

**ALLEGHENY COUNTY HOUSING AUTHORITY**

**Board of Directors Meeting AGENDA**

**May 16, 2025 — 10:30 A.M.**

**Central Office Board Room**

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1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Recognition / Proclamations
5. Employee of the Month
6. Public Comment on Agenda Items
7. Motion to Approve the April 17, 2025, Allegheny County Housing Authority Board of Directors Meeting Minutes
8. Old Business
9. Resolution No. 20 of 2025 – Requesting the approval of Change Order EC-1 – to install a new fire alarm system at Brackenridge Hall in the amount of \$139,544.00.
10. Resolution No. 21 of 2025 – Requesting the approval of Contract ACHA-1723 for floor covering services to Steinberger Floors, Inc.
11. Resolution No. 22 of 2025 – Requesting the approval to write off Collection Losses in the amount of \$92,312.14 from Tenant Accounts Receivable for the month of April
12. Comment on General Items
13. Adjournment

**RESOLUTION NO. 20 OF 2025**

**A Resolution – Requesting the approval of Change Order EC-1 to install a new fire alarm system at Brackenridge Hall in the amount of \$139,544.00**

**WHEREAS**, the Allegheny County Housing Authority has a currently approved electrical contract with Sargent Electric for the modernization at Brackenridge Hall; and

**WHEREAS**, to meet Fire Code requirements at Brackenridge Hall, a new, upgraded fire alarm system is necessary: and

**WHEREAS**, Johnson Controls provides the standardized equipment preferred by the Housing Authority; and

**WHEREAS**, the negotiated price of \$139,544.00 for Sargent Electric to purchase and install the fire alarm system has been evaluated, reviewed and found to be satisfactory:

**NOW, THEREFORE, BE IT RESOLVED**, by the Allegheny County Housing Authority:

**Section 1.** That Change Order EC-1 to install a new fire alarm system at Brackenridge Hall is hereby approved.

**Section 2.** The Executive Director is hereby authorized and shall take such measures as may be necessary to implement the changes outlined in the resolution.

Approved as to form and content: \_\_\_\_\_  
Richard Stephenson, Acting Executive Director

**RESOLUTION NO. 21 OF 2025**

**A Resolution – Approving the award of Contract ACHA-1723 for Floor Covering Services to Steinberger Floors, Inc.**

**WHEREAS**, the Allegheny County Housing Authority (ACHA) issued Invitation for Bids (IFB) ACHA-1723, Floor Covering services for ACHA properties on an as-needed basis; and

**WHEREAS**, the necessity for flooring installation at various ACHA locations has been identified to enhance both the functionality and aesthetics of our residential units; and

**WHEREAS**, multiple vendors (including Rite Carpeting & Decorating) were invited to submit samples and quotes, and Steinberger Floors, Inc. was identified as the lowest, responsive, and responsible bidder meeting all specified requirements; and

**WHEREAS**, the proposed contract is for one (1) year with four (4) one-year renewal options, at a cost not to exceed \$725,000 per year;

**NOW, THEREFORE, BE IT RESOLVED**, by the Allegheny County Housing Authority:

**Section 1.** That the ACHA Board of Directors hereby approves the award of the flooring installation contract to Steinberger Floors, Inc., on an as-needed basis for all ACHA locations, in accordance with the vendor's proposal.

**Section 2.** That the Acting Executive Director is hereby authorized to execute the contract and any necessary documents to finalize the agreement.

**Section 3.** That a budget allocation not to exceed \$725,000 per year is approved for this contract.

Approved as to form and content:

\_\_\_\_\_  
Richard Stephenson, Acting Executive Director

**Board Meeting  
May 16, 2025  
Agenda Item Number 11**

**RESOLUTION NO. 22 OF 2025**

**A Resolution – Requesting the approval to write off Collection Losses in the amount of \$92,312.14 from Tenant Accounts Receivable for the month of April**

**WHEREAS**, the amount of past due accounts of tenant rent for residents who no longer reside or have been evicted from the Allegheny County housing Authority for the month of April is \$92,312.14; and

**WHEREAS**, all reasonable means of collection have been exhausted:

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Allegheny County Housing Authority:

**Section 1.** That the approval to write off uncollectable rents is hereby approved.

**Section 2.** The Executive Director is hereby authorized and shall take such measures as may be necessary to implement the changes outlined in the resolution.

Approved as to form and content: \_\_\_\_\_  
Richard Stephenson, Acting Executive Director