

AGENDA
ALBANY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
MONDAY, September 8, 2014 at 2:30 P.M.
200 South Pearl Street

1. **Roll Call.**
2. **Community Forum**
3. **Reading and approval of the minutes of the previous meeting held June 9, 2014**
4. **Action Calendar**

08-14-28 Approval to allow the Contracting Officer to amend the contract for Developer Consultant Services for Ida Yarbrough Homes Rehabilitation, Phase 1 with Calogero Partners, the consultant who assisted the Authority in submitting an application in the 2013 funding round, which was unsuccessful but is deemed to have been well crafted and worthy of continuing work with Calogero Partners. **(Ratified)**

08-14-29 Approval to allow the Contracting Officer to enter into a contract for Architectural and Engineering Services for Capital South Campus Center Kitchen with CSArch Architects for an amount not to exceed \$20,060. The sole source award to CSArch is deemed justifiable due to their having been the Project Architect for the Campus Center building where the kitchen will be located and, therefore having complete knowledge of its design, and the cost proposal for providing services for the Kitchen project is reasonable. Completion of the Kitchen is made possible by a \$750,000 grant from NYS Homes and Community Renewal's Community Investment Fund Program. **(Ratified)**

08-14-30 Pursuant to a competitive bidding process, resolve to allow the Contracting Officer to enter into a contract for Construction Manager Services for the Capital South Campus Center Kitchen with AOW Associates for \$3,000 for preconstruction services, \$17,406 for general conditions and a fee of 3% of the construction cost or \$13,500 based upon an construction estimate of \$450,000. AOW's cost proposal, project approach and past performance are deemed to be most advantageous to the Authority for this project. Other proposals were submitted by Sano-Rubin Construction, Bishop-Beaudry Construction, Wainshaf Associates and Hoosick Valley Construction. Completion of the Kitchen is made possible by a \$750,000 grant from NYS Homes and Community Renewal's Community Investment Fund Program. **(Ratified)**

09-14-31 Approval to permit members of the general public to use the vacant lot/former playground at 63 Third Street from 9:00 am to 6:00 pm during the period from May 1 to October 1.

09-14-32 Approval to write-off tenant balances covering the 2nd quarter of 2014.

Capital Woods:	\$2,521.44
South End I:	\$ 529.38
Corning:	\$2,385.49
Nutgrove:	\$7,371.85
Creighton Storey:	\$2,177.46
Swan Street:	\$ 177.00
Federal:	\$27,101.52

Total \$42,264.14

Total Fraud (of the 43K) \$22,112.08

- 09-14-33** Approval to sell 1999 Ford Dump truck at public auction. Vehicle is not in active service.
- 09-14-34** Approval to send Cheyanne Spoto to attend Risk Summit for Non Profits in Chicago, Illinois from September 20, 2014 to September 24, 2014 for an approximate total amount of \$2,612.62 which includes Summit, Hotel and Air Fare.
- 09-14-35** Approval to award Housing Choice Voucher Inspection Services contract #0025-C-14-005 to low bidder McCright & Associates, Chattanooga, TN. for \$40.00 per HCV Inspection / \$30.00 per HCV Re-Inspection. The Fixed-Price contract term is for 1 year with the option, at AHA's discretion of 2 additional one-year periods, for a maximum total of 3 years. Projected value based on 2012 & 2013 experience is estimated at \$13,933 per year for a 3 year total of \$41,799. 2nd Low Bidder: Tech Valley Security, Rensselaer, NY @ \$58.50 / 24.50; 3rd Low Bidder: AMF Management, Albany, NY (incumbent) @ \$60.00 / \$25.00.

5. Reports of Committees

6. Unfinished Business

7. New Business:

8. Bills and Communications

9. Report of the Executive Secretary

A. Monthly Management Report

B. Monthly Financial Report (Deputy Director)

C. Items for Advisement and Discussion

ADVISEMENT: Advisement: Ida Yarbrough High Rise Roof Repairs, Not-to-Exceed \$50,000.
3 firms being solicited: Skyway, James Edgar Roofing and Mid-State Industries.

- **Bank Balance as of 9/3/2014**

10. Adjournment –

**NEXT MEETING:
Monday, October 20, 2014 @ 2:30 p.m.
200 South Pearl Street, Albany, New York 12202**