

The Housing Authority of The City of Pittsburgh
Board Meeting AGENDA
MARCH 27, 2025
10:30 A.M.
412 BOULEVARD OF ALLIES, LOWER LEVEL CONFERENCE ROOM (2)
PITTSBURGH, PA 15219 AND
VIA ZOOM CONFERENCING

1. **Roll Call.**
2. **Motion to Approve the February 27, 2025, Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
3. **Motion to Approve the Previously Received Activity Report for March 2025.**
4. **Acknowledgement of Public Comments.**
5. **Resolution No. 23 of 2025 – Authorizing the Executive Director or his Designee to Enter into an Electrical Construction Contract with F5 Facilities Services for the 1204/1206 Arch Street Duplex Renovation, AMP 39.**
6. **Resolution No. 24 of 2025 - Authorizing the Executive Director or his Designee to Enter into a General Construction Contract with F5 Facilities Services for the 1204/1206 Arch Street Duplex Renovation, AMP 39.**
7. **Resolution No. 25 of 2025 - Authorizing the Executive Director or his Designee to Enter into a Mechanical Construction Contract with Frederick & Son Contracting for the 1204/1206 Arch Street Duplex Renovation, AMP 39.**
8. **Resolution No. 26 of 2025 - Authorizing the Executive Director or his Designee to Approve a Change Order from Schulteis Electric, Inc. to install View Windows to the Fire Alarm Cabinets for the Sprinkler System Heat Trace Project in accordance with the request from the City of Pittsburgh Bureau of Fire at Homewood North Family Community, AMP-20.**
9. **Resolution No. 27 of 2025 - Authorizing the Executive Director or his Designee to utilize an existing contract with Trane Technologies through OMNIA PARTNERS Cooperative Purchasing Program for the Replacement of HVAC Equipment and Safety Upgrades at Morse Gardens, (Historic Building) AMP-45.**
10. **Resolution No. 28 of 2025 - - Authorizing the Executive Director or his Designee to Award Contracts for Professional Architectural and Engineering Services for the Housing Authority of the City of Pittsburgh.**

- 11. Resolution No. 29 of 2025 - Authorizing the Executive Director or his Designee to Execute Temporary Contract(s) with Contractors Capable of Emergency Response, Remediation and Repair in the Event of Fire, Flood and /or Similar Type of Disaster.**
- 12. Executive Report.**
- 13. New Business.**
- 14. Adjournment.**
- 15. Executive Session – Personnel Matters**

**Board Meeting
March 27, 2025
Agenda Item No. 5**

RESOLUTION No. 23 of 2025

A Resolution– Authorizing the Executive Director or his Designee to Enter into an Electrical Construction Contract with F5 Facilities Services for the 1204/1206 Arch Street Duplex Renovation, AMP 39

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) purchased the property located at 1204/1206 Arch Street, in the Central Northside neighborhood located in the Mexican War Streets of the North Side neighborhood of the City of Pittsburgh. The property is a three (3) story duplex built in 1915, consisting of two (2) adjacent-three (3) unit multifamily buildings; totaling six (6) two-bedroom & one-bathroom apartments, each offering 844 square feet of living space. The property has been purchased for future use as Low-Income Public Housing (LIPH) and will be integrated into the Scattered Sites North AMP-39 portfolio.

WHEREAS The HACP has determined the need for electrical construction to complete the portion of the project and for the eventual occupancy of 1204/1206 Arch Street Duplex by residents; and

WHEREAS, The HACP has retained Fukui Architects to define the appropriate scope of work for the Project; and

WHEREAS, on December 23, 2024, the HACP advertised an Invitation for Bids (IFB) #600-40-24 seeking qualified vendors for the Project, and on February 4, 2025, the HACP received two (2) bids in response to the IFB; and

WHEREAS, F5 Facilities Services is the lowest responsive and responsible electrical construction bidder with a bid amount of \$70,140.00; and

WHEREAS, this 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 General Construction contract in the total amount of \$70,140.00 with F5 Facilities Services for the Project; and

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

**Board Meeting
March 27, 2025
Agenda Item No. 6**

RESOLUTION No. 24 of 2025

**A Resolution– Authorizing the Executive Director or his Designee to Enter into a
General Construction Contract with F5 Facilities Services for the
1204/1206 Arch Street Duplex Renovation, AMP 39**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) purchased the property located at 1204/1206 Arch Street, in the Central Northside neighborhood located in the Mexican War Streets of the North Side neighborhood of the City of Pittsburgh. The property is a three (3) story duplex built in 1915, consisting of two (2) adjacent-three (3) unit multifamily buildings; totaling six (6) two-bedroom & one-bathroom apartments, each offering 844 square feet of living space. The property has been purchased for future use as Low-Income Public Housing (LIPH) and will be integrated into the Scattered Sites North AMP-39 portfolio; and

WHEREAS The HACP has determined the need for General Construction to complete the portion of the project and for the eventual occupancy of 1204/1206 Arch Street Duplex by residents; and

WHEREAS, The HACP has retained Fukui Architects to define the appropriate scope of work for the Project; and

WHEREAS, on December 23, 2024, the HACP advertised an Invitation for Bids (IFB) #600-40-24 seeking qualified vendors for the Project, and on February 4, 2025, the HACP received two (2) bids in response to the IFB; and

WHEREAS, F5 Facilities Services is the lowest responsive and responsible General Construction bidder with a bid amount of \$114,205.00; and

WHEREAS, this 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 General Construction contract in the total amount of \$114,205.00 with F5 Facilities Services for the Project; and

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

**Board Meeting
March 27, 2025
Agenda Item No. 7**

RESOLUTION No. 25 of 2025

A Resolution— Authorizing the Executive Director or his Designee to Enter into a Mechanical Construction Contract with Frederick & Son Contracting for the 1204/1206 Arch Street Duplex Renovation, AMP 39

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) purchased the property located at 1204/1206 Arch Street, in the Central Northside neighborhood located in the Mexican War Streets of the North Side neighborhood of the City of Pittsburgh. The property is a three (3) story duplex built in 1915, consisting of two (2) adjacent-three (3) unit multifamily buildings; totaling six (6) two-bedroom & one-bathroom apartments, each offering 844 square feet of living space. The property has been purchased for future use as Low-Income Public Housing (LIPH) and will be integrated into the Scattered Sites North AMP-39 portfolio.

WHEREAS, the HACP has determined the need for mechanical construction to complete the portion of the project and for the eventual occupancy of 1204/1206 Arch Street Duplex by residents; and

WHEREAS, the HACP has retained Fukui Architects to define the appropriate scope of work for the Project; and

WHEREAS, on December 23, 2024, the HACP advertised an Invitation for Bids (IFB) #600-40-24 seeking qualified vendors for the Project, and on February 4, 2025, the HACP received two (2) bids in response to the IFB; and

WHEREAS, Frederick & Son Contracting is the lowest responsive and responsible Mechanical Construction bidder with a bid amount of \$81,000.00; and

WHEREAS, this 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 Mechanical Construction contract in the total amount of \$81,000.00 with Frederick & Son Contracting for the Project; and

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

**Board Meeting
March 27, 2025
Agenda Item No. 8**

RESOLUTION No. 26 of 2025

A Resolution – Authorizing the Executive Director or his Designee to Approve a Change Order from Schulteis Electric, Inc. to install View Windows to the Fire Alarm Cabinets for the Sprinkler System Heat Trace Project in accordance with the request from the City of Pittsburgh Bureau of Fire at Homewood North Family Community, AMP-20

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is necessary to issue a change order to install view windows to the Fire Alarm Cabinets for Fire Suppression System Heat Trace Protection project at Homewood North, AMP-20; and

WHEREAS, the HACP procured a contract between Central Susquehanna Intermediate Unit No.16 (CSIU) and TSB, Inc. doing business as Schultheis Electric, Inc. which was competitively procured through the Keystone Purchasing Network (KPN) JOC eziQC® cooperative purchasing program to carry out the project work, including additional component upgrade work through a previous change order; and

WHEREAS, the subject original contract expired on December 31, 2022; however, the contract contained three (3) additional one-year options to renew terms, with a final expiration date of December 31, 2025; and

WHEREAS, the Fire Suppression System Heat Trace project was largely complete; however, during the City of Pittsburgh Bureau of Fire inspection, the Deputy Fire Marshal requested modifications to the Fire Alarm Cabinets, specifically the installation of view windows. As a result, Schultheis was requested to submit for an additional change order in accordance with the request from the City of Pittsburgh Bureau of Fire; and

WHEREAS, the HACP has determined that it is necessary to issue an additional Change Order No. 2 for the installation of view windows to the Fire Alarm Cabinets as part of the Fire Suppression System Heat Trace Protection project, at Homewood North Family Community, AMP-20, in accordance with the request from the City of Pittsburgh Bureau of Fire; and

WHEREAS, the HACP Board of Commissioners approved an initial Change Order No. 1 on December 14, 2023, through Resolution #86 of 2023, in the amount of \$64,734.80 for additional work from the Facility Services Department Electronics Technical Team's reevaluation and recommendations for modifications to the Fire Suppression System to align with the HACP's long-term plans; and

WHEREAS, the HACP Procurement Policy requires the HACP Board of Commissioner's approval for cumulative change orders exceeding \$50,000 or increasing the total contract amount by more than 20%; and

WHEREAS, given the previous Change Order No. 1 exceeded the HACP Procurement Policy change order threshold, the subsequent Change Order No. 2 is also required to be presented to the HACP Board of Commissioners for approval in the amount of \$4,251.60; and

WHEREAS, the procurement was conducted in accordance with applicable federal, state, and local procurement rules and regulations, and the HACP's 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 his Designee is hereby authorized to proceed with a Change Order for the existing contract between CSIU and TSB, Inc. dba Schultheis Electric, Inc. for Homewood North Family Community, AMP-20 in the amount of \$4,251.60, which increase the total amount of the contract to \$229,789.24; and

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

**Board Meeting
March 27, 2025
Agenda Item No. 9**

RESOLUTION No. 27 of 2025

A Resolution - Authorizing the Executive Director or his Designee to utilize an existing contract with Trane Technologies through OMNIA PARTNERS Cooperative Purchasing Program for the Replacement of HVAC Equipment and Safety Upgrades at Morse Gardens, (Historic Building) AMP-45

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) recognizes the need for the replacement of failing Heating, Ventilation and Air Conditioning (HVAC) equipment and necessary safety upgrades at Morse Gardens, AMP-45 (Historic Building); and

WHEREAS, a cooperative purchasing agreement utilizing Trane’s Omnia Partners Contract #3341 and Omnia/US Communities Contract D3-29-10013-24-001 supports the HVAC construction activities at Morse Gardens; and

WHEREAS, the HACP intends to utilize this existing contract for the replacement of failing HVAC equipment and necessary safety upgrades at Morse Gardens to ensure the project is completed in a timely and cost-effective manner; and

WHEREAS, the Omnia Partners Contract #3341 and Omnia/US Communities Contract D3-29-10013-24-001 contract’s current term ends 8/31/2027; and

WHEREAS, the HACP desires Trane Technologies to provide the construction services for the replacement of failing HVAC equipment and necessary safety upgrades which will also include Building Automation System (BAS) to monitor and control the HVAC System at Morse Gardens, AMP-45 utilizing the Trane's Omnia Partners Contract #3341 for the sum of \$1,873,654.00; and

WHEREAS, this 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 construction contract for the remaining \$1,873,654.00, following the prior approval of \$326,616.00 under Resolution No. 14 of 2025 for equipment procurement and safety upgrades at Morse Gardens (AMP-45); and

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

**Board Meeting
March 27, 2025
Agenda Item No. 10**

RESOLUTION No. 28 of 2025

A Resolution - Authorizing the Executive Director or his Designee to Award Contracts for Professional Architectural and Engineering Services for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is prudent to utilize Architectural and Engineering (A/E) professionals under contracts for development and modernization work; and

WHEREAS, contracted A/E firms are utilized in planning, designing, and administering construction or rehabilitation of projects the HACP undertakes authority-wide; and

WHEREAS, on February 26, 2025, the HACP issued Request for Proposals (RFP) #600-13-25 seeking qualified firms capable of providing professional architectural and engineering services; and

WHEREAS, the HACP received eight (8) proposals in response to the RFP; and

WHEREAS, Fukui Architects P.C., AE7 LLC, Tusick & Associates Inc, Renaissance 3 Architects d/b/a R3A Architecture, Architectural Innovations LLC and Multi-Lynx Companies Inc submitted the highest ranked, responsive, and responsible proposals; and

WHEREAS, this 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 contracts in the aggregate amount of five million seven hundred seventy-five thousand forty-three dollars and forty-one cents (\$5,775,043.41) with Fukui Architects P.C., AE7 LLC, Tusick & Associates Inc, Renaissance 3 Architects d/b/a R3A Architecture, Architectural Innovations LLC and Multi-Lynx Companies Inc for professional architectural and engineering services for two (2) years with three (3) one (1) year extension options; and

Section 2. The total five (5) year authorized amount of \$5,775,043.41 shall be payable from Moving to Work (MTW) and/or Program Income funds.

**Board Meeting
March 27, 2025
Agenda Item No. 11**

RESOLUTION No. 29 of 2025

**A Resolution – Authorizing the Executive Director or his Designee
to Execute Temporary Contract(s) with Contractors Capable of Emergency Response,
Remediation and Repair in the Event of Fire, Flood and /or Similar Type of Disaster**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is in need of contractor(s) capable of responding and be on a property within two (2) hours of receiving a call regarding a loss due to fire, flood, and/or similar type of disaster; and

WHEREAS, the HACP has determined that it is in need of contractor(s) within twenty-four hours that is capable of providing a source description, loss specific damages description, scope of work description, mitigation description, photos and estimated completion costs and dates; and

WHEREAS, the HACP has determined that it is in need of contractor(s) capable of identifying environmental concerns, including asbestos; and

WHEREAS, the HACP has determined that it is in need of contractor(s) capable of providing mitigation costs on a Time and Materials basis; and

WHEREAS,; the HACP has determined that it is in need of contractor(s) capable of providing supporting documentation for all estimates, including Daily Time Sheets, Material Logs, Equipment Logs and Moisture Readings; and

WHEREAS, the HACP Procurement Policy requires HACP Board of Commissioners approval for cumulative change orders exceeding \$50,000; and

WHEREAS, ATI Restoration LLC currently has a government contract the HACP can “piggy- back” off of and it has been reviewed and determined to be reasonable, and it will be in compliance with all applicable federal, state, and local procurement regulations as well as HACP 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 his Designee is authorized to enter into a contract with ATI Restoration LLC in an amount not to exceed \$7,000,000.00 for a term not to exceed twelve (12) months to cover the costs related to remediation and restoration; and

Section 2. Payment for this change order shall be made from Program Income and/or Moving To Work (MTW) funds.