

Regular Meeting of the Board of
Commissioners
Thursday, June 7, 2018 8:30 AM
1805 Harney St, Omaha, Nebraska 68102
1823 Harney Street
Omaha , NE 68102

1. ROLL CALL
2. ANNOUNCEMENT OF OPEN MEETINGS LAW
3. PUBLIC COMMENTS
4. REPORT OF CHIEF EXECUTIVE OFFICER
5. CONSENT AGENDA
 - 5.1. Minutes of Previous Regular Board Meeting
 - 5.2. Resolution 2018-43 Vacant Tenant Write-offs
 - 5.3. Resolution 2018-44 Recommendation to Approve Renewal Contract Plumbing & Drain Cleaning Services
 - 5.4. Resolution 2018-45 Recommendation to Approve Fire Rehab 4534 S. 61st Street
 - 5.5. Resolution 2018-46 Recommendation to Approve Fire Rehab 10806 Curtis Avenue
 - 5.6. Resolution 2018-47 Recommendation to Approve purchase of two pick-up trucks
 - 5.7. Resolution 2018-48 Recommendation to Approve purchase of 13 Cargo Vans

Memorandum



To: The Board of Commissioners
From: Steve Schrader, Director of Procurement & Capital Budgets
Date: June 7, 2018
Re: Recommendation for Contract – Purchase of thirteen (13) T-250 Cargo Van

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve the purchase of thirteen (13) 2019 Ford T-250 ¾ ton vans in an amount not to exceed \$25,679.00 from the Anderson Auto Group of Lincoln Nebraska based on their bid submitted to the State of Nebraska.

PREVIOUS ACTION:

OHA’s fleet of maintenance vehicles has been underfunded and aging for the last ten years. The average age of the vehicles that would be replaced as a result of this contract is 16.1 years and none are under 100,000 hard city miles. All show substantial rust on the exterior and all have deferred maintenance issues.

EXPLANATION:

Current Vehicle Number	Vehicle Info	Zone
6002	1999 - E250 Econoline Van	COCC – Fee for Service
6005	1996 - 2500 Ram 4X4	9 - Tax Credit
6008	1999 - E250 Econoline Van	6 - Southside
6019	1999 - E250 Econoline Van	9 - Tax Credit
6042	2004 - F150 Heritage XL	7 – SP/SCNW/SCSW
6043	2004 - F150 Heritage XL	9 - Tax Credit
6072	2005 - G2500 Van	5 - SCSE & Pine
6074	2005 - G2500 Van	1 – EV/UT/FL
6075	2005 - G2500 Van	5 - SCSE & Pine
6076	2005 - G2500 Van	4 - Park N/ Park S/ HL
6093	2006 - E250 Econoline Van	9 - Tax Credit
6094	2006 - E250 Econoline Van	Southside
NA	New	COCC – Fee for Service

Housing Authorities are encouraged to tie their purchasing activities to state and local contracts whenever feasible. The State of Nebraska procured this contract in accordance with 24 CFR 85.36. Staff determined this inter-local agreement (aka, piggy-backed contract) offers the best available current pricing for OHA.

Anderson submitted a bid of \$22,999 for the base ½-ton vehicle known as a T-150. Upgrading to a ¾ ton costs an additional \$2,495 and adding a backup alarm costs an additional \$185.00 as per the state contract. These prices represent the Nebraska State Contract bid pricing for 2018 models.

METHOD OF PROCUREMENT:

This purchase is a piggyback to the State of Nebraska Contract. Anderson Auto Group has agreed to honor the state pricing for OHA.

RESPONSIVE AND RESPONSIBLE:

Anderson Auto Group is a responsive and responsible vendor.

PROJECT COST:

This contract will not exceed \$25,679.00 for each vehicle for a total of \$333,827.00.

SOURCE OF FUNDS:

The vans assigned to Zones will be funded by the operating budget of the property or properties benefiting from the vehicle.

The vans for the Fee for Service group will be funded by the COCC and eventually paid for through fees generated by the services provided each AMP.

ONGOING FISCAL IMPACT:

The annual depreciation expense for this vehicle is roughly \$3,600 annually.

SPONSOR(S):

Susan Gilroy, Director of Operations	_____
Terence Jackson, Director of Operations	_____
Steve Schrader, Procurement Director	_____
Rhonda Hodge-Mason, CFO	_____
Brian Hanson, General Counsel	_____
Gale Sayers-Proby, COO	_____

RECOMMENDED BY: _____

(Signature of Judith Carlin, CEO)

- 5.8. Resolution 2018-49 Recommendation to Approve purchase of two sedans
- 5.9. Resolution 2018-50 Recommendation to Authorize CEO to execute loan documents
- 6. ADDITIONAL ITEMS FOR APPROVAL
 - 6.1. Resolution 2018-51 Recommendation to Approve Lease Addendum Removal of Tenant's Personal Property
 - 6.2. Resolution 2018-52 Recommendation to Approve PBV Award Siena Francis House
 - 6.3. Resolution 2018-53 Recommendation to Approve PBV Award Sheltering Tree
 - 6.4. Resolution 2018-54 Recommendation to Approve PBV Award Brinshore Development
 - 6.5. Resolution 2018-55 Recommendation to Remove units from the Annual Contribution Contract
- 7. BUDGET AND FINANCES
 - 7.1. Program Financials
 - 7.2. Agency Wide Balance Sheet
 - 7.3. Vendor Payables
- 8. ASSET MANAGEMENT
 - 8.1. Omaha Housing Authority
 - 8.2. Housing In Omaha
- 9. HOUSING CHOICE VOUCHER PROGRAM
- 10. HOUSING IN OMAHA, INC. (HIO)
- 11. SUPPORT DEPARTMENT REPORTS
 - 11.1. Development
 - 11.2. Procurement/Contracting/Capital Budgets
 - 11.3. Human Resources

11.4. Family and Community Services

11.5. Public Safety

11.6. Legal

12. NEW BUSINESS

13. EXECUTIVE SESSION

14. Adjournment