

June 23, 2010

The Regular Meeting of the Philadelphia Housing Authority Board of Commissioners for June was held on Wednesday, June 23, 2010, 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/Councilwoman Jannie L. Blackwell
Commissioner Nellie W. Reynolds, Vice Chairman
Commissioner Patrick J. Eiding

Absent: Commissioner Debra L. Brady

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 six (6) Resolutions to be considered as PHA reached a consensus with the residents at our traditional Pre-Board Meeting.

The next order of business was the approval of April 21, 2010 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 7/28/10

ATTORNEY FOR PHA

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

RESOLUTION NO. 11384

**RESOLUTION APPROVING MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING
HELD ON APRIL 21, 2010**

BE IT RESOLVED, that the minutes of the Board Meeting of the Philadelphia Housing Authority Regular Board Meeting held on April 21, 2010 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
Commissioner Patrick J. Eiding

Absent: Commissioner Debra L. Brady

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 Eiding;

RESOLUTION NO. 11385

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO SUBMIT THE MOVING TO WORK (“MTW”) ANNUAL REPORT AND CONSOLIDATED FINANCIAL REPORT FOR MTW YEAR NINE (FISCAL YEAR ENDING MARCH 31, 2010) TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”)

WHEREAS, PHA entered into a Moving To Work Demonstration (MTW) Agreement with the Department of Housing and Urban Development (“HUD”) on October 16, 2008 and such Agreement provides that PHA prepare an Annual Report, including a Consolidated Financial Report; and

WHEREAS, the MTW Agreement calls for suspension of current evaluation and reporting requirement due to the authority granted to PHA to depart from the standard program requirements; and

WHEREAS, as an alternate assessment protocol, HUD will assess PHA’s performance on an annual basis by comparing at the end of PHA’s fiscal year its goals as stated in its approved MTW Annual Plan, to its actual performance, as stated in its Annual Report.

WHEREAS, PHA must include in the MTW Annual Report all required elements as described in the MTW Agreement;

WHEREAS, PHA has prepared the MTW Annual Report for MTW Year Nine (Fiscal Year ending March 31, 2010); and

WHEREAS, PHA is required to submit the MTW Annual Report for Board approval prior to submission to HUD.

THEREFORE, BE IT NOW RESOLVED that the Board of Commissioners of the Philadelphia Housing Authority does hereby authorize the Executive Director or his designee to submit to HUD the MTW Annual Report for MTW Year Nine (Fiscal Year ending March 31, 2010) along with the Consolidated Financial Report for the period.

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
Commissioner Patrick J. Eiding

Absent: Commissioner Debra L. Brady

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

RESOLUTION NO. 11386

RESOLUTION AUTHORIZING THE EXECUTION OF THE EXECUTIVE INCENTIVE PLAN (EIP) FOR DESIGNATED STAFF IN ACCORDANCE WITH RESOLUTION NO.10355, BASED ON THE TIMELY COMPLETION OF THE STRATEGIC OPERATING PLAN TASKS AND ACCEPTANCE OF THE MTW YEAR NINE ANNUAL ACCOMPLISHMENTS REPORT

WHEREAS, the Philadelphia Housing Authority's Board of Commissioners approved the implementation of PHA's Strategic Operating Plan and the PHA's Executive Incentive Plan under resolution No. 10355, and authorized its implementation by the Executive Director on February 18, 1999; and

WHEREAS, the companion plans established the PHA's Executive Director and designated Staff as stakeholders in the success of the proposed Strategic Operating Plan, and authorized the subject staff's participation in an Executive Incentive Plan likewise tied to the achievement of key performance goals; and

WHEREAS, monthly and quarterly meetings and updates are made to the Strategic Operating Plan and an annual planning meeting is held to plan, develop, and create new initiatives under the Strategic Operating Plan; and,

WHEREAS, PHA's Executive Director is eligible to earn a bonus of fifteen percent (15%) per year if PHA attains specific performance goals; and

WHEREAS, PHA's Assistant Executive Directors, General Counsel, Executive General Managers, General Managers, Assistant General Managers and other Executive Staff are eligible to earn a bonus if PHA attains specific performance goals, as determined by the Executive Director; and

BE IT RESOLVED, the PHA Board of Commissioners hereby approves the MTW Year Nine Accomplishments Report for the fiscal year ending March 31, 2010; and

BE IT FURTHER RESOLVED, that the PHA Board of Commissioners hereby approves payment of the bonus compensation for PHA's Executive Director and designated staff as set forth below; based on the timely and substantial completion of the Strategic Operating Plan, and other achievements outlined in the MTW Year Nine Annual Accomplishments Report:

- | | | |
|----|---|-----|
| A. | Executive Director | EX1 |
| B. | Assistant Executive Directors | EX3 |
| C. | General Counsel, Executive General Managers
and General Managers | EX4 |
| D. | Assistant General Managers and
Other Executive Staff | EX5 |

BE IT FURTHER RESOLVED, that the Executive Incentive Plan will provide as follows:

The Executive Director, Assistant Executive Directors, General Counsel, Executive General Managers, General Managers, Assistant General Managers and other Executive Level Staff are deemed eligible to participate in the EIP.

Eligible employees must meet all goals and expectations established for their positions pursuant to the Strategic Operating Plan. Other factors for consideration include actions, which advance PHA's role and overall contributions to the mission of the PHA through superior performance of managerial duties.

For the Executive Director, this EIP bonus of 15% is approved by the PHA's Board of Commissioners through this resolution; for all other eligible employees, EIP bonuses must be recommended by the eligible employee's immediate supervisor and approved by the Executive Director.

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
 Commissioner Patrick J. Eiding

Absent: Commissioner Debra L. Brady

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

RESOLUTION NO. 11387

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO CONCLUDE AND EXECUTE A CONTRACT BETWEEN PHA AND HOUSING AUTHORITY INSURANCE GROUP FOR COMMERCIAL PROPERTY INSURANCE, FIDELITY BOND AND CRIME INSURANCE, COMMERCIAL LIABILITY INSURANCE AND AUTOMOBILE INSURANCE

WHEREAS, the Philadelphia Housing Authority identified a need for Commercial Property Insurance, Fidelity Bond and Crime Insurance, Commercial Liability Insurance and Commercial Automobile Insurance; and

WHEREAS, HUD recognizes the Housing Authority Insurance Group as a non-profit insurance entity to provide insurance coverage to public housing agencies, and waived the competitive bidding requirements of 24 CFR Section 85.36 and the Annual Contributions Contract; and

WHEREAS, PHA requested and received renewal quotations from Housing Authority Insurance Group to provide continued coverage for Property, Fidelity Bond and Crime, Commercial Liability and Automobile Insurance; and

WHEREAS, PHA selected the following limits:

<u>Commercial Property</u>	<u>Loss Limit</u>	<u>Deductible</u>	<u>Premium</u>
Property-Building	\$ 350,000,000	\$100,000	\$2,646,364
Property-Contents	\$ 29,673,000	\$100,000	Included
Loss of Income	\$ 855,000	\$100,000	Included
EDP-Computers	\$ 10,448,300	\$ 25,000	\$ 26,121
Inland Marine-Equipment	\$ 2,000,000	\$ 1,000	\$ 6,000
Terrorism	*	\$100,000	\$ 365,588
* Building's insured property damage limit			
Earthquake	\$ 1,000,000	\$100,000	Included
Flood	\$ 1,000,000	\$100,000	Included

TOTAL COMMERCIAL PROPERTY INSURANCE= \$3,044,073

<u>Fidelity Bond and Crime</u>	<u>Loss Limit</u>	<u>Deductible</u>	<u>Premium</u>
Employee Dishonesty	\$1,000,000	\$20,000	\$17,048
Forgery	\$1,000,000	\$20,000	Included
Theft-Inside/Outside	\$1,000,000	\$20,000	Included
Money Order and CC	\$1,000,000	\$20,000	Included
Computer Fraud	\$1,000,000	\$20,000	Included
Funds Transfer	\$1,000,000	\$20,000	Included
Personal Acts	\$1,000,000	\$20,000	Included

TOTAL FIDELITY BOND AND CRIME INSURANCE= \$17,048

<u>Commercial Liability</u>	<u>Loss Limit</u>	<u>Deductible</u>	<u>Premium</u>
General Liability	\$15,000,000	\$150,000	\$1,092,120
Sexual Abuse & Molestation	\$ 500,000	\$150,000	Included
Public Officials Errors & Omissions	\$ 2,000,000	\$150,000	\$ 388,901
Employment Practices	\$ 2,000,000	\$150,000	\$ 533,352
Pesticide	\$ 1,000,000	\$ 25,000	\$ 30,364
Law Enforcement Liability	\$ 1,000,000	\$ 25,000	\$ 147,940
Employee Benefit	\$ 1,000,000	\$ 25,000	\$ 25,000
Terrorism	\$15,000,000	\$150,000	\$ 20,949
Mold	\$ 500,000	\$ 50,000	\$ 147,175
Deductible Escrow Account Deposit			\$ 750,000

TOTAL COMMERCIAL LIABILITY INSURANCE= \$ 3,135,801

<u>Commercial Automobile</u>	<u>Loss Limit</u>	<u>Premium</u>
General Liability	\$1,000,000	\$464,355
Uninsured/Underinsured	\$ 35,000	Included
Medical	\$ 10,000	Included
NOHA	\$1,000,000	Included
Physical Damages	---	\$128,912

TOTAL COMMERCIAL AUTOMOBILE INSURANCE= \$ 593,267

WHEREAS, the Risk Management Department and outside insurance consultants have reviewed the premium quotes and determined the selected coverage to be in PHA's best interest; and

WHEREAS, it is recommended that contracts, if awarded shall be in the amount of **THREE MILLION FORTY FOUR THOUSAND SEVENTY THREE DOLLARS (\$3,044,073.00)** for Commercial Property Insurance, **SEVENTEEN THOUSAND FORTY EIGHT DOLLARS (\$17,048.00)** for Fidelity Bond and Crime Insurance, **THREE MILLION ONE HUNDRED THIRTY FIVE THOUSAND EIGHT HUNDRED ONE DOLLAR (\$3,135,801.00)** for Commercial Liability Insurance, **FIVE HUNDRED NINETY THREE THOUSAND TWO HUNDRED SIXTY SEVEN DOLLARS (\$593,267.00)** for Commercial Automobile Insurance, for a total contract amount not to exceed **\$6,790,189.00**.

BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute contracts with Housing Authority Insurance Group for Commercial Property Insurance, Fidelity Bond and Crime Insurance, Commercial Liability Insurance and Commercial Automobile Insurance; and

BE IT FURTHER RESOLVED, THAT (1) the recommended contractor complies with all terms of the solicitation; and (2) no contract shall exist until signed by the Executive Director, or his designee.

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
 Commissioner Patrick J. Eiding

Absent: Commissioner Debra L. Brady

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. 11388

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO CONCLUDE AND TO EXECUTE A CONTRACT WITH GREENSCAPE LANDSCAPE CONTRACTORS, INC., HUNTER ROBERTS CONSTRUCTION GROUP, LLC, AND EDENS CORPORATION FOR THE PROVISION OF TREE REMOVAL, TREE PRUNING, AND STUMP GRINDING AT VARIOUS SITES (SOLICITATION NO. P-003960)

WHEREAS, the Philadelphia Housing Authority identified a need for Tree Removal, Tree Pruning, and Stump Grinding at Various Sites; and

WHEREAS, Solicitation No. P-003960 was drawn up according to established procedures, and was properly advertised in the Philadelphia Inquirer and several community newspapers; and

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

WHEREAS, nine (9) companies responded to the solicitation by submitting a proposal as follows:

Greenscape Landscape Contractors, Inc.
Hunter Roberts Construction Group, LLC
Edens Corporation
Bustleton Services, Inc.
Avant Gardens, Inc.
Picture Perfect Lawn, Inc.
The Care of Trees
Dom's Lawnmaker, Inc.
Rotelle Landscaping, Inc.

WHEREAS, the proposal was reviewed and evaluated by the Review Committee and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, it is recommended that a contract be awarded to Greenscape Landscape Contractors, Inc., Hunter Roberts Construction Group, LLC, and Edens Corporation; and

WHEREAS, it is further recommended that the contract with **Greenscape Landscape Contractors, Inc.** shall be for a five (5) year period, funding to be in five (5) increments, two base funding increments and three additional increments to be expended at PHA's option; the first base increment to be in an amount not to exceed **SEVEN HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$747,500.00)**; the second base funding increment to be in an amount not to exceed **SEVEN HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$747,500.00)**; the first optional funding increment to be in an amount not to exceed **SEVEN HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$747,500.00)**; the second optional funding increment to be in an amount not to exceed **SEVEN HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$747,500.00)**; and the third optional funding increment to be in an amount not to exceed **SEVEN HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$747,500.00)**; for a total contract amount not to exceed **THREE MILLION SEVEN HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$3,737,500.00)**; and

WHEREAS, it is further recommended that the contract with **Hunter Roberts Construction Group, LLC** shall be for a five (5) year period, funding to be in five (5) increments, two base funding increments and

three additional increments to be expended at PHA's option; the first base increment to be in an amount not to exceed **NINE HUNDRED SIXTY THOUSAND EIGHT HUNDRED TWENTY FIVE DOLLARS (\$960,825.00)**; the second base funding increment to be in an amount not to exceed **NINE HUNDRED EIGHTY NINE THOUSAND SIX HUNDRED FIFTY FIVE DOLLARS (\$989,655.00)**; the first optional funding increment to be in an amount not to exceed **ONE MILLION NINETEEN THOUSAND THREE HUNDRED TWENTY FIVE DOLLARS (\$1,019,325.00)**; the second optional funding increment to be in an amount not to exceed **ONE MILLION FORTY NINE THOUSAND NINE HUNDRED FIFTEEN DOLLARS (\$1,049,915.00)**; and the third optional funding increment to be in an amount not to exceed **ONE MILLION EIGHTY ONE THOUSAND FOUR HUNDRED TEN DOLLARS (\$1,081,410.00)**; for a total contract amount not to exceed **FIVE MILLION ONE HUNDRED ONE THOUSAND ONE HUNDRED THIRTY DOLLARS (\$5,101,130.00)**; and

WHEREAS, it is further recommended that the contract with **Edens Corporation** shall be for a five (5) year period, funding to be in five (5) increments, two base funding increments and three additional increments to be expended at PHA's option; the first base increment to be in an amount not to exceed **FIVE HUNDRED FORTY THREE THOUSAND AND FIFTY DOLLARS (\$543,050.00)**; the second base funding increment to be in an amount not to exceed **FIVE HUNDRED FORTY THREE THOUSAND FIFTY DOLLARS (\$543,050.00)**; the first optional funding increment to be in an amount not to exceed **FIVE HUNDRED FORTY THREE THOUSAND FIFTY DOLLARS (\$543,050.00)**; the second optional funding increment to be in an amount not to exceed **FIVE HUNDRED FIFTY NINE THOUSAND AND TWO HUNDRED DOLLARS (\$559,200.00)**; and the third optional funding increment to be in an amount not to exceed **FIVE HUNDRED FIFTY NINE THOUSAND TWO HUNDRED DOLLARS (\$559,200.00)**; for a total contract amount not to exceed **TWO MILLION SEVEN HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED FIFTY DOLLARS (\$2,747,550.00)**; 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 each of Greenscape Landscape Contractors, Inc., Hunter Roberts Construction Group, LLC, and Edens Corporation for the provision of tree removal, tree pruning, and stump grinding at various sites; and

BE IT FURTHER RESOLVED, that (1) PHA shall require that 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 or his designee; and (4) if PHA and a proposer 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 with respect to such proposer.

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
Commissioner Patrick J. Eiding

Absent: Commissioner Debra L. Brady

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 Eiding;

RESOLUTION NO. 11389

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE, TO CONCLUDE AND TO EXECUTE A CONTRACT WITH FOUNDATIONS, INC., FOR EDUCATIONAL INITIATIVES (SOLICITATION # P-003972)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for the selected firms to provide consultant services with regard to new initiatives designed to expand housing options and service models for special needs and other targeted groups in partnership with universities, state and local governments and other stakeholders within the City of Philadelphia; and

WHEREAS, Solicitation No. P-003972 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, two (2) offerors responded to the solicitation by submitting a proposal as follows:

Foundations, Inc.

Victory Schools, Inc.; and

WHEREAS, the proposals were reviewed and evaluated by the Review Committee and 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 Foundations, Inc.; and

WHEREAS, it is further recommended that the contract shall be for a five-year (5) contract term in an amount not to exceed **ONE MILLION, FIFTY THOUSAND DOLLARS (\$1,050,000.00)**; provided, that PHA shall have an initial option to add an additional funding amount not to exceed **FIVE HUNDRED TWENTY FIVE THOUSAND DOLLARS (\$525,000.00)**, to be exercised in PHA's sole discretion; and provided, further, that PHA shall have a second option to add an additional funding amount not to exceed **FIVE HUNDRED TWENTY FIVE THOUSAND DOLLARS (\$525,000.00)**, to be exercised in PHA's sole discretion, to Foundations, Inc.; for a total contract amount not to exceed **TWO MILLION ONE HUNDRED THOUSAND DOLLARS (\$2,100,000.00)**

BE IT RESOLVED, by and for The Philadelphia Housing Authority, that the Executive Director, or his designee, is hereby authorized to conclude and to execute a contract with **Foundations, Inc.** for Educational Initiatives; and

BE IT FURTHER RESOLVED, that (1) PHA will require that the recommended contractor complies with all terms required by the solicitation; (2) the contract is subject to funding availability; (3) no contract shall exist until signed by the Executive Director, or his designee; 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 null and void and the authority of the Executive Director, or his designee, 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
Commissioner Patrick J. Eiding

Absent: Commissioner Debra L. Brady

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 Eiding;

RESOLUTION NO. 11390

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO CONCLUDE AND TO EXECUTE CONTRACTS WITH HUNTER ROBERTS CONSTRUCTION GROUP, DALE CORPORATION, KEATING BUILDING CORPORATION, SHOEMAKER/SYNTERRA JV AND THE DEPAUL GROUP FOR THE PROVISION OF A MASTER CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES (SOLICITATION NO. P-003979)

WHEREAS, the Philadelphia Housing Authority (“PHA”) identified a need for a Master Contract for Construction Management Services; and

WHEREAS, Solicitation No. P-003979 (the “Solicitation”) was developed according to established procedures, and was properly advertised in the Philadelphia Inquirer and several community newspapers; and

WHEREAS, the Solicitation was mailed to appropriate companies on the PHA Bidders’ List, and distributed to those who responded to the invitation through the publications; and

WHEREAS, sixteen (16) companies responded to the Solicitation by submitting proposals as follows:

- Hunter Roberts Construction Group
- Dale Corporation
- Keating Building Corporation
- Shoemaker/Synterra JV
- The DePaul Group
- Clemens Construction
- Allied
- McKissack
- Wu & Associates
- Ernest Bock & Sons, Inc.
- Perryman
- Facility Strategies/LaMarra Construction JV
- AP Construction
- Domus
- Claremont Construction
- General Asphalt; and

WHEREAS, the proposals were reviewed and evaluated by the review committee and legal counsel and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon evaluation, it is recommended that contracts be awarded to Hunter Roberts Construction Group, Dale Corporation, Keating Building Corporation, Shoemaker/Synterra JV and The DePaul Group; and

WHEREAS, it is further recommended that the contracts shall be for a five-year (5) contract term in an amount not to exceed **NINETY MILLION DOLLARS (\$90,000,000.00)**; provided that PHA shall have an initial option to add an additional funding amount not to exceed **NINETY MILLION DOLLARS (\$90,000,000.00)**, to be exercised upon approval by the Board of Commissioners in PHA’s sole discretion; and provided further that PHA shall have a second option to add an additional funding amount not to exceed **NINETY MILLION DOLLARS (\$90,000,000.00)**, to be exercised upon approval by the

Board of Commissioners in PHA's sole discretion to Hunter Roberts Construction Group, Dale Corporation, Keating Building Corporation, Shoemaker/Synterra JV and The DePaul Group, for a total amount, if both funding options are exercised and approved by the Board of Commissioners, of **TWO HUNDRED SEVENTY MILLION DOLLARS (\$270,000,000)**; and

BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Executive Director, or his designee, is hereby authorized to conclude and to execute contracts with Hunter Roberts Construction Group, Dale Corporation, Keating Building Corporation, Shoemaker/Synterra JV and The DePaul Group for the provision of a Master Contract for Construction Management Services; and

BE IT FURTHER RESOLVED, that (1) PHA shall require that the recommended contractors comply with all terms required by the Solicitation; (2) the contracts are subject to funding availability; (3) no contract shall exist until signed by the Executive Director, or his designee; and (4) if PHA and the offerors 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 null and void and the authority of the Executive Director, or his designee, shall cease; and

BE IT FURTHER RESOLVED, that PHA is hereby authorized to continue to evaluate and conduct negotiations with one or more of the other proposers who submitted a proposal in response to the Solicitation but are not included in this authorization of award, and, in PHA's discretion and subject to the approval of the Board of Commissioners, may award a contract to one or more of those proposers in the future.

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
 Commissioner Patrick J. Eiding

Absent: Commissioner Debra L. Brady

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 other public comments being heard, Commissioner John F. Street, Chairman adjourned the meeting. (Copies of the actual transcript will be provided upon written request).