



## “MEETING NOTICE”

August 3, 2021

A VIRTUAL/TELEPHONIC REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF DHA HOUSING SOLUTIONS FOR NORTH TEXAS WILL TAKE PLACE AT 3939 N. HAMPTON ROAD, DALLAS, TEXAS 75212 AT:

6:00 P.M. ON MONDAY, AUGUST 9, 2021

### To Join the Meeting:

- Online – click on the following link <https://dhantx.zoom.us/j/87937743769> (Use the “raise hand” feature for permission to speak)
- By Phone: (346) 248-7799, or toll free (888) 788-0099 and then enter Meeting \*\*ID: 879 3774 3769 (Use \*9 for permission to speak)
- By Cell Phone: - Click on the One tap mobile number +13462487799, 87937743769#

The Commissioners may conduct a closed meeting pursuant to §551.071 of the Texas Government Code to seek the advice of its attorneys about a pending or contemplated litigation or about a settlement offer; or to consult with its attorney on a matter in which the duty of its attorney under the Texas Disciplinary Rules or Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act and/or pursuant to §551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property, if deliberation in an open meeting would have a detrimental effect on the position of the Authority in negotiations with a third person and/or pursuant to §551.074 of the Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or charge against any officer or employee, unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

### THE AGENDA OF THE MEETING IS LIMITED TO:

1. Meeting Called to Order.
2. Roll Call
3. Recognition of Individuals Wishing to Address the Board.
4. Approval of the July 12, 2021 Regular Meeting Minutes.

DISCUSSION ITEMS:

5. Discussion and Consideration of a Resolution to Replace HVAC Systems for the Dwelling Units at Frazier Fellowship. **#5084**
6. Discussion and Consideration of a Resolution to Replace HVAC Systems for the Dwelling Units at Mill City Frazier. **#5085**
7. Discussion and Consideration of a Resolution to Replace HVAC Systems for the Dwelling Units at Wahoo Frazier. **#5086**
8. Discussion and Consideration of a Resolution Authorizing Interior Renovations of Dwelling Units at Lakeview Townhomes. **#5087**
9. Recognition of Individuals Wishing to Address the Board.

**“Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun.”**

**“De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta.”**

**“Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly.”**

**“De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista.”**

DHA will provide services or devices that allow persons with sensory, manual, or speaking handicaps or disabilities to have an equal opportunity to participate in its programs or activities. If such services or devices are needed, DHA must be notified five (5) working days prior to the particular meeting, program or activity so that provision for such can be made. Please call the Section 504 Coordinator at the telephone number (214) 951-8348 or TTY 1-800-735-2989.

DHA will not discriminate on the basis of race, color, national origin, religion, sex, disability, familial status, age, sexual orientation, gender identity or marital status.



MINUTES OF THE REGUALR MEETING OF THE BOARD OF  
COMMISSIONERS OF DHA HOUSING SOLUTIONS FOR NORTH TEXAS

A Virtual/Telephonic meeting of the Board of Commissioners of DHA Housing Solutions for North Texas met on Monday, July 12, 2021 at 6:00 p.m. at 3939 North Hampton Road, Dallas, Texas 75212

Attendees: Chairman Jorge Baldor, Vice Chairman James Garner, Commissioner Betty Culbreath, Commissioner Michael Pegues and Commissioner Sabrina Steward.

Also in attendance:

Troy Broussard, President/CEO  
Letetia Patin, General Counsel  
Chetana Chaphekar, CFO  
David Zappasodi, Sr. Vice President / COO  
Tim Lott, Vice President Capital Programs  
Debbie Quitugua, Director Capital Technical Programs  
Mackenzie Killam, Staff Attorney  
Valeria Gray, Senior Paralegal

Following roll call, a quorum was declared and the July 12, 2021, Board of Commissioners meeting began at 6:04 p.m.

Mr. Broussard introduced agenda item # 3, Public Hearing Regarding DHA *Housing Solutions for North Texas*, Revised 2021 Public Housing Agency (PHA) Plan. Mr. Broussard opened the Public Hearing and provided an overview of the Annual Plan revision.

Mr. Broussard asked if there are comments from the public about the plan.

Director Capital Technical Programs, Debbie Quitugua provided a presentation about the Annual Plan and the elements of the Annual Plan Amendment. Three changes were identified from the prior year plan embodied in the Annual Plan Amendment. DHA:

- 1) Updated the number of DHA units in its public housing program
- 2) Updated the number of units in DHA's Housing Choice Voucher program; and

3) Unchecked a box on the HUD Annual Plan form, correcting an error found on the HUD Annual Plan form, clarifying that DHA does not intend to convert any public housing units to Housing Choice Vouchers. As a large public housing authority, DHA is not permitted to participate in that program.

Following this presentation in the public hearing the floor was opened to receive comments from the Public. With no questions or comments from the Public, the public hearing for the Agency's 2021 Annual and Five-year plan was closed at 6:11 p.m.

President Broussard resumed the Board of Commissioners meeting agenda and introduced agenda item # 6, Approval of the April 12, 2021 Special Meeting Minutes and the May 24, 2021 Special Meeting Minutes. A motion to approve the April 12, 2021 Special Meeting Minutes and the May 24, 2021 Special Meeting Minutes was presented by Commissioner Culbreath, seconded by Commissioner Pegues and unanimously approved.

Mr. Broussard asked to table agenda item #7, Dallas Independent School District Presentation relative to their broadband connectivity development and to present in the next Board Review meeting.

President Broussard introduced agenda item #8. Resolution # 5081, A Resolution Approving the Revised 2021 PHA Plan and Authorizing Submission of the PHA Plan to the U.S. Department of Housing and Urban Development. A motion to approve Resolution #5081 was presented by Commissioner Culbreath, seconded by Commissioner Steward and unanimously approved.

President Broussard introduced agenda item #9. Resolution # 5082, A Resolution Authorizing the Write-Off of Uncollectible Accounts from Vacated Tenants for the Period Ending June 30, 2021. A motion to approve Resolution #5082 was presented by Commissioner Culbreath, seconded by Commissioner Steward and unanimously approved.

President Broussard introduced agenda item #10. Resolution # 5083, A Resolution Authorizing the Expenditure of Funds for Plumbing Services at DHA owned Properties. A motion to approve Resolution #5083 was presented by Commissioner Culbreath, seconded by Commissioner Pegues and unanimously approved.

Mr. Broussard announced agenda item #11, recognition of individuals wishing to address the board. There were no questions or comments.

Mr. Broussard introduced the next item, Presentation of the 2021 Opportunity Rising Scholarship, by Mr. Zappasodi, Ms. Roseborough, and Ms. Killam. The 2021 Opportunity Rising Foundation introduced 30 scholars, graduates from local high schools who will be attending colleges and universities in the fall. The Opportunity Rising Foundation awarded 30 scholarships to recipients who are participants in the DHA's public and assisted housing programs.

Mr. Baldor, Mr. Broussard, the Commissioners and staff congratulated the scholars. Board Chair Baldor asked if there were any comments. With no further comments and no further business to come before the Board, the meeting adjourned at 6:53 p.m.

Jorge Baldor, Chairman

## Memorandum

**TO:** DHA Board of Commissioners  
**FROM:** Troy Broussard, President & CEO  
**SUBJECT:** Resolution to Replace HVAC Systems for the Dwelling Units at Frazier Fellowship  
**DATE:** August 9, 2021

**I. Statement of Issue**

DHA has determined it necessary and appropriate to replace the HVAC systems for the 76 dwelling units at Frazier Fellowship, as the existing HVAC units have reached the end of their life cycle.

**II. Prior Board Action**

None

**III. Background and History**

The scope of the work includes but is not limited to furnishing and installing all materials, supplies, equipment and labor to replace the HVAC systems at all dwelling units at Frazier Fellowship.

**IV. Status of Current Action**

Elstonaire has provided pricing for the work in accordance with their contract on the Interlocal Purchasing System (TIPS). Elstonaire will be working with Oncor Electric Delivery through the 2021 Multifamily HVAC Retrofit Program. The program provides incentives in the form of a rebate for the replacement of systems with heat pumps having a minimum 14.4 SEER rating. Elstonaire will be installing 16 SEER High Efficiency Heat Pump at each unit. The Oncor incentives are anticipated to present a one-time savings in the amount of \$1,554.00 per unit. Total cost for the replacement of the 76 HVAC units at Frazier Fellowship is \$434,302.00. The Oncor incentives for all units totals \$118,104.00. Inclusive of the Oncor incentives the total net expense will be \$316,198.00.

**V. Recommendation**

It is recommended that the Board of Commissioners authorize the President and CEO to execute a contract with Elstonaire, Inc. for the Replacement of the HVAC systems at each of the dwelling units at Frazier Fellowship.

**RESOLUTION NO. 5084**

**RESOLUTION TO REPLACE HVAC SYSTEMS FOR THE DWELLING UNITS AT FRAZIER FELLOWSHIP**

WHEREAS, DHA's mission is to provide affordable quality housing and access to supportive resources across north Texas; and

WHEREAS, Frazier Fellowship is a DHA owned, 76-unit multi-family rental development in DHA's public housing program; and

WHEREAS, DHA has determined that it is necessary and appropriate to replace the Heating and Ventilating Air Conditioning System (HVAC) at each unit in Frazier Fellowship as the HVAC units have reached the end of their life cycle; and

WHEREAS, DHA determined it appropriate to procure the replacement of the HVAC units utilizing a HUD approved alternative purchasing method whereby DHA selected the Interlocal Purchasing System, known as (TIPS), a cooperative purchasing organization dedicated to serving state and local government and related entities, where Elstonaire, Inc. is identified as an approved vendor procured by TIPS; and

WHEREAS, DHA has determined that Elstonaire, Inc. is a qualified contractor who has demonstrated the capacity and knowledge to perform the work; and

WHEREAS, the funds for this project are available from the 2020 Capital Programs Fund; and

WHEREAS, Elstonaire, Inc. has provided a price of Three Hundred Sixteen Thousand One Hundred Ninety-Eight dollars (\$316,198.00) which is a fair and reasonable price for the scope of work for this project.

**NOW THEREFORE, BE IT RESOLVED BY THE DHA BOARD OF COMMISSIONERS THAT:**

The DHA President and CEO or his designee is hereby authorized to enter into a contract with Elstonaire, Inc. for the replacement HVAC systems Frazier Fellowship.

PRESENTED AND PASSED on this the 9<sup>th</sup> day of August, 2021 by a vote of \_\_\_\_ ayes and \_\_\_\_\_ nays at a regular meeting of the DHA Board of Commissioners.

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Jorge Baldor, Chair

ATTEST:

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Troy Broussard, President, CEO & Secretary



## Memorandum

**TO:** DHA Board of Commissioners  
**FROM:** Troy Broussard, President & CEO  
**SUBJECT:** Resolution to Replace HVAC Systems for the Dwelling Units at Mill City Frazier  
**DATE:** August 9, 2021

**I. Statement of Issue**

DHA has determined it necessary and appropriate to replace the HVAC systems for the 116 dwelling units at Mill City Frazier, as the existing HVAC units have reached the end of their life cycle.

**II. Prior Board Action**

None

**III. Background and History**

The scope of the work includes but is not limited to furnishing and installing all materials, supplies, equipment and labor to replace the HVAC systems at all dwelling units at Mill City Frazier.

**IV. Status of Current Action**

Elstonaire has provided pricing for the work in accordance with their contract on the Interlocal Purchasing System (TIPS). Elstonaire will be working with Oncor Electric Delivery through the 2021 Multifamily HVAC Retrofit Program. The program provides incentives in the form of a rebate for the replacement of systems with heat pumps having a minimum 14.4 SEER rating. Elstonaire will be installing 16 SEER High Efficiency Heat Pump at each unit. The Oncor incentives are anticipated to present a one-time savings in the amount of \$1,554 per unit. Total cost for the replacement of the 116 HVAC units at Mill City Frazier is \$852,890. The Oncor incentives for all units totals \$234,654. Inclusive of the Oncor incentives the total net expense will be \$618,236.

**V. Recommendation**

It is recommended that the Board of Commissioners authorize the President and CEO to execute a contract with Elstonaire, Inc. for the Replacement of the HVAC systems at each of the dwelling units at Mill City Frazier.



RESOLUTION NO 5085

**RESOLUTION TO REPLACE HVAC SYSTEMS FOR THE DWELLING UNITS AT MILL CITY  
FRAZIER**

WHEREAS, DHA's mission is to provide affordable quality housing and access to supportive resources across north Texas; and

WHEREAS, Mill City Frazier is a DHA owned, 116-unit multi-family rental development in DHA's public housing program; and

WHEREAS, DHA has determined that it is necessary and appropriate to replace the Heating and Ventilating Air Conditioning System (HVAC) at each unit in Mill City Frazier as the HVAC units have reached the end of their life cycle; and

WHEREAS, DHA determined it appropriate to procure the replacement of the HVAC units utilizing a HUD approved alternative purchasing method whereby DHA selected the Interlocal Purchasing System, known as (TIPS), a cooperative purchasing organization dedicated to serving state and local government and related entities, where Elstonaire, Inc. is identified as an approved vendor procured by TIPS; and

WHEREAS, DHA has determined that Elstonaire, Inc. is a qualified contractor who has demonstrated the capacity and knowledge to perform the work: and

WHEREAS, the funds for this project are available from the 2020 Capital Programs Fund; and

WHEREAS, Elstonaire, Inc. has provided a price of Six Hundred Eighteen Thousand Two Hundred Thirty-six (\$618,236) which is a fair and reasonable price for the scope of work for this project.

**NOW THEREFORE, BE IT RESOLVED BY THE DHA BOARD OF COMMISSIONERS  
THAT**

The DHA President and CEO or his designee is hereby authorized to enter into a contract with Elstonaire, Inc. for the replacement HVAC systems Mill City Frazier.

PRESENTED AND PASSED on this the 9<sup>th</sup> day of August, 2021 by a vote of \_\_\_\_ ayes and \_\_\_\_\_ nays at a regular meeting of the DHA Board of Commissioners.

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Jorge Baldor, Chair

ATTEST:

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Troy Broussard, President, CEO & Secretary



## Memorandum

**TO:** DHA Board of Commissioners  
**FROM:** Troy Broussard, President & CEO  
**SUBJECT:** Resolution to Replace HVAC Systems for the Dwelling Units at Wahoo Frazier  
**DATE:** August 9, 2021

**I. Statement of Issue**

DHA has determined it necessary and appropriate to replace the HVAC systems for the 118 dwelling units at Wahoo Frazier, as the existing HVAC units have reached the end of their life cycle.

**II. Prior Board Action**

None

**III. Background and History**

The scope of the work includes but is not limited to furnishing and installing all materials, supplies, equipment and labor to replace the HVAC systems at all dwelling units at Wahoo Frazier.

**IV. Status of Current Action**

Elstonaire has provided pricing for the work in accordance with their contract on the Interlocal Purchasing System (TIPS). Elstonaire will be working with Oncor Electric Delivery through the 2021 Multifamily HVAC Retrofit Program. The program provides incentives in the form of a rebate for the replacement of systems with heat pumps having a minimum 14.4 SEER rating. Elstonaire will be installing 16 SEER High Efficiency Heat Pump at each unit. The Oncor incentives are anticipated to present a one-time savings in the amount of \$1,554 per unit. Total cost for the replacement of the 116 HVAC units at Wahoo Frazier is \$891,462. The Oncor incentives for all units totals \$242,424. Inclusive of the Oncor incentives the total net expense will be \$649,038.

**V. Recommendation**

It is recommended that the Board of Commissioners authorize the President and CEO to execute a contract with Elstonaire, Inc. for the Replacement of the HVAC systems at each of the dwelling units at Wahoo Frazier.

**RESOLUTION NO 5086**

**RESOLUTION TO REPLACE HVAC SYSTEMS FOR THE DWELLING UNITS AT WAHOO  
FRAZIER**

**WHEREAS**, DHA's mission is to provide affordable quality housing and access to supportive resources across north Texas; and

**WHEREAS**, Wahoo Frazier is a DHA owned, 118-unit multi-family rental development in DHA's public housing program; and

**WHEREAS**, DHA has determined that it is necessary and appropriate to replace the Heating and Ventilating Air Conditioning System (HVAC) at each unit in Mill City Frazier as the HVAC units have reached the end of their life cycle; and

**WHEREAS**, DHA determined it appropriate to procure the replacement of the HVAC units utilizing a HUD approved alternative purchasing method whereby DHA selected the Interlocal Purchasing System, known as (TIPS), a cooperative purchasing organization dedicated to serving state and local government and related entities, where Elstonaire, Inc. is identified as an approved vendor procured by TIPS; and

**WHEREAS**, DHA has determined that Elstonaire, Inc. is a qualified contractor who has demonstrated the capacity and knowledge to perform the work: and

**WHEREAS**, the funds for this project are available from the 2020 Capital Programs Fund; and

**WHEREAS**, Elstonaire, Inc. has provided a price of Six Forty Nine Thousand Thirty-eight dollars (\$649,038) which is a fair and reasonable price for the scope of work for this project.

**NOW THEREFORE, BE IT RESOLVED BY THE DHA BOARD OF COMMISSIONERS  
THAT**

The DHA President and CEO or his designee is hereby authorized to enter into a contract with Elstonaire, Inc. for the replacement HVAC systems Wahoo Frazier.

PRESENTED AND PASSED on this the 9<sup>th</sup> day of August, 2021 by a vote of \_\_\_\_ ayes and \_\_\_\_ nays at a regular meeting of the DHA Board of Commissioners.

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Jorge Baldor, Chair

ATTEST:

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Troy Broussard, President, CEO & Secretary



## **Memorandum**

**TO:** DHA Board of Commissioners  
**FROM:** Troy Broussard, President/CEO  
**SUBJECT:** Resolution Authorizing Interior Renovation of Dwelling Units at Lakeview Townhomes  
**DATE:** August 9, 2021

**I. Statement of Issue**

Request the Board of Commissioners approve the attached resolution for awarding a Contract for the Interior Renovation of Dwelling Units at Lakeview Townhomes.

**II. Background and History**

The scope of work includes but is not limited to furnishing and installing all materials, supplies, equipment and labor to complete the renovations of 152 dwelling units at Lakeview Townhomes. Work includes replacing all kitchen and bathroom cabinets and counter tops, installing new range, refrigerator, dishwasher, disposal, sinks and faucets; replacing all light fixtures, switches and outlets; replacement of doors; interior painting; repair of damaged walls and ceilings. Work also includes replacing entire HVAC systems. Bid Contract Documents and Specifications were prepared and invitations were published for this work in accordance with State law. Funds are available from the 2018 and 2019 Capital Fund Program.

**III. Status of Current Action**

Invitations were sent to 214 contractors on our bidders list. Fifteen (15) contractors picked up the plans and specifications and two (2) bids were received. The Bidding process has been completed and the lowest responsible and responsive bidder is Precision Reconstruction Group. Precision Reconstruction Group is a Non-Minority company that has successfully completed work for DHA in the past.

**IV. Recommendation**

It is recommended that the resolution for the award of the Contract to Precision Reconstruction Group for the Interior Renovations of Dwelling Units at Lakeview Townhomes for an amount of \$5,331,110.00 be approved.

Resolution No. 5087

**RESOLUTION AUTHORIZING INTERIOR RENOVATION OF DWELLING  
UNITS AT LAKEVIEW TOWNHOMES**

WHEREAS, DHA's mission is to provide affordable quality housing and access to supportive resources across North Texas; and

WHEREAS, Lakeview Townhomes sustained sever damages as a result of the 2021 Winter Storm; and

WHEREAS, DHA prepared bid contract documents and specifications for the Interior renovations of Dwelling Units at Lakeview Townhomes; and

WHEREAS, after public advertising, sealed bids have been received, publicly opened and read aloud.

NOW, THEREFORE,

BE IT RESOLVED BY THE DHA BOARD OF COMMISSIONERS:

That the DHA President & CEO or his designee is authorized to award a contract for the Interior Renovations of Dwelling Units at Lakeview Townhomes, to the lowest responsible and responsive bidder; and

That the DHA President & CEO is further authorized to serve as Contracting Officer for the Authority in the administration of the above said contract or to designate a person to serve in his/her stead.

PRESENTED AND PASSED on this the 9<sup>th</sup> day of August, 2021 by a vote of \_\_\_\_ ayes and \_\_\_\_ nays at a regular meeting of the DHA Board of Commissioners.

\_\_\_\_\_  
Jorge Baldor, Chair

ATTEST:

\_\_\_\_\_  
Troy Broussard,  
President/CEO and Secretary

**BID TABULATION SHEET (IFB 2021-16)**  
**INTERIOR RENOVATION OF 152 RESIDENTIAL UNITS AT LAKEVIEW TOWNHOMES**

Bids Opened at 3:00 p.m. on July 22, 2021

| BIDDER<br>COMPANY NAME / ADDRESS | TOTAL BID      | BID BOND &<br>CERTIFICATION | ADDENDUM<br>NO 1 & 2<br>(YES / NO) | STATUS | REMARKS |
|----------------------------------|----------------|-----------------------------|------------------------------------|--------|---------|
| 1 Precision Reconstruction Group | \$5,331,110.00 | 5%                          | Yes                                | None   |         |
| 2 Gibraltar Construction Company | \$8,976,000.01 | 5%                          | Yes                                | None   |         |
| 3                                |                |                             |                                    |        |         |
| 4                                |                |                             |                                    |        |         |

Number of Bids Submitted: 2  
DHA Representative Opening Bids: **Syed Raza**

## Tim Lott

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**From:** Syed Raza  
**Sent:** Monday, August 2, 2021 4:00 PM  
**To:** Tim Lott; Rawn Turner  
**Cc:** Troy Broussard; Chetana Chaphekar, CPA; David Zappasodi; Debbie Quitugua; Delbra Henderson; Procurement  
**Subject:** Procurement Approval-Precision Reconstruction Group for Interior Renovation of 152 Residential Units at Lakeview Townhomes

**Procurer: Tim Lott**  
**Department: Capital Programs**  
**Procurement of: Precision Reconstruction Group**  
**Minority Status: None**  
**Goods or Services: Interior Renovation of 152 Residential Units at Lakeview Townhomes**  
**Method: Sealed Bids**  
**Cost: \$5,331,110.00**  
**Term: 270 calendar days**

**Procurement: Approved 08-02-21**  
**Insurance: Approved 08-02-21**  
**Contract: Approved as to form 08-02-21**

**Board Approval:** DHA Board of Commissioners approval is required prior to the award of the Contract

**Contract # / Date** \_\_\_\_\_

Based upon my review of the procurement documents provided by staff, I have determined that the procurement requirements have been met. The procurement is approved.

The vendor's ACORD Certificate(s) of Insurance have also been reviewed and approved as meeting DHA's requirements.

Finally, the proposed contract is approved as to form. You may provide the vendor with four (4) counterpart originals for execution. Please make certain that all exhibits referred to in the contract are attached to the execution copies.

Once you have obtained the vendor's signature you are to forward the four (4) counterpart originals along with the procurement approval letter to Mr. Troy Broussard, President/CEO or Chetana Chaphekar, CFO/Contracting Officer for the execution of the contract. DHA contract number will then be assigned to the original signed copies of the contract. The Executive office will retain one original copy for the vault, I will retain one original copy for my records, and the remaining two originals will be given to you for your records and for the contractor's records.

**PLEASE MONITOR THIS CONTRACT CLOSELY TO MAKE CERTAIN THAT WORK DOES NOT EXTEND PAST THE TERM LENGTH AND THAT EXPENDITURES DO NOT EXCEED THE CONTRACT'S MONETARY LIMITS.**



**Profile of Firm Form**

- (1) Name of Firm: Precision Reconstruction Group
- (2) Contact Person: Ryan Curtis
- (3) Address: PO Box 2995
- (4) City, State, Zip: Forsyth TX 75126
- (5) Telephone: 972 971 7442
- (6) Fax: N/A Email: ryan@precisionreconstructiongroup.com
- (7) Please include the following information:
  - a. Tax ID Number: 82-2720021
  - b. Year firm established: 2017
  - c. Year firm established in Dallas/Fort Worth: 2017
  - d. Former name of firm and year established (if applicable): N/A
  - e. Name of parent company and date of acquisition (if applicable): N/A

(8) Identify Principals/Partners in firm:

| NAME            | TITLE            | PERCENT OWNERSHIP |
|-----------------|------------------|-------------------|
| Ryan Curtis     | Managing Partner | 50%               |
| Justin Ruggiano | Managing Partner | 50%               |
|                 |                  |                   |
|                 |                  |                   |

(9) Identify the individuals that will act as project manager and any other supervisory personnel that will work on project:

| NAME            | TITLE            |
|-----------------|------------------|
| Ryan Curtis     | Managing Partner |
| Justin Ruggiano | Managing Partner |
|                 |                  |
|                 |                  |

(10) **Debarred Statement:** Has this firm, or any of its principal(s), ever been debarred from providing any services to the Federal Government (including, but not limited to HUD), any state government, the State of Texas, or any local government agency within or without the State of Texas? Yes  No

*(If yes, please attach a full detailed explanation, including dates, circumstances and current status.)*

Signature: [Handwritten Signature] Printed Name: Ryan Curtis  
 Company: Precision Reconstruction Group Date: 7/22/21



## Minority Business Status

### MINORITY BUSINESS ENTERPRISES (MBE), WOMAN-OWNED BUSINESS ENTERPRISES (WBE), HISTORICALLY UNDERUTILIZED BUSINESS (HUB), AND/OR SECTION 3 BUSINESS CONCERN STATUS

It is the intent of DHA to assure that Minority Business Enterprises (MBE), Women-Owned Business Enterprises, Historically Underutilized Businesses (HUBs) and Section 3 Business Concerns have an equal opportunity to participate in DHA's purchasing and contracting activities.

- A. The offeror has represented as part of its offer that it  is  is not a **Minority-Owned Business**, which is defined as a business which is at least 51 percent owned by one or more minority group members; or, in the case of a publicly-owned business, one in which at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily business operations are controlled by one or more such individuals. Minority group members include, but are not limited to, Black Americans, Hispanic Americans, Native Americans, Asian Pacific Americans and Asian Indian Americans, and Hasidic Jewish Americans.

Please indicate which minority group you qualify under:  Black or African American;  Hispanic American;  Asian Pacific American;  Hasidic Jewish American;  Asian Indian American;  Native American; or,  other (specify) \_\_\_\_\_

- B. The offeror has represented as part of its offer that it  is  is not a **Woman-Owned Business/Enterprise (WBE)**, which is defined as a business which is at least 51 percent owned by one or more women; or, in the case of a publicly owned business, one in which at least 51 percent of its voting stock is owned by one or more women, and whose management and daily business operations are controlled by one or more such individuals.
- C. The offeror has represented as part of its offer that it  is  is not an **Historically Underutilized Business (HUB)** as defined in Vernon's Texas Codes Annotated, Government Code, §2161.001 as an entity with its principal place of business in this state (Texas) that is: (a) a corporation formed for the purpose of making a profit in which 51% or more of all classes of the shares of stock or other equitable securities are owned by one or more economically disadvantaged persons who have a proportionate interest and actively participate in the corporation's control, operation, and management; (b) a sole proprietorship created for the purpose of making a profit that is completely owned, operated, and controlled by an economically disadvantaged person; (c) a partnership formed for the purpose of making a profit in which 51% or more of the assets and interest in the partnership are owned by one or more economically disadvantaged persons who have a proportionate interest and actively participate in the corporation's control, operation, and management; (d) a joint venture in which each entity in the venture is a Historically Underutilized Business, as determined under another paragraph of this subdivision; or, (e) a supplier contract between a Historically Underutilized Business as determined under another paragraph of this subdivision and a prime contractor under which the Historically Underutilized Business is directly involved in the manufacture or distribution of the goods or otherwise warehouses and ships the goods.
- D. The offeror has represented as part of its offer that it  is  is not a **Section 3 Business Concern** is defined in 24 CFR, Section 135 as a business (a) that is 51 percent or more owned by section 3 residents; or (b) whose permanent, full-time employees include persons, at least 30 percent of whom are currently section 3 residents, or within three years of the date of first employment with the business concern were section 3 residents; or (c) that provides evidence of a commitment to subcontract in excess of 25 percent of the dollar award of all subcontracts to be awarded to business concerns that meet the qualifications set forth in paragraphs (a) or (b) in this definition of "section 3 business concern."

If you have been certified by the North Central Texas Regional Certification Center (minority- or women-owned business certification only), DFW Minority Business Development Council (minority- or women-owned business certification only), the Texas Building and Procurement Commission (minority- and women-owned business and HUB certification only) and/or DHA (Section 3 business certification only) please attach a copy of the Certification(s).

  
SIGNATURE

Ryan Curtis  
PRINT OR TYPE NAME

Precision Reconstruction Group  
COMPANY NAME (Offeror)

7/22/21  
DATE