

PUBLIC NOTICE:



Home Forward
BOARD OF COMMISSIONERS
will meet on
Tuesday, June 20, 2023
At 5:30 pm
Zoom Register here:

<https://homeforward.zoom.us/j/81004261639?pwd=Y3Z0SmI0M25kd1FyUEp1MlIGV2JRdz09>



MEMORANDUM

To: Community Partners

Date: June 13, 2023

From: Ivory N. Mathews, Chief Executive
Officer

Subject: Home Forward Board of
Commissioners June
Meeting

The Board of Commissioners of Home Forward will meet on Tuesday, June 20 at 5:30 PM virtually using the Zoom platform. The meeting will be accessible to the public via phone and electronic device.

If you would like to provide public testimony or view the meeting, please use this link:

<https://homeforward.zoom.us/j/81004261639?pwd=Y3Z0SmIOM25kd1FyUEp1MllGV2JRdz09>

The commission meeting is open to the public.

AGENDA



BOARD OF COMMISSIONERS MEETING

**HOME FORWARD
135 SW ASH STREET
PORTLAND, OREGON**

<https://homeforward.zoom.us/j/81004261639?pwd=Y3Z0Sml0M25kd1FyUEp1MlIGV2JRdz0>

9

VIA ZOOM

JUNE 20, 2023, 5:30 PM

AGENDA

INTRODUCTION AND WELCOME

PUBLIC COMMENT

General comments not pertaining to specific resolutions. Any public comment regarding a specific resolution will be heard when the resolution is considered.

MEETING MINUTES

Topic
Minutes of May 16, 2023 Board of Commissioners Virtual Meeting

MISSION MOMENT

Topic	Presenter
Youth Leadership Academy at Fairview Oaks	Biljana Jesic Megan Ashlock

RESOLUTIONS/REPORTS

Following Reports and Resolutions:			
23-06	Topic	Presenter/POC	Phone #
01	Authorize Amendments or Contracts for Construction Management/General Contractor Services with Walsh Construction to Commence Stage 2 Dekum Court Redevelopment	Jonathan Trutt Lewis Lyles	503.802.8507 503.802.8484

THE NEXT MEETING OF THE BOARD OF COMMISSIONERS

Home Forward is currently operating in a state of emergency. We will continue to conduct board-related business as it is currently scheduled but will update the public on the venue or forum by which it occurs as we assess the situation.

The Board Work Session for Wednesday, July 5, 2023 at 5:30 PM has been canceled. The next Work Session will be on Wednesday, August 2 at 5:30 PM. The next Board of Commissioners meeting will be Tuesday, July 18, 2023 at 5:30 PM.

EXECUTIVE SESSION

The Board of Commissioners of Home Forward may meet in Executive Session pursuant to ORS 192.660(2)(3) to discuss a pending real estate transaction. Only representatives of the news media and designated staff are allowed to attend. News media and all other attendees are specifically directed not to disclose information that is the subject of the session. No final decision will be made in the session.

ADJOURN

MINUTES



BOARD OF COMMISSIONERS MONTHLY MEETING
HOME FORWARD
HELD VIRTUALLY
135 SW Ash Street Portland, OR 97204
May 16, 2023

COMMISSIONERS PRESENT

Chair Damien Hall, Vice Chair Matthew Gebhardt, Commissioners TomiRene Hettman, Rakeem Washington

STAFF PRESENT

April Berg, Ian Davie, Christina Dirks, Tonya Evans, Monica Foucher, Carolina Gomez, Biljana Jesic, Ivory Mathews, Kitty Miller, Kandy Sage, Amanda Saul, Shannon Schmidt, Kellie Shaw, Aimee Smith, Celia Strauss, Jonathan Trutt, Linda Uppinghouse

LEGAL COUNSEL

Sarah Stauffer Curtiss

Chair Damien Hall convened the meeting of the Board of Commissioners at 5:31 PM.

Maggie Skenderian, neighbor to Peaceful Villa, member of the Community Advisory Committee and neighborhood resident for 30 years provided public comment. In advance of the meeting Skenderian provided a letter to the board of commissioners and Home Forward leadership outlining the ongoing concerns previously expressed. Her letter was prompted after listening to the May board work session responding to resident concerns at Home Forward properties around drug use, behavior and maintenance issues, similar concerns the Peaceful Villa neighbors have raised and felt there was genuine concern. Her feeling is that Home Forward is taking a path of least resistance instead of putting the work in to ensure there is success for the long term.

With the opportunity to participate in the CAC Skenderian was hopeful to use her experiences to help shape the process. She shared her frustration with the limited stakeholder engagement, lack of land use requirements that could help address crime prevention through design elements and limited involvement to engage the surrounding

community. Skenderian believes these are missed opportunities to build trust among the stakeholders. She would like to receive a meaningful response from someone regarding the topics continuing to be raised.

Chair Damien Hall confirmed the board received the letter and appreciated her continued engagement. The board is aware there is an ongoing dialogue.

Joanna Linn, a Peaceful Villa neighbor for fifteen years and CAC member spoke in support of Skenderian's letter. Linn raised three issues: 1) Home Forward has not incorporated principles and practices in the design that were addressed during CAC meetings; 2) there has not been a future CAC meeting scheduled, only that one would be held in May; 3) ongoing concern with the expansion of the site and lack of concern for the issues raised by the neighbors. Plus, no timeline has been shared.

Chair Hall felt the questions were ones that would benefit from a CAC setting and thanked Linn for bringing to the board's attention.

Cathy Millis, Dahlke Manor resident reflected on her testimony last month and thanked the board for their patience. She is still awaiting word on the community builders and looks forward to using her leadership skills to improve things at the property. The community room was not open during the recent hot spell but after reaching the manager it was opened over the weekend. Millis thanked the board for listening and she will continue to share updates each month.

Chair Hall welcomed hearing from Millis and appreciated the property updates.

MEETING MINUTES

Minutes of the April 18, 2023 Board of Commissioners Virtual Meeting

Chair Damien Hall requested a motion authorizing approval of the minutes for the April 18, 2023 Board of Commissioners Meeting.

There being no discussion, Vice Chair Matthew Gebhardt moved to approve the corrected meeting minutes, and Commissioner TomiRene Hettman seconded the motion.

The vote was as follows:

Chair Damien Hall—Aye

Vice Chair Matthew Gebhardt—Aye

Commissioner TomiRene Hettman—Aye
Commissioner Rakeem Washington—Aye

RESOLUTIONS

Resolution 23-05-01 Recognizing the 75th Anniversary of the Vanport Flood

Monica Foucher, Public Relations Associate Director presented the resolution and before reading the resolution introduced Laura Lo Forti. Lo Forti was instrumental in compiling and sharing the Vanport story. She was appreciative of Home Forward's support. The upcoming events planned for the anniversary will be the first time they have gathered in person since COVID. She looks forward to the continued journey and welcomes everyone to the upcoming events.

Foucher read the resolution with the hope that everyone would read the background. She then introduced Ed Washington.

Ed Washington thanked Home Forward for the resolution which he felt speaks for itself. He said even though we know predecessors didn't speak to this, we will not commit mistakes such as these again and we now speak to the future. Washington shared his Vanport story and what Vanport stood for. He said LoForti's tremendous volume of work is a historic memory that will keep the story alive and deserves a great deal of credit. Her characterization is an honest representation and makes it about those whose history it belongs to. Finding someone who can put these memories together is a gift. Washington continues to dedicate his time to his family and friends of Vanport, the community he loved and recognizing what it wasn't, to keep the history alive.

In closing, Washington reiterated the importance of not repeating the mistakes, continuing to work together and is hopeful the next 75 years will be based on truths and the positive role Home Forward plays.

Foucher shared the list of upcoming events and a film festival on May 25 that will feature former board chair and Vanport resident, Lee Moore.

Chair Damien Hall appreciated the history and thanked Lo Forti and Washington for joining the meeting and for keeping the memories alive with their stories. Hall acknowledged we take this seriously as commissioners and as an organization, recognizing the importance of the history and the resounding message not to repeat the past.

There being no discussion, Chair Damien Hall requested a motion to approve Resolution 23-05-01. Commissioner TomiRene Hettman moved to adopt Resolution 23-05-01. Vice Chair Matthew Gebhardt seconded the motion.

The vote was as follows:

Chair Damien Hall—Aye
Vice Chair Matthew Gebhardt—Aye
Commissioner TomiRene Hettman—Aye
Commissioner Rakeem Washington—Aye

There being no further business, Chair Damien Hall adjourned the meeting at 6:06 PM.

Celia M. Strauss
Recorder, on behalf of
Ivory N. Mathews, Secretary

ADOPTED: JUNE 20, 2023

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Damien R. Hall, Chair

RESOLUTIONS



MEMORANDUM

To:	Board of Commissioners	Date:	June 20, 2023
From:	Jonathan Trutt, Director Development & Community Revitalization 503.802.8507 Lewis Lyles Project Manager 503.802.8484	Subject:	Authorize Amendments or Contracts for Construction Management/General Contractor (CM/GC) Services with Walsh Construction to commence Stage 2 Dekum Court Redevelopment Resolution 23-06-01

The Board of Commissioners is requested to authorize Home Forward to execute a contract amendment between Home Forward and Walsh Construction Company for construction management and general contractor (CM/GC) services in the amount of \$44,792,788.00. This amount encompasses the Guaranteed Maximum Price developed by Walsh Construction Company to commence Stage 2 of Dekum Court's redevelopment and the standard owner's contingency which is controlled by Home Forward. Construction is anticipated to commence in mid-August 2023.

These actions support Home Forward's Strategic Plan Goal One Portfolio: Our real estate is stable for generations to come and meets the needs of the people and neighborhoods it serves.

BACKGROUND

Dekum Court is a public housing property on an under-utilized 5.5-acre parcel in Northeast Portland's Concordia neighborhood. The parcel provides Home Forward an opportunity to develop a new housing community that is more efficient to operate and, though its wide range of apartment sizes, more responsive to community needs. Dekum Court's redevelopment will replace 40 physically obsolete affordable homes with 187 new affordable homes, ranging in size from studios to four-bedrooms. The redeveloped Dekum Court will include:

- A community room for social events and resident services delivery
- Office space for management and support services
- A common laundry room
- A computer lounge
- A children's play area
- A covered half-court basketball court
- Raised garden beds
- A sitting area
- A walking path through the site
- Barbeque spaces available to residents

Home Forward is redeveloping Dekum Court in two stages. Stage 1, comprising 47 new homes, allowed the current 40 residents to remain in their current housing while their new homes are under construction. The two Stage 1 buildings are on schedule to be completed this August and November. Stage 2 will demolish Dekum Court's existing apartments and will add 140 new apartments to the site. It is scheduled to begin in August 2023 and complete in the spring of 2025.

OVERVIEW

This requested authorization would allow Stage 2 construction to proceed as planned.

In February of 2020, Home Forward selected Walsh Construction Company (WCC), through a competitive proposal process to serve as the CM/GC for the project. WCC was engaged to perform preconstruction services and has worked with the architect and engineering team through the design process. This work was authorized by Home Forward Resolution 20-02-04.

In late January 2022, WCC received bids from subcontractors and suppliers and developed a Guaranteed Maximum Price (GMP) to build Stage 1. The GMP price to build Stage 1 was \$18,003,768 plus an owner-controlled 5% contingency equal of the GMP in the amount of \$909,477. This work was authorized by Home Forward Resolution 22-03-06.

In May 2023, WCC received bids from subcontractors and suppliers and developed a Guaranteed Maximum Price (GMP) to build Stage 2. The GMP price to build Stage 2 is \$44,792,788.00, and staff is requesting a GMP amendment in this amount. This amount includes the building, sitework and all public work improvements associated with Stage 2's

construction. It is consistent with the project budget developed when Stage 1 construction began in April of 2022.

In addition to the Stage 2 GMP Authorization, staff is requesting contract authorization for an owner-controlled contingency equal to 5% of the GMP amount: \$2,469,838.46. This contingency will be used for unexpected field conditions, increased scope of work, project upgrades and potential delays stemming from supply chain issues.

The total requested authorization for construction expenditures in the attached resolution equals the sum of the GMP Amendment and the owner-controlled contingency. (See below.)

GMP	\$44,792,788.00
Owner contingency	\$ 2,469,838.46
	\$47,262,626.46

This total contract amount is within the current development budget.

During Stage 1, WCC is achieving 32.72% participation from firms that qualify as Certification Office for Business and Diversity (COBID) businesses. For Stage 2, WCC projects over 31% participation.

CONCLUSION

This resolution will authorize:

- Increasing WCC’s contract for Dekum Court by \$44,792,788.00 to pay for Stage 2’s construction.
- The execution of future amendments between Home Forward and WCC for expenditures from the owner-controlled contingency in the amount of \$2,469,838.46 for Stage 2 of the Dekum Redevelopment.

The Real Estate and Development (READ) Committee of Home Forward’s board reviewed a draft of this resolution at its June 2, 2023, meeting.



RESOLUTION 23-06-01

RESOLUTION 23-06-01 AUTHORIZES THE EXECUTIVE DIRECTOR TO EXECUTE AMENDMENTS OR CONTRACTS WITH WALSH CONSTRUCTION COMPANY FOR CONSTRUCTION MANAGER AND GENERAL CONTRACTOR (CM/GC) SERVICES TO BEGIN THE REDEVELOPMENT OF DEKUM COURT STAGE 2, A 187-UNIT, AFFORDABLE HOUSING DEVELOPMENT

WHEREAS, Home Forward, a housing authority and a public body corporate and politic of the State of Oregon, seeks to encourage the provision of long-term housing for persons with low income residing in Multnomah County, Oregon; and

WHEREAS, Home Forward staff managed a competitive procurement process to select and award Walsh Construction Company (WCC) the contract to undertake CM/GC services for redevelopment of Dekum Court; and

WHEREAS, WCC is redeveloping Dekum Court in two stages to avoid displacing any of its current residents;

WHEREAS, the first stage of Dekum Court's redevelopment is tracking towards a timely completion;

WHEREAS, Home Forward's preconstruction services with Walsh Construction for the second stage of Dekum Court's redevelopment are complete;

WHEREAS, the second stage of Dekum Court's construction ("Stage 2") is fully bid with a planned start date in August 2023; and

WHEREAS, WCC's Guaranteed Maximum Price for Stage 2's construction is \$44,792,788.00;

WHEREAS, Home Forward contracting rules require approval of the Home Forward Board of Commissioners for contract amendments in excess of \$500,000;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward authorizes and directs the Executive Director to execute amendments with WCC for CM/GC services for Stage 2 of Dekum Court’s redevelopment in the amount of \$44,792,788.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward hereby authorizes the Executive Director, or her designee, to execute amendments to the contracts with WCC to spend the Home Forward-controlled construction contingency for Stage 2 in the amount of \$2,469,838.46.

ADOPTED: JUNE 20, 2023

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Damien R. Hall, Chair

STAFF REPORTS

Procurement & Contracts Department
MONTHLY CONTRACT REPORT
Contracts Approved 04/01/23 - 05/31/23

PUBLIC IMPROVEMENT
(CONSTRUCTION & MAINTENANCE SERVICES)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3159	0	Prime Legacy	\$ 83,567.20	Build back at Schrunck	Property Management	4/26/2023	6/15/2023
Subtotal			\$ 83,567.20				1

GOODS & SERVICES

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3105	0	Waste Management	\$ 2,318,218.56	Garbage & Recycling Services	Property Management	4/1/2023	3/31/2026
C3167	0	Stan the Hot Water Man	\$ 35,000.00	Remove and replace 3 water heaters at Humboldt Gardens	Property Management	5/15/2023	6/9/2023
C3168	0	Carbonell Cleaning Solutions	\$ 39,756.00	Landscaping at Eliot Square and Maple Mallory	Property Management	5/17/2023	6/30/2024
C3172	0	West Coast Landscape LLC	\$ 46,800.00	Landscaping at Tamarack and Camelia Court	Property Management	5/25/2023	6/30/2023
Subtotal			\$ 2,439,774.56				4

PERSONAL SERVICE CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3151	0	Wholesome Health	\$ 2,000.00	Dietitian for CHSP residents	Community Services	4/10/2023	7/31/2023
C3154	0	Herrera's Photography	\$ 4,130.00	15 commercially licensed aerial still images of the Dekum Court Redevelopment	DCR	4/12/2023	6/13/2025
C3148	0	Responsible Media Group	\$ 150,000.00	Content creation for DEI learning for Home Forward staff	Executive	4/12/2023	6/1/2025
C3149	0	Hexagon Consulting	\$ 10,000.00	New manager and supervisor cohort and coaching support.	Executive	4/12/2023	3/31/2024

C3157	0	Dudek	\$ 1,750.00	To provide Environmental Services for Grace Peck Terrace.	DCR	4/24/2023	6/30/2023
C3153	0	Model Integrity LLC	\$ 30,000.00	Coaching, strategic planning, and crisis management	Executive	4/26/2023	3/31/2024
C3161	0	Lift Urban Portland	\$ 20,000.00	Monthly food boxes for high rise properties downtown	Community Services	5/2/2023	12/31/2023
C3162	0	Coles & Betts Environmental Consulting	\$ 11,868.00	Environmental consultation services for Killingsworth Project	DCR	5/5/2023	12/31/2024
C3156	0	Express Employment Professionals	\$ 50,000.00	Temp services: Maintenance positions	HR	5/11/2023	11/30/2023
C3166	0	QEDLAB Qualified Envelope Diagnostics, Inc.	\$ 10,150.00	Window testing for Grace Peck	DCR	5/12/2023	12/31/2024
C3164	0	Worksystems, Inc.	\$ 47,500.00	Workforce development partnership	Community Services	5/16/2023	12/31/2024
C3165	0	Carlson Testing, Inc.	\$ 2,153.00	Special Testing services required by BDS for the for the construction of the Masonry Generator enclosure	DCR	5/16/2023	11/30/2023
C3170	0	Melody Martinez Consulting LLC	\$ 3,750.00	Equity Consultation	Executive	5/22/2023	10/31/2023
C3174	0	PreGame	\$ 72,000.00	Strategic Planning - Team Alignment; Rule 46-0340	Executive	5/26/2023	12/31/2023
Subtotal			\$ 415,301.00				14

PROFESSIONAL SERVICE CONTRACTS (A&E)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
Total			\$ -				0

AMENDMENTS TO EXISTING CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2768	5	Peter Meijer Architect, PC	\$ 10,040.00	Revised design fee given contractor request to have KPFF design the pre-cast wall components.	DCR	4/3/2023	12/31/2023

C2964	5	Bora Architecture Inc	\$ 39,782.00	Add scope of meetings with IRCO and redesign of RS offices, additional scope for landscape architect redesign and CAC meetings, added acoustic designer scope and Code Unlimited appeal.	DCR	4/3/2023	6/30/2026
C2732	2	NW Enforcement	\$ -	On-call security services; amended to update rates	Property Management	4/5/2023	4/25/2024
C2919	6	Walsh Construction Co.	\$ 13,514,346.00	Fairfield construction GMP amendment	DCR	4/6/2023	12/31/2024
C3138	1	Prime Legacy	\$ 47,606.75	Humboldt Gardens post-emergency 2301 buildback; amended to update scope	Property Management	4/9/2023	6/15/2023
C3026	4	Bacharach Construction LLC	\$ 8,660.09	CO #3 Celilo ct security improvements Additional work based on site conditions. Scope concrete and tree trimming for new light poles.	DCR	4/10/2023	6/30/2023
C3125	1	Lovett Inc	\$ 8,447.26	Backflow repair at Peaceful Villa; amended to add scope	Property Management	4/10/2023	5/1/2023
C2946	1	MercuryPDX	\$ -	Currier/mail Service for NMW; amended to add time	FAAM	4/11/2023	12/31/2023
C2499	2	Universal Lawncare Maintenance	\$ -	On-Call Outdoor Maintenance Services; amended to add time	Property Management	4/13/2023	4/5/2025
C2580	3	Oregon Patrol Service	\$ 12,964.00	Security Services at Floresta, Powellhurst, Tillicum North, Tillicum South, Hunter's Run, Harold Lee Village, Townhouse Terrace, Demar Downs; amended to add funds to cover coverage	Property Management	4/13/2023	12/31/2023
C2777	1	Carbonell Cleaning Solutions	\$ 110,472.00	Landscaping at Stark Manor, Madrona Place, Fir Acres, Eastwood Court, and Alderwood; amended to extend contract	Property Management	4/17/2023	8/10/2024
C2895	1	Fulcrum Construction & Building Services LLC	\$ -	Unthank generator replacement; amended to extend contract	DCR	4/18/2023	10/31/2023
C2946	2	MercuryPDX	\$ -	Currier/mail Service for NMW; amended to update rates	FAAM	4/18/2023	12/31/2023
C2500	1	ValleyScapes Landscape Solutions	\$ -	On-Call Outdoor Maintenance Services; amended to add time	Property Management	4/20/2023	4/5/2025
C2919	7	Walsh Construction Co.	\$ 108,502.00	Fairfield Design-Build CO #01	DCR	4/24/2023	12/31/2024
C3013	2	Fulcrum Construction & Building Services LLC	\$ 326,922.29	Adding complete roofing replacement for the Schiller Way Roof Vent Project. CO#1	DCR	4/24/2023	5/30/2023
C3013	3	Fulcrum Construction & Building Services LLC	\$ 13,151.85	Schiller way CO#2	DCR	4/24/2023	5/30/2023
C2109	12	Holst Architecture	\$ 5,250.00	Powell A&E scope amendment	DCR	4/25/2023	12/31/2023
C2733	1	Pono Security	\$ -	On-call security services; amended to extend contract	Property Management	4/25/2023	4/25/2024
C2976	5	Walsh Construction Co.	\$ 17,759,515.00	Grace Peck GMP amendment	DCR	4/26/2023	2/28/2024
C2502	2	Snugs Services	\$ -	On-Call Outdoor Maintenance Services; amended to add time	Property Management	4/26/2023	4/5/2025

C3029	1	El Porvenir Services LLC	\$ -	Data survey, facilitate work sessions, leadership & coaching; amended to add time	Talent & Organizational Development	4/27/2023	8/1/2023
C2781	1	Earth Advantage, Inc	\$ 5,000.00	Amendment to include additional scope of work for Earth Advantage to conduct required Energy Conservation Measure analysis. This analysis is required as part of the awarded funding from the Portland Clean Energy Fund (PCEF) for the Killingsworth Apartments project.	DCR	4/28/2023	12/31/2025
C2990	2	Milo Reed	\$ -	Research into Home Forward history to justify creation of a preference policy; amended to add time	Executive	5/4/2023	6/15/2023
C2846	2	MKE Associates, Inc	\$ 1,200.00	Permit Docs at Schiller Way; amended for Additional drawings of existing circuiting of emergency circuits in permit package.	DCR	5/9/2023	10/31/2023
C2193	4	Squires Electric, Inc.	\$ 37,500.00	On-call electrical services; amended to extend contract	Property Management	5/11/2023	3/31/2024
C2348	2	Pacific Paint Northwest	\$ 100,000.00	On-Call Painting Services; amended to add funds	Property Management	5/15/2023	10/7/2024
C2668	3	Trash for Peace	\$ 3,455.00	Environmental Education and services at Fairview Oaks, Rockwood Station, and Madrona Place apartments; amended to extend contract	Community Services	5/17/2023	12/31/2023
C3094	1	Trash for Peace	\$ 4,345.00	Youth services coordination at property grouping GGMS; amended to extend contract	Community Services	5/17/2023	12/31/2023
C3008	1	Classie Moore	\$ 5,625.00	Program Coordinator at New Columbia & Tamarack for K-Ching Summer Youth Employment Program; amended to extend contract	Community Services	5/22/2023	12/30/2023
Subtotal			\$ 32,122,784.24				30

OTHER AGREEMENTS (Revenue contracts, 3rd Party contracts, MOU's, IGA's)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
R3160	0	FP2 Limited Partnership	\$ 80,004.86	Revenue Contract: Resident services at Fountain Place	Asset Mgmt	4/27/2023	4/30/2026
Subtotal			\$ 80,004.86				1
Total			\$ 35,141,431.86				50

**Procurement & Contracts Department
FUTURE FORMAL PROCUREMENTS
6-Month Look Ahead - June 2023**

Estimated Contract Amount	Description	Dept.	Solicitation Period
\$200k	Peter Paulson HVAC Replacement	DCR	In progress
\$1 million	Rockwood Station Roof Replacement	Prop Mgmt	In progress
\$375k	St. Francis HVAC Replacement	DCR	In progress
TBD	Security Services at HWE & NWT	Prop Mgmt	June 2023
\$2.17 million	Design and construction services for Sequoia	DCR	June 2023
\$910k	Design and construction services for Schiller Way	DCR	June 2023
\$1.650 million	A&E for N. Maryland	DCR	July 2023
\$4.515 million	Design and construction services for Gretchen Kafoury	DCR	July/Aug 2023
\$2.905 million	Design and construction services for Peter Paulson	DCR	July/Aug 2023
\$13.2 million	CM/GC for N. Maryland	DCR	October 2023
TBD	STRA	Homeless Initiatives	Jan 2024
\$1.5 million	CHSP Housekeeping & Personal Care	Community Services	TBD