

September 18, 2008

The Regular Meeting of the Philadelphia Housing Authority Board of Commissioners for September 2008 was held on Thursday, September 18, 2008 3:00 pm, at the Philadelphia Housing Authority, Multipurpose Room, 12 S. 23rd Street, Philadelphia, Pennsylvania.

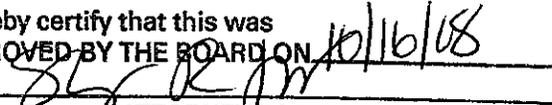
A quorum being present, Commissioner John F. Street, Chairman, called the meeting to order. Upon roll call, those present were as follows:

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

Absent: Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director

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 three (3) 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 June 19, 2008 minutes. Commissioner Reynolds moved for the adoption of the minutes, for which Commissioner 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 10/16/08


ATTORNEY FOR PHA



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

RESOLUTION NO. 11252

**RESOLUTION APPROVING MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING
HELD ON JUNE 19, 2008**

BE IT RESOLVED, that the minutes of the Board Meeting of the Philadelphia Housing Authority Regular Board Meeting held on June 19, 2008 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 Nellie W. Reynolds, Vice Chairman
Commissioner/Councilwoman Jannie L. Blackwell
Commissioner Debra L. Brady

Absent: Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director

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. 11253

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

WHEREAS, The Philadelphia Housing Authority (PHA) identified 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 publications; 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.; and

WHEREAS, it is further recommended that the contract, if awarded, shall be in the amount not to exceed **ONE MILLION EIGHT HUNDRED FORTY FIVE THOUSAND DOLLARS (\$1,845,000.00)** for the contract period; 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 Allied Construction Services II, Inc. for the provision of Construction Management Services for the Wilson Park Canopy Structure.

BE IT FURTHER RESOLVED, that (1) the recommended contractor(s) comply with all terms required by the solicitation; (2) the contract is subject to approval by PHA's funding source before a 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 Nellie W. Reynolds, Vice Chairman
Commissioner/Councilwoman Jannie L. Blackwell
Commissioner Debra L. Brady

Absent: Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director

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

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

RESOLUTION NO. 11254

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH APPLIED REAL ESTATE ANALYSIS, INC., FOR AN UPDATE OF THE DATABASE OF PHILADELPHIA MARKET-RATE RENTAL HOUSING AND RELATED SERVICES (SOLICITATION NO. P-003716)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for an update of the database of Philadelphia Market-Rate Rental Housing and other related services; and

WHEREAS, Solicitation No. P-003716 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 publications; and

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

Applied Real Estate Analysis, Inc.

WHEREAS, this proposal was 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 Applied Real Estate Analysis, Inc.; and

WHEREAS, it is further recommended that the contract, if awarded, shall be for a one (1) year base period with one (1) one-year option period in an amount not to exceed **THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000.00)** or two (2) years, whichever comes first; 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 Applied Real Estate Analysis, Inc. for the provision of Update of Database of Philadelphia Market-Rate Rental Housing and Related Services.

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 a 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 Nellie W. Reynolds, Vice Chairman
Commissioner/Councilwoman Jannie L. Blackwell
Commissioner Debra L. Brady

Absent: Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director

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. 11255

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT AND INSURANCE POLICY WITH LIBERTY MUTUAL INSURANCE COMPANY FOR WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY INSURANCE (SOLICITATION P-003729)

WHEREAS, the Philadelphia Housing Authority (PHA) identified a need for Workers' Compensation and Employers' Liability Insurance; and

WHEREAS, Solicitation No. P-003729 was developed according to established procedures, and was properly advertised in the Philadelphia Inquirer and other local publications; and

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

WHEREAS, Two (2) company's actually submitted a proposal;

AmeriHealth Mutual Insurance Company
Liberty Mutual Insurance Company

WHEREAS, the proposals were reviewed by the Evaluation Committee and Contracting Officer; and

WHEREAS, Best and Final Offers were requested, received and evaluated by the Committee and the Contracting Officer; and

WHEREAS, the existing coverage is scheduled to expire on October 15, 2008; and

WHEREAS, it is recommended that a contract and policy be awarded to Liberty Mutual Insurance Company in an amount not to exceed **NINE MILLION SIX HUNDRED NINETY-NINE THOUSAND EIGHT HUNDRED NINETY-NINE DOLLARS (\$9,699,899.00)** for a one-year period.

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 Liberty Mutual Insurance Company; and

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 a contract shall exist; (3) no contract shall exist until signed by the Executive Director; and, (4) if PHA and the bidder 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 Nellie W. Reynolds, Vice Chairman
Commissioner/Councilwoman Jannie L. Blackwell
Commissioner Debra L. Brady

Absent: Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director

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).