

May 20, 2010

The Regular Meeting of the Philadelphia Housing Authority Board of Commissioners for May was held on Thursday, May 20, 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
Fredrick Pasour, Counsel

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 nine (9) 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 March 17, 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 5/20/10
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ATTORNEY FOR PHA

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

RESOLUTION NO. 11373

RESOLUTION APPROVING MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING HELD ON MARCH 17, 2010

BE IT RESOLVED, that the minutes of the Board Meeting of the Philadelphia Housing Authority Regular Board Meeting held on March 17, 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
Fredrick Pasour, Counsel

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

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

RESOLUTION NO. 11374

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE PHILADELPHIA HOUSING AUTHORITY (“PHA”) OR HIS DESIGNEE TO (1) PREPARE AND SUBMIT A REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (“RACP”) GRANT APPLICATION TO THE COMMONWEALTH OF PENNSYLVANIA IN CONNECTION WITH THE PASCHALL HOMES REDEVELOPMENT PROJECT (2) AUTHORIZE OTHER RELATED DEVELOPMENT THEREWITH

WHEREAS, The proposed Paschall Homes Redevelopment Project is a two-phased development that involves the construction of 100 townhouse and walk-up style rental units; and

WHEREAS, Phase I will consist of 50 newly constructed rental units, and a community facility building containing the management office. Phase II will consist of 50 newly constructed rental units. The community facility will be shared by both phases of the Project; and

WHEREAS, up to \$2,000,000.00 in RACP funding has been authorized for the Paschall Homes Redevelopment Project; and

WHEREAS, the PHA must submit an application to the Commonwealth to receive the funds.

NOW THEREFORE, BE IT RESOLVED, that the Philadelphia Housing Authority’s Board of Commissioners hereby authorizes the Executive Director or his designee to submit to the Commonwealth RACP Grant Application(s) for amounts up to \$2,000,000.00 in connection with the Paschall Homes Redevelopment Project; and

BE IT FURTHER RESOLVED, that the Executive Director is authorized to take all necessary actions to obtain the aforementioned approvals from HUD and to implement the development outlines herein; and

BE IT FURTHER RESOLVED, that all prior actions taken by any authorized officer of PHA are hereby ratified.

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
Fredrick Pasour, Counsel

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 Blackwell;

RESOLUTION NO. 11375

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE, TO CONCLUDE AND TO EXECUTE A CONTRACT WITH MICHAEL GABOR & ASSOCIATES, LLC, D/B/A W. P. COOKE, FOR TIRE REPAIR AND REPLACEMENT SERVICES (Solicitation No. P-003950)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for the selected firm to provide Tire Repair and Replacement services to support PHA's fleet of about 500 vehicles operated within the City of Philadelphia; and

WHEREAS, Solicitation No. P-003950 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:

Michael Gabor & Associates, LLC, d/b/a W. P. Cooke
Wingfoot Commercial Tire Systems, LLC

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 Michael Gabor & Associates, LLC, d/b/a W. P. Cooke; and

WHEREAS, it is further recommended that the contract shall be for a five (5) year period with funding to be in four (4) increments, with the second through fourth increments to be expended at PHA's option; the base funding increment being in an amount not to exceed **TWO HUNDRED FIVE THOUSAND THREE HUNDRED FIFTY DOLLARS (\$205,350.00)**; the first optional funding increment, if exercised by PHA, in an amount not to exceed **ONE HUNDRED FIVE THOUSAND, SEVEN HUNDRED FIFTY-FIVE DOLLARS, TWENTY-FIVE CENTS (\$105,755.25)**; the second optional funding increment, if exercised by PHA, in an amount not to exceed **ONE HUNDRED EIGHT THOUSAND, NINE HUNDRED TWENTY-SEVEN DOLLARS, NINETY-ONE CENTS (\$108,927.91)**; and the third optional funding increment, if exercised by PHA, in an amount not to exceed **ONE HUNDRED TWELVE THOUSAND ONE HUNDRED NINETY-FIVE DOLLARS, SEVENTY-FOUR CENTS (\$112,195.74)**; for an aggregate contract amount not to exceed **FIVE HUNDRED THIRTY-TWO THOUSAND TWO HUNDRED TWENTY-EIGHT DOLLARS, NINETY CENTS (\$532,228.90)**; provided that the unit prices shall be as set forth in the Contract for each year of the Contract; 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 a contract with Michael Gabor & Associates, LLC, d/b/a W. P. Cooke for the provision of tire repair and replacement services; and

BE IT FURTHER RESOLVED, that (1) PHA will require that Michael Gabor & Associates, LLC, d/b/a W. P. Cooke 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 Michael Gabor & Associates, LLC d/b/a W. P. Cooke 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
Fredrick Pasour, Counsel

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. 11376

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE, TO CONCLUDE AND TO EXECUTE A CONTRACT WITH BOHREN'S MOVING & STORAGE FOR THE PROVISION OF OFFICE MOVING/RELOCATION SERVICES AT VARIOUS PHA SITES (Solicitation No. P-003949)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for the selected firm to provide Office Moving/ Relocation Services at various PHA sites located within the City of Philadelphia; and

WHEREAS, Solicitation No. P-003949 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, Six (6) offerors responded to the solicitation by submitting a proposal as follows:

Bohren's Moving & Storage
Wayne Moving & Storage, Co.
Murphy's Transporting Service, Inc.
Superior Moving & Storage
Hawkvision Moving & Storage
Sinclair Moving & Storage

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 Bohren's Moving & Storage; and

WHEREAS, it is further recommended that the contract shall be for a five (5) year period with funding to be in four (4) increments, with the second through fourth increments to be expended at PHA's option; the base funding increment being in an amount not to exceed **ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00)**; the first optional funding increment, if exercised by PHA, in an amount not to exceed **SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00)**; the second optional funding increment, if exercised by PHA, in an amount not to exceed **SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00)**; and the third optional funding increment, if exercised by PHA, in an amount not to exceed **SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00)**; for an aggregate contract amount not to exceed **THREE HUNDRED SEVENTY FIVE THOUSAND DOLLARS (\$375,000.00)**; 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 a contract with Bohren's Moving & Storage for the provision of office moving/relocation services.

BE IT FURTHER RESOLVED, that (1) PHA will require that Bohren's Moving & Storage 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 Bohren's Moving & Storage 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
Fredrick Pasour, Counsel

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

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

RESOLUTION NO. 11377

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE TO CONCLUDE AND TO EXECUTE A CONTRACT WITH ARAMARK UNIFORM SERVICES FOR THE PROVISION OF UNIFORM RENTAL AND RELATED SERVICES (SOLICITATION NO. P-003854)

WHEREAS, the Philadelphia Housing Authority identified a need for Uniform Rental and Related Services; and

WHEREAS, Solicitation No. P-003854 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, one (1) company responded to the solicitation by submitting a proposal as follows:

Aramark Uniform Services

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 Aramark Uniform Services; and

WHEREAS, it is further recommended that the contract shall be for a three (3) year period, funding to be in three (3) increments, a base funding increment, and two additional increments to be expended at PHA's option; the base funding increment to be in an amount not to exceed **EIGHTY THOUSAND, FOUR HUNDRED FIFTEEN DOLLARS AND FORTY CENTS (\$80,415.40)**; the first optional funding increment to be in an amount not to exceed **EIGHTY THOUSAND, FOUR HUNDRED FIFTEEN DOLLARS AND FORTY CENTS (\$80,415.40)**; and the second optional funding increment to be an amount not to exceed **EIGHTY THOUSAND, FOUR HUNDRED FIFTEEN DOLLARS AND FORTY CENTS (\$80,415.40)**; for a total contract amount not to exceed **TWO HUNDRED FORTY ONE THOUSAND, TWO HUNDRED FORTY SIX DOLLARS AND TWENTY CENTS (\$241,246.20)**; 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 a contract with Aramark Uniform Services for the provision of uniform rental and related services; and

BE IT FURTHER RESOLVED, that (1) PHA shall require that the recommended contractor complies with all terms required by the solicitation; (2) the contract is subject to approval by PHA's funding source before a contract shall exist; (3) no contract shall exist until signed by the Executive Director or his designee; and (4) if PHA and the 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.

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
Fredrick Pasour, Counsel

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. 11378

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE, TO CONCLUDE AND TO EXECUTE A CONTRACT WITH PREFERRED AUTOMOTIVE SPECIALISTS, DCS AUTO SERVICE, INC., SINKLER AUTOMOTIVE, PHILADELPHIA TOWING INC., AND TRANSPORTATION, A.C. AUTO REPAIRS, INC., AND EDENS CORPORATION FOR GENERAL AUTO REPAIRS (Solicitation No. P-003951)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for the selected firms to provide auto repair and state inspections to PHA's fleet of about 500 vehicles of various types and sizes ranging from small sedans to large trash and dump trucks operated within the City of Philadelphia; and

WHEREAS, Solicitation No. P-003951 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's Bidders' List, and distributed to those who responded to the invitation through the publications; and

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

A.C. Auto Repairs, Inc.
Edens Corporation
Philadelphia Towing and Transportation
Sinkler Automotive, Inc.
DCS Auto Service, Inc.
Preferred Automotive Specialists, Inc.
Mike's Auto and Truck Repair

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 each of Preferred Automotive Specialists Inc., DCS Auto Service Inc., Sinkler Automotive Inc., Philadelphia Towing and Transportation, A.C. Auto Repairs, Inc., and Edens Corporation; and

WHEREAS, it is further recommended that a contract shall be awarded for a five (5) year period, funding to be in four (4) increments, a base funding increment and three (3) additional increments to be expended at PHA's option; the base funding increment to be in an amount not to exceed **ONE MILLION FOUR HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUNDRED NINETY-SIX DOLLARS (\$1,484,796.00)**; the first optional funding increment to be in an amount not to exceed **SEVEN HUNDRED FORTY-TWO THOUSAND THREE HUNDRED NINETY EIGHT DOLLARS (\$742,398.00)**, the second optional funding increment to be in an amount not to exceed **SEVEN HUNDRED SIXTY-ONE THOUSAND FIVE HUNDRED FIFTY-FOUR DOLLARS (\$761,554.00)**; and the third optional funding increment to be in an amount not to exceed **SEVEN HUNDRED EIGHTY-ONE THOUSAND SEVEN HUNDRED NINE DOLLARS (\$781,709.00)**; for a total contract amount not to exceed **THREE MILLION SEVEN HUNDRED SEVENTY THOUSAND FOUR HUNDRED FIFTY-SEVEN DOLLARS (\$3,770,457.00)** to Preferred Automotive Specialists, Inc.; and

WHEREAS, it is further recommended that a contract shall be awarded for a five (5) year period, funding to be in four (4) increments, a base funding increment and three (3) additional increments to be expended at PHA's option; the base funding increment to be in an amount not to exceed **NINE**

HUNDRED EIGHTY-NINE THOUSAND SEVEN HUNDRED EIGHTY-FIVE DOLLARS (\$989,785.00); the first optional funding increment to be in an amount not to exceed **FIVE HUNDRED FIVE THOUSAND EIGHT HUNDRED TWENTY-SIX DOLLARS AND TWENTY CENTS (\$505,826.20)**, the second optional funding increment to be in an amount not to exceed **FIVE HUNDRED THIRTEEN THOUSAND THIRTY-TWO DOLLARS (\$513,032.00)**; and the third optional funding increment to be in an amount not to exceed **FIVE HUNDRED TWENTY THOUSAND ONE HUNDRED EIGHTEEN DOLLARS (\$520,118.00)**; for a total contract amount not to exceed **TWO MILLION FIVE HUNDRED TWENTY-EIGHT THOUSAND SEVEN HUNDRED SIXTY-ONE DOLLARS (\$2,528,761.00)** to Edens Corporation; and

WHEREAS, it is further recommended that a contract shall be awarded for a five (5) year period, funding to be in four (4) increments, a base funding increment and three (3) additional increments to be expended at PHA's option; the base funding increment to be in an amount not to exceed **ONE MILLION SIX HUNDRED THIRTY-SIX THOUSAND THREE HUNDRED DOLLARS (\$1,636,300.00)**; the first optional funding increment to be in an amount not to exceed **EIGHT HUNDRED EIGHTEEN THOUSAND ONE HUNDRED FIFTY DOLLARS (\$818,150.00)**, the second optional funding increment to be in an amount not to exceed **EIGHT HUNDRED EIGHTEEN THOUSAND ONE HUNDRED FIFTY DOLLARS (\$818,150.00)**; and the third optional funding increment to be in an amount not to exceed **EIGHT HUNDRED EIGHTEEN THOUSAND ONE HUNDRED FIFTY DOLLARS (\$818,150.00)**; for a total contract amount not to exceed **FOUR MILLION NINETY THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$4,090,750.00)** to A.C. Auto Repairs, Inc.; and

WHEREAS, it is further recommended that a contract shall be awarded for a five (5) year period, funding to be in four (4) increments, a base funding increment and three (3) additional increments to be expended at PHA's option; the base funding increment to be in an amount not to exceed **ONE MILLION SEVEN HUNDRED TWENTY-FIVE THOUSAND THREE HUNDRED TEN DOLLARS (\$1,725,310.00)**; the first optional funding increment to be in an amount not to exceed **EIGHT HUNDRED SIXTY-FIVE THOUSAND EIGHT HUNDRED SEVENTY-TWO DOLLARS AND FIFTY CENTS (\$865,872.50)**, the second optional funding increment to be in an amount not to exceed **EIGHT HUNDRED SIXTY-NINE THOUSAND ONE HUNDRED EIGHTY-THREE DOLLARS (\$869,183.00)**; and the third optional funding increment to be in an amount not to exceed **EIGHT HUNDRED SEVENTY-TWO THOUSAND FIVE HUNDRED NINETY-TWO DOLLARS AND FIFTY CENTS (\$872,592.50)**; for a total contract amount not to exceed **FOUR MILLION THREE HUNDRED THIRTY-TWO THOUSAND NINE HUNDRED FIFTY-EIGHT DOLLARS (\$4,332,958.00)** to Philadelphia Towing and Transportation; and

WHEREAS, it is further recommended that a contract shall be awarded for a five (5) year period, funding to be in four (4) increments, a base funding increment and three (3) additional increments to be expended at PHA's option; the base funding increment to be in an amount not to exceed **ONE MILLION FOUR HUNDRED FORTY-SEVEN THOUSAND TWO HUNDRED TWENTY DOLLARS (\$1,447,220.00)**; the first optional funding increment to be in an amount not to exceed **SEVEN HUNDRED TWENTY THREE THOUSAND THREE HUNDRED SIXTY DOLLARS (\$723,360.00)**, the second optional funding increment to be in an amount not to exceed **SEVEN HUNDRED TWENTY-THREE THOUSAND THREE HUNDRED SIXTY DOLLARS (\$723,360.00)**; and the third optional funding increment to be in an amount not to exceed **SEVEN HUNDRED TWENTY-THREE THOUSAND THREE HUNDRED SIXTY DOLLARS (\$723,360.00)**; for a total contract amount not to exceed **THREE MILLION SIX HUNDRED SEVENTEEN THOUSAND THREE HUNDRED DOLLARS (\$3,617,300.00)** to Sinkler Automotive, Inc.; and

WHEREAS, it is further recommended that a contract shall be awarded for a five (5) year period, funding to be in four (4) increments, a base funding increment and three (3) additional increments to be expended at PHA's option; the base funding increment to be in an amount not to exceed **ONE MILLION FIFTY-THREE THOUSAND SIX HUNDRED SIXTY-FIVE DOLLARS (\$1,053,665.00)**; the first optional funding increment to be in an amount not to exceed **FIVE HUNDRED TWENTY-SIX THOUSAND EIGHT HUNDRED THIRTY-TWO DOLLARS AND FIFTY CENTS (\$526,832.50)**, the second optional funding

increment to be in an amount not to exceed **FIVE HUNDRED THIRTY-NINE THOUSAND SIX HUNDRED SIXTY THREE DOLLARS AND FIFTY CENTS (\$539,663.50)**; and the third optional funding increment to be in an amount not to exceed **FIVE HUNDRED THIRTY-NINE THOUSAND SIX HUNDRED SIXTY-THREE DOLLARS AND FIFTY CENTS (\$539,663.50)**; for a total contract amount not to exceed **TWO MILLION SIX HUNDRED FIFTY-NINE THOUSAND EIGHT HUNDRED TWENTY-FOUR DOLLARS AND FIFTY CENTS (\$2,659,824.50)** to DCS Auto Service, Inc.; 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 a contract with Preferred Automotive Specialists, Inc., DCS Auto Service, Inc., Sinkler Automotive, Inc., Philadelphia Towing and Transportation, A.C. Auto Repairs, Inc., and Edens Corporation for the provision of general auto repairs and state inspection services.

BE IT FURTHER RESOLVED, that (1) PHA will require that Preferred Automotive Specialists, Inc., DCS Auto Service Inc., Sinkler Automotive, Inc., Philadelphia Towing and Transportation, A.C. Auto Repairs, Inc., and Edens Corporation 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 Preferred Automotive Specialists, Inc., DCS Auto Service, Inc., Sinkler Automotive, Inc., Philadelphia Towing and Transportation, A.C. Auto Repairs, Inc., and Edens Corporation 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 with respect to such offerer(s) with whom the Executive Director or his designee has not agreed on the terms of a contract.

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
Fredrick Pasour, Counsel

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. 11379

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE, TO CONCLUDE AND TO EXECUTE A CONTRACT WITH KEYSTONE AGENCY, INC.; SURETY TITLE CORPORATION; AND LAND SERVICES USA, INC., FOR REAL ESTATE TITLE INSURANCE AND RELATED SERVICES
(Solicitation No. P-003867)**

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for firms to provide real estate title insurance and related services for PHA sites located within the City of Philadelphia; and

WHEREAS, Solicitation No. P-003867 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, Five (5) offerors responded to the solicitation by submitting a proposal as follows:

Keystone Agency, Inc.
Surety Title Corporation
Land Services USA, Inc.
Central Property Search, Inc.
Prestige Abstract Corporation

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 Keystone Agency, Inc.; Surety Title Corporation; and Land Services USA, Inc.; and

WHEREAS, it is further recommended that a contract shall be awarded for a five (5) year period, funding to be in four (4) increments, with a base funding increment and three (3) additional increments to be expended at PHA's option; the base funding increment to be in an amount not to exceed **FOUR HUNDRED FORTY SIX THOUSAND DOLLARS (\$446,000.00)**; the first optional funding increment to be in an amount not to exceed **TWO HUNDRED NINE THOUSAND FIVE HUNDRED DOLLARS (\$209,500.00)**; the second optional funding increment to be in an amount not to exceed **TWO HUNDRED NINE THOUSAND FIVE HUNDRED DOLLARS (\$209,500.00)**; and the third optional funding increment to be in an amount not to exceed **TWO HUNDRED NINE THOUSAND FIVE HUNDRED DOLLARS (\$209,500.00)**; for a total contract amount not to exceed **ONE MILLION SEVENTY FOUR THOUSAND FIVE HUNDRED DOLLARS (\$1,074,500.00)** to Keystone Agency, Inc.; and

WHEREAS, it is further recommended that a contract shall be awarded for a five (5) year period, funding to be in four (4) increments, with a base funding increment and three (3) additional increments to be expended at PHA's option; the base funding increment to be in an amount not to exceed **FIVE HUNDRED THIRTY ONE THOUSAND DOLLARS (\$531,000.00)**; the first optional funding increment to be in an amount not to exceed **TWO HUNDRED TWENTY EIGHT THOUSAND DOLLARS (\$228,000.00)**; the second optional funding increment to be in an amount not to exceed **TWO HUNDRED TWENTY EIGHT THOUSAND DOLLARS (\$228,000.00)**; and the third optional funding increment to be in an amount not to exceed **TWO HUNDRED TWENTY EIGHT THOUSAND DOLLARS (\$228,000.00)**;

for a total contract amount not to exceed **ONE MILLION TWO HUNDRED FIFTEEN THOUSAND DOLLARS (\$1,215,000.00)** to Surety Title Corporation; and

WHEREAS, it is further recommended that a contract shall be awarded for a five (5) year period, funding to be in four (4) increments, with a base funding increment and three (3) additional increments to be expended at PHA's option; the base funding increment to be in an amount not to exceed **FIVE HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED DOLLARS (\$522,500.00)**; the first optional funding increment to be in an amount not to exceed **TWO HUNDRED TWENTY SIX THOUSAND DOLLARS (\$226,000.00)**; the second optional funding increment to be in an amount not to exceed **TWO HUNDRED TWENTY SIX THOUSAND DOLLARS (\$226,000.00)**; and the third optional funding increment to be in an amount not to exceed **TWO HUNDRED TWENTY SIX THOUSAND DOLLARS (\$226,000.00)**; for a total contract amount not to exceed **ONE MILLION TWO HUNDRED THOUSAND FIVE HUNDRED DOLLARS (\$1,200,500.00)** to Land Services USA, Inc.; and

WHEREAS, PHA shall require the all title insurance rates payable pursuant to the above referenced contracts shall be consistent with rates and charges approved by the Commonwealth of Pennsylvania Department of Banking and Insurances.

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 Keystone Agency Inc.; Surety Title Corporation; and Land Services USA, Inc. for the provision of Real Estate Title Insurance and Related Services.

BE IT FURTHER RESOLVED, that (1) PHA will require that Keystone Agency, Inc.; Surety Title Corporation; and Land Services USA, Inc. 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 Keystone Agency, Inc.; Surety Title Corporation; or Land Services USA, Inc. 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 with respect to such offerors with which the Executive Director or his designee shall not have mutually agreed on the terms of a contract.

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
Fredrick Pasour, Counsel

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

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

RESOLUTION NO. 11380

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE, TO CONCLUDE AND TO EXECUTE A MODIFIED CONTRACT WITH HUNTER ROBERTS CONSTRUCTION GROUP FOR STUCCO, BRICK AND MORTAR JOINT REPLACEMENT AND REPAIR(S) AT VARIOUS PHA SITES, AND RATIFYING THE CHANGES THERETO
(Solicitation P-003926)**

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for the selected firm to provide stucco, brick and mortar joint replacement and repair(s) at various PHA sites located within the City of Philadelphia; and

WHEREAS, Solicitation No. P-003926 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 solicitation in the publications; and

WHEREAS, Six (6) offerors responded to the advertisement of the solicitation by submitting a proposal as follows:

Til-Mar Design, Inc.
Widener Inc.
Bailey Phoenix Joint Venture
Hunter Roberts Construction Group
The LP Group2, Inc.
Atlas Brickwork Co. Inc. (late proposal submission not evaluated); and

WHEREAS, the proposals received by the due date for proposals were reviewed by Legal Counsel and were reviewed and evaluated by the Review Committee and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon evaluation, it was recommended that a contract be awarded to Hunter Roberts Construction Group; and

WHEREAS, it was further recommended that the contract, if awarded, be for a two (2) year base period with three (3) one-year option periods, for an aggregate of five (5) years, and a contract amount not to exceed **TWO MILLION, NINETY-SEVEN THOUSAND, ONE HUNDRED EIGHT DOLLARS, SIXTY-FOUR CENTS (\$2,097,108.64)** to Hunter Roberts Construction Group; and

WHEREAS, on April 21, 2010, by Resolution No. 11371, the Board of Commissioners approved the award of and authorized the Executive Director or his designee to conclude and to execute said contract with Hunter Roberts Construction Group for the provision of stucco, brick and mortar joint replacement and repair(s) on such terms; and

WHEREAS, PHA and Hunter Roberts Construction Group have agreed to change said contract to a five-year term, for an aggregate contract amount to remain **TWO MILLION, NINETY-SEVEN THOUSAND, ONE HUNDRED EIGHT DOLLARS, SIXTY-FOUR CENTS (\$2,097,108.64)**, subject to PHA's right to terminate said contract for convenience at any time; and

WHEREAS, the change affects the format and wording of said contract, but is not a significant substantive change to said contract.

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 said contract with Hunter Roberts Construction Group for the provision of stucco, brick and mortar joint replacement and repair(s), and the changes made therein are hereby ratified and approved.

BE IT FURTHER RESOLVED, that (1) PHA will require that Hunter Roberts Construction Group complies with all terms required by the solicitation; (2) the contract is subject to funding availability; (3) no contract shall exist unless and until signed by the Executive Director, or his designee; and (4) if PHA and the Hunter Roberts Construction Group 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, granted herein 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
 Fredrick Pasour, Counsel

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 Eiding;

RESOLUTION NO. 11381

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE, TO CONCLUDE AND TO EXECUTE A CONTRACT WITH NEW WAVE RESOURCES, INC., FOR PRE-APPRENTICESHIP PARTNER – CASE MANAGEMENT AND SUPPORT SERVICES (Solicitation No. P-003869-R)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for a firm to provide Pre-apprenticeship Partner – Case Management and Support Services; and

WHEREAS, Solicitation No. P-003869-R 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 the PHA Bidders' List, and distributed to those who responded to the invitation through the publications; and

WHEREAS, Four (4) offerors responded to the solicitation by submitting a proposal as follows:

New Wave Resources, Inc.

Nu-Juice Foundation

Management and Environmental Technologies, Inc.

The Philadelphia Consortium for Community Solutions, LLC.

WHEREAS, the proposals were reviewed and evaluated by the Legal Counsel and reviewed by the review Committee and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon evaluation, it was recommended that a contract be awarded to New Wave Resources, Inc.; and

WHEREAS, it is further recommended that the contract shall be for a five (5) year period, funding to be in four (4) increments, with the second through fourth increments to be expended at PHA's option; the base funding increment to be in an amount not to exceed **ONE HUNDRED SEVENTY THREE THOUSAND, SEVEN HUNDRED FOUR DOLLARS (\$173,704.00)**; the first optional funding increment to be in an amount not to exceed **EIGHTY SIX THOUSAND EIGHT HUNDRED FIFTY TWO DOLLARS (\$86,852.00)**; the second optional funding increment to be in an amount not to exceed **EIGHTY SIX THOUSAND EIGHT HUNDRED FIFTY TWO DOLLARS (\$86,852.00)**; and the third optional funding increment to be in an amount not to exceed **EIGHTY SIX THOUSAND EIGHT HUNDRED FIFTY TWO DOLLARS (\$86,852.00)**; for a total contract amount not to exceed **FOUR HUNDRED THIRTY-FOUR THOUSAND TWO HUNDRED SIXTY DOLLARS (\$434, 260.00)** to New Wave Resources, Inc; 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 a contract with New Wave Resources, Inc. for the provision of Pre-apprenticeship Partner – Case Management and Support Services; and

BE IT FURTHER RESOLVED, that (1) PHA will require that New Wave Resources, Inc. 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 New Wave Resources, Inc. 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
Fredrick Pasour, Counsel

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. 11382

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE, TO CONCLUDE AND TO EXECUTE A CONTRACT WITH PATCH MANAGEMENT, INC., FOR ASPHALT AND SPRAY INJECTION POTHOLE REPAIR AND LINE STRIPING AT VARIOUS PHA SITES
(Solicitation # P-003958)**

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for the selected firm to provide Asphalt and Spray Injection Pothole Repair and Line Striping at Various PHA Sites; and

WHEREAS, Solicitation No. P-003958 was developed according to established procedures and was advertised in the Philadelphia Inquirer and several community newspapers; and

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

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

Patch Management, Inc.

General Asphalt Paving Company of Philadelphia
Associated Paving Contractors, Inc.

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 Patch Management, Inc. and

WHEREAS, it is further recommended that the contract shall be for a five (5) year period, funding to be in five (5) increments, in two (2) base funding increments and three (3) additional increments to be expended at PHA's option; the first base funding increment to be in an amount not to exceed **THREE HUNDRED THIRTY FOUR THOUSAND SIX HUNDRED DOLLARS (\$334,600.00)**; the second base funding increment to be in an amount not to exceed **THREE HUNDRED FORTY FOUR THOUSAND THREE HUNDRED NINETY DOLLARS (\$344,390.00)**; the first optional funding increment to be in an amount not to exceed **THREE HUNDRED FIFTY FOUR THOUSAND FIVE HUNDRED THIRTEEN DOLLARS AND FIFTY CENTS (\$354,513.50)**; the second optional funding increment to be in an amount not to exceed **THREE HUNDRED SIXTY FOUR THOUSAND EIGHT HUNDRED SEVENTY EIGHT DOLLARS AND SIXTY FIVE CENTS (\$364,878.65)**; and the third optional funding increment to be in an amount not to exceed **THREE HUNDRED SEVENTY FIVE THOUSAND FOUR HUNDRED NINETY FOUR DOLLARS AND TWENTY EIGHT CENTS (\$375,494.28)**; for a total contract amount not to exceed **ONE MILLION SEVEN HUNDRED SEVENTY THREE THOUSAND EIGHT HUNDRED SEVENTY SIX DOLLARS AND FORTY THREE CENTS (\$1,773,876.43)** to Patch Management, Inc.; 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 a contract with Patch Management, Inc. for the provision of Asphalt and Spray Injection Pothole Repair and Line Striping at Various PHA Sites.

BE IT FURTHER RESOLVED, that (1) PHA will require that Patch Management, Inc. 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 Patch Management, Inc.

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
 Fredrick Pasour, Counsel

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

The resolutions were adopted. With that, Commissioner John F. Street, Chairman opened the meeting for public comments. With no public comments being heard, Commissioner John F. Street, Chairman recessed the meeting until Tuesday, May 25, 2010 at 11:00 am. (Copies of the actual transcript will be provided upon written request).