

PUBLIC NOTICE:



Home Forward
BOARD OF COMMISSIONERS
will meet on
Tuesday, April 16, 2024
At 5:30 pm

Zoom Register here:

<https://homeforward.zoom.us/j/84161844892?pwd=5rcnWkoyvqfVfq1QZBzvBKVgjFEWFK.1>



MEMORANDUM

To: Community Partners

Date: April 9, 2024

From: Ivory N. Mathews, Chief Executive
Officer

Subject: Home Forward Board of
Commissioners April
Meeting

The Board of Commissioners of Home Forward will meet on Tuesday, April 16 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/84161844892?pwd=5rcnWkoyvqfVfg1QZBzvBKVgjFEWF>
[K.1](#)

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/84161844892?pwd=5rcnWkoyvqfVfq1QZBzvBKVgjFEWFK.1>

APRIL 16, 2024, 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 March 19, 2024 Board of Commissioners Virtual Meeting

CONSENT CALENDAR

Following Reports and Resolutions:			
24-04	Topic	Presenter/POC	Phone #
01	Authorize Contracts for General Contractor Services with Build-Skape LLC to Commence Schiller Way Apartments Envelope Rehabilitation	Juli Garvey Rocco DeBrodt	503.802.8457 503.802.8460

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 2024 Board Work Sessions will be quarterly with the next meeting May 2, 2024 at Noon. The next Board of Commissioners meeting will be Tuesday, May 21, 2024.

EXECUTIVE SESSION

The Board of Commissioners of Home Forward may meet in Executive Session pursuant to ORS 192.660(2). 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
March 19, 2024

COMMISSIONERS PRESENT

Chair Matthew Gebhardt, Vice Chair Jenny Kim, Commissioners Tomi Rene Hettman, Jessy Ledesma, Rakeem Washington

STAFF PRESENT

Elise Anderson, April Berg, Martha Calhoun, Dena Ford-Avery, Ian Davie, Juli Garvey, Carolina Gomez, Ivory Mathews, Kitty Miller, Kandy Sage, Amanda Saul, Shannon Schmidt, Kellie Shaw, Ian Slingerland, Aimee Smith, Celia Strauss, Jonathan Trutt, Linda Uppinghouse, Terren Wing

LEGAL COUNSEL

Sarah Stauffer Curtiss

Chair Matthew Gebhardt convened the meeting of the Board of Commissioners at 5:32 PM.

Cathy Millis, Dahlke Manor resident expressed how much she looks forward to the board meeting. There continues to be frustration with the elevator breaking down which requires service to restart. Not to come across complaining, Millis expressed appreciation to be inside and have an elevator available. Next week will be the third hygiene closet. She is delighted with their success with products going quickly and from all reports well used. Millis is looking forward to a resident meeting in April and the next Community Builders meeting on the 27th. A community garden has been started with flower boxes available to the residents. With no permanent manager yet, there is not good information flow to the residents. Ongoing frustration with unauthorized guests prompted Millis to suggest revisiting a sign in desk. She suggested a trial period that would allow staff an opportunity to understand the coming and goings.

Chair Matthew Gebhardt thanked Millis for all the work and advocacy sharing each month. It is good to hear how well-received the hygiene clinics have been. We look forward to hearing future updates.

Jens Knudsen, Quality Assurance Supervisor with Transition Projects provided public comment sharing concerns regarding the recently released Rent Reasonable values which go into effect on April 1. TPI along with other non-profits providing rental assistance through continuum of care, rely on the rent reasonableness calculator provide by Home Forward as a standard to determine whether a unit is eligible for rental assistance. Knudsen raised concerns that the rent reasonable values do not reflect the reality of the metropolitan area rents. He reviewed a table illustrating the change in fair market rents, highlighting Home Forward's payment standards are out of step even with a fair market rent increase of 33%. Knudsen spoke to the limited opportunities for TPI participants to find adequate rents for studio and one-bedroom units. He urged Home Forward to take a deeper look at the methodologies used by the analysts, also suggesting a continuum of care living database and software used by other public housing authorities as a useful tool.

In closing, Knudsen emphasized the overwhelming number of participants they are trying to serve, and the level of detail required to show adequate rent comparisons is causing delays and harm to their participants.

Chair Matthew Gebhardt appreciated hearing from Knudsen and thanked him for the work he is doing. Those in the space hear you.

Noah Goldman is a housing case manager. While a co-worker of Knudsen his comments are not a reflection of TPI. Goldman spoke to the rent reasonableness for rapid rehousing programs and that maximum rents by zip code have not kept pace with rent inflation, severely limiting housing options. He pointed out how Home Forward used its MTW authority in 2015 and 2017 to adjust rents in a tight rental market. Why not now with the rent reasonableness payment standards that reflect the same concerns, i.e., regional housing options reduced, housing opportunities are concentrated in low-income areas, unit quality is lowered, access to higher opportunity areas identified? Goldman gave an example of the difference in rent setting by zip code. In closing he urged Home Forward to expand the standards for rapid rehousing programs for the same reasons an exemption from HUD standards was obtained.

Chair Matthew Gebhardt thanked Goldman and agreed with the challenges in the current rental market that adds stress to many programs. Those that deal with this for Home

Forward will process the points being made. We appreciate the information shared and seeing the numbers is helpful.

MEETING MINUTES

Minutes of the February 20, 2024 Board of Commissioners Work Session

Chair Matthew Gebhardt requested a motion authorizing approval of the minutes for the February 20, 2024 Board of Commissioners Virtual Meeting

There being no discussion, Vice Chair Jenny Kim moved to approve the meeting minutes. Commissioner TomiRene Hettman seconded the motion.

The vote was as follows:

- Chair Matthew Gebhardt—Aye
- Vice Chair Jenny Kim—Aye
- Commissioner TomiRene Hettman—Aye
- Commissioner Jessy Ledesma—Aye
- Commissioner Rakeem Washington—Aye

CONSENT CALENDAR

Resolution 24-03-01 Authorize Execution of Early Procurements for Peter Paulson Apartments and the Gretchen Kafoury Commons Envelope Rehabilitation

Resolution 24-03-02 Authorize Refinancing of the Expiring Loan at Ash Creek Commons

Resolution 24-03-03 Authorize Changes to Chapter 2 and 8 of the Administrative Plan and Chapter 2 of the Admission and Continued Occupancy Plan

There being no discussion, Chair Matthew Gebhardt requested a motion to approve Resolution 24-03-01, Resolution 24-03-02, Resolution 24-03-03. Commissioner TomiRene Hettman moved to adopt Resolutions 24-03-01, 24-03-02 and 24-03-03. Vice Chair Jenny Kim seconded the motion.

The vote was as follows:

- Chair Matthew Gebhardt—Aye
- Vice Chair Jenny Kim—Aye
- Commissioner TomiRene Hettman—Aye
- Commissioner Jessy Ledesma—Aye
- Commissioner Rakeem Washington—Aye

RESOLUTIONS

Resolution 24-03-04 Authorize Submission of Moving to Work Twenty Fourth-Year Annual Report

Terren Wing, Director of Strategy & Federal Policy presented the resolution. As an obligation of our MTW designation, we submit an annual report that demonstrates our achievements for fiscal year 2023. The report reflects that Home Forward continues to utilize its MTW flexibilities to increase housing choice in a challenging rental market, collaboration with regional partners to maximize resources and efficiencies to better serve our residents and participants, preserve and rehabilitate our buildings, and align our self-sufficiency programs into one consolidated, locally tailored program.

Wing thanked Brian Rutzen, Financial Analytics and Program Manager, Biljana Jesic, Community Services Director and the Community Services team for the time invested in complying the report. This being her first report, she thanked Christina Dirks, Policy and Program Director for answering her questions along the way.

Chief Executive Officer Ivory Mathews shared that recently all Moving to Work agencies met to move our contract extension to 2038. The states of Oregon and Washington were extremely instrumental in getting Congress to sign the extension.

Commissioner Jessie Ledesma asked how the rent reasonableness and fair market rents are implicated in the MTW Report. Wing offered to follow up with more detail. CEO Mathews noted, there are complicated layers and we do have flexibility within the parameters of MTW. We will provide more information to better understand the inner workings.

Chair Matthew Gebhardt appreciated all the work that goes into the report such as compiling the volume of data, using the report as an instrument to showcase what we do and finding creative solutions.

There being no further discussion, Chair Gebhardt requested a motion to approve Resolution 24-03-04. Vice Chair Jenny Kim moved to adopt Resolution 24-03-04. Commissioner TomiRene Hettman seconded the motion.

The vote was as follows:

Chair Matthew Gebhardt—Aye

Vice Chair Jenny Kim—Aye

Commissioner TomiRene Hettman—Aye

Commissioner Jessy Ledesma—Aye
Commissioner Rakeem Washington—Aye

There being no further business, Chair Matthew Gebhardt adjourned the meeting at 6:01 PM.

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

ADOPTED: APRIL 16, 2024

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Matthew Gebhardt, Chair

CONSENT CALENDAR



MEMORANDUM

To: Board of Commissioners

Date: April 16, 2024

From: Juli Garvey, Director of
Asset Management
503.802.8457

Subject: Authorize Contracts for General
Contractor Services with Build-
Skape LLC. to Commence Schiller
Way Apartments Envelope
Rehabilitation
Resolution 24-04-01

Rocco DeBrodts, Project Manager
Development
503.802.8460

The Board of Commissioners is requested to authorize the Chief Executive Officer or her designee to execute a contract between Home Forward and Build-Skape LLC. for general contractor services in the amount of \$1,337,678. This amount encompasses the successful low bid tendered by Build-Skape to commence the Schiller Way Apartments Envelope Rehabilitation plus a 15% owner's contingency that will be controlled by Home Forward. Construction is anticipated to begin in late-June 2024.

These actions support Home Forward's Strategic Plan Goal to improve utilization of the existing housing portfolio while planning for future portfolio needs.

BACKGROUND

Schiller Way Apartments is an affordable housing property on a 1.08-acre parcel located south of Holgate Blvd. and east of 92nd Avenue across from Lents Park in Southeast Portland. Constructed in 1999, it is a two-story garden-style community, featuring quadplex apartments. Offering a mix of two, three, and four-bedroom units, Schiller Way Apartments serves residents with incomes ranging from 30% to 60% of the area median income.

The property has undergone maintenance and improvement projects over recent years. In 2022, a deck rehabilitation initiative was completed, followed by a roof replacement in 2023. During these projects, it was noted that the original siding exhibited issues, leading to water intrusion concerns. Recognizing the significance of these issues, Forensic

Building Consultants (FBC) conducted an assessment, identifying numerous siding conditions from the property's original construction that contributed to the building envelope's compromised integrity.

Based on the findings, it was determined that a comprehensive building enclosure rehabilitation was needed. In May 2023, Home Forward engaged FBC to prepare construction documents encompassing the replacement of siding, doors, and windows to rectify the identified issues and safeguard the property's structural integrity. To fund this substantial undertaking, the Oregon Housing Community Services Department (OHCS) awarded Home Forward \$910,000 in preservation funds in March 2023. Home Forward intends to augment these funds if necessary to meet the financial requirements of the project.

In December of 2023, FBC completed the design plans and specifications, and in February 2024 Home Forward issued a bid advertisement for competitive public bidding by general contractors.

OVERVIEW

The requested authorization is for the commencement of the Schiller Way Apartments envelope rehabilitation project. After evaluating four bids from general contractors in March 2024, Home Forward has determined that Build-Skape LLC submitted the lowest responsive and responsible bid, with a Guaranteed Maximum Price (GMP) of \$1,163,198.

In addition to GMP Authorization, staff are requesting contract authorization for an owner-controlled contingency of \$174,480, equivalent to 15% of the GMP amount. 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, as outlined in the attached resolution, equals the sum of the GMP and the owner-controlled contingency, which falls within the current development budget.

GMP	\$1,163,198
Owner contingency	\$ 174,480
	\$1,337,678

Home Forward has an established goal of 28% participation by the Certification Office for Business Inclusion and Diversity (COBID) and/or Underutilized Business Enterprise (UBE) firms. Build-Skape LLC. projects over 50% participation.

CONCLUSION

Home Forward staff requests that the Board of Commissioners authorize the execution of a contract between Home Forward and Build-Skape LLC for general contractor services, including contingency in the total amount of \$1,337,678 for the building enclosure rehabilitation of Schiller Way Apartments.

The Real Estate and Development (READ) Committee of Home Forward's board reviewed a draft of this resolution by email.



RESOLUTION 24-04-01

RESOLUTION 24-04-01 AUTHORIZES THE CHIEF EXECUTIVE OFFICER OR HER DESIGNEE TO EXECUTE CONTRACTS WITH BUILD-SKAPE LLC. FOR GENERAL CONTRACTOR SERVICES TO START THE SCHILLER WAY APARTMENTS ENVELOPE REHABILITATION, A 24-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 Build-Skape LLC. the contract to undertake construction services for rehabilitation of Schiller Way Apartments; and

WHEREAS, Build-Skape LLC.'s Guaranteed Maximum Price for construction is \$1,337,678, which includes the owner held contingency; and

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

WHEREAS, Section 456.135 of the Oregon Revised Statutes provides that an authority may delegate to one or more of its agents or employees such powers of duties as it deems proper.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward authorizes and directs the Chief Executive Officer, or her designee, to execute contracts with Build-Skape LLC. for general contracting services to start the Schiller Way Apartments Envelope Rehabilitation in the amount of \$1,163,198.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward hereby authorizes and directs the Chief Executive Officer, or her designee, to execute amendments to the contracts with Build-Skape LLC. to spend the Home Forward controlled construction contingency not to exceed the amount of \$174,678.

ADOPTED: APRIL 16, 2024

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Matthew Gebhardt, Chair

STAFF REPORTS

**Procurement & Contracts Department
MONTHLY CONTRACT REPORT
Contracts Approved 02/01/24 - 03/31/24**

PUBLIC IMPROVEMENT
(CONSTRUCTION & MAINTENANCE SERVICES)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3290	0	Just Right Heating and Cooling	\$ 46,652.19	Furnish and install (2) ductless heat pumps to provide air conditioning to three spaces at the Hattie Redmond, two mechanical closets and the maintenance room. This contract is sole-sourced, because it will require modification to the existing mechanical system installed by Just Right and we want to avoid voiding the existing warranty.	DCR	2/8/2024	7/31/2024
C3309	0	Prime Legacy	\$ 33,750.85	Water mitigation and reconstruction of 3 units at Humboldt	Property Management	3/6/2024	3/30/2024
C3311	0	Prime Legacy	\$ 169,346.88	Build back from mitigation due to broken sprinkler pipes to the midrise 409, 410, 309, 310, 209, 210, lobby area, resident service offices, as well as units in buildings 11 and 12 at Humboldt	Property Management	3/13/2024	7/5/2024
C3312	0	Prime Legacy	\$ 80,195.10	Prep and paint walls in lobby, hallways, unit doors, offices, and community room at BCC	Property Management	3/18/2024	6/15/2024
C3304	0	balgen	\$ 5,103,320.00	Sequoia Square Envelope Rehab	DCR	3/19/2024	10/31/2025
Subtotal			\$ 5,433,265.02				5

GOODS & SERVICES

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3285	0	West Coast Landscape LLC	\$ 11,400.00	Landscaping Services at Tukwila Springs	Property Management	2/2/2024	1/31/2025
C3298	0	NW Enforcement	\$ 105,354.15	Security services at Tukwila 8pm-8am	Community Services	2/20/2024	8/30/2024
C3301	0	Squires Electric, Inc.	\$ 250,000.00	On-call electrical services	IFS	2/23/2024	2/13/2027
C3306	0	Hughes Electrical Contractors	\$ 34,852.00	Purchase and installation of electric vehicle charging station at Dekum	IFS	3/1/2024	3/30/2024
C3295	0	Pono Security	\$ 21,000.00	Security at Sellwood	Property Management	3/25/2024	3/31/2025
C3326	0	Change Commercial Services	\$ 11,988.00	Remove, haul, and recycle old range units; install new range units	IFS	3/26/2024	7/31/2024
Subtotal			\$ 434,594.15				6

PERSONAL SERVICE CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3287	0	Carlson Testing, Inc.	\$ 2,245.00	St francis special testing	DCR	2/8/2024	6/30/2024
C3291	0	Clair Company, Inc	\$ 35,000.00	Special inspections for Killingsworth for Concrete, CMU, Anchors, Structural Wood and Steel.	DCR	2/9/2024	12/31/2025
C3294	0	Great Northwest Environmental	\$ 12,695.00	Limited pre- construction asbestos and lead paint survey at Sequoia Square Apartments, in preparation for a planned renovation project.	DCR	2/9/2024	6/30/2024
C3296	0	Emma Inc.	\$ 2,940.00	Email marketing platform	Executive	2/9/2024	1/31/2025
C3300	0	Le Chevallier Strategies	\$ 50,000.00	Event planning and media coordination for ground breakings and grand openings	Executive	2/20/2024	12/31/2024
C3297	0	Life After Patriarchy LLC	\$ 6,750.00	Facilitate Learning Group	Executive	2/23/2024	9/30/2024
C3315	0	Hahn & Associates, Inc.	\$ 3,250.00	prepare a new Phase 1 Environmental Site Assessment in conformance with ASTM E1527-21 for the Troutdale Project.	DCR	3/14/2024	10/1/2024
C3318	0	GTG Consultants, PC	\$ 11,800.00	CNA for SCC	Asset Mgmt	3/20/2024	12/31/2024
C3319	0	Hahn & Associates, Inc.	\$ 3,250.00	New Phase I ESA Peaceful Villa	DCR	3/20/2024	9/1/2024
C3322	0	Clair Company, Inc	\$ 78,763.00	Special Inspections and material testing for the Peaceful Villa project	DCR	3/22/2024	12/1/2026
Subtotal			\$ 206,693.00				10

PROFESSIONAL SERVICE CONTRACTS (A&E)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3251	0	Hacker Architects	\$ 1,344,266.00	Civic A&E	DCR	2/2/2024	4/28/2026
C3293	0	MKE & Associates Inc	\$ 7,200.00	Sequoia Way Apartments - Bath Fan Replacement design (City required for permit revision)	DCR	2/8/2024	2/11/2025

C3299	0	Forensic Building Consultants	\$ 70,071.00	Prepare construction permit drawings for the rebuilding of Floresta Apts. duplex unit #12552 for emergency 2402 Forensic will provide support for demo permit, and will manage all related MEP consultants and the structural engineer for this project.	DCR	2/27/2024	6/30/2025
Total			\$ 1,421,537.00				3

AMENDMENTS TO EXISTING CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2448	7	O'Neill/Walsh Community Builders	\$ 33,016,551.00	GMP Amendment	DCR	2/2/2024	7/31/2025
C2919	15	Walsh Construction Co.	\$ 347,432.00	Fairfield Design-Build CO #08	DCR	2/2/2024	12/31/2024
C2660	4	Megan Ashlock	\$ -	Online Youth Leadership Academy for students aged 12-18; amended to extend contract	Community Services	2/5/2024	12/31/2024
C3233	1	Epic Land Solutions	\$ 931,305.00	Resident Relocation at Peaceful Villa; amended for Part II	DCR	2/5/2024	9/30/2024
C2996	1	Cascade Radon Inc.	\$ 200,000.00	On-call radon testing; amended to extend contract	Property Management	2/6/2024	12/31/2025
C2568	2	Eclipse Security Service	\$ 39,000.00	Security services at Madrona, Alderwood, Eastwood Court, Stark Street Manor, Fir Acres; amended to extend contract	Property Management	2/8/2024	12/31/2024
C3251	1	Hacker Architects	\$ 27,500.00	Additional community engagement	DCR	2/12/2024	4/28/2026
C2868	17	Walsh Construction Co.	\$ 107,012.42	Dekum CO #13	DCR	2/13/2024	9/30/2025
C2976	14	Walsh Construction Co.	\$ 187,999.00	Grace Peck CO #09	DCR	2/13/2024	12/31/2024
C2367	4	NW Enforcement	\$ -	Security Services at Mt. Tabor Annex; amended to extend contract	Asset Management	2/15/2024	12/31/2024
C3033	1	Epic Land Solutions	\$ -	Resident Relocation at Grace Peck Terrace; amended to add time	DCR	2/16/2024	9/30/2024
C2109	16	Holst Architecture	\$ 5,250.00	Powell A&E scope amendment	DCR	2/20/2024	8/31/2024
C3262	1	Salomee Souag	\$ 1,600.00	Powell Design and fabricate stencil patterns for public path	DCR	2/20/2024	5/30/2024
C2919	16	Walsh Construction Co.	\$ 255,584.00	Fairfield Design-Build CO #09	DCR	2/21/2024	12/31/2024
C2109	15	Holst Architecture	\$ 10,470.00	Powell A&E scope amendment	DCR	2/27/2024	4/30/2024

C3071	1	Trauma Intervention Program TIPNW	\$ 8,000.00	Trauma informed care services and counseling for HF residents; Training and consultation for HF staff.	Community Services	2/29/2024	12/31/2024
C2412	4	Pegasus Moving & Cleaning	\$ -	On-call housekeeping services for Home Forward residents; amended to extend contract	Community Services	3/4/2024	12/31/2024
C3080	1	Freedom Security Solutions	\$ 25,480.00	Security at Dahlke; amended to add time	Property Management	3/4/2024	4/30/2024
C2427	4	Metropolitan Public Defenders	\$ 261,802.00	Expungement and legal services for HF residents and participants; amended to extend contract	Homeless Initiatives	3/5/2024	12/31/2024
C3041	1	Clair Company, Inc	\$ 1,500.00	Special inspections Grace Peck, adding asphalt testing	DCR	3/7/2024	12/31/2024
C3118	2	Performance Systems Integration (PSI)	\$ 4,220.36	HWE3 Provide and relocate 6 fire alarm system horn/strobes for sound pressure compliance for the Fire Alarm Control Panel (FACP)	DCR	3/7/2024	8/16/2024
C3118	3	Performance Systems Integration (PSI)	\$ 20,000.00	HWE additional fire sprinkler replacement	DCR	3/7/2024	8/16/2024
C3201	1	Forensic Building Consultants	\$ 10,500.00	Schiller way permit to add trash enclosure rehab and arborist work and occupancy safety program	DCR	3/7/2024	3/1/2025
C2709	3	NW Enforcement	\$ 1,006.25	Security at Celilo; amended to extend contract	Property Management	3/8/2024	5/31/2024
C2920	2	Universal Lawcare Maintenance	\$ -	Landscaping Maintenance for Master-Leased Properties; amended to extend contract	Asset Mgmt	3/8/2024	12/31/2024
C2445	8	Lever Architects	\$ 20,685.00	Dekum court architect additional services	DCR	3/11/2024	6/30/2025
C2584	3	Esusu	\$ 9,000.00	Tenant rent reporting to credit bureaus; amended to extend contract	Community Services	3/12/2024	12/31/2024
C2895	2	Fulcrum Construction & Building Services LLC	\$ 71,248.93	Unthank generator replacement; PCO #1-6	DCR	3/14/2024	4/30/2024
C2271	13	Colas Construction	\$ 146,229.41	Powell CO #13	DCR	3/19/2024	4/30/2024
C3227	2	Walsh Construction Co.	907,383.00	Peter Paulson/Gretchen Kafoury Design-Build design amendment	Asset Mgmt	3/19/2024	45,838.00
C2958	2	KPFF Consulting Engineers	\$ 31,800.00	Additional services, for an updated ALTA and Title. Plus services for survey of new foundations and survey of new building once construction is complete.	DCR	3/20/2024	12/1/2026
C2732	3	NW Enforcement	\$ -	On-call security services; amended to update rates and extend contract	Property Management	3/22/2024	5/25/2024
C2733	2	Pono Security	\$ -	On-call security services; amended to extend contract	Property Management	3/25/2024	5/25/2025
Subtotal			\$ 36,648,558.37				33

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

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
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Subtotal			\$	-			0
Total			\$	44,144,647.54			57

**Procurement & Contracts Department
FUTURE FORMAL PROCUREMENTS
Look Ahead - April 2024**

Estimated Contract Amount	Description	Dept.	Solicitation Period
\$1.5 million	Schiller Way Envelope Rehab	DCR	March 2024
\$1 million	Rosenbaum Plaza Plumbing Repairs Phase 2/3	DCR	March 2024
\$500k	Special Inspections	DCR	April 2024
TBD	STRA	Homeless Initiatives	2024
\$1.650 million	A&E for N. Maryland	DCR	2024
\$13.2 million	CM/GC for N. Maryland	DCR	2024
TBD	Townhouse Terrace Construction Project	DCR	Late 2024
TBD	Slavin Court Construction Project	DCR	Early 2025
TBD	On-call Painting Services	IFS	TBD
\$1.5 million	CHSP Housekeeping & Personal Care	Community Services	TBD
\$910k	Design and construction services for Schiller Way	DCR	TBD