



PHA BOARD of COMMISSIONERS MEETING MINUTES

Thursday, April 17, 2014, 3 p.m., at 12 S. 23rd St., Philadelphia, PA 19103

The regular meeting of the Board of Commissioners was brought to order at approximately 3:15 p.m. by the Chair, Lynette M. Brown-Sow, with Commissioners Wetzel, Tate, Coney, Camarda and Callahan in attendance, as well as President & CEO Kelvin A. Jeremiah ("CEO Jeremiah") and Board Secretary and General Counsel, Barbara Adams. The Chair began the meeting by requesting a moment of silent reflection and then introduced the newly-appointed Resident Commissioner, Asia Coney. The Chair noted that Commissioners Coney and Tate are appointed Resident Commissioners and that they will serve until the installation of the elected Commissioners, after the Resident Commissioner election on April 29th and wished all the candidates good luck (Commissioners Coney and Tate are also running in the election).

CEO Jeremiah reviewed the procedure for public comment and noted that: 1) PHA will soon begin several new job programs for residents, including medical billing, customer service, medical nurse training, commercial driver's licensing and automotive training; 2) the next Pre-Apprenticeship cycle starts on June 2, 2014; 3) HUD conducted a site visit to Norris on April 8, 2014, as part of HUD's consideration of that site as 1 (one) of 6 (six) finalists for the Choice Neighborhoods Implementation Grant and appreciation was voiced for the involvement of the Norris Resident Council in this visit; and 4) April 29th is Election Day for the Resident Commissioner election.

The Chair then inquired whether there were any corrections to the minutes of the Board meeting of March 20, 2014, and hearing none, declared the minutes approved as submitted.

Six resolutions were presented, all of which were unanimously approved.

Resolution 11693, attached in Appendix 1, was presented Martin LaMar, Senior Vice President - Policy, Research, and Enterprise Planning, to authorize PHA to approve PHA's Act 130 Report for Fiscal Year 2014, as required by the Pennsylvania Housing Authorities Law. Commissioner Wetzel noted that he is the chair of the Policy & Planning Committee, which reviewed the resolution and recommends its approval, and he moved for its adoption. Following a second, the opportunity for public comment and there being no discussion, the motion was unanimously approved.

Resolution 11694, attached in Appendix 1, was presented by Michael Johns, Senior Executive Vice President – Capital Projects and Development, to authorize PHA to obtain up to 300 publicly-owned properties around PHA's Blumberg Development from the Philadelphia Redevelopment Authority, for nominal value, and to apply, as needed for certain of the properties, through the City of Philadelphia's Vacant Property Review Committee. Commissioner Wetzel noted that he is the chair of the Policy & Planning Committee, which reviewed the resolution and recommends its approval, and he moved for its adoption. Following a second, the opportunity for public comment and there being no discussion, the motion was unanimously approved.

Resolution 11695, attached in Appendix 1, was presented by David Walsh, Acting Executive Vice President – Supply Chain Management ("AEVP-Supply Chain"), and Michael Johns, Senior

Executive Vice President – Capital Projects and Development, to authorize PHA to construct and develop a new project-based voucher development at Gordon & 30th Streets and to contract with Dale Corporation for construction management for the construction of twenty-one (21) new Energy Star-certified dwelling units, with fourteen (14) two-bedroom and seven (7) three-bedroom units, in two and three story townhouses and duplexes at that location. Commissioner Wetzell noted that he is the chair of the Policy & Planning Committee, which reviewed the resolution and recommends its approval, and he moved for its adoption. Following a second, the opportunity for public comment and there being no discussion, the motion was unanimously approved.

Resolution 11696, attached in Appendix 1, was presented by David Walsh, AEVP-Supply Chain, and Keith Daviston, Senior Executive Vice President of Finance/Chief Financial Officer, to authorize PHA to authorize PHA to execute a contract amendment with Isdamer & Company, LLC (“Contractor”) for financial audit and audit-related services for PHA. The amendment will allow PHA to process final payment for additional services rendered. Commissioner Callahan noted that she is the chair of the Finance Committee that reviewed the resolution and she moved for its adoption. Following a second, the opportunity for public comment and there being no discussion, the motion was unanimously approved.


Resolution 11697, attached in Appendix 1, was presented by David Walsh, AEVP-Supply Chain, and Anthony F. Williams, Vice President, Procurement, Sourcing & Contracting – Supply Chain Management, to authorize PHA to separately contract with Four Seasons Total Landscaping, Inc. and Sabia Landscaping to provide landscaping services at six PHA sites. Commissioner Callahan noted that she is the chair of the Finance Committee that reviewed the resolution and she moved for its adoption. Following a second and discussion, including public comment, the motion was unanimously approved.

Resolution 11698, attached in Appendix 1, was presented by David Walsh, AEVP-Supply Chain, David Walsh and Thomas Kuhar, Acting Director, Construction – Development and Design, to authorize PHA to separately contract for small construction management services (under \$5 million) with Allied Construction; Noble Strategy; JD Bravo Co.; Bittenbender Construction; Perryman Building Co.; Constructionomics/BFW Group; Tilmar Designs; Domus, Inc. and Milestone Construction. Commissioner Callahan noted that she is the chair of the Finance Committee that reviewed the resolution and she moved for its adoption. Following a second and discussion, including the opportunity for public comment, the motion was unanimously approved.

The public comment period was then held, beginning at approximately 3:40 p.m., after which the meeting was adjourned by Chair Brown-Sow at approximately 3:50 p.m.

Sign-up sheets with the names of members of the public speaking on particular resolutions, as well as the sign-up sheets with names of members of the public signing up to speak in the general comment period, with a designation of the topic, are attached as Appendix 2.

Respectfully submitted,



Barbara Adams

Secretary

Philadelphia Housing Authority

APPENDIX 1

**THE PHILADELPHIA HOUSING AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
12 S. 23rd St.
PHILADELPHIA, PA 19103
THURSDAY, APRIL 17, 2014, at 3 p.m.
AGENDA**

- A. **Call to Order** Lynette M. Brown-Sow, Chair of the Board of Commissioners
The Philadelphia Housing Authority Board of Commissioners
- B. **Remarks** Lynette M. Brown-Sow, Chair of the Board of Commissioners
Kelvin A. Jeremiah, President & CEO
- C. **Approval of Minutes** of the Board Meeting held March 20, 2014, as distributed.
- D. **New Business**
1. **RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ACT 130 REPORT FOR FISCAL YEAR 2014, TO BE SUBMITTED AS REQUIRED BY THE PENNSYLVANIA HOUSING AUTHORITIES LAW**

(Martin LaMar)
2. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO OBTAIN PUBLICLY-OWNED PROPERTIES FROM THE PHILADELPHIA REDEVELOPMENT AUTHORITY AND THE PHILADELPHIA HOUSING DEVELOPMENT CORPORATION IN THE BLUMBERG/SHARSWOOD NEIGHBORHOOD**

(Michael Johns)
3. **RESOLUTION AUTHORIZING CERTAIN ACTIONS RELATING TO CREATING THE GORDON STREET DEVELOPMENT AT GORDON & 30TH STREETS IN NORTH PHILADELPHIA INCLUDING: FORMING A LIMITED PARTNERSHIP; ENTERING INTO A GROUND LEASE; CONTRACTING WITH DALE CORPORATION FOR CONSTRUCTION MANAGEMENT SERVICES FOR 21 NEW ENERGY STAR UNITS; AND AWARDING PROJECT-BASED VOUCHERS, IN ACCORDANCE WITH THE ADMINISTRATIVE PLAN**

(David Walsh and Michael Johns)
4. **RESOLUTION AUTHORIZING A CONTRACT MODIFICATION WITH ISDANER AND COMPANY, LLC FOR FINANCIAL AUDIT AND AUDIT-RELATED SERVICES**

(Keith Daviston and David Walsh)
5. **RESOLUTION AUTHORIZING SEPARATE CONTRACTS WITH FOUR SEASONS TOTAL LANDSCAPING, INC. AND SABIA LANDSCAPING FOR LANDSCAPING SERVICES AT PHILADELPHIA HOUSING AUTHORITY SITES**
(David Walsh and Anthony F. Williams)

6. **RESOLUTION AUTHORIZING SEPARATE CONTRACTS FOR SMALL CONSTRUCTION MANAGEMENT SERVICES WITH ALLIED CONSTRUCTION; NOBLE STRATEGY; JD BRAVO CO.; BITTENBENDER CONSTRUCTION; PERRYMAN BUILDING CO.; CONSTRUCTIONOMICS/BFW GROUP; TILMAR DESIGNS; DOMUS, INC; AND MILESTONE CONSTRUCTION**

(David Walsh and Tom Kuhar)

E. Public Comment Period

RESOLUTION NO. 11693

RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ACT 130 REPORT FOR FISCAL YEAR 2014, TO BE SUBMITTED AS REQUIRED BY THE PENNSYLVANIA HOUSING AUTHORITIES LAW

WHEREAS, the Pennsylvania General Assembly amended the Housing Authorities Law, Act of May 28, 1937, P.L. 955, on July 5, 2012 through P.L. 1093, No.130 (the "Act 130") and required that the Philadelphia Housing Authority ("PHA") submit an annual report on the operations, administration, management, finances, legal affairs, housing production and development and other relevant activities (the "Act 130 Report"); and

WHEREAS, PHA's Office of Policy, Research and Enterprise Planning has written the report and incorporated other documents in it that provide details on PHA's operations, administration, management, finances, legal affairs, housing production and development and other relevant activities; and

WHEREAS, PHA's Act 130 Report must be provided to the Secretary of Community and Economic Development, the Majority and Minority Leaders of the Senate, the Chair and Minority Chair of the Committee on Urban Affairs and Housing of the Senate, the Majority and Minority Leaders of the House of Representatives, the Chair and Minority Chair of the Committee on Urban Affairs of the House of Representatives, the Mayor and the President of Council (collectively, the "Elected Officials"), within thirty (30) days after the end of PHA's fiscal year and after approval by PHA's President & CEO and the PHA Board of Commissioners; and

WHEREAS, PHA's President & CEO and the Board of Commissioners have been provided with the Act 130 Report, as developed by PHA's Office of Policy, Research and Enterprise Planning, for PHA's Fiscal Year 2014, a short summary of which is attached to this resolution;

BE IT RESOLVED, that, the Board of Commissioners of the Philadelphia Housing Authority hereby approves the Act 130 Report as referenced herein and directs the President & Chief Executive Officer to submit such report to the Elected Officials, as required by Act 130.

I hereby certify that this was
APPROVED BY THE BOARD ON 4/17/14

Barbara Johnson, General Counsel
ATTORNEY FOR PHA

ATTACHMENT TO RESOLUTION ON ACT 130

SUMMARY OF PHA's ACT 130 REPORT FOR FY 2014

On July 5, 2012, Governor Corbett signed Senate Bill 1174 into law as Act 130 of 2012, thus amending the Pennsylvania Housing Authorities Law (Act 265 of 1937) and restructuring the Board of the Philadelphia Housing Authority (PHA.) The Act took effect 60 days from the date of signature, on September 3, 2012. The key provisions of the bill affecting PHA include:

- 1) a restructuring of the Board of Commissioners appointments including the appointment process and terms;
- 2) the establishment of at-will employment for the President and Chief Executive Officer and staff reporting to the individual holding this position; and
- 3) the requirement that PHA annually prepare a written report regarding its operations, administration, management, finances, legal affairs, housing production and development, and other relevant activities.

The law requires that the report be submitted to the Secretary of the Pennsylvania Department of Community and Economic Development, leadership in the General Assembly, the Mayor of Philadelphia and President of City Council.

This report includes commentary from PHA's President & CEO, short biographies of the Executive Team and the Board of Commissioners, statistics on PHA's resident population, a summary of current programs under this PHA administration, financial summaries, and a statement from PHA's legal department. As a designated Moving to Work (MTW) agency, PHA has substantial budget flexibility and regulatory relief. This allows PHA to make program changes that increase efficiency, help residents become self-sufficient and provide housing options. The MTW Fiscal Year 2015 Plan carefully considers the immediate and long-term needs and programs for residents in public housing and the Section 8 - Housing Choice Voucher Program.

In addition, the report also incorporates the most up-to-date status listing of the PHA Recovery Plan as required by the Cooperative Endeavor Agreement (CEA). The CEA mandated the appointment of an Administrative Receiver for PHA who prepared and implemented a Recovery Plan to address deficiencies in PHA's operations and governance, including those tasks that must be completed in order to return PHA to local control.

This report fulfills the requirements of Act 130 of 2012 - Section 24.1 by summarizing and providing complete copies of PHA's annual reports on operations, management, administration, finances, legal affairs, housing production and development and other relevant activities.

RESOLUTION NO. 11694

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO OBTAIN PUBLICLY-OWNED PROPERTIES FROM THE PHILADELPHIA REDEVELOPMENT AUTHORITY AND THE PHILADELPHIA HOUSING DEVELOPMENT CORPORATION IN THE BLUMBERG/SHARSWOOD NEIGHBORHOOD

WHEREAS, the Philadelphia Housing Authority ("PHA") is developing a project (the "Blumberg Project") for the revitalization of an area of Philadelphia located within the vicinity of 19th Street to the east, 27th Street to the west, South College Avenue/Poplar Street to the south, and Cecil B. Moore Avenue to the north (the "Project Site"); and

WHEREAS, the Board has previously approved a number of resolutions relating to the Blumberg Project, most recently in Resolution 11675, adopted on February 20, 2014 (authorization of actions relating to creating a new development at Norman Blumberg Apartments, including demolition, creating new entities, a ground lease and HUD submissions); and

WHEREAS, the Blumberg Project will promote the health and welfare of the citizens of Philadelphia by providing safe and sanitary dwelling accommodations for persons of low-income through construction of new housing and will provide for related mixed-use development; and

WHEREAS, in order to assemble the site for the Blumberg Project, PHA desires to acquire up to 300 properties that are currently publicly-owned by the Philadelphia Redevelopment Authority ("PRA") and Philadelphia Housing Development Corporation ("PHDC") for the Blumberg Project for nominal value; and

WHEREAS, certain properties will require that PHA apply for the properties through the City of Philadelphia's Vacant Property Review Committee ("VPRC");

BE IT RESOLVED, that the Philadelphia Housing Authority's Board of Commissioners hereby authorizes the President & CEO or his designee to: 1) conclude and execute interagency agreements and/or execute related appropriate documentation with the PRA and the PHDC; 2) submit applications and other appropriate documentation to the VPRC, in order to acquire up to 300 properties at nominal value for the Blumberg Project, as set forth above; and 3) take all necessary and appropriate actions in connection with obtaining the above-referenced publicly-owned properties.

I hereby certify that this was
APPROVED BY THE BOARD ON 4/17/14
Barbara Adams General Counsel
ATTORNEY FOR PHA

RESOLUTION NO. 11695

RESOLUTION AUTHORIZING CERTAIN ACTIONS RELATING TO CREATING THE GORDON STREET DEVELOPMENT AT GORDON & 30TH STREETS IN NORTH PHILADELPHIA INCLUDING: FORMING A LIMITED PARTNERSHIP; ENTERING INTO A GROUND LEASE; CONTRACTING WITH DALE CORPORATION FOR CONSTRUCTION MANAGEMENT SERVICES FOR 21 NEW ENERGY STAR UNITS; AND AWARDING PROJECT-BASED VOUCHERS, IN ACCORDANCE WITH THE ADMINISTRATIVE PLAN

WHEREAS, the Philadelphia Housing Authority ("PHA") successfully submitted a bid at a Sherriff's Sale on January 23, 2014 for sixty-four thousand dollars (\$64,000.00) for the purchase of a parcel of property at 2320-30 N. 30th Street in North Philadelphia, which is a vacant lot that is bounded by 30th Street to the east, 31st Street to the west, Gordon Street to the south, and Arizona Street to the north (the "Gordon Street Development"); and

WHEREAS, PHA wishes to construct a total of twenty-one (21) new Energy Star certified (for energy efficiency) dwelling units, with fourteen (14) two-bedroom and seven (7) three-bedroom units, in two and three story townhouses and duplexes at the Gordon St. Development, to include two (2) wheelchair accessible units and one (1) additional unit, all of which shall be fully accessible for the vision and hearing impaired; and

WHEREAS, PHA desires to create a Pennsylvania limited liability corporation (the "Gordon Street LLC") to own and operate the Gordon Street Development as a Project-Based Voucher development; and

WHEREAS, the use of project-based vouchers will necessitate the execution of a long-term ground lease ("Ground Lease") and other related development documents and agreements for the Gordon Street Development; and

WHEREAS, the Ground Lease will be executed between PHA and the Gordon Street LLC, and will provide for the payment of nominal rent; and

WHEREAS, PHA has awarded master construction management service contracts (the "Master Contracts") to certain firms for construction-related services to PHA on an as-needed basis, which would include management of the new construction at the Gordon Street Development; and

WHEREAS, pursuant to PHA Control Policy and Procedure 10, Board approval is required prior to the award of task orders in excess of two hundred fifty thousand dollars (\$250,000.00) under the Master Contracts; and

WHEREAS, in order to select between the firms having Master Contracts, PHA developed a competitive task order and issued a Request for Proposal to the firms having Master Contracts with PHA; and

WHEREAS, the two proposals received in response to the request for proposal were reviewed and evaluated by the evaluation committee appointed for such purpose and otherwise appropriately reviewed by the Contracting Officer; and

WHEREAS, based upon the consensus results of the evaluation, PHA recommends that a task order contract be awarded to Dale Corporation to provide construction management services for new construction at the Gordon Street Development, to be completed no later than within twelve (12) months after Notice to Proceed, with a total guaranteed maximum price not to exceed seven million two hundred thousand dollars (\$7,200,000.00), which includes options for add and deduct alternates;

BE IT RESOLVED, that for the creation of the Gordon Street Development, the PHA President & CEO, or his authorized designee (hereinafter referred to as the "President & CEO"), is hereby authorized to create a limited liability corporation, Gordon St. LLC and to negotiate and execute a Ground Lease and all other related and necessary development documents; and

BE IT FURTHER RESOLVED, that the President & CEO is hereby authorized to conclude and to execute a task order contract with Dale Corporation, subject to the availability of funds therefor, in a total amount not to exceed seven million two hundred thousand dollars (\$7,200,000.00), as set forth above, and to take all necessary actions relating to such contract, including exercising any options available under the contract, such as add or deduct alternates; and

BE IT FURTHER RESOLVED, that the President & CEO is hereby authorized to award project-based vouchers to the Gordon Street LLC in accordance with PHA's Administrative Plan; and

BE IT FURTHER RESOLVED, that the President & CEO is authorized to take all necessary actions regarding the creation of the Gordon Street Development, as set forth above, including the filing of all necessary submissions to obtain the aforementioned approvals from HUD, and the Commonwealth of Pennsylvania and any and all actions previously taken by any authorized officer of PHA in connection with this resolution are hereby ratified.

I hereby certify that this was
APPROVED BY THE BOARD ON 4/17/14

[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 11696

RESOLUTION AUTHORIZING A CONTRACT MODIFICATION WITH ISDANER AND COMPANY, LLC FOR FINANCIAL AUDIT AND AUDIT-RELATED SERVICES

WHEREAS, by Resolution No. 11289, adopted on March 26, 2009, the Board of Commissioners of the Philadelphia Housing Authority ("PHA") authorized the award of Contract No. 003798 ("Contract") to Isdaner & Company, LLC ("Contractor") for financial audit services to PHA for a total amount not to exceed one million two hundred fifty-one thousand dollars (\$1,251,000.00); and

WHEREAS, due to a need for additional audit services for the Philadelphia Housing Authority Development Corporation, the Philadelphia Housing Authority Homeownership Corporation and PHA, the Contract was previously modified to increase the not-to-exceed amount; and

WHEREAS, further audit and audit-related services have been and are being provided by the Contractor, beyond the modified contract amount, in a total additional amount that shall not exceed two hundred twenty thousand dollars (\$220,000.00); and

WHEREAS, except for transitioning working papers to PHA's new auditors, the Contractor is no longer providing audit or other services to PHA;

BE IT RESOLVED, that the PHA President & CEO or his authorized designee is hereby authorized to modify PHA's contract #003798 with Isdaner & Company, LLC to provide payment for the provision of additional services in an amount not to exceed two hundred twenty thousand dollars (\$220,000.00).

I hereby certify that this was

APPROVED BY THE BOARD ON 4/17/14

Anthony Adams, General Counsel
ATTORNEY FOR PHA

RESOLUTION NO. 11697

RESOLUTION AUTHORIZING SEPARATE CONTRACTS WITH FOUR SEASONS TOTAL LANDSCAPING, INC. AND SABIA LANDSCAPING FOR LANDSCAPING SERVICES AT PHILADELPHIA HOUSING AUTHORITY SITES

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for landscaping services at PHA Sites; and

WHEREAS, PHA developed a solicitation for the selection of vendors, according to established procedures and all applicable laws regarding public contracts; and

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

WHEREAS, the proposals were reviewed and evaluated by the evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the evaluation, the Evaluation Committee recommends that separate contracts be awarded to Four Seasons Total Landscaping, Inc., and Sabia Landscaping for a two-year base period with an option of three (3) additional one-year periods, in an aggregate total, if all options are exercised for the two contractors over the five-year period, not to exceed six hundred forty-eight thousand three hundred seventy-seven dollars and eighty-three cents (\$648,377.83); and

WHEREAS, work is to be assigned amongst the two (2) awardees at the discretion of the Contracting Officer, based on need, performance and other legitimate business factors, and may be altered at any time during the course of this contract; and

WHEREAS, the aggregate total to be spent under the contracts with the two (2) awardees over the five (5) year period shall not exceed six hundred forty-eight thousand three hundred seventy-seven dollars and eighty-three cents (\$648,377.83); and

WHEREAS, it is recommended that contracts be awarded as set forth below:

- 1) to Four Seasons Total Landscaping, Inc. for a two (2) year base period with three (3) additional one-year option periods in an amount not to exceed a total of six hundred forty-eight thousand three hundred seventy-seven dollars and eighty-three cents (\$648,377.83), if all options are exercised, as follows:
 - a) for each one (1) of the two (2) base years, an amount not to exceed one hundred twenty-eight thousand one hundred ten dollars and fifty-three cents (\$128,110.53), per year;
 - b) for option year one (1), an amount not to exceed one hundred twenty-eight thousand one hundred ten dollars and fifty-three cents (\$128,110.53); and
 - c) for option years two (2) and three (3), an amount not to exceed one hundred thirty-two thousand twenty three dollars and twelve cents (\$132,023.12) per year; and
- 2) to Sabia Landscaping for a two (2) year base period with three (3) additional one-year option periods in an amount not to exceed a total of five hundred thirty-five thousand seventy dollars (\$535,070.00); if all options are exercised, as follows:

- a) for the first one (1) of the two (2) base years, an amount not to exceed ninety-eight thousand seven hundred eighty-six dollars (\$98,786.00);
- b) for the second one (1) of the two (2) base years, an amount not to exceed one hundred two thousand seven hundred forty-three dollars (\$102,743.00);
- c) for the first one (1) of the three (3) options years, an amount not to exceed one hundred six thousand eight hundred eighty-one dollars (\$106,881.00);
- d) for the second one (1) of the three (3) options years, an amount not to exceed one hundred eleven thousand two hundred one dollars (\$111,201.00); and
- e) for the third one (1) of the three (3) options years, an amount not to exceed one hundred fifteen thousand four hundred fifty-nine dollars (\$115,459.00);

BE IT RESOLVED, that the PHA President & CEO or his authorized designee is hereby authorized to conclude and to execute separate contracts with Four Seasons Total Landscaping, Inc. and Sabia Landscaping, as set forth above and in an aggregate total contract amount not to exceed six hundred forty-eight thousand three hundred seventy-seven dollars and eighty-three cents (\$648,377.83), subject to the availability of funds therefor, and to take all necessary actions relating to such contracts, including the exercise of any options available under the contracts.

I hereby certify that this was
APPROVED BY THE BOARD ON 4/12/14
Barbara Adams, General Counsel
ATTORNEY FOR PHA

RESOLUTION NO. 11698

RESOLUTION AUTHORIZING SEPARATE CONTRACTS FOR SMALL CONSTRUCTION MANAGEMENT SERVICES WITH ALLIED CONSTRUCTION; NOBLE STRATEGY; JD BRAVO CO.; BITTENBENDER CONSTRUCTION; PERRYMAN BUILDING CO.; CONSTRUCTIONOMICS/BFW GROUP; TILMAR DESIGNS; DOMUS, INC; AND MILESTONE CONSTRUCTION

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for small construction management services, for construction projects under five million dollars (\$5,000,000.00); and

WHEREAS, PHA developed a solicitation for the selection of vendors, according to established procedures and all applicable laws regarding public contracts; and

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

WHEREAS, the proposals were reviewed and evaluated by the evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the evaluation, the Evaluation Committee recommends that separate contracts be awarded to Allied Construction; Noble Strategy; JD Bravo Co.; Bittenbender Construction; Perryman Building Co.; Constructionomics/BFW Group; Tilmar Designs; Domus, Inc.; and Milestone Construction for a three year period, in an aggregate total not to exceed fifteen million dollars (\$15,000,000.00); and

WHEREAS, work is to be assigned among the nine (9) awardees at the discretion of the Contracting Officer, based on need, performance and other legitimate business factors, and may be altered at any time during the course of this contract;

BE IT RESOLVED, that the President & CEO or his authorized designee is hereby authorized to conclude and to execute separate contracts with Allied Construction; Noble Strategy; JD Bravo Co.; Bittenbender Construction; Perryman Building Co.; Constructionomics/BFW Group; Tilmar Designs; Domus, Inc.; and Milestone Construction, as set forth above and in an aggregate total contract amount not to exceed fifteen million dollars (\$15,000,000.00), subject to the availability of funds therefor, and to take all necessary actions relating to such contracts.

I hereby certify that this was
APPROVED BY THE BOARD ON 4/17/14
Robert Coleman General Counsel
ATTORNEY FOR PHA

APPENDIX 2

**APRIL 17, 2014 SIGN-UP SHEET FOR THE
GENERAL PUBLIC COMMENT PERIOD
AT THE END OF THE BOARD MEETING
(3 minutes per person)**



Please **PRINT** your name and generally identify your topic:

1. Name: JOYCE MADISON ✓
Maintenance Issue? Yes No Other (topic): _____

2. Name: Prince Johnson ✓
Maintenance Issue? Yes No Other (topic): Verification of wages paid under P41A contracts.

3. Name: DONNA RICHARDSON ✓
Maintenance Issue? Yes No Other (topic): ZA

4. Name: Zanya & McMullen
Maintenance Issue? Yes No Other (topic): New Board

5. Name: Greg Brinkley
Maintenance Issue? Yes No Other (topic): Thanked those who had expressed condolences following the recent death of his son.

**APRIL 17, 2014 SIGN-UP SHEET FOR
COMMENT ON SPECIFIC RESOLUTIONS
(3 minutes per person)**



Reso. #1: Act 130 Report

Reso. #2: Blumberg Development

Reso #3: Gordon & 30th St. Development.

Reso. #4: Audit contract amendment

Reso #5: Landscaping contracts

Resol. #6: Small Construction Mgt. contracts

**Please PRINT your name & check the number of the resolution on
which you wish to speak:**

1. Name: Prince Jehan Reso. #1 2 3 4 5 6
2. Name: _____ Reso. #1 2 3 4 5 6
3. Name: _____ Reso. #1 2 3 4 5 6
4. Name: _____ Reso. #1 2 3 4 5 6
5. Name: _____ Reso. #1 2 3 4 5 6
6. Name: _____ Reso. #1 2 3 4 5 6
7. Name: _____ Reso. #1 2 3 4 5 6
8. Name: _____ Reso. #1 2 3 4 5 6
9. Name: _____ Reso. #1 2 3 4 5 6