

December 17, 2009

The Regular Meeting of the Philadelphia Housing Authority Board of Commissioners for December was held on Thursday, December 17, 2009 3:00 pm, at the Philadelphia Housing Authority, Multipurpose Room, 12 S. 23<sup>rd</sup> Street, Philadelphia, Pennsylvania.

A quorum being present, Commissioner John F. Street, Chairman, called the meeting to order. Upon roll call, those present were as follows:

Present: Commissioner John F. Street, Chairman  
Commissioner/Councilwoman Jannie L. Blackwell  
Commissioner Nellie W. Reynolds, Vice Chairman

Absent: Commissioner Debra L. Brady  
Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director  
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman, called the meeting to order. With that he asked for remarks from the Executive Director. Mr. Greene, PHA's Executive Director, advised the Commissioners that PHA was presenting four (4) Resolutions to be considered as PHA reached a consensus with the residents at the Pre-Board Meeting held last week.

The next order of business was the approval of November 2, 2009 minutes. Commissioner Reynolds moved for the adoption of the minutes, for which Commissioner/Councilwoman Blackwell seconded. The minutes were unanimously adopted. With that, Commissioner John F. Street, Chairman, presided over the remaining agenda.

I hereby certify that this was  
APPROVED BY THE BOARD ON 11/14/10  
SS R jmr  
PHILADELPHIA HOUSING AUTHORITY

Commissioner Reynolds moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner/Councilwoman Blackwell;

**RESOLUTION NO. 11357**

**RESOLUTION APPROVING MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING  
HELD ON NOVEMBER 2, 2009**

**BE IT RESOLVED**, that the minutes of the Board Meeting of the Philadelphia Housing Authority Regular Board Meeting held on November 2, 2009 copies of which have already been provided to the members, be the same are hereby ratified, confirmed and approved.

A vote being taken thereon, the "Ayes" and the "Nays" were as follows:

Present: Commissioner John F. Street, Chairman  
Commissioner/Councilwoman Jannie L. Blackwell  
Commissioner Nellie W. Reynolds, Vice Chairman

Absent: Commissioner Debra L. Brady  
Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director  
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

Commissioner/Councilwoman Blackwell moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner Reynolds;

**RESOLUTION NO. 11358**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH ROYAL PETROLEUM CORPORATION FOR THE PROVISION OF SUPPLY AND DELIVER #2 FUEL OIL (SOLICITATION NO. P-003893)**

**WHEREAS**, The Philadelphia Housing Authority (PHA) identified a need for the selected firm to supply and deliver #2 fuel oil at various PHA sites located within the City of Philadelphia; and

**WHEREAS**, Solicitation No. P-003893 was developed according to established procedures and was advertised in the Philadelphia Inquirer and several community newspapers; and

**WHEREAS**, the Invitation for Bid was mailed to the appropriate companies on PHA Bidders' List, and distributed to those who responded to the invitation through the publications; and

**WHEREAS**, two (2) offerors responded to the solicitation by submitting a proposal as follows:

**Royal Petroleum Corporation**  
Rose Fuel Oil and Heating

**WHEREAS**, the bids were reviewed and evaluated by the Review Committee and Outside Legal Counsel and the supporting documents were reviewed by the Contracting Officer; and

**WHEREAS**, based upon evaluation, it was recommended that a contract be awarded to Royal Petroleum Corporation; and

**WHEREAS**, it is further recommended that the contract shall be for a two (2) year base period with three (3) one-year option periods in an amount not to exceed **ONE MILLION DOLLARS (\$1,000,000.00)** for Base Year 1; **ONE MILLION DOLLARS (\$1,000,000.00)** for Base Year 2; **ONE MILLION DOLLARS (\$1,000,000.00)** for Option Year 1; **ONE MILLION DOLLARS (\$1,000,000.00)** for Option Year 2; **ONE MILLION DOLLARS (\$1,000,000.00)** for Option Year 3; a total contract amount not to exceed **FIVE MILLION DOLLARS (\$5,000,000.00)** to Royal Petroleum Corporation; and

**BE IT RESOLVED**, by and for The Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute a contract with Royal Petroleum Corporation for the provision of Supply and Deliver #2 Fuel Oil.

**BE IT FURTHER RESOLVED**, that (1) the recommended contractor complies with all terms required by the solicitation; (2) the contract is subject to approval by PHA's funding source before any contract shall exist; (3) no contract shall exist until signed by the Executive Director; and (4) if PHA and the offeror have not mutually agreed on the terms of a contract within forty-five (45) days of the next regularly scheduled Board meeting, then this resolution shall be void and the authority of the Executive Director shall cease.

A vote being taken thereon, the "Ayes" and the "Nays" were as follows:

Present: Commissioner John F. Street, Chairman  
Commissioner/Councilwoman Jannie L. Blackwell  
Commissioner Nellie W. Reynolds, Vice Chairman

Absent: Commissioner Debra L. Brady  
Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director  
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

Commissioner Reynolds moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner Blackwell;

**RESOLUTION NO. 11359**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT FOR FY2007 ROSS HOMEOWNERSHIP PROGRAM WITH THE URBAN LEAGUE OF PHILADELPHIA (SOLICITATION NO. P-003857R)**

**WHEREAS**, The Philadelphia Housing Authority (PHA) identified a need for a contractor to manage homeownership program for 1000 individuals; and

**WHEREAS**, Solicitation No. P-003857R was developed according to established procedures; and

**WHEREAS**, the Request for Proposal was mailed to the appropriate companies on PHA Bidders' List, and distributed to those who responded to the invitation through the publications; and

**WHEREAS**, One (1) offeror responded to the solicitation by submitting a proposal as follows:

**The Urban League of Philadelphia**; and

**WHEREAS**, the proposal was reviewed and evaluated by the Executive General Manager of Customer Support Services, Legal Counsel and the Contracting Officer; and

**WHEREAS**, based upon evaluation, it was recommended that a contract be awarded to The Urban League of Philadelphia; and

**WHEREAS**, it is further recommended that the contract, if awarded, shall be for a base period beginning on January 1, 2010 and ending on August 22, 2011 in an amount not to exceed **ONE HUNDRED THOUSAND DOLLARS (\$100,000.00)** for the Base Period; and

**NOW, THEREFORE, BE IT RESOLVED**, by and for The Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute a contract with The Urban League of Philadelphia for the FY2007 ROSS Homeownership Program; and

**BE IT FURTHER RESOLVED**, that (1) the recommended contractor comply with all terms required by the solicitation; (2) the contract is subject to approval by PHA's funding source before any contract shall exist; (3) no contract shall exist until signed by the Executive Director; and (4) if PHA and the offerors have not mutually agreed on the terms of a contract within forty-five (45) days following the next regularly scheduled Board meeting, then this resolution shall be void and the authority of the Executive Director shall cease.

A vote being taken thereon, the "Ayes" and the "Nays" were as follows:

Present: Commissioner John F. Street, Chairman  
Commissioner/Councilwoman Jannie L. Blackwell  
Commissioner Nellie W. Reynolds, Vice Chairman

Absent: Commissioner Debra L. Brady  
Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director  
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

Commissioner/Councilwoman Blackwell moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner Reynolds;

**RESOLUTION NO. 11360**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT FOR FOOD & BEVERAGE SERVICES/CATERING WITH J. CABOT CATERING, 12<sup>TH</sup> STREET CANTINA, CHEF'S MARKET, INC., PHILADELPHIA CATERING COMPANY, JACK KRAMER'S PHILADELPHIA, INC., AND CBM FOOD SERVICES, INC. (SOLICITATION NO. P-003880)**

**WHEREAS**, The Philadelphia Housing Authority (PHA) identified a need for a contractor to provide food and beverage services/catering at various PHA events; and

**WHEREAS**, Solicitation No. P-003880 was developed according to established procedures; and

**WHEREAS**, the Request for Proposal was mailed to the appropriate companies on PHA Bidders' List, and distributed to those who responded to the invitation through the publications; and

**WHEREAS**, Seven (7) offerors responded to the solicitation by submitting a proposal as follows:

**J. Cabot Catering  
12<sup>th</sup> Street Cantina  
Chef's Market, Inc.  
Philadelphia Catering Company  
Jack Kramer's Philadelphia, Inc.  
CBM Foods, Inc.  
Panache Catering by Foodarama (Late Proposal); and**

**WHEREAS**, the proposals were reviewed and evaluated by the Executive General Manager of Customer Support Services, Legal Counsel and the Contracting Officer; and

**WHEREAS**, based upon evaluation, it was recommended that a contract be awarded to J. Cabot Catering, 12<sup>th</sup> Street Cantina, Chef's Market, Inc., Philadelphia Catering Company, Jack Kramer's Philadelphia, Inc., and CBM Foods, Inc.; and

**WHEREAS**, it is further recommended that the contract, if awarded, shall be for a two (2) year base period with three (3) one-year option periods in an amount not to exceed **SIX HUNDRED TEN THOUSAND, ONE HUNDRED DOLLARS (\$610,100.00)** for the Base Period; **THREE HUNDRED EIGHTEEN THOUSAND, EIGHT HUNDRED EIGHTY SEVEN DOLLARS, FIFTY CENTS (\$318,887.50)** for Option Year 1; **THREE HUNDRED THIRTY TWO THOUSAND, SEVEN HUNDRED TWENTY FIVE DOLLARS (\$332,725.00)** for Option Period 2; **THREE HUNDRED FORTY SIX THOUSAND, FIVE HUNDRED SIXTY TWO DOLLARS, FIFTY CENTS (\$346,562.50)** for Option Period 3 to each of the 6 contractors for a total contract amount not to exceed **ONE MILLION, SIX HUNDRED EIGHT THOUSAND, TWO HUNDRED SEVENTY FIVE DOLLARS (\$1,608,275.00)**; and

**NOW, THEREFORE, BE IT RESOLVED**, by and for The Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute a contract with J. Cabot Catering, 12<sup>th</sup> Street Cantina, Chef's Market, Inc., Philadelphia Catering Company, Jack Kramer's Philadelphia, Inc. and CBM Foods, Inc.; and

**BE IT FURTHER RESOLVED**, that (1) the recommended contractors comply with all terms required by the solicitation; (2) the contracts are subject to approval by PHA's funding source before any contract shall exist; (3) no contracts shall exist until signed by the Executive Director; and (4) if PHA and the

offerors have not mutually agreed on the terms of a contract within forty-five (45) days following the next regularly scheduled Board meeting, then this resolution shall be void and the authority of the Executive Director shall cease.

A vote being taken thereon, the "Ayes" and the "Nays" were as follows:

Present:       Commissioner John F. Street, Chairman  
                  Commissioner/Councilwoman Jannie L. Blackwell  
                  Commissioner Nellie W. Reynolds, Vice Chairman

Absent:         Commissioner Debra L. Brady  
                  Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director  
                  Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

Commissioner Reynolds moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner/Councilwoman Blackwell;

**RESOLUTION NO. 11361**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT MODIFICATION WITH ALLIED CONSTRUCTION SERVICES II, INC. FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE WILSON PARK CANOPY STRUCTURE (CONTRACT NO. P-003634R)**

**WHEREAS**, The Philadelphia Housing Authority (“PHA”) continues to have a need for Construction Management Services for the Wilson Park Canopy Structure; and

**WHEREAS**, Solicitation No. P-003634R was developed according to established procedures and was advertised in the Philadelphia Inquirer and several community newspapers; and

**WHEREAS**, the Request for Proposal was mailed to the appropriate companies on PHA Bidders’ List, and distributed to those who responded to the invitation through the publication; and

**WHEREAS**, three (3) offerors responded to the solicitation by submitting a proposal as follows:

Allied Construction Services II, Inc.

**Dale Corporation**

The Smith Company Group

**WHEREAS**, these proposals were reviewed and rated by the Review Committee and the supporting documents were reviewed by the Contracting Officer; and

**WHEREAS**, based upon evaluation, it was recommended that a contract be awarded to Allied Construction Services II, Inc., in an amount not to exceed **ONE MILLION EIGHT HUNDRED FORTY FIVE THOUSAND DOLLARS (\$1,845,000.00)** for the contract period; and

**WHEREAS**, modifications to certain materials and services and related additional materials and services have been identified as a result of a comprehensive engineering evaluation and programmatic review; and

**WHEREAS**, a modification to cover the increased overall costs resulting from the modified and related additional service and material requirements, in an amount not to exceed **ONE MILLION ONE HUNDRED THOUSAND DOLLARS (\$1,100,000.00)** is needed to ensure the completion of the canopy project; and

**BE IT RESOLVED**, by and for The Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute a contract modification for the PHA Contract Number P-003634R with Allied Construction Services II, Inc.

A vote being taken thereon, the "Ayes" and the "Nays" were as follows:

Present: Commissioner John F. Street, Chairman  
Commissioner/Councilwoman Jannie L. Blackwell  
Commissioner Nellie W. Reynolds, Vice Chairman

Absent: Commissioner Debra L. Brady  
Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director  
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

The resolutions were adopted. With that, Commissioner John F. Street, Chairman opened the meeting for public comments. With no public comments being heard, Commissioner John F. Street, Chairman adjourned the meeting. (Copies of the actual transcript will be provided upon written request).