected vendors based on cost-efficiency, schedule adherence, and suitability for the project’s needs.

**6. Guaranteed Maximum Price (GMP) Development:**

Paradigm prepared a detailed GMP that incorporates all VE adjustments and investigation findings. This comprehensive pricing model gives us a reliable cost framework for the project and reflects the efforts made to achieve cost efficiencies.

**SCOPE & BUDGET**

**Original Scope & Cost Estimate**

The original design was priced by all five (5) General Contractors, with pricing on average estimated at \$3,640,032 (See Attachment C). The original estimates were over budget which resulted in a value engineering exercise. The approved value engineering (VE) items resulted in \$202,485 savings and were included in the documentation. Below is a detail list of VE items approved.

Scope of Work	DD Pricing	DD \$/SF
<b>- VE</b>	<b>-\$202,485.00</b>	<b>-\$6.76</b>
ALT 01 - Remove operable walls	-\$105,000.00	-\$3.50
ALT 03 - Reduce AP3 ceiling baffles, leave linear light fixtures	-\$8,260.00	-\$0.28
ALT 04 - Remove AP2 wall panels and provide paint	-\$18,760.00	-\$0.63
ALT 05 - Provide VE LVT flooring	-\$9,400.00	-\$0.31
ALT 06 - Remove wallcovering and provide paint	-\$9,050.00	-\$0.30
ALT 07 - Provide VE light fixture package	-\$20,000.00	-\$0.67
ALT 08 - Remove millwork credenzas at conference rooms and provide furniture (5)	-\$2,425.00	-\$0.08
ALT 09 - Provide Standard 2x2 ACT in lieu of Tectum	-\$6,000.00	-\$0.20
ALT 12 - At Community Work Room millwork, provide vinyl wrap at all millwork	-\$5,200.00	-\$0.17
ALT 13 - Remove Mail Center 211 millwork	-\$12,650.00	-\$0.42
ALT 14 - Remove roller shades from window. Keep at all hands only	-\$19,880.00	-\$0.66
ALT 15 - Reduce wall to 6" above ceiling in lieu of to deck	-\$28,000.00	-\$0.93
ALT 16 - Provide Appliance Package	\$42,140.00	\$1.41

Table 1: Approved Value Engineering List



### **Final Scope & Budget Estimate**

After a review by the engaged ADA consultant, additional bathrooms were added to the phase 1 project for compliance to raise them to the current disability standard, these would service the areas being renovated. This added additional cost to the Phase 1 scope but the overall planned scope had these bathrooms being renovated.

Further, the signage and data cabling costs were also consolidated under the GC's scope for streamlined coordination during construction, this increased the overall cost in which Paradigm were managing. This did not impact the overall budget.

Finally, as a result of the additional scope and project size, the contingency was adjusted upwards to reflect the increase in scope.

### **Excluded external ADA works**

In addition to the internal bathroom works, the ADA consultant found that currently the disability parking and access to the building was insufficient. As a result, upgrades are required to the external of the building. The engaged architects, Urban Foundry, were instructed to design the rectification fo these works. Due to the timing, this scope has not been included in Paradigms scope nor is it included in the current budget.

### **SUBCONTRACTOR BIDDING & GMP OFFER**

After completion of the design, including Value Engineering, site investigations & the adding of the additional bathrooms, the design drawings were finalized. Paradigm then used these drawings to obtain three (3) bids for each trade required to complete the project.

A comparison of the construction estimate (see DD Pricing column) and the final scope and construction estimate (GMP offer) (see GMP Pricing column) is shown in the table below)

Scope of Work	DD Pricing	DD \$/SF	GMP Pricing 12/17/2024	GMP \$/SF	/	DELTA
<b>TOTAL HARD COST</b>	<b>\$4,055,436.13</b>	<b>\$135.32</b>	<b>\$3,943,728.00</b>	<b>\$131.59</b>		<b>-\$111,708.13</b>
<b>OVERHEAD AND PROFIT</b>	<b>\$117,023.13</b>	<b>\$3.90</b>	<b>\$133,363.00</b>	<b>\$4.45</b>		<b>\$16,339.87</b>
<b>SUBTOTAL</b>	<b>\$3,343,518.00</b>	<b>\$111.56</b>	<b>\$3,810,365.00</b>	<b>\$127.14</b>		<b>\$466,847.00</b>
+ GENERAL CONDITIONS	\$111,348.00	\$3.72	\$111,348.00	\$3.72		\$0.00
+ GENERAL REQUIREMENTS	\$89,000.00	\$2.97	\$91,159.00	\$3.04		\$2,159.00
+ DEMOLITION	\$56,590.00	\$1.89	\$170,445.00	\$5.69		\$113,855.00
+ CONCRETE & MASONRY	\$7,650.00	\$0.26	\$0.00	\$0.00		-\$7,650.00
+ METALS & MILLWORK	\$290,102.00	\$9.68	\$249,230.00	\$8.32		-\$40,872.00
+ THERMAL & MOISTURE PROTECTION	\$14,700.00	\$0.49	\$31,740.00	\$1.06		\$17,040.00
+ DOORS / FRAMES / HARWARE	\$129,055.00	\$4.31	\$186,995.00	\$6.24		\$57,940.00
+ FINISHES	\$879,711.00	\$29.35	\$925,229.00	\$30.87		\$45,518.00
+ SPECIALTIES	\$129,705.00	\$4.33	\$123,908.00	\$4.13		-\$5,797.00
+ MECHANICAL SYSTEMS	\$647,697.00	\$21.61	\$804,773.00	\$26.85		\$157,076.00
+ ELECTRICAL	\$987,960.00	\$32.96	\$1,115,538.00	\$37.22		\$127,578.00
<b>VE / ADDED SCOPE TOTAL</b>	<b>\$594,895.00</b>	<b>\$19.85</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>-\$594,895.00</b>
+ VE	-\$202,485.00	-\$6.76	\$0.00	\$0.00		\$202,485.00
+ Added Restrooms to meet ADA requirements	\$600,000.00	\$20.02	\$0.00	\$0.00		-\$600,000.00
+ Added Signage and Data Cabling	\$197,380.00	\$6.59	\$0.00	\$0.00		-\$197,380.00

Table 2: Master Budget Summary (included as Attachment E)

In summary, the trade pricing resulted in:

1. A reduction of \$111,707 in trade cost pricing based on the original scope.
2. An increase of \$797,380 in trade cost for the additional scope added from other budgets/future phases (additional bathrooms, signage and structured cabling).
3. No change in the General Conditions to manage the project (previously competitively bid).

Overall, the construction cost increased due to the increased scope shifted to Paradigm, however these scopes had separate budgets associated with them in either Phase 2 works or planned to be 'owner managed'.

### **RECOMMENDATION**

PMA has performed a thorough review of the budget and of Paradigm's GMP offer on both a qualitative and quantitative basis. After our analysis of the pre-construction services, GMP pricing, and given Paradigm's exceptional performance during the pre-construction phase, PMA recommends that HACA:

- i. Approve the nomination of Paradigm Commercial as the General Contractor.
- ii. Enter into a Guaranteed Maximum Price contract with Paradigm Commercial for \$3,943,728.
- iii. Approve a Total Project Budget of \$5,575,000 to include all associated costs for the Phase 1 Project including a contingency of \$202,217.
- iv. Acknowledge the external scope for ADA Works that will need to be completed and that is not currently included in this budget or recommendation.
- v. Approve PMA to finalize the GMP contract with Paradigm Commercial and present to HACA for execution.

# PROPOSAL FOR

HACA Renovation Phase 1 (Version 2.0)

Per notes from meeting on 12.20.2024

Designed by:

Eric Ramay

Ericr@moodtexas.com

512-797-2594 cell

# MOOD:SOLUTIONS

## MOOD TEXAS

We create experiences by design, allowing you to communicate with your customers in powerful and productive ways. By integrating your Sight, Sound, Scent and Systems solutions, we create an immersive reality that invites your customers to interact with your brand, allowing you to foster a personal connection and satisfy expectations at every encounter.

## SIGHT

We all understand the power of sight. Forget the skyrocketing print costs and outdated materials. It's never been easier to inform, up-sell, educate, and inspire your residents. Create a true experience for your customers by adding an incredible visual component to your business.

- + DIGITAL SIGNAGE & MENU BOARDS
- + COMMERCIAL TELEVISION

## SOUND

Do you remember where you were when you heard your favorite song? Do you remember how it made you feel? Sound generates our mood. It creates feelings and emotions. We can help you capture the power of sound and put it to work in your business.

- + MUSIC
- + ON-HOLD MESSAGING
- + ON-SITE MESSAGING

## SCENT

Have you considered the role scent can play in your business? The sense of smell helps us respond to those we meet, can influence our mood, how long we stay in a room, who we talk to and who we want to see again. Introducing the right scent plays a vital role in the experience you're creating - whether it is elegant, welcoming, exhilarating or relaxing.

- + SCENTWAVE, SCENTDIRECT & SCENTSTREAM
- + ODOR NUETRALIZING
- + 100% HYPOALLERGENIC

## SYSTEMS

Our designers specialize in full-scale integrated audiovisual solutions, commercial sound systems, sound masking, Drive-Thru systems, and more. We work with you to create the perfect system for your specific needs. Ensure the quality of your business experience from the inside out.

- + SOUND SYSTEMS
- + INTEGRATED AUDIO-VIDEO
- + SOUND MASKING

Connect with customers in extraordinary ways

# MOOD:Systems

Quote is presented in multiple parts. See each section with their individual options.

## SECTION #1 Board Room 118:

Multiple Mic system with (2) Cameras. Camera switching and Picture in Picture available. Easy control via iPad and wired room controller.

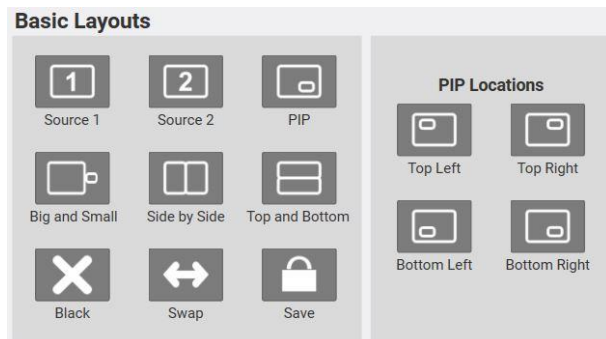
### System design overview:

#### Video:

- Clickshare provided for easy wireless screen share and Wireless video conferencing. Use a laptop anywhere in the room and share to the displays, and also start a Teams meeting using the camera, Mics, and speakers in the room.
- (1) Wired HDMI Plate provided as a back up to the clickshare. Plug in HDMI or USB-C video directly to the plate. System will autoswitch to that content.
- Both TV's are set at 85" This is a little bigger than recommended for the rear TV and the exact size for the front TV. Non-Glare coating and 500 Nits to overcome room brightness.

#### Camera:

- (2) Cameras Included (1) 5X zoom in the front of the room to capture the audience. (1) 12X zoom in the back of the room to capture the panel sitting at the front. The 12X can zoom into individuals closely if wanted.
- (1) Camera switcher provided with Picture in Picture capability. Swap cameras easily during a meeting. Or recall a PIP setting which will combine both cameras into one image. You can rearrange this setting as side by side, or PIP. See image below as a reference.



#### MICS:

- Updated Ver 2.0 Removal of the Gooseneck Mics, receivers and chargers: ~~(10) 10" Gooseneck wireless Mics provided on initial quote. Ability to add (2) More. Base has a local mute button and can be used as a mute toggle or a cough button.~~
- All Mics will be heard over the an Teams or Zoom call initiated clearly.
- Only adding (1) Hand Held Mic and (1) Lapel Mic also available for use. Also adding (1) Shure WAP to ensure enough streams. Also adding charger for the mics.

#### Audio:

- Mics will be programmed in a Mix Minus. This means Mics up front will be lower than over the audience. Giving better audio performance and higher audio levels before feedback.
- (6) Distributed overhead speakers will provide audio. Droptile speakers specified may need to change if ceiling changes.

#### Control:

- Small 5" Permanently mounted control on wall. Not meant to be the main control, Main control will be the wireless iPad
- 10.9" Wireless iPad control. Adjust mic levels, Re-aim cameras, recall presets, all at your fingertips wirelessly. iPad has a magnetic charging mount so no need to worry about charging as long as it is placed back on its mount.

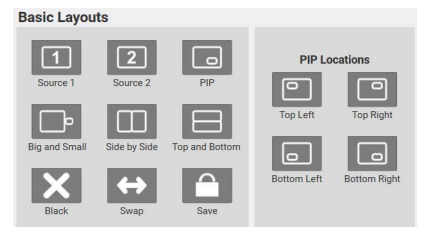
Equipment Recommended Video:

- (2) QM85C Displays 85"
  - Slightly over recommended size
  - 24/7 run time and antiglare
- (1) Chief Wall Mount articulating (To install equipment behind) and keep as flat as possible against the wall
- (1) Standard Mount
- (1) AV Pro Edge AC-CX42-AUHD
  - Auto Switching Matrix
- (1) HDMI/USB-C Input Plate (wired back up) Exact placement TBD
  - Input placed for wired HDMI and USB-C Video
  - Used as back up if there is an issue with the Clickshare.
- (3) HDMI Over CAT 6 baluns to the displays
- (1) Barco Clickshare CX-50
  - Easy to use wireless Screen share
  - Wireless conferencing from Laptop
    - Use the rooms camera and Mics and speakers from your own laptop
    - Use and Codec you want Teams, Zoom, Google Meet etc.
  - Comes with (2) USB Dongles you can add more if wanted



Equipment Recommended Camera:

- (1) Marshall CV605 5X PTZ Camera
  - Economy 5X Zoom Camera for audience
  - Full PTZ motion, Wide capture to get overflow to the sides
  - Full control from the control system.
- (1) PTZ Optics 12 Move SE
  - More Zoom capability to capture closer up images
  - Auto track available if needed
- (1) Inogeni Share2U Camera switcher/Mixer
  - Easily switch camera views or mix the 2 together for video conferencing
  - See image above in system over view for more details
- (1) Camera Wall Mounts



Equipment Recommended Mics (**Ver 2.0 No Gooseneck Mics quoted**)

- (1) MX Series Z10 WAP for 8 Mics (Plan to pull like unit from existing total Mics available will be 16)
  - High quality and High density
  - Dante Audio
  - Mics Provided
    - **Ver. 2.0 Update:** ~~(10) Shure ULXD8 Desktop Bases and (10) 10" Gooseneck Mics~~
    - (1) Hand Held Mic Z10 SM58
    - (1) Lapel Mic Z10 MXW1
- (1) 4 port charger MXW Z10 Series
- All Mics have lithium rechargeable batteries
- DSP for audio clean up, feedback suppression, and Acoustic Echo Cancellation.

Equipment Recommended Audio

- (6) Klipsch Speakers with 5.25" Drivers
  - Wired to help eliminate feedback in a mix minus setting
  - High quality Audio

- (1) 4 Channel amplifier to split audio

Equipment Recommended Control/Misc:

- (1) QSC Core 110F V2
  - Audio and control processor
  - All in one system.
  - iPad control Via App
  - Audio DSP
  - Internal Audio recorder with memory
- (1) QSC 5" Wall Control
  - Permanent wired Wall Control
  - Small format (meant to be used sparingly iPad is the main control)
- (1) ER18 18 RU Floor rack Economy
- (1) Wattbox UPS 12 port with surge suppression
  - Monitor power state or reboot from anywhere in the world
- (1) 10.9" iPad with iPort magnetic charging mount (main wireless control)



Total Installed:       \$ 75,487.13  
                               \$     0.00 tax exempt (need paperwork verifying)  
                               \$ 75,487.13 total

~~SECTION #1A Board Room Add (2) Desktop Mics: Section Removed Ver 2.0~~

~~System design overview:~~

~~Per discussion this adds (2) Desktop 10" gooseneck Mics~~

~~Equipment Recommended Mics~~

- ~~• (1) Shure ULXD4D-G50 (adds 2 Mic receivers)~~
  - ~~○ 2 Port Mic receivers~~
  - ~~○ High quality and High density~~
  - ~~○ Dante Audio~~
  - ~~○ Mics Provided~~
    - ~~▪ (2) Shure ULXD8 Desktop Bases and (2) 10" Gooseneck Mics~~
- ~~• All Chargers needed for the mics~~
- ~~• All Mics have lithium rechargeable batteries~~

~~Total Installed:       \$ +6,768.40~~  
~~\$     0.00 tax exempt (need paperwork verifying)~~  
~~\$ +6,768.40 total (added to Section #1)~~

## SECTION #1B Board Room Add Teams Room functionality:

### System design overview:

- Adds a certified Teams room PC and replaces the 5" control screen with a Teams room certified Logitech Tap 10" Control screen that can control the room and Teams. For more information please email me for Teams Room explanation and what it brings to the table.

### Equipment Recommended Mics

- (1) Logitech TAPMSTBASELNV3 No AV package
  - Comes with Teams room Lenovo PC Set with Teams
  - Logitech Tap with CAT5E Kit
  - Certified control for Teams room.
  - Remove 5" control from above quote
- USB Switcher and MISC
- Labor to install



Total Installed:           \$ +4,266.00  
                                  \$       0.00 tax exempt (need paperwork verifying)  
                                  \$ +4,266.00 total (added to Section #1)

### Grand total if all of the options are added Ver 2.0 (no Desktop gooseneck Mics):

Total Installed:           \$ 77,487.13  
                                  \$ 4,266.00  
                                  \$       0.00 tax exempt (need paperwork verifying)  
                                  **\$ 81,753.13**



## SECTION #2 All Hands/Event room 111:

Large room for large events. (6) displays added for easy viewing. See below for details

### System design overview:

#### Video:

- Clickshare provided for easy wireless screen share and Wireless video conferencing. Use a laptop anywhere in the room and share to the displays, and also start a Teams meeting using the camera, Mics, and speakers in the room.
- (1) Wired HDMI Plate provided as a back up to the clickshare. Plug in HDMI or USB-C video directly to the plate. System will autoswitch to that content. Wired below center display
- (3) 85" Displays up front These will cover into half of the room, but also be small enough to allow easy viewing from the front row and a presenter to not be obstructing the view.
- ~~(3) Fill Displays 65" hanging from the ceiling. These will be placed close to the center of the room for fill displays to ensure everything is seen.~~
- The same content will be displayed on all the displays provided.

#### Camera:

- (1) 30X zoom in the back of the room to capture the panel sitting at the front. Auto track a presenter as they move across the front of the space.

#### MICS:

- Chargers provided for all Mics
- (2) Hand Held Mic and (1) Lapel Mic, and (1) over ear Mic available for use.
- Extended antennas to keep high signal level when mics in use. Antennas to mount in the room.

#### Audio:

- Mics will be programmed in a Mix Minus. This means Mics up front will be lower than over the audience. Giving better audio performance and higher audio levels before feedback.
- (16) Distributed overhead speakers will provide audio. Droptile speakers specified may need to change if ceiling changes.
- Amps provided for Section 2A to create a mix minus across the room if desired.

#### Control:

- Small 5" Permanently mounted control on wall. Not meant to be the main control, Main control will be the wireless iPad
- 10.9" Wireless iPad control. Adjust mic levels, Re-aim cameras, recall presets, all at your fingertips wirelessly. iPad has a magnetic charging mount so no need to worry about charging as long as it is placed back on its mount.

Equipment Recommended Video (Ver 2.0 removed ceiling Displays):

- (3) QM85C Displays 85"
  - Slightly over recommended size
  - 24/7 run time and antiglare
  - On front wall
- ~~(3) QM65C Display 65" Ceiling mounted.~~
- (1) Chief Wall Mount articulating (To install equipment behind) and keep as flat as possible against the wall
- (2) Standard Mount
- ~~(3) Ceiling Mounts~~
- (1) AV Pro Edge AC-CX42-AUHD
  - Auto Switching Matrix



- (1) HDMI/USB-C Input Plate (wired back up) Exact placement TBD
  - Input placed for wired HDMI and USB-C Video
  - Used as back up if there is an issue with the Clickshare.
- (4) HDMI Over CAT 6 baluns to the displays
- (2) HDMI splitters 1x4
- (1) Barco Clickshare CX-50
  - Easy to use wireless Screen share
  - Wireless conferencing from Laptop
    - Use the rooms camera and Mics and speakers from your own laptop
    - Use and Codec you want Teams, Zoom, Google Meet etc.
  - Comes with (2) USB Dongles you can add more if wanted



#### Equipment Recommended Camera:

- (1) PTZ Optics 30X Move SE
  - More Zoom capability to capture closer up images
  - Auto track available if needed
- (1) Camera Wall Mounts

#### Equipment Recommended Mics (Ver 2.0 Changed type to match boardroom)

- (1) Shure 4 port WAP Z10 (allows 4 mics to be used)
  - 4 Port Mic receivers
  - High quality and High density
  - Dante Audio
  - Mics Provided
    - (2) Hand Held Mic
    - (1) Lapel Mic with Beltpac
    - (1) Over ear Mic with Beltpac
- All Chargers needed for the mics
- All Mics have lithium rechargeable batteries
- DSP for audio clean up, feedback suppression, and Acoustic Echo Cancellation.

#### Equipment Recommended Audio

- (16) Klipsch Speakers with 5.25" Drivers
  - Wired to help eliminate feedback in a mix minus setting
  - High quality Audio
- (1) 4 Channel amplifier to split audio

#### Equipment Recommended Control/Misc:

- (1) QSC Core 110F V2
  - Audio and control processor
  - All in one system.
  - iPad control Via App
  - Audio DSP
  - Internal Audio recorder with memory
- (1) QSC 5" Wall Control
  - Permanent wired Wall Control
  - Small format (meant to be used sparingly iPad is the main control)
- (1) ER18 18 RU Floor rack Economy
- (1) Wattbox UPS 12 port with surge suppression
  - Monitor power state or reboot from anywhere in the world
- (1) 10.9" iPad with iPort magnetic charging mount (main wireless control)



Total Installed: \$ 66,247.18  
 \$ 0.00 tax exempt (need paperwork verifying)  
 \$ 64,247.18 total

~~SECTION #2A All Hands Event Add ceiling Mics: Removed Ver 2.0~~

~~System design overview:~~

~~-Per discussion this adds ceiling mics to the All Hands/ Event space. Allows the audience to be heard if on a Teams call also allows a Mix Minus set up where the far side can hear what those are saying in the audience.~~

~~Equipment Recommended Mics~~

- ~~● (6) Shure MXA 920 Mics Ceiling~~
  - ~~○ Excellent audio quality~~
  - ~~○ Dante Audio~~
  - ~~○ Tile replacement~~
  - ~~○ Specified for drop tile may need to change if design of the room changes.~~
- ~~● Add (4) 4 channel amps to distribute audio differently to each Mic.~~

~~Total Installed: \$ +45,897.15~~  
~~\$ 0.00 tax exempt (need paperwork verifying)~~  
~~\$ +45,897.15 total (added to Section #2)~~

SECTION #2B Board Room Add Teams Room functionality:

System design overview:

- Adds a certified Teams room PC and replaces the 5" contrl scrtren with a Teams room certified Logitech Tap 10" Control screen that can control the room and Teams. For more information please email me for Teams Room explanation and what it brings to the table.

Equipment Recommended Mics

- (1) Logitech TAPMSTBASELNV3 No AV package
  - Comes with Teams room Lenovo PC Set with Teams
  - Logitech Tap with CAT5E Kit
  - Certified control for Teams room.
- USB Switcher and MISC
- Labor to install



Total Installed: \$ +4,285.07  
 \$ 0.00 tax exempt (need paperwork verifying)  
 \$ +4,285.07 total (added to Section #2)

Grand total if all of the options are added:

Total Installed: \$ 66,247.18  
 \$ 4,285.07  
 \$ 0.00 tax exempt (need paperwork verifying)  
 \$ 70,532.25

## SECTION #3 Extra Large conference room 232: (Complete redesign Ver 2.0)

Largest conference room. More robust speaker and Mic system introduced to ensure system works for the added space.

### System design overview:

#### Video:

- (1) 85" Displays up front These will cover the room best taking into account closest and farthest viewer
- (1) Articulating mount with back box. All equipment to be placed behind TV. Articulating Mount will keep the room ADA on all the displays provided.

#### Camera/MIC/Speaker:

- (1) Logitech Rally All in One

#### Equipment Recommended:

- (1) QM85C Displays 85"
  - Slightly over recommended size
  - 24/7 run time and antiglare
  - On front wall
- (1) Chief Wall Mount articulating (To install equipment behind) and keep as flat as possible against the wall
- (1) Extron Room Sensor for auto on Off of the display ceiling mounted
- (1) Extron Room sensor receiver
- (1) Table mount for Logitech Tap
- (3) Table mount for Logitech Mic
- (1) Logitech Rally Bar
- (1) Mic hub
- (1) Cat 6 kit for mic
- (1) In wall Power supply 5 port.
  - Monitor power or reboot from anywhere with an internet connection

Total Installed: \$ 21,367.12  
\$ 0.00 tax exempt (need paperwork verifying)  
\$ 21,367.12 total



SECTION #3A Add (2) HDMI Table inputs Extra Large Conference room 232:

**System design overview:**

- This options adds a total of (4) of the table mounted retractable HDMI and network ports with power as shown in the image.



Equipment Recommended:

- (1) Extron HC404 Auto switcher over cat 6
  - Auto switch depending on what is plugged in
  - Auto switch TV
  - Auto turn on display when plugged in.
- (2) Custom table insets with retractable 3' HDMI, 3' Network cable, and power plug and USB power
  - See image of table plug.
  - (2) Power plugs
  - (1) USB\_A Power and (1) USB-C Power

Total Installed:       \$ +7,466.00  
                               \$       0.00 tax exempt (need paperwork verifying)  
                               \$ +7,466.00 total (added to Section #3)

SECTION #3A Add Wirelss Conferencing/Screen Share Extra Large Conference room 232:

**System design overview:**

- This would add Wireless screen share and conferencing from a laptop.



Equipment Recommended:

- (1) Barco Clickshare CX-50
  - Easy to use wireless Screen share
  - Wireless conferencing from Laptop
    - Use the rooms camera and Mics and speakers from your own laptop
    - Use and Codec you want Teams, Zoom, Google Meet etc.
  - Comes with (2) USB Dongles you can add more if wanted
  - Auto switches when used.

Total Installed:       \$ +4,762.56  
                               \$       0.00 tax exempt (need paperwork verifying)  
                               \$ +4,762.56 total (added to Section #3)

**Grand total if all of the options are added:**

Total Installed:       \$ 21,367.12  
                               \$ 7,466.00  
                               \$ 4,762.56  
                               \$       0.00 tax exempt (need paperwork verifying)  
                               \$ **33,595.68**

## SECTION #4 Large Conference 1<sup>st</sup> Floor 110 and medium Conference 2<sup>nd</sup> Floor 213:

Despite the room names the design for these rooms are identical. These rooms will have (2 Optional HDMI inputs in the table, (1) Opional Wireless share using clickshare.

### System design overview:

#### Video/Mic/Speaker:

- (1) 75" Display up front. This is the correct size for the farthest viewer per standards.
- (1) Logitech All in One rally Bar. With speaker mic and camera
- (1) Added mic pod for additional coverage
- (1) Room sensor will turn the display ON/OFF for energy and display life. Motion activated.
- Optional Clickshare wireless conference, and Optional HDMI inputs on table also available if wating to add. The wirelss conference will allo the user to use the rooms cameras, Mic and speaker to do any soft codec wanted.

#### Equipment Recommended:

- (1) QM75C Displays 75"
  - At recommended size
  - 24/7 run time and antiglare
- (1) Low Profile articulating mount to keep ADA 4" from wall measurement. Will hold equipment behind
- (1) Chief Wall Mount articulating (To install equipment behind) and keep as flat as possible against the wall
- (1) Logitech Rally Bar (Android Teams version)
  - Built in AI
  - All in one system.
- (1) Logitech TAP with Cat5E Kit
- (1) In Wall 5 Port wattbox
- (1) Added Mic pod for additional Mic range
- (1) Mount for Rally to hook onto display Mount
- (1) Extron Room Sensor for auto on Off of the display ceiling mounted
- (1) Extron Room sensor receiver
- (1) Table mount for Logitech Tap
- (1) In wall box for equipment



Total Installed:       \$ 17,277.69  
                              \$       0.00 tax exempt (need paperwork verifying)  
                              \$ 17,277.69 total (each room)

SECTION #4A Large Conference 1st Floor 110 and medium Conference 2nd Floor 213 Add (2) HDMI inputs on table:

**System design overview:**

- This would add (2) HDMI inputs with Power and 3' retractable HDMI, and 3' retractable wired network cable.

**Equipment Recommended:**

- (1) Extron HC404 Auto switcher over cat 6
  - Auto switch depending on what is plugged in
  - Auto switch TV
  - Auto turn on display when plugged in.
- (2) Custom table insets with retractable 3' HDMI, 3' Network cable, and power plug and USB power
  - See image of table plug.
  - (2) Power plugs
  - (1) USB\_A Power and (1) USB-C Power



Total Installed:       \$ +7,466.00  
                               \$ \_\_\_\_\_ 0.00 tax exempt (need paperwork verifying)  
                               \$ +7,466.00 total (added to Section #4 Each room)

SECTION #4B Large Conference 1<sup>st</sup> Floor 110 and medium Conference 2<sup>nd</sup> Floor 213 Add Wireless Conferencing and Screen Share:

**System design overview:**

- This would add Wireless screen share and conferencing from a laptop.

**Equipment Recommended:**

- (1) Barco Clickshare CX-50
  - Easy to use wireless Screen share
  - Wireless conferencing from Laptop
    - Use the rooms camera and Mics and speakers from your own laptop
    - Use and Codec you want Teams, Zoom, Google Meet etc.
  - Comes with (2) USB Dongles you can add more if wanted
  - Auto switches when used.



Total Installed:       \$ +4,762.56  
                               \$ \_\_\_\_\_ 0.00 tax exempt (need paperwork verifying)  
                               \$ +4,762.56 total (added to Section #4 Each room)

**Grand total if all of the options are added:**

Total Installed:       \$ 17,277.69  
                               \$ 7,466.00  
                               \$ 4,762.56  
                               \$ \_\_\_\_\_ 0.00 tax exempt (need paperwork verifying)  
                               \$ 29,506.25 Per room



**Grand total all options added of both rooms combined:**

**Total Installed:**       \$ 29,506.25 (room 110)  
                              \$ 29,506.25 (room 213)  
                              \$ \_\_\_\_\_ 0.00 tax exempt (need paperwork verifying)  
                              **\$ 59,012.50 Both rooms added with all options**

**Grand total if all of the options are approved and all rooms approved:**

**Total Installed:**       \$ 244,952.57  
                              \$ \_\_\_\_\_ 0.00 tax exempt (need paperwork verifying)  
                              **\$ 244,952.57**

**NOTE:**

- All necessary power will need to be provided by the General Contractor or Electrical Contractor.
- This quote assumes standard install hours M-F 8am to 5pm.
- All Teams room licenses to be provided for and maintained by the client.
- Data drops will need to be provided with correct speed needed for video conferencing. All data drops to be provided by IT
- Any back boxes or blocking for displays to be installed by the GC.
- Any conduit needed is to be installed by the EC.

**NOTE Wireless iPad control:**

- Currently this quote assumes the wireless network will be provided by the IT staff of HACA and will integrate with our system for wireless control. No wireless access points or routers included in this quote.