

**THE HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
AGENDA
JULY 25, 2024
412 BOULEVARD OF THE ALLIES
PITTSBURGH, PA 15219
AND
VIA ZOOM CONFERENCING**

1. **Roll Call.**
2. **Motion to Approve the June 27, 2024, Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
3. **Motion to Approve the Previously Received Activity Report for June 2024. Clean Slate E3 Scholarship Awards Presentation**
4. **Acknowledgement of Public Comments.**
5. **Resolution No. 40 of 2024 - Authorizing the Executive Director or his Designee to Purchase Unleaded Gasoline and Diesel fuel utilizing the contracts between qualified suppliers and the Commonwealth of Pennsylvania, Department of General Services.**
6. **Resolution No. 41 of 2024 - Authorizing the Executive Director or his Designee to Award a Contract to Classic Chevrolet for Chevrolet Vehicle Repair and maintenance Authority-Wide.**
7. **Resolution No. 42 of 2024 - Authorizing the Executive Director or his Designee to purchase a 2024 Case 4WD 590SN Backhoe.**
8. **Resolution No. 43 of 2024 - Authorizing the Executive Director or his Designee to utilize the existing contract negotiated between the National Association of State Procurement Officials (NASPO) and Cellco Partnership d/b/a Verizon Wireless for wireless Communication Service and Equipment.**
9. **Resolution No. 44 of 2024 - Authorizing the Executive Director or Designee to Amend the Monetary Value and Renew Contract with Compliancy IT Inc. for the Network Engineering and Support Services Authority-Wide.**
10. **Resolution No. 45 of 2024 - Authorizing the Executive Director or Designee to Amend the Monetary Value and Contract with Advizex Technologies for the NorthView Heights Infrastructure Rebuild Services Authority-Wide.**
11. **Resolution No. 46 of 2024 - Accepting the Audited Financial Statements as of and for the Year Ended December 31, 2023, and the related Independent Auditor's Reports for the Housing Authority of the City of Pittsburgh.**

- 12. Resolution No. 47 of 2024 - Authorizing the Executive Director or Designee to Amend the Monetary Value of the Elevator Maintenance and Repair Authority-Wide Contract with Hadfield Elevator LLC by the allowable 20%.**
- 13. Resolution No. 48 of 2024 - Approving the Proposed Amendment to the Public Housing FY 2024 Admissions and Continued Occupancy Policy (ACOP).**
- 14. Resolution No. 49 of 2024 - Authorizing the Executive Director or his Designee to Grant Funds to ARMDC for Preparatory Site Work for the Bedford Dwellings Phase II Redevelopment.**
- 15. Resolution No. 50 of 2024 – Authorizing the Executive Director or his Designee to Grant Funds and Enter into a Predevelopment Loan Agreement for the Bedford Dwellings Choice Neighborhoods Housing Redevelopment Phase III.**
- 16. Resolution No. 51 of 2024 - Authorizing the Executive Director or Designee to allocate funding to indefinite quantity contracts with Joseph Palmieri Construction, Inc. and John Zottola Landscaping, Inc. for Site Improvements Authority Wide, AMP-9.**
- 17. Executive Report.**
- 18. New Business.**
- 19. Adjournment.**

**Board Meeting
July 25, 2024
Agenda Item No. 5**

RESOLUTION No. 40 of 2024

A Resolution - Authorizing the Executive Director or his Designee to Purchase Unleaded Gasoline and Diesel fuel utilizing the contracts between qualified suppliers and the Commonwealth of Pennsylvania, Department of General Services

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is in need of unleaded gasoline to operate its vehicle fleet; and

WHEREAS, there currently exists competitively procured contracts between the Commonwealth of Pennsylvania and qualified suppliers for Allegheny County providing unleaded gasoline and diesel fuel; and

WHEREAS, the subject contracts expire on July 31, 2027; and

WHEREAS, the HACP desires to utilize the contracts between the Commonwealth and qualified suppliers for Allegheny County, for the purchase of unleaded gasoline and diesel fuel in an amount not to exceed \$800,000 for the term August 1, 2024 through July 31, 2027; and

WHEREAS, this procurement was performed in accordance with applicable Federal regulations and the procurement policies and procedures of the HACP.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The Executive Director or his Designee is hereby authorized to purchase unleaded gasoline and diesel fuel utilizing the contracts existing between the Commonwealth of Pennsylvania and the qualified Allegheny County suppliers for the period August 1, 2024 through July 31, 2027, in an amount not to exceed \$800,000; and

Section 2. All amounts will be paid from Program Income and/or Moving to Work Funds (MTW) Funds.

**Board Meeting
July 25, 2024
Agenda Item No. 6**

RESOLUTION No. 41 of 2024

A Resolution - Authorizing the Executive Director or his Designee to Award a Contract to Classic Chevrolet for Chevrolet Vehicle Repair and Maintenance Authority-Wide

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) owns and operates vehicles to provide continued, uninterrupted service to the HACP residents; and

WHEREAS, the HACP must keep the vehicles owned by the Authority in good working repair; and

WHEREAS, on May 28, 2024, the HACP issued an Invitation for Bids (IFB) seeking qualified firms for the repair and maintenance of the HACP's Chevrolet Vehicles; and

WHEREAS, the HACP received two (2) bids in response to the IFB; and

WHEREAS, Classic Chevrolet submitted the lowest responsive, responsible bid; and

WHEREAS, the IFB was procured in accordance with applicable federal, state, and local procurement rules and regulations and the procurement policies and procedures of the HACP.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The Executive Director or his Designee is hereby authorized to enter into a contract in the amount of \$69,000.00 with Classic Chevrolet for the repair and maintenance of the HACP's Chevrolet Vehicles for three (3) years with two (2) one (1) year extension options; and

Section 2. The total three (3) year authorized amount of \$69,000.00 shall be payable from Program Income and/or Moving to Work (MTW) funds.

**Board Meeting
July 25, 2024
Agenda Item No. 7**

RESOLUTION No. 42 of 2024

**A Resolution - Authorizing the Executive Director or his Designee to purchase a
2024 Case 4WD 590SN Backhoe**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is necessary to purchase a backhoe for its fleet, in order to support operational needs throughout the authority; and

WHEREAS, the HACP has identified the Commonwealth of Pennsylvania Department of General Services Co-Stars Cooperative Purchasing Agreement that can be used for the purchase of heavy equipment; and

WHEREAS, through the identified purchasing cooperative agreement, the backhoe can be purchased for a cost of \$153,700.00 from Heavy Equipment; and

WHEREAS, this procurement was conducted in accordance with applicable federal, state, and local regulations and the procurement policies and procedures of the HACP.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The Executive Director or his Designee is hereby authorized to award a contract for the purchase of heavy equipment from Heavy Equipment under the terms of the Commonwealth of Pennsylvania Department of General Services Co-Stars Cooperative Purchasing Agreement in the amount of \$153,700.00; and

Section 2. The total amount shall be paid from Program Income and/or Moving to Work (MTW) MTW funds.

**Board Meeting
July 25, 2024
Agenda Item No. 8**

RESOLUTION No. 43 of 2024

A Resolution – Authorizing the Executive Director or his Designee to utilize the existing contract negotiated between the National Association of State Procurement Officials (NASPO) and Cellco Partnership d/b/a Verizon Wireless for wireless Communication Service and Equipment

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes wireless communication service for select members of its workforce to improve services to our residents and increase efficiency of operations; and

WHEREAS, there currently exists a competitively procured contract with the National Association of State Procurement Officials (NASPO) and Cellco Partnership d/b/a/ Verizon Wireless (“Cellco Partnership”) for Wireless Communication Services and Equipment; and

WHEREAS, the HACP has utilized the services of Cellco Partnership, since 2022 with satisfactory results; and

WHEREAS, the HACP desires to contract with Cellco Partnership utilizing the existing NASPO agreement from August 1, 2024 until July 31, 2027; and

WHEREAS, the HACP seeks authorization to award a contract to Cellco Partnership for a term of thirty six (36) months in an amount not to exceed \$633,246.08; and

WHEREAS, the procurement was conducted in accordance with applicable Federal, State and Local procurement rules and regulations and the procurement policies and procedures of the HACP.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The Executive Director or his Designee is hereby authorized to enter into a contract with Cellco Partnership d/b/a Verizon Wireless to provide wireless communication services and equipment from August 1, 2024 through July 31, 2027 in an amount not to exceed \$633,246.08; and

Section 2. The amount designated shall be paid from Program Income and/or Moving To Work (MTW) funds.

RESOLUTION No. 44 of 2024

A Resolution - Authorizing the Executive Director or Designee to Amend the Monetary Value and Renew Contract with Compliancy IT Inc. for the Network Engineering and Support Services Authority-Wide

WHEREAS, the Information Technology (IT) Department of the Housing Authority of the City of Pittsburgh (HACP) is required to provide continuous Networked Computer Systems for the HACP Staff to service tenants, landlords and applicants both in person and online; and

WHEREAS, Compliancy IT (formerly known as InTech Solutions) provides the HACP with Network Engineering and IT Servers Support, as well as cloud-based services for compliance with cybersecurity insurance & federal government cybersecurity standards; and

WHEREAS, the current contract in the amount of \$769,250.66 with Compliancy IT expired as of June 30, 2024; and

WHEREAS, the IT Department of the HACP needs to complete the handover of the HACP IT Servers Support and Management from Compliancy IT to the New Contractor (Advizex) responsible for the new HACP Data Center including, Cybersecurity Compliance cloud-based services; and

WHEREAS, the HACP is requesting the Board of Commissioners approval to extend the Compliancy IT contract for six (6) months starting from July 1, 2024 and add an amount not to exceed \$79,000.00 to the current value of contract of \$769,250.66 for a new total of \$848,250.66 with Compliancy IT to pay outstanding invoices and the monthly server support fees for the duration of the six (6) month extension.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The Executive Director or Designee is hereby authorized to extend the existing contract with Compliancy IT for six (6) months starting July 1, 2024, and add funds in the amount of \$79,000.00 for a total value of the contract not to exceed \$848,250.66; and

Section 2. The additional funds to fulfill the contract with Compliancy IT Solutions will be paid from Program Income and/or Moving To Work (MTW) funds.

RESOLUTION No. 45 of 2024

A Resolution - Authorizing the Executive Director or Designee to Amend the Monetary Value and Contract with Advizex Technologies for the NorthView Heights Infrastructure Rebuild Services Authority-Wide

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is committed to providing safe, affordable housing for the residents of Pittsburgh across its 18 communities; and

WHEREAS, the effective use of technology is crucial to the efficient operation of the HACP's communities, particularly its largest ones like NorthView Heights; and

WHEREAS, the HACP recently transitioned its core IT infrastructure from the legacy data center at 200 Ross Street to a new hosted data center, which went live on June 7, 2024; and

WHEREAS, a flooding incident at NorthView Heights (10/02/23) damaged the site's legacy IT network infrastructure, presenting an opportunity to align the site's network with the HACP's new data center core network infrastructure; and

WHEREAS, in response to this incident and as part of the HACP's ongoing IT modernization efforts, the HACP contracted with Advizex Technologies, a reputable IT Solutions provider, for the supply of new network equipment valued at \$49,817.18 using COSTARS Contract 006-E23 260 and 003-E23 652; and

WHEREAS to enhance resilience, security, and alignment with the new core infrastructure, the HACP now plans to relocate the NorthView Heights network hub to the community police station/public safety building; and

WHEREAS, this new network hub will also house equipment for a new cloud-based camera system, further improving community safety; and

WHEREAS, additional funding of \$33,200.00 is required to build this new network hub, implement the new network equipment, and ensure seamless integration with the HACP's modernized core infrastructure.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The Executive Director or Designee is hereby authorized to Amend the Monetary Value of the contract with Advizex Technologies in the amount of \$49,817.18 by adding the amount of \$33,200.00 for a total value of the contract not to exceed \$83,017.18; and

Section 2. The additional funds to fulfill the contract with Advizex Technologies will be paid from Program Income and/or Moving To Work (MTW) funds.

**Board Meeting
July 25, 2024
Agenda Item No. 11**

RESOLUTION No. 46 of 2024

A Resolution - Accepting the Audited Financial Statements as of and for the Year Ended December 31, 2023, and the related Independent Auditor's Reports for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required by the United States Department of Housing and Urban Development (HUD) to have its financial statements and programmatic compliance audited by Independent Certified Public Accountants; and

WHEREAS, Maher Duessel was properly procured and approved by the Board of Commissioners to complete the required financial statement and compliance audits for the fiscal year ended December 31, 2023; and

WHEREAS, Maher Duessel has completed its audit work and prepared; an Independent Auditor's Report on the financial statements of the HACP, an Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, as well as, an Independent Auditor's Report on Compliance for its Major Program and on Internal Control Over Compliance Required by OMB Circular A-133; and

WHEREAS, representatives of the Board of Commissioners have maintained regular direct contact with Maher Duessel during the planning, execution and review phases of the audit and recommends these reports for acceptance; and

WHEREAS, Maher Duessel has issued an unqualified opinion on the financial statements, thus indicating the financial statements present fairly, in all material respects, the financial position of the HACP.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The Board of Commissioners formally accepts the aforementioned independent auditor reports for the year ending December 31, 2023.

**Board Meeting
July 27, 2024
Agenda Item No. 12**

RESOLUTION No. 47 of 2024

A Resolution - Authorizing the Executive Director or Designee to Amend the Monetary Value of the Elevator Maintenance and Repair Authority-Wide Contract with Hadfield Elevator LLC by the allowable 20%

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required to maintain proper functioning elevators for resident safety at properties HACP-wide in accordance with the Department of Housing and Urban Development (HUD) standards, as well as Pennsylvania Department of Labor & Industry codes and Pittsburgh Fire Code compliance; and

WHEREAS, the HACP is requesting to amend the monetary value of IFB #300-44-19 by 20% to the Elevator Maintenance and Repair contract with Hadfield Elevator LLC to ensure the HACP can continue elevator inspections, safety testing, and maintenance and repairs for the full five (5) years as stated in the terms of the original contract executed on January 27, 2020; and

WHEREAS, The subsequent awardment of the contract revisions include Resolution 4 of 2020: (\$397,966.75); Resolution 86 of 2022: (\$79,593.35); Resolution 11 of 2023: (\$164,993.00); Resolution 62 of 2023: (\$386,909.00) and Resolution 75 of 2023: (\$11,896.00) for a total of (\$1,041,358.10); and

WHEREAS, the HACP is requesting an additional \$79,593.35 to be added to the Elevator Maintenance and Repair contract with Hadfield Elevator LLC to ensure the HACP can continue proper elevator operations and maintenance, as well as payment to vendor.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. Authorize the Executive Director or Designee to add \$79,593.35 and amend the monetary value of the Elevator Maintenance and Repair contract with Hadfield Elevator LLC for a new total amount not-to-exceed \$1,120,891.45; and

Section 2. The additional funds to bolster the Elevator Maintenance and Repair contract with Hadfield Elevator LLC, shall be made payable from program income and/or Moving to Work Funds.

**Board Meeting
July 25, 2024
Agenda Item No. 13**

RESOLUTION No. 48 of 2024

A Resolution - Approving the Proposed Amendment to the Public Housing FY 2024 Admissions and Continued Occupancy Policy (ACOP)

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) adopted its current Public Housing Admissions and Continued Occupancy Policy (ACOP) on or about June 29, 2024; and

WHEREAS, the current ACOP must be amended to clarify policy and procedures and to maintain compliance with federal regulations as they pertain to the Public Housing Program; and

WHEREAS, the proposed amendments to the ACOP will clarify and replace existing provisions under the current ACOP; and

WHEREAS, the proposed amendments to the ACOP adopt the Housing Opportunity Through Modernization Act of 2016 (HOTMA) Section 102 and 104 regulatory changes; and

WHEREAS, the proposed amendments to the ACOP were posted in the local newspapers from Sunday, June 9, 2024 to Tuesday, July 9, 2024; and

WHEREAS, the proposed amendments to the ACOP were made available for public review and comment on its website and all other forms of HACP social media from Sunday, June 9, 2024, to Tuesday, July 9, 2024, via the following link: https://hacp.org/public_notices/housing-authority-of-the-city-of-pittsburgh-public-notice-of-fy-2024-revised-public-housing-admissions-and-continued-occupancy-policy-acop/; and

WHEREAS, the HACP hosted public hearings via Zoom on Wednesday, June 19, 2024 at 9:30 am and 5:30 pm; and

WHEREAS, no members of the public attended the public hearings, and one (1) public comment was received during the stated public comment period; and

WHEREAS, the proposed changes to the ACOP will go into effect on August 1, 2024, except the HOTMA changes, which will be implemented later in FY 2024 per PIH Notice 2023-27, or in accordance with subsequent U.S. Department of Housing and Urban Development (HUD) guidance.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The Amendments to the Public Housing Admissions and Continued Occupancy Policy (ACOP) are hereby approved and will go into effect on August 1, 2024, and the HOTMA amendments will go into effect later in FY 2024 per PIH Notice 2023-27, or in accordance with subsequent HUD guidance.

**Board Meeting
July 25, 2024
Agenda Item No. 14**

RESOLUTION No. 49 of 2024

A Resolution - Authorizing the Executive Director or his Designee to Grant Funds to ARMDC for Preparatory Site Work for the Bedford Dwellings Phase II Redevelopment

WHEREAS, the Allies & Ross Management and Development Corporation (ARMDC), an instrumentality of the Housing Authority of the City of Pittsburgh (HACP), and its co-developer, Trek Development Group (Co-Developer), have formed a joint venture, which has been approved as Housing Implementation Entity by U.S. Department of Housing and Urban Development (HUD) to replace the Bedford Dwellings Low Income Public Housing (LIPH) 411 units with 823 units of mixed-income housing developments as a part of the Bedford Dwellings/Hill District Choice Neighborhoods Implementation Grant (CNIG) housing plan by 2032 (CNIG Housing Plan); and

WHEREAS, the CNIG Housing Plan calls for the development of 180 units of mixed-income housing community on a 23.93-acre HACP-owned vacant land, also known as the Francis Street site, as the second phase of the Bedford Dwellings redevelopment (Phase II); and

WHEREAS, the Phase II site has significant challenges due to the factors such as undermining, steep slopes, and gas line relocation and the HACP and the ARMDC intend to proceed with early site work to address the challenges of the site to make it clean, safe, and buildable site in advance of the year-end financial closing to significantly reduce project schedule, construction cost inflation, and investors' financing costs. The HACP and the ARMDC intend to contract with the Co-Developer, for mine grouting, mass grading, a gas line relocation, and related activities (Early Clean & Buildable Site Work) subject to HUD Office of Public Housing Investments and HUD Office of Recapitalization; and

WHEREAS, the HACP will grant to the ARMDC an amount not to exceed \$6,523,486.00 (Six Million Five Hundred and Twenty-Three Thousand Four Hundred and Eighty-Six dollars) for the ARMDC to enter into an additional services loan agreement with the Co-Developer to conduct the Early Clean & Buildable Site Work (Pre-closing Additional Services Loan Agreement).

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The Executive Director or his Designee is hereby authorized to grant to the ARMDC a total amount not to exceed \$6,523,486.00 (Six Million Five Hundred and Twenty-Three Thousand Four Hundred and Eighty-Six dollars) for Phase II's Early Clean & Buildable Site Work; and

Section 2. The Executive Director or his Designee is hereby authorized and directed to prepare, execute, and submit to HUD all required documentation necessary to obtain HUD's approval to carry out Phase II's Early Clean & Buildable Site Work contemplated herein; and

Section 3. The Executive Director or his Designee is hereby authorized and directed to take such other actions, from time to time, which are necessary, advisable, or in proper connection with the Bedford Dwellings Redevelopment, including, without limitation, the execution and delivery of all agreements, writings, and documents (and all amendments, changes, modifications, and additions thereto); and

Section 4. The HACP will utilize Program Income and/or Moving to Work (MTW) grant funding for the ARMDC's Pre-closing Additional Services Loan Agreement.

**Board Meeting
July 25, 2024
Agenda Item No. 15**

RESOLUTION No. 50 of 2024

A Resolution – Authorizing the Executive Director or his Designee to Grant Funds and Enter into a Predevelopment Loan Agreement for the Bedford Dwellings Choice Neighborhoods Housing Redevelopment Phase III

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has designated its non-profit instrumentality, Allies & Ross Management and Development Corporation (ARMDC) and its co-developer, Trek Development Group, LLC (TREK) to implement a comprehensive redevelopment plan for Bedford Dwellings public housing community, as approved by U.S. Department of Housing and Urban Redevelopment (HUD) Choice Neighborhoods Implementation (CNI) Grant program; and

WHEREAS, the ARMDC and TREK will proceed with the third phase of the Bedford Dwellings Redevelopment located at the Somers Drive section of the current Bedford Dwellings public housing site (Phase III). Phase III will consist of 75 mixed-income rental units comprising 33 replacement units, nine (9) other affordable units, and 33 market-rate units. ARMDC and TREK plan to submit a nine percent (9%) Low Income Housing Tax Credit (LIHTC) application in 2024; and

WHEREAS, the ARMDC will enter into a predevelopment loan agreement with TREK for an amount not to exceed \$1,503,086. This will be used to fund various predevelopment activities, including but not limited to professional services, application fees, and permits. (Phase III Predevelopment Activities); and

WHEREAS, the HACP, through Board Resolution 85 of 2023, granted a total of \$2,500,000 of development activities fund to the ARMDC for Phase III; and

WHEREAS, the Phase III Predevelopment Loan is subject to approval by the U.S. Department of Housing and Urban Development.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh that:

Section 1. The Executive Director or his Designee is hereby authorized to enter into a Predevelopment Loan Agreement with Trek Development Group, LLC in a total amount not to exceed \$1,503,086 for Phase III Predevelopment Activities which shall be paid from Program I Income funds and/or Moving to Work (MTW) funds; and

Section 2. The Executive Director or his Designee is hereby authorized and directed, in the name of and on behalf of the HACP, to (i) negotiate, execute, and deliver all such agreements, documents, and instruments and take all such other actions as he shall determine to be necessary or desirable in order to effect the Phase III Predevelopment and (ii) complete any additional actions that are legally permissible and necessary or advisable to carry out Phase III Predevelopment Activities contemplated herein; and

Section 3. The Executive Director or his Designee is hereby authorized and directed to take such other actions, from time to time, which are necessary, advisable, or in proper connection with the Bedford Dwellings Redevelopment including, without limitation, the execution and delivery of all agreements, writings, and documents (and all amendments, changes, modifications, and additions thereto).

**Board Meeting
July 25, 2024
Agenda Item No. 16**

RESOLUTION No. 51 of 2024

A Resolution – Authorizing the Executive Director or Designee to allocate funding to indefinite quantity contracts with Joseph Palmieri Construction, Inc. and John Zottola Landscaping, Inc. for Site Improvements Authority Wide, AMP-99

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is prudent to utilize the current site improvement professionals under contracts for development and modernization work; and

WHEREAS, on October 13, 2019, the HACP advertised Requests for Proposals (RFP) #600-33-19REBID to seek qualified, responsive, and responsible, professional site improvement firms resulting in the receipt of two (2) offers on December 6, 2019, followed by a February 10, 2020 award and execution of indefinite quantity task-order-based contracts with prequalified firms named Joseph Palmieri Construction, Inc. and John Zottola Landscaping, Inc. for a maximum term of five (5) years; and

WHEREAS, the funding originally allocated was two million, four hundred thousand dollars (\$2,400,000) as authorized by Resolution No. 11 of 2020 and a second allocation of four million, four hundred forty-seven thousand, one hundred seven dollars and ninety-six cents (\$4,447,107.96) was authorized by Resolution No. 48 of 2021 for a total of \$6,847,107.96, all of which has been obligated in the performance of thirty-nine (39) projects to date of which thirty seven (37) projects are complete; and

WHEREAS, the HACP has two (2) projects that are scheduled to commence and two (2) additional projects under development for performance throughout the remaining contract term of February 10, 2025, that will exhaust the prior allocations; and

WHEREAS, the HACP has determined it is prudent to carry out a third funding allocation in the amount of four million, two hundred fifty-three thousand, one hundred eighty-four dollars and six cents (\$4,253,184.06) for a grand total of eleven million, one hundred thousand, two hundred ninety-two dollars and two cents (\$11,100,292.02) in order to complete the planned projects for the improvement of its public housing stock; and

WHEREAS, this procurement and the proposed action were conducted in accordance with applicable federal, state, local, and the HACP procurement policies and procedures.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The Executive Director or Designee is hereby authorized to allocate funding to the indefinite quantity task-order-based contracts with Joseph Palmieri Construction, Inc. and John Zottola Landscaping, Inc. as pre-qualified firms for site improvements in the amount of four million, two hundred fifty-three thousand, one hundred eighty-four dollars and six cents (\$4,253,184.06) for a grand total of eleven million, one hundred thousand, two hundred ninety-two dollars and two cents (\$11,100,292.02); and

Section 2. The authorized amount shall be paid from Program Income and/or Moving to Work (MTW) funds.