

# NEW YORK CITY HOUSING AUTHORITY

## THREE-THOUSAND ONE HUNDRED AND THIRTY-FIFTH MEETING

### Minutes of Board Meeting

Wednesday, February 27, 2019

The meeting was held at the office of the Authority, 250 Broadway, New York City. A Quorum being present, the Interim Chair called the meeting to order.

Present: Kathryn Garcia, Interim Chair  
Derrick D. Cephas, Vice-Chair  
Victor A. Gonzalez, Member  
Maria Torres-Springer, Member  
Vito Mustaciuolo, General Manager  
Jacqueline C. Hernandez, Esq., Acting Corporate Secretary

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

***Minutes***  
***Regular Meeting***  
***Wednesday, February 27, 2019***

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, January 30, 2019

**APPROVED**

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, February 27, 2019

1 Rejection of All Bids for a Contract for Replacement of Exterior Compactors and Related Work

Location:	Throggs Neck, Throggs Neck Addition & Randall Avenue – Balcom Avenue
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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Rejection of all bids is recommended in the best interest of the Authority. This contract will be re-bid.

**APPROVED**

*N/A = NOT APPLICABLE*

*APPROVED = UNANIMOUS*

2 Authorization to Amend Board Resolution 16-6/29-12

Location:	Various (Brooklyn & Manhattan)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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Authorization is requested to amend Board Resolution 16-6/29-12, which authorized the submission of Rental Assistance Demonstration applications to the US Department of Housing and Urban Development to convert forty (40) developments located in the boroughs of the Bronx, Brooklyn, and Manhattan consisting of approximately 5,200 units, from a Section 9 Public Housing Annual Contribution Contract to Section 8 Project-Based Voucher Housing Assistance Payments Contracts to facilitate financing for mixed-finance rehabilitation transactions, to include thirteen (13) additional developments consisting of 1,197 units in the applications.

**APPROVED**

3 Award of a Requirement Contract for the Purchase and Delivery of Machines, Roll-Off Compactors and Dumper Carts

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,313,400.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Enviro Equipment Sales LTD., for the not-to-exceed amount. There are no renewal options.

**APPROVED**

4 Authorization to Ratify the Award of a Contract for the Purchase and Delivery of Machines, Roll-Off Compactors and Dumper Carts

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$220,654.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to ratify the award of this contract to the sole responsive and responsible bidder, Enviro Equipment Sales LTD., for the not-to-exceed amount. There are no renewal options.

**APPROVED**

5 Award of a Requirement Contract for the Maintenance Painting of Apartments

Location:	Morris I & Morris II
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,111,905.25
Projected Section 3 Hires:	2

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Beesla Painting Co., Inc., for the not-to-exceed amount. The first, the second and the third lowest bidders were deemed non-responsive for the submission of such an unrealistically low estimated cost for materials and labor with their respective bids that it appears unlikely the vendors will be able to perform the contract work satisfactorily at the bid price and pay prevailing wage. The fourth, the sixth, the seventh and the eighth lowest bidders were deemed non-responsive for failure to provide proof that they participate in a New York State Department of Labor registered paint apprenticeship program. The fifth lowest bidder was deemed non-responsive for the submission of such an unrealistically low estimated cost for materials with its bid that it appears unlikely the vendor will be able to perform the contract work satisfactorily at the bid price. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

6 Award of a Requirement Contract for the Maintenance Painting of Apartments

Location:	Van Dyke I
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,036,432.40
Projected Section 3 Hires:	2

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Virinder, Inc., for the not-to-exceed amount. The first, the second, the third, the fifth and the sixth lowest bidders were deemed non-responsive for failure to provide proof that they participate in a New York State Department of Labor registered paint apprenticeship program. The fourth lowest bidder was deemed non-responsive for the submission of such an unrealistically low estimated cost for labor with its bid that it appears unlikely the vendor will be able to perform the contract work satisfactorily and pay prevailing wage. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

7 Award of a Requirement Contract for the Maintenance Painting of Apartments

Location:	Marcy
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,089,028.00
Projected Section 3 Hires:	2

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Moonlite Painting Co, Inc, for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to submit a Form of Proposal, as outlined in the Authority's bid documents. The second and the fourth lowest bidders were deemed non-responsive for failure to provide proof that they participate in a New York State Department of Labor registered paint apprenticeship program. The third and the fifth lowest bidders were deemed non-responsive for the submission of such an unrealistically low estimated cost for labor with their respective bids that it appears unlikely the vendors will be able to perform the contract work satisfactorily and pay prevailing wage. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

8 Award of a Requirement Contract for the Maintenance Painting of Apartments

Location:	Ingersoll
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,041,262.00
Projected Section 3 Hires:	2

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Satgur Construction, Inc., for the not-to-exceed amount. The first, the second, the fourth, the seventh and the eighth lowest bidders were deemed non-responsive for failure to provide proof that they participate in a New York State Department of Labor registered paint apprenticeship program. The third, the fifth and the sixth lowest bidders were deemed non-responsive for the submission of such an unrealistically low estimated cost for labor with their respective bids that it appears unlikely the vendors will be able to perform the contract work satisfactorily and pay prevailing wage. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

9 Award of a Requirement Contract for the Maintenance Painting of Apartments

Location:	Edenwald
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,234,460.00
Projected Section 3 Hires:	2

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Sahara Construction Corp., for the not-to-exceed amount. The first, the second and the seventh lowest bidders were deemed non-responsive for failure to provide proof that they participate in a New York State Department of Labor registered paint apprenticeship program. The third, the fourth, the fifth and the sixth lowest bidders were deemed non-responsive for the submission of such an unrealistically low estimated cost for labor with their respective bids that it appears unlikely the vendors will be able to perform the contract work satisfactorily and pay prevailing wage. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

10 Award of a Requirement Contract for the Maintenance Painting of Apartments

Location:	Sheepshead Bay & Nostrand
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,332,075.60
Projected Section 3 Hires:	2

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Amazonas Painting Corp., for the not-to-exceed amount. The first and the third lowest bidders were deemed non-responsive for failure to provide proof that they participate in a New York State Department of Labor registered paint apprenticeship program. The second and the fourth lowest bidders were deemed non-responsive for the submission of such an unrealistically low estimated cost for labor with their respective bids that it appears unlikely the vendors will be able to perform the contract work satisfactorily and pay prevailing wage. The fifth lowest bidder was deemed non-responsive for failure to submit a Form of Proposal, as outlined in the Authority's bid documents. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

11 Authorization of a Change Order to Requirement Contract No.1632413 Awarded to Richards Plumbing and Heating Co., Inc.

Location:	Various (Bronx North)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$886,977.84
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a change order to this requirement contract awarded to Richards Plumbing and Heating Co., Inc. for inspection and testing of fire standpipe and sprinkler systems, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on March 1, 2017 and is continuing through February 28, 2020.

**APPROVED**

- 12 Authorization of a Change Order to Requirement Contract No.1627036 Awarded to Richards Plumbing and Heating Co., Inc.

Location:	Various (Brooklyn East)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,288,493.42
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a change order to this requirement contract awarded to Richards Plumbing and Heating Co., Inc. for inspection and testing of fire standpipe and sprinkler systems, authorized by Board Resolution 16-11/23-5 for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on March 3, 2017 and is continuing through March 2, 2020.

**APPROVED**

- 13 Authorization of a Change Order to Requirement Contract No.1626963 Awarded to Richards Plumbing and Heating Co., Inc.

Location:	Various (Bronx South)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,077,886.56
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a change order to this requirement contract awarded to Richards Plumbing and Heating Co., Inc. for inspection and testing of fire standpipe and sprinkler systems, authorized by Board Resolution 16-11/23-7 for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on March 1, 2017 and is continuing through February 28, 2020.

**APPROVED**

- 14 Authorization of a Change Order to Requirement Contract No.1634876 Awarded to V. Barile Inc.

Location:	Various (Manhattan North)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,202,929.20
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a change order to this requirement contract awarded to V. Barile Inc. for inspection and testing of fire standpipe and sprinkler systems, authorized by Board Resolution 17-2/22-9 for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on June 1, 2017 and is continuing through May 31, 2020.

**APPROVED**

- 15 Authorization of a Change Order to Requirement Contract No.1634877 Awarded to V. Barile Inc.

Location:	Various (Manhattan South)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,228,000.95
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a change order to this requirement contract awarded to V. Barile Inc. for inspection and testing of fire standpipe and sprinkler systems, authorized by Board Resolution 17-2/22-10 for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on September 1, 2017 and is continuing through August 31, 2020.

**APPROVED**

- 16 Authorization of a Change Order to Requirement Contract No.1634878 Awarded to V. Barile Inc.

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$598,184.73
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a change order to this requirement contract awarded to V. Barile Inc. for inspection and testing of fire standpipe and sprinkler systems, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on April 6, 2017 and is continuing through April 5, 2020.

**APPROVED**

- 17 Authorization of a Change Order to Requirement Contract No. 1817212 Awarded to Matrixx Construction, Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$250,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a change order to this requirement contract awarded to Matrixx Construction, Inc. for installation of bathtub wall surrounds, which did not require initial Board authorization for an initial one-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial one-year term and the one-year renewal option term, which commenced on June 13, 2018 and is continuing through June 12, 2020.

**APPROVED**

18 Authorization of a Change Order to Requirement Contract No. 1632378 Awarded to IESI NY Corporation

Location:	Various (Manhattan North)
Administering Department:	Operations – Management, Manhattan Property
Funding Source:	Operating – Federal
Amount:	\$375,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a change order to this requirement contract awarded to IESI NY Corporation for bulk garbage carting services, authorized by Board Resolution 17-1/25-25 for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on March 29, 2017 and is continuing through March 28, 2020.

**APPROVED**

19 Authorization of a Change Order to Requirement Contract No. 1625336 Awarded to IESI NY Corporation

Location:	Various (Manhattan South)
Administering Department:	Operations – Management, Manhattan Property
Funding Source:	Operating – Federal
Amount:	\$375,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a change order to this requirement contract awarded to IESI NY Corporation for bulk garbage carting services, authorized by Board Resolution 16-10/26-3 for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on February 22, 2019 and is continuing through February 21, 2020.

**APPROVED**

20 Authorization of a Change Order to Requirement Contract No. 1702233 Awarded to IESI NY Corporation

Location:	Various (Brooklyn East)
Administering Department:	Operations – Management, Brooklyn Property
Funding Source:	Operating – Federal
Amount:	\$200,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a change order to this requirement contract awarded to IESI NY Corporation for bulk garbage carting services, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on March 1, 2017 and is continuing through February 28, 2020.

**APPROVED**

21 Authorization of a Change Order to Requirement Contract No. 1702224 Awarded to IESI NY Corporation

Location:	Various (Brooklyn South)
Administering Department:	Operations – Management, Brooklyn Property
Funding Source:	Operating – Federal
Amount:	\$200,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a change order to this requirement contract awarded to IESI NY Corporation for bulk garbage carting services, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on March 1, 2017 and is continuing through February 28, 2020.

**APPROVED**

22 Authorization of a Change Order to Requirement Contract No. 1700127 Awarded to IESI NY Corporation

Location:	Various (Brooklyn West)
Administering Department:	Operations – Management, Brooklyn Property
Funding Source:	Operating – Federal
Amount:	\$300,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a change order to this requirement contract awarded to IESI NY Corporation for bulk garbage carting services, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on March 1, 2017 and is continuing through February 28, 2020.

**APPROVED**

23 Authorization of a Change Order to Requirement Contract No. 1702535 Awarded to IESI NY Corporation

Location:	Various (Queens)
Administering Department:	Operations – NextGen Operations – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$250,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a change order to this requirement contract awarded to IESI NY Corporation for bulk garbage carting services, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on January 27, 2019 and is continuing through January 26, 2020.

**APPROVED**

24 Authorization of a Change Order to Requirement Contract No. 1702533 Awarded to IESI NY Corporation

Location:	Various (Staten Island)
Administering Department:	Operations – NextGen Operations – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$150,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a change order to this requirement contract awarded to IESI NY Corporation for bulk garbage carting services, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on January 27, 2019 and is continuing through January 26, 2020.

**APPROVED**

25 Authorization to Submit (i) a Significant Amendment to the Authority's Fiscal Year 2019 Annual PHA Plan and (ii) the PHA Certifications of Compliance with the PHA Plans and Related Regulations to HUD

Location:	Non-Development
Administering Department:	Performance Management & Analytics
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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Authorization is requested to submit (i) a Significant Amendment to the Authority's Fiscal Year 2019 Annual Public Housing Agency ("PHA") Plan to include (a) a statement that NYCHA is adopting public housing income limits as required under Section 103 of the Housing Opportunity Through Modernization Act of 2016, Pub. L. 114-201, 130 Stat. 782, and the United States Department of Housing and Urban Development's ("HUD") Final Implementation of Public Housing Income Limit, 83 Fed. Register 35490-94 (July 26, 2018), (b) approval to convert 25% of the units in the aggregate from Section 9 Public Housing Annual Contribution Contracts ("ACC") to Section 8 Project-Based Vouchers ("PBV") Housing Assistance Payments ("HAP") Contracts for the preservation of affordable housing, pursuant to HUD's Annual Plan Regulations at 24 CFR §903.7(h) under Section 18 of the 1937 Housing Act for the following developments previously approved for the Rental Assistance Demonstration ("RAD") conversion: Bushwick II (Groups B & D), Hope Gardens and Palmetto Gardens, (c) approval to use the Section 18 disposition process to convert some or all units within the developments currently approved or being considered for RAD conversion from Section 9 Public Housing ACC to Section 8 PBV HAP Contracts, (d) a retention action pursuant to 2 CFR Part 200 for: 344 East 28th Street, Boulevard, Linden and Wise Towers to convert these developments from Section 9 Public Housing ACC to Section 8 PBV HAP Contracts; and, (ii) the PHA Certifications of Compliance with the PHA Plans and Related Regulations to HUD, in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

**APPROVED**

26 Authorization to Enter into Seven (7) Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreements with Seven (7) Firms

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – City
Amount:	\$88,771,480.01
Projected Section 3 Hires:	TBD Per Task Order

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Authorization is requested to enter into seven (7) IDIQ agreements with seven (7) firms for lead-based paint inspection and related services, commencing on April 1, 2019 and continuing through September 30, 2020, or commencing on such other date as may be determined by the General Manager or the Vice-President for Healthy Homes and continuing for eighteen (18) months thereafter, for the not-to-exceed amount, with one (1) six-month renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

  
Jacqueline C. Hernandez, Esq.  
Acting Corporate Secretary



# **NYCHA Board Calendar Meeting**

**Chair's Report**

**February 27, 2019**



# HUD Agreement Summary

- Agreement between NYCHA, City of New York, SDNY, and HUD
- Agreement establishes scope and responsibilities of Monitorship, introduces institutional changes, and sets performance standards
- SDNY will move to withdraw the civil complaint against NYCHA
- City will fund the costs of the Monitor and provide \$2.2 billion over the next 10 years in new capital funding and then \$200 million per year until termination

# Key Terms

- **Responsibilities of Monitorship:**

- Monitor has access to information and personnel
- Monitor may propose a remedial directive if NYCHA is not in substantial compliance with Agreement
- Monitor will publish quarterly public reports
- Disputes between NYCHA and the Monitor will be resolved by HUD/SDNY

- **Institutional Changes:**

- Organizational Plan:
  - Informed by City-funded consultant
  - Organizational plan for restructuring developed by Monitor and NYCHA
- Departments:
  - Environmental Health and Safety
  - Quality Assurance
  - Compliance

# Key Terms (continued)

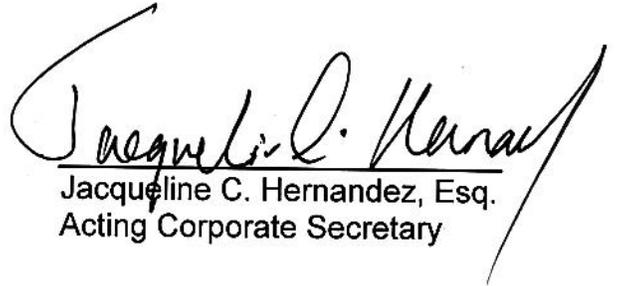
- **Action Plans & Performance Standards:**
  - Lead
  - Heat
  - Mold
  - Elevators
  - Pests
  - Inspections
- **Monitor may review and revise Action Plans**

THREE-THOUSAND ONE HUNDRED AND THIRTY- FIFTH MEETING

Wednesday, February 27, 2019

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:00 AM.

  
Jacqueline C. Hernandez, Esq.  
Acting Corporate Secretary