

***NEW YORK CITY HOUSING AUTHORITY***  
***Office of the Corporate Secretary***

*Disposition*  
*Regular Meeting*  
*Wednesday, March 28, 2012*

Authority Minutes

Minutes of Regular Meeting, Wednesday, February 29, 2012

**APPROVED**

- 1 Authorization of a Change Order to Contract No. GD1106627, Awarded to Danco, Inc.

Location:	South Jamaica I & II
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$54,300.00
Projected Section 3 Hires:	N/A

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Authorization is requested for a change order to Contract No GD1106627, awarded to Danco, Inc. for replacement of safety surfacing. The change order is required for additional square feet of safety surfacing.

**APPROVED**

- 2 Award of a Contract for Window Replacement

Location:	New Lane Area
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$890,000.00
Projected Section 3 Hires:	3

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Masterpiece U.S. Inc.

**APPROVED**

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

3 Award of a Contract for Building Entrance Improvements

Location:	Albany I & II
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$2,065,126.00
Projected Section 3 Hires:	3

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Akro General Contracting, Inc. The first lowest bidder was deemed non-responsive for the submission of a bid so much lower than the Authority's cost estimate that it appears unlikely that the contractor will be able to perform the contract work satisfactorily and pay prevailing wages.

**APPROVED**

4 Award of a Contract for Mailbox Replacement

Location:	Audubon Apartments & Bethune Gardens
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$313,000.00
Projected Section 3 Hires:	2

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Tycoon Construction Corp. The first lowest bidder was deemed non-responsive for the submission of a bid so much lower than the Authority's cost estimate that it appears unlikely the contractor will be able to perform the contract work satisfactorily and pay prevailing wages.

**APPROVED**

- 5 Award of a Contract for the Replacement of Building Heating Piping, Radiator Valves and Traps

Location:	Albany I & II
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$3,673,417.60
Projected Section 3 Hires:	3

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Neptune Mechanical, Inc.

**LAI D O V E R**

- 6 Authorization to Enter into Fourteen (14) Agreements to Provide the Authority with Architectural and Engineering Services and to Require the Submission of Quarterly Reports

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$50,000,000.00
Projected Section 3 Hires:	40

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Authorization is requested to (i) enter into fourteen (14) agreements with 14 firms (the "A/E Firms") to provide architectural and engineering services ("A/E Services"), and (ii) require the submission of quarterly reports by the Authority's Capital Projects Division to Board and Acting General Manager detailing (a) the names of A/E Firms that have received task orders ("Task Orders") to provide A/E Services, (b) the number of Task Orders issued, (c) a description of the A/E Services requested, (d) the not-to-exceed amounts of the Task Orders, and (e) the amount(s) paid, commencing on April 2, 2012 and continuing through April 1, 2017, or commencing on such other date as may be determined by the Acting General Manager or the Executive Vice-President for Capital Projects Administration and continuing for five (5) years thereafter.

**A P P R O V E D**

7 Award of a Requirement Contract for Survey, Inspection, Testing, Repair and Alterations of Fire Alarm Systems

Location:	Various (Bronx North)
Submitting Department:	General Services
Funding Source:	Operating - Federal
Amount:	\$630,553.19
Projected Section 3 Hires:	1

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, American Security Systems, Inc. The requirement contract also provides for a one (1) one-year renewal option, to be exercised at the Authority's sole discretion.

**LAI D O V E R**

8 Award of a Requirement Contract for Survey, Inspection, Testing, Repair and Alterations of Fire Alarm Systems

Location:	Various (Bronx South)
Submitting Department:	General Services
Funding Source:	Operating - Federal
Amount:	\$657,717.33
Projected Section 3 Hires:	1

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, American Security Systems, Inc. The requirement contract also provides for a one (1) one-year renewal option, to be exercised at the Authority's sole discretion.

**LAI D O V E R**

9 Award of a Requirement Contract for Survey, Inspection, Testing, Repair and Alterations of Fire Alarm Systems

Location:	Various (Manhattan North)
Submitting Department:	General Services
Funding Source:	Operating - Federal
Amount:	\$451,488.32
Projected Section 3 Hires:	1

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, American Security Systems, Inc. The requirement contract also provides for a one (1) one-year renewal option, to be exercised at the Authority's sole discretion.

**LAI D O V E R**

10 Award of a Requirement Contract for Survey, Inspection, Testing, Repair and Alterations of Fire Alarm Systems

Location:	Various (Manhattan South)
Submitting Department:	General Services
Funding Source:	Operating - Federal
Amount:	\$437,672.24
Projected Section 3 Hires:	1

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, American Security Systems, Inc. The requirement contract also provides for a one (1) one-year renewal option, to be exercised at the Authority's sole discretion.

**LAI D O V E R**

11 NYCHA Commercial Lease

Location:	Frederick Samuel (LLC I)
Submitting Department:	Facility Planning Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into a renewal lease agreement between the Authority, as Landlord, and Collins Ogbolu d/b/a Jackson Hewitt Tax Service, as Tenant, for the commercial space located on the street level of the building at 2453 Adam Clayton Powell Boulevard, New York, NY, which space is known as store number 2, in the Frederick Samuel Houses (LLC I) development. The premises will continue to be utilized as a tax preparation and accounting services office. The term of the lease will be five (5) years, commencing on May 1, 2012 and continuing through April 30, 2017 or commencing on such other date as may be determined by the Acting General Manager or the Executive Vice-President for Administration and continuing for five (5) years thereafter, at an annual base rent of \$22,280.70 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$118,291.25.

**APPROVED**

12 NYCHA Commercial Lease

Location:	Drew - Hamilton (LLC I)
Submitting Department:	Facility Planning Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into a renewal lease agreement between the Authority, as Landlord, and Pharma Care Inc., as Tenant, for the commercial space located on the street level of the building at 2454 Adam Clayton Powell Boulevard, New York, NY, which space is known as store number 6, in the Drew - Hamilton Houses (LLC I) development. The premises will continue to be utilized as a pharmacy. The term of the lease will be five (5) years, commencing on May 1, 2012 and continuing through April 30, 2017 or commencing on such other date as may be determined by the Acting General Manager or the Executive Vice-President for Administration and continuing for five (5) years thereafter, at an annual base rent of \$30,688.00 for the first year, with 2.5% annual increases for the remainder of the term. Total Revenue: \$161,306.21.

**APPROVED**

- 13 Vice-Chair Youssouf moved that the Members be authorized to meet in Executive Sessions today and one week from today, to discuss employee disciplinary proceedings, tenancy termination proceedings, grievances, real estate, and financial matters concerning the Authority.

**APPROVED**



Vilma Huertas  
Corporate Secretary

**NOTE: ITEM NOS. 5, 7, 8, 9, AND 10 HAVE BEEN LAID OVER TO THE APRIL 11, 2012 BOARD CALENDAR MEETING.**