

**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**April 17, 2012**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, April 17, 2012 at approximately 8:40 a.m. at the Apartamentos Las Americas, 1611 South Racine in Chicago, IL.

Chairwoman Z. Scott called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Deverra Beverly Adela Cepeda Mark Cozzi Dr. Mildred Harris Myra King Carlos Ponce Bridget Reidy Z. Scott Sandra Young
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Absent:	None
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Also present were Charles Woodyard, Chief Executive Officer; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded, the Commissioners adjourned to Executive Session. Chairwoman Scott, announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase sale and lease of real estate property; establishment of reserves and settlement of claims.

The Commissioners subsequently reconvened in Open Session and Chairwoman Scott thereupon convened the Business and Public portion of the meeting.

Upon Motion made by Commissioner Young and properly seconded by Commissioner Cepeda, Committee and Regular Board Minutes for February 21, 2012 and Executive Session and Board Minutes for the March 20, 2012 were unanimously approved.

Commissioner Bridget Reidy, Chairwoman of the Operations and Facilities Committee, then presented her report. Per Commissioner Reidy, due to a lack of quorum, the Operations and Facilities Services Committee scheduled for April 11 was not held. While staff provided the Committee with an overview of items listed on the agenda, no vote was taken.

Per Commissioner Reidy, at the April 11<sup>th</sup> Operations Committee Meeting, a number of questions were posed by Commissioners with regards to Items A1 through A3. These questions included M/W/DBE and Section 3 compliance, self-performance, bonding capacity and capacity of the recommended vendor to complete all three projects on a timely basis. Staff and the recommended vendors satisfactorily responded to all questions and concerns.

Commissioner Reidy then presented a Motion for adoption of Resolution for Item A1.

**(Item A1)**

In December 2011, the CHA advertised an Invitation for Bid (IFB), in area newspapers and CHA's website, for exterior facade improvements, mechanical and plumbing upgrades, unit interior upgrades, and building life safety upgrades at Patrick Sullivan Apartments. The CHA received and opened six bids, and after analyzing the bid submittal materials staff held a pre-

award survey meeting with the apparent low bidder, Old Veteran Construction, Inc. The representatives of that firm responded to questions on the thoroughness of their bid, how they developed their Division Costs, and the amount of work they planned to self-perform. Having performed a thorough review of the bid materials of the apparent low bidder, staff has determined that Old Veteran is the lowest responsive and responsible bidder at \$21,103,500. Accordingly, the resolution for Item A1 approves award of contract to Old Veteran Construction, Inc. for work at Patrick Sullivan Apartments. Patrick Sullivan Apartments is a 482-unit senior housing building located at 1633 West Madison Street, Chicago, IL. The twenty-two story structure was built in 1964 and sits on a 3.61-acre site that includes a management/maintenance building at 35 South Paulina Street. The CHA commissioned a reserve study of its senior housing portfolio in 2007 to more systemically project and manage the senior portfolio's capital needs over time. Accordingly, work for Sullivan Apartments includes, but is not limited to, the following: replacing windows in all residential units; the proposed windows are commercial grade ADA compliant aluminum windows; replacing sealant around all air conditioning units to correct water infiltration; seal coating (waterproofing) existing masonry; replacing all existing galvanized plumbing risers; upgrading the booster pumps to operate in emergencies; installation of elevator recall systems; installation of a sprinkler system; upgrade the smoke detector and fire alarm systems; replace any faulty equipment and repair all existing residential units to include new kitchen, kitchen appliances, new vinyl flooring, new window blinds, and install new air conditioning units. The CHA will seek to minimize the impact on residents once work begins. The General Contractor will coordinate construction activities with the Private Property Manager and Resident Services on a tier-by-tier basis to keep the residents aware of the status of work being performed and anticipated move dates.

**RESOLUTION NO. 2012-CHA-23**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated April 11, 2012 entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH OLD VETERAN CONSTRUCTION, INC. FOR EXTERIOR FACADE IMPROVEMENTS, MECHANICAL AND PLUMBING UPGRADES, UNIT INTERIOR UPGRADES, AND BUILDING LIFE SAFETY UPGRADES AT PATRICK SULLIVAN APARTMENTS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with Old Veteran Construction, Inc. in the amount of \$21,103,500 for exterior facade improvements, mechanical and plumbing upgrades, unit interior upgrades, and building life safety upgrades at Patrick Sullivan Apartments (IL2-44B). This is a senior housing development located at 1633 West Madison Street, Chicago, IL. The work will take seven hundred sixty (760) calendar days from the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

The Motion to adopt resolution for Item A1 was seconded by Commissioner Cepeda and the voting was as follows:

Ayes:           Deverra Beverly  
                  Adela Cepeda  
                  Mark Cozzi  
                  Dr. Mildred Harris  
                  Bridget Reidy  
                  Carlos Ponce  
                  Z. Scott  
                  Sandra Young

Nays:           Myra King

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolution adopted.

Commissioner Reidy then presented a Motion for adoption of the Resolution for Item A2.

**(Item A2)**

The CHA advertised an Invitation for Bid in December 2011 in area newspapers and on the CHA website for façade replacement and interior improvements at Judge Fisher Apartments. The CHA received and opened eight bids. After analyzing the bid submittal materials, staff held a pre-award survey/clarification meeting with the apparent low bidder, Old Veteran Construction, Inc. The representatives of that firm responded to questions on the thoroughness of their bid, how they developed their costs, and the amount of work they planned to self-perform. Having performed a thorough review of the bid materials of the apparent low bidder, staff has determined that Old Veteran is the lowest responsive and responsible bidder at \$13,577,000. Accordingly, the resolution for Item A2 approves award of contract to Old Veteran for façade replacement and improvement work at Judge Slater Apartments. Judge Slater Apartments is a 204-unit senior housing building located at 740 East 43<sup>rd</sup> Street, Chicago, IL. It is a fifteen-story structure completed by the fall of 1967, situated on a 4.2 acre site. Based on CHA’s Reserve Study to comprehensively assess this buildings’ capital needs, the proposed scope of work includes, but is not limited to, the following: replace exterior precast wall panels; replace exterior masonry face brick and repair the concrete beams; replace balcony slabs and install new structural support; replace the roof system; replace all existing plumbing and heating risers; replace existing vertical hydronic heating supply and return risers; install a two-way voice communication system as required by High-rise Ordinance; install an elevator recall system; replace the existing smoke detectors and tie them into the fire alarm panel and renovate ground floor office areas and building entrances to enhance accessibility.

**RESOLUTION NO. 2012-CHA-24**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated April 11, 2012, entitled “AUTHORIZATION TO ENTER INTO A CONTRACT WITH OLD VETERAN CONSTRUCTION, INC. FOR FACADE REPLACEMENT, INTERIOR IMPROVEMENTS, AND BUILDING LIFE SAFETY UPGRADES AT JUDGE FREDERICK W. SLATER APARTMENTS”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Old Veteran Construction, Inc. in the amount of \$13,577,000.00 for the facade replacement, interior improvements, and building life safety upgrades at Judge Frederick W. Slater Apartments (IL2-047), a senior housing development located at 740 East 43<sup>rd</sup> Street, Chicago, IL. The work is to be completed by no later than six hundred fifty (650) calendar days from the date set forth in the Notice to Proceed as part of the Capital Maintenance Program.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

The Motion to adopt resolution for Item A2 was seconded by Commissioner Ponce and the voting was as follows:

Ayes: Deverra Beverly  
Adela Cepeda  
Mark Cozzi  
Dr. Mildred Harris  
Myra King  
Bridget Reidy  
Carlos Ponce  
Z. Scott  
Sandra Young

Nays: Myra King

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolution adopted.

Commissioner Reidy then presented a Motion for adoption of the Resolution for Item A3.

**(Item A3)**

The CHA advertised an Invitation for Bid in January 2012 in area newspapers and on the CHA website for improvements at Lake Park Place Apartments. Of the five bids received, staff determined that Old Veteran is the lowest responsive and responsible bidder at \$12,686,147. Accordingly, the resolution for Item A3 approves award of contract to Old Veteran for improvements at Lake Parc Place Apartments. Lake Parc Place Apartments consists of two 150-unit buildings for a total of 300 Family housing units. Located at 3939 and 3983 South Lake Park Avenue, Chicago, IL, the structures were completed in 1956. They sit on an 8.00-acre site within walking distance of Lake Michigan. Pursuant to the Voluntary Compliance Agreement (VCA) signed by the CHA and HUD in the mid-2000s, the CHA must retrofit the two buildings with ADA compliant dwelling units, as well as ADA compliant non-dwelling areas. The proposed scope of work to be completed by Old Veteran includes, but is not limited to, the following: retrofitting 56 total units, 28 units in the 3939 building, and 28 units in the 3983 building to comply with the VCA; interior mobility unit modifications, including new cabinets, countertops, kitchen appliances, bathroom and kitchen plumbing fixtures, flooring, and HVAC alterations; interior/exterior common area ADA modifications; removing and replacing failed steel lintels and shelf-angles over windows and doors as well as deteriorated mortar and masonry units on all sides; install elevator recall systems; install a fire sprinkler system; upgrade the smoke detector and fire alarm systems and install firestopping at all new and existing slab accessible penetrations throughout the building.

**RESOLUTION NO. 2012-CHA-25**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated April 11, 2012 entitled “AUTHORIZATION TO ENTER INTO A CONTRACT WITH OLD VETERAN CONSTRUCTION, INC. FOR ADA RETROFIT, EXTERIOR FAÇADE IMPROVEMENTS, AND BUILDING LIFE SAFETY UPGRADES AT LAKE PARC PLACE APARTMENTS”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Old Veteran Construction, Inc. in the amount of \$12,686,147 for the ADA retrofit, exterior façade improvements, and building life safety upgrades at Lake Parc Place Apartments (IL2-014 and IL2-026). This is a Family housing development located at 3939 and 3983 South Lake Park Avenue, Chicago, IL. The work will take up to three hundred sixty (360) calendar days from the date set forth in the Notice to Proceed.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

The Motion to adopt the resolution for Item A3 was seconded by Commissioner Cepeda and the voting was as follows:

Ayes: Deverra Beverly  
Adela Cepeda  
Mark Cozzi  
Dr. Mildred Harris  
Bridget Reidy  
Carlos Ponce  
Z. Scott  
Sandra Young

Nays: Myra King

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolution adopted.

Commissioner Reidy then presented a Motion for adoption of the Resolution for Item A4.

**(Item A4)**

The resolution for Item A4 approves award of contract to Pan-Oceanic Engineering Company in the amount of \$1,437,500.00 for the renovation of fire lanes at Dearborn Homes to improve site drainage, eliminate water “ponding” issues after storm events, and improve pavement surfaces that were cut in many locations from the recent rehabilitation activity, contributing to the site

drainage issues. The rehabilitation left many of the fire lanes with ponding areas that will accumulate water and sometimes freeze during winter conditions, resulting in some hazardous conditions for residents and the neighborhood. Staff is assessing what, if any, additional capital improvements are necessary at the development. Possible future improvements may include more efficient approaches to trash removal and provision of building supplies, as well as additional site security measures. In January 2012, CHA advertised an Invitation for Bid in area newspapers and on the CHA website. The CHA received and opened six bids and held a pre-award survey/clarification meeting with the apparent low bidder, Pan Oceanic Engineering Co. Inc. Since Pan-Oceanic Engineering Co. is a new vendor to the CHA, staff thoroughly analyzed and reviewed their financials, called references, and performed a comprehensive review of their bid materials. Pan-Oceanic Engineer Co.'s financials were found to be acceptable and their performance satisfactory.

**RESOLUTION NO. 2012-CHA-26**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated April 11, 2012, entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH PAN-OCEANIC ENGINEERING CO., INC. FOR THE RENOVATION OF THE FIRE LANES AT DEARBORN HOMES (2960 S. FEDERAL STREET)";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Pan-Oceanic Engineering Co., Inc. in the amount of \$1,437,500 for the renovation of the fire lanes at Dearborn Homes, a family housing development located at 2960 S Federal Street in Chicago, IL. Work is to be completed by no later than one hundred eighty (180) calendar days from the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

The Motion to adopt resolution for Item A4 was seconded by Commissioner Ponce and the voting was as follows:

Ayes: Deverra Beverly  
Adela Cepeda  
Mark Cozzi  
Dr. Mildred Harris  
Bridget Reidy  
Carlos Ponce  
Z. Scott  
Sandra Young

Nays: Myra King

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolution adopted.

Commissioner Adela Cepeda, Chairwoman of the Finance and Audit Committee, then presented the report for the Finance and Audit Committee. Per Commissioner Cepeda, the Finance & Audit Committee Meeting was held on Wednesday, April 11, 2012 at the CHA Corporate Offices. Mike Gurgone, Treasurer, presented the Committee with the March 2012 Treasury and Cash Flow Report.

Commissioner Cepeda then presented an Omnibus Motion for adoption of resolutions for Items B1 and B2.

**(Item B1)**

The CHA currently handles its duplication services by several methods. Staff can create copies utilizing one of the copy areas located within CHA administrative offices, by utilizing the internal reproduction facility located on the 10th floor at 60 E. Van Buren, or by utilizing a third party vendor. An assessment of the internal reproduction facility revealed the true cost to operate the facility and indicated the potential for CHA to reduce its reproduction expenses. The high volume printers currently in use at the CHA's reproduction facilities are over 15 years old and would soon need replacement. The CHA decided to explore the viability of utilizing a third party vendor for its reproduction needs. Accordingly, in June 2011, the CHA issued a

Request for Proposal (RFP) to solicit qualified firms to provide high volume print/duplication and document preparation services for the CHA. The RFP was advertised in area newspapers and the CHA website. The CHA solicited 75 vendors; 37 vendors picked up the solicitation, of which nine were minority. Of the four proposals received, Aloha Document Services was determined to offer an excellent proposal that met the requirements of the RFP and was found to provide the best overall value. Aloha's outstanding features includes exceptional location, one of the lowest overall cost and the vendor's all digital equipment eliminated the need to sub-contract out any reproduction jobs or services. Aloha Document Services is located at 60 E. Van Buren, Suite 1502, and is WBE certified business. The resolution for Item B1 approves award of contract to Aloha Document Services for high volume print, duplication and document preparation services.

**RESOLUTION NO. 2012-CHA-27**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated April 11, 2012, entitled, "RECOMMENDATION TO ENTER INTO A CONTRACT WITH ALOHA DOCUMENT SERVICES FOR HIGH VOLUME PRINT/DUPLICATION AND DOCUMENT PREPARATION SERVICES

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Chief Executive Officer, or his designee, to give authorization for Chicago Housing Authority ("CHA") to enter into a contract with Aloha Document Services for high volume print/duplication and document preparation services for the Chicago Housing Authority for an amount not to exceed \$490,000 for a base period of two (2) years with two (2) one (1) year options subject to Board of Commissioner's approval

**(Item B2)**

The resolution for Item B2 approves the first one-year option of contract with Windows of Opportunity, Inc., an Illinois not-for-profit corporation with 501 (c)(3) status. Windows, was founded in 1989 to address the needs of the public and assist housing residents through ongoing communication between CHA departments and residents, and other businesses, cultural, social, educational and philanthropic organizations and communities. Windows will continue performing the services to and on behalf of the CHA and CHA residents, including: raise funds for new and ongoing resident initiatives; serve as fiscal agent to the CHA at the discretion of its Board of Directors, and receive grants or contributions whose acceptance requires a not-for-profit status or cooperative arrangement with a not-for-profit organization; form and maintain partnerships and linkages with outside community groups, service providers, and funding sources; and work closely with CHA staff and residents to identify gaps in services and seek resources to fill those gaps in line with Windows' mission.

**RESOLUTION NO. 2012-CHA-28**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated April 11, 2012, "RATIFICATION TO EXERCISE PAYMENT OF SALARIES AND ADMINISTRATIVE COSTS FROM JANUARY 1, 2012 THROUGH APRIL 17<sup>TH</sup> 2012 AND EXERCISE THE FIRST ONE-YEAR OPTION RESERVED UNDER CONTRACT NO. 1016 WITH WINDOWS OF OPPORTUNITY, INC., TO EXTEND THE CONTRACT FOR THE PERIOD OF APRIL 18, 2012 THROUGH DECEMBER 31, 2012.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorizes the Chief Executive Officer or his designee to ratify the payment of salaries and administrative costs from January 1, 2012 through April 17th 2012, reserved under Contract No. 1016 with Windows of Opportunity, Inc., and exercise of the first one-year option to extend the contract for the period of April 18, 2012 to December 31, 2012, in an amount not-to-exceed \$330,000.00; and additionally authorize the contribution of \$100,000.00 to the Scholarship Fund administered by Windows of Opportunity, Inc.

The Omnibus Motion to adopt resolutions for Items B1 and B2 was seconded by Commissioner Young and the voting was as follows:

Ayes: Deverra Beverly  
Adela Cepeda  
Mark Cozzi  
Dr. Mildred Harris  
Myra King  
Bridget Reidy  
Carlos Ponce  
Z. Scott  
Sandra Young

Nays: None

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

Mr. Woodyard, Chief Executive Officer then presented his monthly report. Mr. Woodyard provided the Board with an update on Choice Neighborhood Grants and results of the study released by Urban Institute on findings on demolition of public housing and crime.

Chairwoman Scott then invited residents and the public at large to address the Board.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the April Board of Commissioners was adjourned.

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Z. Scott  
Chairwoman, Chicago Housing Authority

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Lee Chuc-Gill, Secretary  
Custodian and Keeper of Records  
*Approved at the May 15, 2012 Board Meeting*