

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND THIRTY-SEVENTH MEETING

Minutes of Board Meeting

Wednesday, April 24, 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
Jacqueline Young, Member
Jacqueline C. Hernandez, Esq., Acting Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, April 24, 2019

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, March 27, 2019

APPROVED

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, April 24, 2019

- 1 Authorization to (i) Submit Documents to HUD for RAD/Section 18 Conversion; (ii) Form Authority Corporate Affiliates; (iii) Enter into one (1) or more Ninety-Nine (99) Year Leases; (iv) Enter into a PILOT Agreement; and (v) Provide Lessor's Financing and Authority Subordinate Subsidy Financing

Location:	Various (Brooklyn)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	21

Authorization is requested, as it relates to the conversion of five (5) developments (Hope Gardens, Palmetto Gardens, Bushwick II (Groups A & C), Bushwick II (Groups B & D) and Bushwick II CDA (Group E)) in Hope Gardens Consolidation (the "Project Site"), consisting of 1,315 units in Kings County from Section 9 of the Housing Act to long-term project-based Section 8 rental assistance pursuant to the Rental Assistance Demonstration program under the US Department of Housing and Urban Development ("HUD") Notice PIH 2012-32/H 2017-03 REV-3, as amended, and through the Authority's Permanent Affordability Commitment Together initiative and Section 18 of the Housing Act, to (i) submit documents to HUD for conversion approvals; ii) form corporate affiliates of the Authority for use in the organizational structure of such transactions; iii) upon HUD approvals and Vendor Name Check clearance of the Developer (defined hereinafter), enter into one (1) or more ninety-nine (99) year leases and other documents with the corporate affiliates, Pennrose, LLC and Acacia Network, Inc. and/or their affiliates (collectively, the "Developer") and affiliates of Red Stone Equity Partners, LLC for the Project Site's leasehold conveyance and financing; iv) enter into a Payment in Lieu of Taxes agreement with the City for the exemption of real estate taxes on the Project Site; and (v) provide lessor's financing and subordinate subsidy financing from the Authority, which will be evidenced by one or more notes and secured by one or more mortgages.

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APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

2 Rejection of All Bids for a Contract for Building Envelope Restoration

Location:	Marshall Plaza
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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

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3 Award of a Contract for Roofing and Railing Replacement

Location:	Astoria
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – Federal
Amount:	\$4,864,453.67
Projected Section 3 Hires:	1

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Pro-Metal Construction, Inc. The first lowest bidder was deemed non-responsive for failure to submit its sealed list of subcontractors, as outlined in the Authority's bid documents.

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4 Award of a Contract for Gas Piping Replacement

Location:	Grant
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – City
Amount:	\$2,842,000.00
Projected Section 3 Hires:	2

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc.

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5 Authorization to Amend the Agreement with D & B Engineers and Architects, P.C. Related to the Response to and Recovery from Hurricane Sandy

Location:	Carleton Manor
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$675,259.94
Projected Section 3 Hires:	Not Required

Authorization is requested to amend this agreement with D & B Engineers and Architects, P.C. for professional construction management as agent services, authorized by Board Resolution 15-3/25-6 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the five-year term, which commenced on April 22, 2015 and is continuing through April 21, 2020.

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6 Authorization to Amend Board Resolution 14-2/26-13 Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$20,000,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to amend Board Resolution 14-2/26-13, and as subsequently amended, which authorized the award of fourteen (14) Indefinite Delivery, Indefinite Quantity Agreements to fourteen (14) firms to provide professional construction management as agent services for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the increase in staffing fees and associated allowances during the remainder of the extended two-year term, which commenced on May 27, 2017 and is continuing through May 26, 2019.

APPROVED

7 Authorization to Ratify a Change Order to Contract No. HE1125547 Awarded to Stevens Technical Services, Inc.

Location:	Hope Gardens
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$297,200.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Stevens Technical Services, Inc. for the replacement of boilers, authorized by Board Resolution 12-4/11-2 and as subsequently amended for an initial 365-day term, to increase the amount, in order to fund the additional assigned work during the extended 306-day term, which commenced on June 28, 2018 and is continuing through April 29, 2019.

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- 8 Authorization to Ratify a Change Order to Contract No. RF1634363 Awarded to Technico Construction Services, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook East & Red Hook West
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$1,094,657.05
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Technico Construction Services, Inc. for restoration, authorized by Board Resolution 17-5/24-15 and as subsequently amended for an 810-day term, to increase the amount, in order to fund the additional asbestos containing material abatement during the remainder of the 810-day term, which commenced on August 14, 2017 and is continuing through November 1, 2019.

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- 9 Authorization of a Change Order to Requirement Contract No.1832109 Awarded to Bug Queen, Inc

Location:	Various (Bronx)
Administering Department:	Operations – Management, Bronx Property
Funding Source:	Operating – Federal
Amount:	\$2,160,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Bug Queen, Inc for integrated pest management, 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 October 31, 2018 and is continuing through October 30, 2021.

APPROVED

- 10 Authorization of a Change Order to Requirement Contract No.1821494 Awarded to M & RR Construction Corp.

Location:	Various (Brooklyn)
Administering Department:	Operations – Management, Brooklyn Property
Funding Source:	Operating – Federal
Amount:	\$320,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to M & RR Construction Corp. for the cleaning of basement and crawl spaces, 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 July 31, 2018 and is continuing through July 30, 2021.

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- 11 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity (“IDIQ”) Contract for the Purchase and Delivery of Kitchen Cabinets

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$4,190,492.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Cuisine Crotone, Inc., for the not-to-exceed amount. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority’s sole discretion.

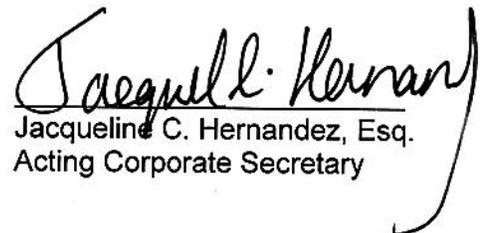
APPROVED

12 Authorization to Ratify a Change Order to Requirement Contract No. 1602979 Awarded to RJ Bruno Inc.

Location:	Various (Brooklyn)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$426,100.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this requirement contract awarded to RJ Bruno Inc. for labor only plumbing services, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund (i) the work completed at Park Rock Consolidation, i.e., emergency replacement of two (2) boilers and hot water heaters at two (2) buildings, located at 1511 Sterling Place and 1578 Sterling Place; (ii) the work completed at Independence Towers, i.e., emergency gas service restoration for the building located at 85 Taylor Street; and (iii) the continued provision of services for labor and materials during the remainder of the one-year renewal option term, which commenced on May 19, 2018 and is continuing through May 18, 2019.

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Jacqueline C. Hernandez, Esq.
Acting Corporate Secretary



NYCHA Board Calendar Meeting

Chair's Report

April 24, 2019



Agenda

- Organizational Changes
- XRF Testing
- AWS Update

Organizational Changes

- The HUD Agreement requires NYCHA to certify that it has created a Compliance Department, an Environmental Health & Safety Department, and a Quality Assurance Unit by 4/29
- Compliance Department
- Environmental Health & Safety Department
- Quality Assurance Unit

XRF Testing

- Started on April 15th at Harlem River Houses
- Seven additional developments will start May 1st
 - Williamsburg
 - Bronx River
 - Saint Nicholas
 - Johnson
 - Red Hook West
 - Castle Hill
 - Marble Hill
- Subsequent developments will be prioritized based on the number of units with children under six
- Website with results will be live on May 1st with updates every two weeks

Alternate Work Schedules (AWS) Update

- Phase 1 of AWS launched on March 31st at 13 consolidations for Caretakers, Caretaker Supervisors, Groundskeeper Supervisors, and Resident and Assistant Resident Building Superintendents
- Phase 2 will be implemented on June 30th at 39 consolidations
- Phase 3 will be implemented in July and Phase 4 will be implemented in October
- Since the inception of AWS, service has visibly improved:
 - 10.1% decrease in the number of sites with material improperly dropped off
 - 15.4% decrease in the number of bags observed outside designated areas
 - 14.7% decrease in the number of bulk items observed

Maintenance Worker AWS Proposed Terms

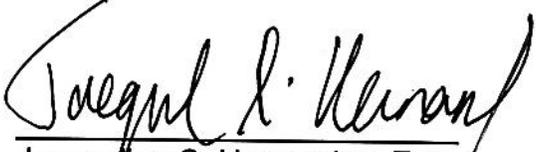
- On April 5th, 2019, NYCHA signed an agreement with Local 237 that would apply AWS to Maintenance Workers if ratified
- The proposed terms would provide:
 - General wage increases consistent with City-wide increases
 - Coverage 7 days/week
 - 25% differential for scheduled Saturday coverage
 - 50% differential for scheduled Sunday coverage
 - \$1,500 one-time taxable bonus for current employees who volunteer for AWS
 - New Maintenance Workers (56) and Emergency Service Aides (2)

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ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 10:40 AM.



Jacqueline C. Hernandez, Esq.
Acting Corporate Secretary