

July 20, 2012

The Special Board Meeting of the Philadelphia Housing Authority Board of Commissioner for July was held on Friday, July 20, 2012, 2:00 pm, at the Philadelphia Housing Authority, 12 S. 23rd Street, Philadelphia, Pennsylvania.

Present: Estelle Richman, Board of Commissioner
Kelvin Jeremiah, Interim Executive Director/Interim Administrative Receiver
Barbara Adams, Esq., General Counsel

The Board of Commissioner, Estelle Richman called the meeting to order and asked the Interim Executive Director/Interim Administrative Receiver, Mr. Kelvin Jeremiah for remarks. Mr. Jeremiah made several announcements; The New HR Manual is in effect and every employee has been trained. On July 19, HUD notified PHA about the remaining two findings of the Scattered Site Audit, and stated that it was closed, which means PHA does not have to reimburse the Federal Government. Paschall Village was named as a finalist for the Best Affordable Apartment Community. Whereas Mr. Jeremiah announced that next weekend 50 PHA residents along with their parents will travel to Cheyney for the first ever PHA Scholar Event. People for People awarded \$1,500 scholarships and laptops to three PHA Graduates who demonstrated leadership, motivation and commitment to education. Whereas he requested the representative and three scholarship awardees to step forward and presented them with their handed plaque and kindle fires.

The next order of business was the approval of the minutes. Commissioner Estelle Richman moved for the adoption of the minutes for the June 27, 2012 board meeting.

Commissioner Estelle Richman moved for the adoption of the following minutes.

RESOLUTION NO. 11540

**RESOLUTION APPROVING MINUTES OF THE BOARD OF COMMISSIONER MEETING
HELD ON JUNE 27, 2012**

BE IT RESOLVED, that the minutes of the Board Meeting of the Philadelphia Housing Authority Meeting held on June 27, 2012, copies of which have already been provided, be the same are hereby ratified, confirmed and approved.

Commissioner Estelle Richman thereupon declared the Minutes unanimously adopted.

APPROVED BY THE BOARD ON 7/20/12
Barbara Adams, General Counsel
ATTORNEY FOR PHA

Commissioner Estelle Richman moved for the adoption of the following resolution.

RESOLUTION NO. 11541

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR/ INTERIM ADMINISTRATIVE RECEIVER OR HIS DULY AUTHORIZED DESIGNEE TO RATIFY AN AMENDMENT TO CONTRACT NO. P-003874 WITH VACANT PROPERTY SECURITY, INC. TO INCREASE THE TOTAL NOT-TO-EXCEED AMOUNT OF THE CONTRACT BY \$185,000.00.

WHEREAS, by Resolution No. 11368, adopted on March 17, 2010, the Board authorized the award of Contract No. P-003874 (the "Contract") to Vacant Property Security, Inc. ("Contractor") for the supply and installation of protective security devices at short term and long term vacant PHA properties for a total amount not to exceed **FOUR HUNDRED EIGHTY ONE THOUSAND FIVE HUNDRED FORTY THREE DOLLARS AND TWENTY CENTS** (\$481,543.20); and

WHEREAS, due to the repair and rehabilitation of numerous PHA scattered sites under the American Recovery and Reinvestment Act ("**ARRA**") grant to PHA, which required the sites to be vacated, the Contractor was required to provide additional protective services at PHA sites; and

WHEREAS, the Contract was previously amended by a prior change order to increase the total not-to-exceed amount by 20% (**NINETY SIX THOUSAND THREE HUNDRED EIGHT DOLLARS** (\$96,308)) to accommodate the greater demand for protective services; and

WHEREAS, due to the additional demand, a new contract was requested from Contracts Procurement and Contracts Procurement issued a new solicitation for the protective services; and

WHEREAS, during the period the new solicitation for the supply and installation of protective security devices was being issued, protective security was still required at vacant PHA sites; and

WHEREAS, prior to the award of a new contract, the total not-to-exceed amount of the Contract, as amended, was exhausted; and

WHEREAS, the Contractor supplied and PHA received **ONE HUNDRED EIGHTY FIVE THOUSAND DOLLARS** (\$185,000) in additional protective security at its vacant scattered site over the Board-authorized Contract amount;

NOW THEREFORE BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Interim Executive Director/Interim Administrative Receiver, or his duly authorized designee is hereby authorized to conclude and to execute an amendment to Contract No. P-003874 with Vacant Property Security, Inc. for the provision of additional protective services and to increase the not-to-exceed amount of the Contract to **SEVEN HUNDRED SIXTY TWO THOUSAND EIGHT HUNDRED AND FIFTY TWO DOLLARS** (\$762,852).

Commissioner Estelle Richman thereupon declared the Resolution unanimously adopted.

Commissioner Estelle Richman moved for the adoption of the following resolution.

RESOLUTION NO. 11542

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR/INTERIM ADMINISTRATIVE RECEIVER OR HIS DULY AUTHORIZED DESIGNEE TO CONCLUDE AND EXECUTE A MEMORANDUM OF UNDERSTANDING WITH CHEYNEY UNIVERSITY OF PENNSYLVANIA

WHEREAS, the mission of Cheyney University of Pennsylvania ("**University**"), established in 1837, is to prepare confident, competent, reflective, visionary leaders and responsible citizens and to uphold a tradition of academic excellence and maintain its historical commitment to opportunity and access for students of diverse backgrounds; and

WHEREAS, the mission of the Philadelphia Housing Authority ("**PHA**") is to provide safe, decent, and sanitary housing for persons of low and very low income; and

WHEREAS, PHA has an interest in partnering with the University on initiatives to increase educational opportunities for students who reside in public housing; and

WHEREAS, in furtherance of mutual objectives, the University and PHA agree to develop programs and identify resources to support students in pursuit of a college degree;

NOW THEREFORE BE IT RESOLVED, that the Philadelphia Housing Authority Board of Commissioner hereby authorizes the Interim Executive Director/Interim Administrative Receiver to conclude and execute a Memorandum of Understanding with Cheyney University and commit to work closely on the following initiatives:

- A. University Internships: PHA shall offer an internship to three students, effective Fall Semester 2012; PHA shall also endeavor to have an intern placed with one of several Community Partners under contract with PHA to provide entrepreneurship preparation, human services, hospitality training, pest management, and other direct services to public housing families.
- B. PHA Young Scholars Conference: PHA and the University shall conduct a young scholars conference in July of 2012 at which time PHA will celebrate the academic achievements of public housing students and facilitate a stakeholder's forum on security and safety topics.
- C. Broadband Technologies Opportunities Program ("BTOP"): PHA and the University shall provide opportunities for the University to introduce additional ways to use the netbooks to support PHA resident students academically, socially and personally.
- D. Business Development for Resident - Owned Businesses: The University will provide a platform to introduce evidence-based training models for business development to residents.
- E. Fall Career Fair at the University: PHA wishes to have space reserved for PHA's Human Resources Department to participate in upcoming events at the University scheduled in the fall of 2012.
- F. Continuing Education for PHA Employees: The parties shall work together to find opportunities for continuing education training and occupational skills training classes for PHA employees that can be offered at the University's urban center located at 7th and Market Streets.

BE IT FURTHER RESOLVED, that the Interim Executive Director/Interim Administrative Receiver or his duly authorized designee is authorized to jointly develop a process with the University to provide grants to PHA residents who are recipients of the University's scholarship program with funds received by PHA

from PHA vendors that are unable to directly hire PHA residents and contribute funds for a PHA training program as a way to comply with 24 C.F.R. part 135. The grants will only be used to provide educational assistance that may include support for textbooks, fees, local and out-of-town travel (airline, train or bus tickets), computers and software/hardware, cellular phones, and other types of educational assistance approved by PHA.

Commissioner Estelle Richman thereupon declared the Resolution unanimously adopted.

Commissioner Estelle Richman moved for the adoption of the following resolution.

RESOLUTION NO. 11543

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR/INTERIM ADMINISTRATIVE RECEIVER OR HIS DULY AUTHORIZED DESIGNEE TO UTILIZE THE STATE PURCHASING PROGRAM TO CONCLUDE AND EXECUTE A CONTRACT WITH EMC CORP., FOR THE PURCHASE AND INSTALLATION OF DATA STORAGE EQUIPMENT

WHEREAS, pursuant to the Pennsylvania Commonwealth Procurement Code, Act 57 of 1998, as amended (the "Procurement Code"), PHA is authorized to engage in cooperative purchasing with the Commonwealth of Pennsylvania through the use of statewide contracts and the COSTARS system maintained by the Pennsylvania Department of General Services; and

WHEREAS, State cooperative purchasing and similar programs offer competitively obtained and standardized prices, terms and conditions, and enable acquisitions to be effected on a streamlined basis; and

WHEREAS, pursuant to the regulations of the U.S. Department of Housing and Development ("HUD") applicable to procurement by public housing authorities (24 C.F.R. § 85.36(b)(5)), public housing authorities are "encouraged to enter into State and local intergovernmental agreements for procurement or use of common goods and services," in order to "foster greater economy and efficiency;" and

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for the purchase and installation of data storage equipment; and

WHEREAS, PHA identified suitable service and equipment providers on the COSTARS System; and

WHEREAS, based upon the evaluation of the providers that are on the COSTARS System, EMC Corp., was identified as the best provider; and

WHEREAS, it was recommended that a contract be awarded to EMC Corp.; and

WHEREAS, it is further recommended that the contract, if awarded, shall be for a two (2) year base period with one (1) option period in an amount not to exceed **FOUR HUNDRED AND SEVENTY FIVE THOUSAND DOLLARS (\$475,000.00)** for Base Year 1; **FOUR HUNDRED AND SEVENTY FIVE THOUSAND DOLLARS (\$475,000.00)** for Base Year 2; **FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00)** for Option Year 1; for a Total Contract amount not to exceed **ONE MILLION THREE HUNDRED AND FIFTY THOUSAND DOLLARS (\$1,350,000.00)** to EMC Corp.

NOW THEREFORE, BE IT RESOLVED, after the receipt and approval of our acceptable Section 3 plan from EMC Corp.

BE IT RESOLVED, by and for The Philadelphia Housing Authority, that the Interim Executive Director/Interim Administrative Receiver or his duly authorized designee is hereby authorized to conclude and to execute a contract with EMC Corp., for the purchase and installation of data storage equipment.

BE IT FURTHER RESOLVED, that (1) the Interim Executive Director/Interim Administrative Receiver and all other appropriate personnel of PHA are authorized to take all actions necessary to implement this resolution in accordance with its terms and the "Whereas" clauses above; (2) the contract is subject to the availability of funds therefore; (3) no contract shall exist until signed by the Interim Executive Director/Interim Administrative Receiver, or his designee and; (4) if PHA and the offeror have not mutually agreed on the terms of a contract within ninety days (90) following the next regularly scheduled Board meeting, then this resolution shall be void and the authority of the Interim Executive Director/Interim Administrative Receiver shall cease.

Commissioner Estelle Richman thereupon declared the Resolution unanimously adopted.

Commissioner Estelle Richman moved for the adoption of the following resolution.

RESOLUTION NO. 11544

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR/INTERIM ADMINISTRATIVE RECEIVER OR HIS DULY AUTHORIZED DESIGNEE TO UTILIZE THE STATE PURCHASING PROGRAM TO CONCLUDE AND EXECUTE A CONTRACT WITH VERIZON, INC. FOR THE PROVISION OF CONSULTING AND WIRELESS BROADBAND SERVICES

WHEREAS, under certain circumstances, the Philadelphia Housing Authority (PHA) is allowed to acquire and lease goods and services using the Federal Supply Schedules maintained by the U.S. General Services Administration ("GSA"), which are also referred to as the "GSA Schedules" and Multiple Award Schedules ("MAS"); and

WHEREAS, such Federal and State cooperative purchasing and similar programs offer competitively obtained and standardized prices, terms and conditions, and enable acquisitions to be effected on a streamlined basis; and

WHEREAS, pursuant to the regulations of the U.S. Department of Housing and Development ("HUD") applicable to procurement by public housing authorities (24 C.F.R. § 85.36(b)(5)), public housing authorities are "encouraged to enter into State and local intergovernmental agreements for procurement or use of common goods and services," in order to "foster greater economy and efficiency;" and

WHEREAS, the Philadelphia Housing Authority (PHA) identified a need for the consulting and wireless broadband services; and

WHEREAS, PHA identified suitable service and equipment providers on the GSA Schedule; and

WHEREAS, based upon the evaluation of the providers that are on the GSA schedule, Verizon, Inc. was identified as the best provider; and

WHEREAS, it was recommended that a contract be awarded to Verizon; and

WHEREAS, it is further recommended that the contract, if awarded, shall be for a two (2) year base period with one (1) option period in an amount not to exceed **THREE HUNDRED THOUSAND DOLLARS (\$300,000.00)** for Base Year 1; **THREE HUNDRED THOUSAND DOLLARS (\$300,000.00)** for Base Year 2; and **THREE HUNDRED THOUSAND DOLLARS (\$300,000.00)** for Option Year 1 for a total contract amount not to exceed **NINE HUNDRED THOUSAND DOLLARS (\$900,000.00)** to Verizon, Inc.

NOW THEREFORE, BE IT RESOLVED, after the receipt and approval of our acceptable Section 3 plan from Verizon.

BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Interim Executive Director/Interim Administrative Receiver is hereby authorized to conclude and to execute a contract with Verizon Inc. for the provision of consulting and wireless broadband services.

BE IT FURTHER RESOLVED, that (1) the Interim Executive Director/Interim Administrative Receiver [and all other appropriate personnel of PHA] are authorized to take all actions necessary to implement this resolution in accordance with its terms and the "Whereas" clauses above; (2) the contract is subject to the availability of funds therefore; (3) no contract shall exist until signed by the Interim Executive Director/Interim Administrative Receiver, or his designee and; (4) if PHA and the offeror have not mutually agreed on the terms of a contract within ninety days (90) following the next regularly scheduled

Board meeting, then this resolution shall be void and the authority of the Interim Executive Director/Interim Administrative Receiver shall cease.

Commissioner Estelle Richman thereupon declared the Resolution unanimously adopted.

Commissioner Estelle Richman moved for the adoption of the following resolution.

RESOLUTION NO. 11545

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR/INTERIM ADMINISTRATIVE RECEIVER OR HIS DULY AUTHORIZED DESIGNEE TO UTILIZE THE STATE PURCHASING PROGRAM TO CONCLUDE AND EXECUTE A CONTRACT WITH VERIZON, INC. FOR THE PURCHASE AND INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT

WHEREAS, pursuant to the Pennsylvania Commonwealth Procurement Code, Act 57 of 1998, as amended (the "Procurement Code"), PHA is authorized to engage in cooperative purchasing with the Commonwealth of Pennsylvania through the use of statewide contracts and the COSTARS system maintained by the Pennsylvania Department of General Services; and

WHEREAS, State cooperative purchasing and similar programs offer competitively obtained and standardized prices, terms and conditions, and enable acquisitions to be effected on a streamlined basis; and

WHEREAS, pursuant to the regulations of the U.S. Department of Housing and Development ("HUD") applicable to procurement by public housing authorities (24 C.F.R. § 85.36(b)(5)), public housing authorities are "encouraged to enter into State and local intergovernmental agreements for procurement or use of common goods and services," in order to "foster greater economy and efficiency;" and

WHEREAS, the Philadelphia Housing Authority (PHA) identified a need for the purchase and installation of telecommunications equipment; and

WHEREAS, PHA identified suitable service and equipment providers on the COSTARS system; and

WHEREAS, based upon the evaluation of the providers that are on the COSTARS system, Verizon, Inc. was identified as the best provider; and

WHEREAS, it was recommended that a contract be awarded to Verizon Inc.; and

WHEREAS, it is further recommended that the contract, if awarded, shall be for a two (2) year base period with one (1) option period in an amount not to exceed **SEVEN HUNDRED THOUSAND DOLLARS (\$700,000.00)** for Base Year 1; **SEVEN HUNDRED THOUSAND DOLLARS (\$700,000.00)** for Base Year 2; and **SEVEN HUNDRED THOUSAND DOLLARS (\$700,000.00)** for Option Year 1 for a Total Contract amount not to exceed **TWO MILLION ONE HUNDRED THOUSAND DOLLARS (\$2,100,000.00)** to Verizon, Inc.; and

NOW THEREFORE, BE IT RESOLVED, after the receipt and approval of our acceptable Section 3 plan from Verizon.

BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Interim Executive Director/Interim Administrative Receiver is hereby authorized to conclude and to execute a contract with Verizon, Inc. for the purchase and installation of telecommunications equipment.

BE IT FURTHER RESOLVED, that (1) the Interim Executive Director/Interim Administrative Receiver and all other appropriate personnel of PHA are authorized to take all actions necessary to implement this resolution in accordance with its terms and the "Whereas" clauses above; (2) the contract is subject to the availability of funds therefore; (3) no contract shall exist until signed by the Interim Executive Director/Interim Administrative Receiver, or his designee and; (4) if PHA and the offeror have not mutually agreed on the terms of a contract within ninety days (90) following the next regularly scheduled Board meeting, then this resolution shall be void and the authority of the Interim Executive Director/Interim Administrative Receiver shall cease.

Commissioner Estelle Richman thereupon declared the Resolution unanimously adopted.

Commissioner Estelle Richman moved for the adoption of the following resolution.

RESOLUTION NO. 11546

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR/INTERIM ADMINISTRATIVE RECEIVER OR HIS DULY AUTHORIZED DESIGNEE TO CONCLUDE AND TO EXECUTE A CONTRACT FOR ROOFING REPLACEMENT AT JOHNSON HOMES

WHEREAS, the Philadelphia Housing Authority (“PHA”) has identified a need for roofing replacement at Johnson Homes; and

WHEREAS, Solicitation No. P-004138 was developed according to established procedures and all applicable laws regarding public contracts 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, six (6) offerors responded to the solicitation by submitting a proposal as follows:

MD Roofing and Siding, Inc.

Northeast Union Inc.

D.A. Nolt Inc.

AP Construction Inc.

Towne and Country Roofing and Siding Inc.

Four Seasons Construction; and

WHEREAS, the proposals were reviewed and evaluated by the evaluation committee appointed for such purpose (the “Evaluation Committee”) and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the evaluation, it was recommended that a contract be awarded to MD Roofing and Siding, Inc.; and

WHEREAS, the Board of Commissioner awarded a contract to MD Roofing and Siding, Inc. at the April 26, 2012 Board meeting by Resolution No. 11528; and

WHEREAS, a contract could not be negotiated and executed with MD Roofing and Siding Inc.; and

WHEREAS, the Evaluation Committee reconvened and agreed that based on the prior evaluations and scoring, Northeast Union Inc. should be recommended for the award of a contract to provide Roofing Replacement at Johnson Homes; and

WHEREAS, it is further recommended that the contract, if awarded, shall be for a one (1) year period in an amount not to exceed **ONE MILLION FIVE HUNDRED NINETY SIX THOUSAND TWO HUNDRED THIRTY-TWO DOLLARS (\$1,596,232.00)** to Northeast Union Inc.

NOW THEREFORE BE IT RESOLVED, by and for the Philadelphia Housing Authority, that, based on the recommendation of the Evaluation Committee, the Interim Executive Director/Interim Administrative Receiver or his duly authorized designee is hereby authorized to conclude and to execute a contract with Northeast Union Inc. in accordance with the “Whereas” clauses above; and

BE IT FURTHER RESOLVED, that (1) the Interim Executive Director/Interim Administrative Receiver and all other appropriate personnel of PHA are authorized to take all actions necessary to implement this

resolution in accordance with its terms and the "Whereas" clauses above; (2) the contract is subject to the availability of funds therefore; (3) no contract shall exist until signed by the Interim Executive Director/Interim Administrative Receiver, or his designee and; (4) if PHA and the offeror have not mutually agreed on the terms of a contract within ninety days (90) following the next regularly scheduled Board meeting, then this resolution shall be void and the authority of the Interim Executive Director/Interim Administrative Receiver shall cease.

Commissioner Estelle Richman thereupon declared the Resolution unanimously adopted.

Commissioner Estelle Richman moved for the adoption of the following resolution.

RESOLUTION NO. 11547

RESOLUTION TO AUTHORIZE THE INTERIM EXECUTIVE DIRECTOR/INTERIM ADMINISTRATIVE RECEIVER, OR HIS DULY AUTHORIZED DESIGNEE TO NEGOTIATE, CONCLUDE AND EXECUTE A DEVELOPMENT AGREEMENT WITH ABS - A JOINT VENTURE, LLC (THE "DEVELOPER"), WHICH WAS SELECTED BY PHA THROUGH A COMPETITIVE REQUEST FOR PROPOSALS PROCESS, TO TAKE TITLE TO AND DEVELOP THE VACANT LAND CONSISTING OF APPROXIMATELY 32 ACRES AT PHA'S FORMER LIDDONFIELD CONVENTIONAL PUBLIC HOUSING SITE, AND TO EXECUTE ANY ANCILLARY DOCUMENTS, AND TO UNDERTAKE ANY OTHER NECESSARY OR DESIRABLE RELATED ACTIVITIES IN CONNECTION THEREWITH

WHEREAS, the Philadelphia Housing Authority ("PHA") issued a solicitation to choose a developer to develop the vacant land consisting of approximately 32 acres at PHA's former Liddonfield conventional public housing site (the "Site"); and

WHEREAS, ABS - A Joint Venture, LLC (the "Developer") was selected by PHA's Evaluation Committee as the best proposal; and

WHEREAS, the Developer proposes to develop the Site with sports fields, student housing and between 50-60 affordable senior housing units (the "Project"); and

WHEREAS, The Developer proposes to implement an employment plan to hire qualified PHA residents to participate in the Project; and

WHEREAS, the Developer has proposed to pay **FOUR MILLION TWO HUNDRED THOUSAND DOLLARS** (\$4,200,000) for the Site; and

WHEREAS, as part of the development of the Site, the Developer has proposed that **FIVE HUNDRED FIFTY THOUSAND DOLLARS** (\$550,000) of the costs to develop the Site will be used for Section 3 opportunities; and

WHEREAS, the Developer has also proposed to make available **ONE MILLION FORTY THOUSAND DOLLARS** (\$1,040,000) in scholarships to PHA students at Holy Family University.

WHEREAS, PHA has determined that the disposition of the Site is in the best interests of PHA, its residents and the City of Philadelphia; and

WHEREAS, on January 26, 2012, PHA's Board of Commissioner, approved the submission of a Section 18 Disposition Application to the United States Department of Housing and Urban Development ("HUD") to transfer the Site to a developer chosen through a competitive RFP process; and

WHEREAS, PHA is required to comply with certain provisions of the U.S. Housing Act of 1937, the Quality Housing and Work Responsibility Act of 1998, the National Environmental Policy Act of 1969, the National Historic Preservation Act of 1966, related laws as set forth in 24 CFR Part 970 governing the sale and disposition of real property by a public housing authority, and other applicable statutes, laws and regulations, as amended.

NOW, THEREFORE, BE IT RESOLVED, that the Interim Executive Director/Interim Administrative Receiver is hereby authorized to negotiate, conclude and execute a Development Agreement and to take all necessary actions to carry out the provisions of this resolution and the provisions of the previously approved actions, all in compliance with applicable statutes, laws and regulations.

Commissioner Estelle Richman thereupon declared the Resolution unanimously adopted.

Commissioner Estelle Richman moved for the adoption of the following resolution.

RESOLUTION NO. 11548

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR/INTERIM ADMINISTRATIVE RECEIVER OR HIS DULY AUTHORIZED DESIGNEE TO UTILIZE THE STATE PURCHASING PROGRAM TO CONCLUDE AND EXECUTE A CONTRACT WITH NETWORK FLEET, INC. FOR THE PURCHASE AND INSTALLATION OF GLOBAL POSITIONING SYSTEMS FOR PHA'S VEHICLES

WHEREAS, under certain circumstances, the Philadelphia Housing Authority (PHA) is allowed to acquire and lease goods and services using the Federal Supply Schedules maintained by the U.S. General Services Administration ("GSA"), which are also referred to as the "GSA Schedules" and Multiple Award Schedules ("MAS"); and

WHEREAS, such Federal and State cooperative purchasing and similar programs offer competitively obtained and standardized prices, terms and conditions, and enable acquisitions to be effected on a streamlined basis; and

WHEREAS, pursuant to the regulations of the U.S. Department of Housing and Development ("HUD") applicable to procurement by public housing authorities (24 C.F.R. § 85.36(b)(5)), public housing authorities are "encouraged to enter into State and local intergovernmental agreements for procurement or use of common goods and services," in order to "foster greater economy and efficiency;" and

WHEREAS, the Philadelphia Housing Authority (PHA) identified a need for the services of installing Global Positioning Systems inside PHA's motor vehicles; and

WHEREAS, PHA identified suitable service and equipment providers on the GSA Schedule; and

WHEREAS, based upon the evaluation of the providers that are on the GSA schedule, Network Fleet, Inc., was identified as the best provider; and

WHEREAS, it was recommended that a contract be awarded to Network Fleet, Inc.; and

WHEREAS, it is further recommended that the contract, if awarded, shall be for a two (2) year base period with three (3) option periods in an amount not to exceed **TWO HUNDRED SIXTY NINE THOUSAND FIVE HUNDRED AND EIGHTY FOUR DOLLARS (\$269,584.00)** for Base Year 1; **ONE HUNDRED TWENTY SEVEN THOUSAND TWO HUNDRED THIRTY SIX DOLLARS (\$127,236.00)** for Base Year 2; **ONE HUNDRED TWENTY SEVEN THOUSAND TWO HUNDRED THIRTY SIX DOLLARS (\$127,236.00)** for Option Year 1; **ONE HUNDRED TWENTY SEVEN THOUSAND TWO HUNDRED THIRTY SIX DOLLARS (\$127,236.00)** for Option Year 2; **ONE HUNDRED TWENTY SEVEN THOUSAND TWO HUNDRED THIRTY SIX DOLLARS (\$127,236.00)** for Option Year 3; for a total contract amount not to exceed **SEVEN HUNDRED SEVENTY-EIGHT THOUSAND FIVE HUNDRED AND TWENTY EIGHT DOLLARS (\$778,528.00)** to Network Fleet, Inc.; and

WHEREAS, the option years shall not be exercised without a demonstration that PHA has achieved savings through the use of the GPS system.

NOW THEREFORE BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Interim Executive Director/Interim Administrative Director is hereby authorized to conclude and to execute a contract with Network Fleet Inc. for the provision of purchase and installation of Global Positioning Systems for PHA's vehicles.

BE IT FURTHER RESOLVED, that (1) the Interim Executive Director/Interim Administrative Receiver and all other appropriate personnel of PHA are authorized to take all actions necessary to implement this

resolution in accordance with its terms and the "Whereas" clauses above; (2) the contract is subject to the availability of funds therefore; (3) no contract shall exist until signed by the Interim Executive Director/Interim Administrative Receiver, or his designee and; (4) if PHA and the offeror have not mutually agreed on the terms of a contract within ninety days (90) following the next regularly scheduled Board meeting, then this resolution shall be void and the authority of the Interim Executive Director/Interim Administrative Receiver shall cease.

Commissioner Estelle Richman thereupon declared the Resolution unanimously adopted.

Commissioner Estelle Richman moved for the adoption of the following resolution.

RESOLUTION NO. 11549

RESOLUTION AUTHORIZING THE PHA INTERIM EXECUTIVE DIRECTOR/INTERIM ADMINISTRATIVE RECEIVER OR HIS AUTHORIZED DESIGNEE TO CONCLUDE AND TO EXECUTE A CONTRACT FOR THE UNIT-BASED PROGRAM FOR PROJECT BASED VOUCHERS (SOLICITATION NO. P-004123)

WHEREAS, The Philadelphia Housing Authority (PHA) has identified a need for units for the unit-based program for Project-Based Vouchers; and

WHEREAS, Solicitation No. P-004123 was developed according to established procedures and all applicable laws regarding public contracts 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, seventeen (17) offerors responded to the solicitation by submitting a proposal as follows:

Methodist Family Services of Philadelphia
Gaudenzia Foundation Inc. (Shelton Court Family Apartments)
Citizens Acting Together Can Help Inc.
Mt. Vernon LP
Project H.O.M.E.
1260 Housing Development Corporation (Sedgley Park)
HELP USA Inc.
Gaudenzia Foundation Inc. (Tioga Family Center)
NewCourtland Apartments at Cliveden LP
ACHIEVEability
People's Emergency Center
Brooklyn Heights LP
Landreth Venture
Germantown Home Inc. (New Courtland Square)
1260 Housing Development Corporation (Kings Highway/Frankford)
1260 Housing Development Corporation (Gratz Commons)
Liberty Housing Development Corporation

WHEREAS, the proposals were reviewed and evaluated by the evaluation committee appointed for such purpose (the "Evaluation Committee"); and

WHEREAS, based upon the evaluation, it was recommended that a contract be awarded to: Methodist Family Services of Philadelphia; Gaudenzia Foundation Inc. (Shelton Court Family Apartments); Citizens Acting Together Can Help Inc.; Mt. Vernon LP; Project H.O.M.E.; 1260 Housing Development Corporation (Sedgley Park); HELP USA Inc.; Gaudenzia Foundation Inc. (Tioga Family Center); and NewCourtland Apartments at Cliveden LP; and

WHEREAS, it is further recommended that the contract with Methodist Family Services of Philadelphia, if awarded, shall be for **eleven (11) vouchers**, for a five (5) year base period, with an option to extend for up to an additional ten (10) years, such options only to be exercised upon Board approval and pending the availability of funds for the vouchers; and

WHEREAS, it is further recommended that the contract with Gaudenzia Foundation Inc. (Shelton Court Family Apartments), if awarded, shall be for **twenty (20) vouchers**, for a five (5) year base period, with an option to extend for up to an additional ten (10) years, such options only to be exercised upon Board approval and pending the availability of funds for the vouchers; and

WHEREAS, it is further recommended that the contract with Citizens Acting Together Can Help Inc., if awarded, shall be for **fifteen (15) vouchers**, for a five (5) year base period, with an option to extend for up to an additional ten (10) years, such options only to be exercised upon Board approval and pending the availability of funds for the vouchers; and

WHEREAS, it is further recommended that the contract with Mt. Vernon LP, if awarded, shall be for **fifteen (15) vouchers**, for a five (5) year base period, with an option to extend for up to an additional ten (10) years, such options only to be exercised upon Board approval and pending the availability of funds for the vouchers; and

WHEREAS, it is further recommended that the contract with Project H.O.M.E., if awarded, shall be for **thirty-seven (37) vouchers**, for a five (5) year base period, with an option to extend for up to an additional ten (10) years, such options only to be exercised upon Board approval and pending the availability of funds for the vouchers; and

WHEREAS, it is further recommended that the contract with 1260 Housing Development Corporation (Sedgley Park), if awarded, shall be for **sixteen (16) vouchers**, for a five (5) year base period, with an option to extend for up to an additional ten (10) years, such options to only be exercised upon Board approval and pending the availability of funds for the vouchers; and

WHEREAS, it is further recommended that the contract with HELP USA Inc., if awarded, shall be for **fifteen (15) vouchers**, for a five (5) year base period, with an option to extend for up to an additional ten (10) years, such options only to be exercised upon Board approval and pending the availability of funds for the vouchers; and

WHEREAS, it is further recommended that the contract with Gaudenzia Foundation Inc. (Tioga Family Center), if awarded, shall be for **twenty-four (24) vouchers**, for a five (5) year base period, with an option to extend for up to an additional ten (10) years, such options only to be exercised upon Board approval and pending the availability of funds for the vouchers; and

WHEREAS, it is further recommended that the contract with NewCourtland Apartments at Cliveden LP, if awarded, shall be for **thirty-two (32) vouchers**, for a five (5) year base period, with an option to extend for up to an additional ten (10) years, such options only to be exercised upon Board approval and pending the availability of funds for the vouchers; and

NOW THEREFORE, BE IT RESOLVED, by and for The Philadelphia Housing Authority, that, based on the recommendation of the Evaluation Committee, the Interim Executive Director/Interim Administrative Receiver is hereby authorized to conclude and to execute a contract with Methodist Family Services of Philadelphia; Gaudenzia Foundation Inc. (Shelton Court Family Apartments); Citizens Acting Together Can Help Inc.; Mt. Vernon LP; Project H.O.M.E.; 1260 Housing Development Corporation (Sedgley Park); HELP USA Inc.; Gaudenzia Foundation Inc. (Tioga Family Center); and NewCourtland Apartments at Cliveden LP; and

BE IT FURTHER RESOLVED, that (1) the Interim Executive Director/Interim Administrative Receiver and all other appropriate personnel of PHA are authorized to take all actions necessary to implement this resolution in accordance with its terms and the "Whereas" clauses above; (2) the contract is subject to the availability of funds therefore; (3) no contract shall exist until signed by the Interim Executive Director/Interim Administrative Receiver, or his designee.

Commissioner Estelle Richman thereupon declared the Resolution unanimously adopted.

The resolutions were adopted. With that Commissioner Estelle Richman, opened the meeting for public comments. Comments were given by Prince Mohammed, Mr. Parsons, Sherell Hall, Chanel Folger, Ms. Mason, Mr. Nasser. With no other public comments being heard Commissioner adjourned the meeting. (Copies of the actual transcript will be provided upon written request).