

AGENDA
ALBANY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
MONDAY, October 17th, 2011 at 2:00 P.M.

1. Roll Call.
2. Community Forum
3. Read and Approval of Board minutes

10-11-55 Approval to award Contract # 30-2011-1 for King Building Renovation as of October 28, 2011 to the lowest responsible bidder, Wainshaf Associates, Inc. for \$390,400.00 of which up to \$256,147.00 is currently available in RHF and Member Item funds and contingent upon additional funding of \$134,253. 2nd Bid: \$438,750, AOW Associates, 3rd Bid \$442,642 Gallo Construction Corp., 4th Bid \$464,000 Hoosick Valley Contractors, 5th Bid: \$498,800, A.J. Arpey, Inc. The low bid of \$387,000, submitted by ABP Builders, was rejected due to an inadequate bid bond. (ratified)

11-11-56 Approval to write-off the following collection losses for the different developments:

FEDERAL SITES:	\$12,265.37
CAPITAL WOODS:	\$ 1,700.11
NUTGROVE:	\$ 359.00
CREIGHTON STORY:	\$ 4,510.38
SOUTH END:	\$ 1,549.00
EZRA:	\$ 2,458.58

11-11-57 Approval to enter into Laundry Room Lease Agreement with Mac-Gray, Inc. of Waltham, MA for AHA Laundromat services. As a result of competitive procurement RFP # 0025-C-11-013 Mac -Gray will remove existing equipment and install, maintain and service new High Efficiency washers, dryers and electronic vending systems at all current and new AHA Laundromat locations. Lease Term: 5 years. [1 year lease with 4 additional 1 year lease extensions] AHA Procurement File: 0025-C-11-013

Lease Value: This is a revenue sharing arrangement where AHA receives a percentage of vending sales.

Other vendors:

Yankee Equipment Sales, Barrington, NH	No response
Automatic Laundry, Boston, MA.	No Response
Allied National Appliance Sales, St. Louis, MO	No Response
Automated Laundry Systems, Jacksonville, FL	No Response
United Building Maintenance, Albany, NY	No Response

11-11-58 Approval to finance the purchase of Kubota BX2660 Tractor with associated snow removal equipment with 2nd low bidder Kubota Credit Corporation & Sharon Springs Garage, Sharon Springs, NY.
Term: 5 Years
Interest Rate 0%.
Total Purchase Price \$25,295.00
Monthly Lease Payment \$421.58
AHA Procurement File: 0025-C-11-024

Other vendors:

Hudson River Tractor, Clifton Park	\$20,250.00
Upon demonstration AHA management staff ranked this tractor poor in initial quality, power and maneuverability.	
Moffet Turf Equipment, Mahindra	No Response
H&M Equipment, New Holland Tractor	No Response

11-11-59 Approval to award Contract # 00-2009-1b for Fire Alarm Upgrades at NY 9-11 Steamboat Square Townhouses and NY 9-12 Steamboat Square Historic, to the low bidder, CDE Electric, Inc. for \$144,000.00 contingent upon approval for HCR Weatherization Funding of Health and Safety items. 2nd Bid: McBain Electric: \$174,192, 3rd Bid: Clune Electric, \$206,400, 4th Bid Kasselmann Electric: \$216,657.

11-11-60 Approval to send Rhonda McElroy to the Advanced PHA Budgeting , Accounting and Financial Reporting in Orlando FL sponsored by Casterline from December 13th – 14th totaling \$1,335.00 including hotel.

5. Report of the Executive Director
 - A. Monthly Management Report
 - B. Items for Advisement and Discussion
 - a. Bank Balance as of 11/7/11
 - b. CFO presentation

6. Adjournment – NEXT MEETING December 12th , 2011