

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND THIRTY-EIGHTH MEETING

Minutes of Board Meeting

Wednesday, May 29, 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
Paula Gavin, Member
Matt Gewolb, Member
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, May 29, 2019

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, April 24, 2019

APPROVED

II. Chair's Remarks

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, May 29, 2019

1 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Exterior Restoration

Location:	Various (Brooklyn & Staten Island)
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – Federal, Mixed Finance & CDBG
Amount:	\$58,157,295.00
Projected Section 3 Hires:	9

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Neelam Construction Corporation, for the not-to-exceed amount. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

2 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Exterior Restoration

Location:	Various (Bronx & Queens)
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – Federal, Mixed Finance & CDBG
Amount:	\$57,918,800.00
Projected Section 3 Hires:	30

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, P & K Contracting, Inc., for the not-to-exceed amount. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

3 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Exterior Restoration

Location:	Various (Manhattan)
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – Federal, Mixed Finance & CDBG
Amount:	\$59,476,300.00
Projected Section 3 Hires:	30

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, P & K Contracting, Inc., for the not-to-exceed amount. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 4 Authorization to (i) Ratify an Amendment to the Agreement with Jacobs Project Management Co. ("Jacobs") and (ii) Amend the Agreement with Jacobs Related to the Response to and Recovery from Hurricane Sandy

Location:	Coney Island I (Site 8), O'Dwyer Gardens & Surfside Gardens
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR, Insurance & Federal
Amount:	\$3,249,447.23
Projected Section 3 Hires:	Not Required

Authorization is requested to (i) ratify an amendment to this agreement with Jacobs for professional construction management as agent services, authorized by Board Resolution 15-7/29-13 for a five-year term, to increase the not-to-exceed amount in order to fund the costs to oversee construction repairs related to Local Law 11 inspections at O'Dwyer Gardens; and (ii) amend this agreement with Jacobs, to increase the not-to-exceed amount, in order to fund the continued provision of services for the additional assigned work during the remainder of the initial five-year term, which commenced on December 22, 2015 and is continuing through December 21, 2020.

APPROVED

- 5 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Gas Piping Replacement

Location:	Various (Manhattan)
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal, City & Mixed Finance
Amount:	\$9,273,039.91
Projected Section 3 Hires:	2

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, D.D.S. Mechanical Plumbing & Heating Corp., 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

6 Authorization to Enter into Three (3) Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreements with Three (3) Firms

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City & CDBG
Amount:	\$4,284,080.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to enter into three (3) IDIQ agreements with three (3) firms for lead-based paint inspection quality assurance services, commencing on June 1, 2019 and continuing through May 31, 2021, or commencing on such other date as may be determined by the General Manager or the Vice-President for Healthy Homes and continuing for two (2) years thereafter, with one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

7 Authorization to (i) Amend Board Resolution 18-9/27-51; (ii) Submit a Memorandum to HUD Requesting an Amendment to the Approved Section 18 Application and HUD Approval Letters; and (iii) Upon HUD Approval, Convey a Parcel of Land for Development of Affordable Homeownership Units

Location:	Soundview
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to (i) amend Board Resolution 18-9/27-51, which authorized submission of an application to the US Department of Housing and Urban Development ("HUD") pursuant to Section 18 of the US Housing Act of 1937, as amended, to dispose of a parcel of land at Soundview Houses for affordable housing development (the "Section 18 Application"), to (a) reflect a change in the pricing for fifteen (15) of the seventy-two (72) homeownership units at 83% of Area Median Income ("AMI") while the pricing for the balance of the units remains at or below 80% of AMI as shown in the Section 18 Application, (b) authorize marketing of all affordable homeownership units for potential sale to households with income ranging from 75% AMI to 90% AMI, and (c) change the Method of Sale from Negotiated Sale at more than Fair Market Value ("FMV") to Negotiated Sale at less than FMV; (ii) submit a Memorandum to HUD requesting an amendment to the approved Section 18 Application and HUD Approval Letters; and (iii) upon HUD approval of the amendment, convey an approximately 38,593 sq. ft. parcel of land at Bronx County, Block 3515, Lot 20 for development of seventy-two (72) affordable homeownership units.

APPROVED

- 8 Authorization to (i) Submit a Section 18 Application to HUD for Disposition of a Parking Lot, Development Rights and Easements at Ingersoll Houses and (ii) Upon HUD Approval, Convey the Parking Lot and Development Rights and Grant Easements

Location:	Ingersoll
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to (i) submit an application to the US Department of Housing and Urban Development ("HUD"), pursuant to Section 18 of the US Housing Act of 1937, as amended (the "Section 18 Application") to dispose of a 6,000 square-foot parking lot, Tax Lot TBD (the "Parking Lot"), and approximately 90,634 square feet of zoning floor area (the "Development Rights") from a Tax Lot TBD, currently Block 2050 part of Tax Lot 1 within an area recently rezoned from R6 to C6-4, along with any required easements within Ingersoll Houses located at Kings County, Block 2050, Lot 1; and (ii) upon HUD approval, convey the Parking Lot and Development Rights and grant any required easements to YYY Brooklyn, LLC or its affiliate.

WITHDRAWN

- 9 Authorization to Approve the Issuance of the Authority's Fiscal Year 2018 Audited Annual Financial Statements

Location:	Non-Development
Administering Department:	Financial Accounting & Reporting Services
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to approve issuance of the Authority's Fiscal Year 2018 Audited Annual Financial Statements, presented in accordance with accounting principles generally accepted in the United States of America, and as recommended by the Authority's Audit Committee, in compliance with the Audit Committee Charter, adopted pursuant to Board Resolution 03-6/18-18 and with subsequent amendments of which the most recent is by Board Resolution 13-9/25-6.

APPROVED

10 Authorization to Amend the Agreement with Diamond Reporting, Inc.

Location:	Non-Development
Administering Department:	Law
Funding Source:	Operating – Self Insurance Fund
Amount:	\$150,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to amend this agreement with Diamond Reporting, Inc. for stenographic reporting services, which did not require initial Board authorization 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 continued provision of services during the remainder of the second one-year renewal option term, which commenced on February 1, 2019 and is continuing through January 31, 2020.

APPROVED

11 Authorization to Amend the Agreement with Deposition Solutions LLC DBA Deitz Court Reporting DBA Jay Deitz & Associates Ltd

Location:	Non-Development
Administering Department:	Law
Funding Source:	Operating – Self Insurance Fund
Amount:	\$75,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to amend this agreement with Deposition Solutions LLC DBA Deitz Court Reporting DBA Jay Deitz & Associates Ltd for stenographic reporting services, which did not require initial Board authorization for an initial three-year term with two (2) one-year renewal options and as subsequently amended, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the second one-year renewal option term, which commenced on February 1, 2019 and is continuing through January 31, 2020.

APPROVED

12 Award of a Requirement Contract for Repair of Interior Compactor Refuse Management Systems

Location:	Various (Bronx)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$334,779.64
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Premier Compaction Systems, LLC, for the not-to-exceed amount. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

13 Award of a Requirement Contract for Quarterly Cleaning of Kitchen Range Hood Exhaust Systems with Electrostatic Precipitator

Location:	Various (Citywide)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$240,410.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Samiro Services, Inc., for the not-to-exceed amount. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

14 Award of a Requirement Contract for Replacement of Motorized Steam Control Zone Valve Stations and Heating Control Panels

Location:	Various (Bronx)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$3,513,174.08
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, TR Pipe Inc., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to submit required signed Subcontractors' Letters of Assent, 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

15 Award of a Requirement Contract for Replacement of Motorized Steam Control Zone Valve Stations and Heating Control Panels

Location:	Various (Brooklyn)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$3,513,174.08
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, TR Pipe Inc., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to submit required signed Subcontractors' Letters of Assent, 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

16 Award of a Requirement Contract for Replacement of Motorized Steam Control Zone Valve Stations and Heating Control Panels

Location:	Various (Manhattan)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$3,868,140.48
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, TR Pipe 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 lowest bidder was deemed non-responsive for failure to submit required signed Subcontractors' Letters of Assent, 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

17 Authorization of a Change Order to Requirement Contract No. 1826949 Awarded to Encore Construction & Contracting Inc

Location:	Various (Brooklyn)
Administering Department:	Operations – Management, Brooklyn Property
Funding Source:	Operating – Federal
Amount:	\$746,435.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Encore Construction & Contracting Inc for repair and/or replacement of roof and rear exit doors, 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 September 24, 2018 and is continuing through September 23, 2021.

APPROVED

- 18 Authorization of a Change Order to Requirement Contract No. 1820214 Awarded to EIA Electric, Inc.

Location:	Various (Brooklyn)
Administering Department:	Operations – Management, Brooklyn Property
Funding Source:	Operating – Federal
Amount:	\$732,621.37
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to EIA Electric, Inc. for service of electro-magnetic locks, 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 25, 2018 and is continuing through July 24, 2021.

APPROVED

- 19 Authorization of a Change Order to Requirement Contract No.1821508 Awarded to Metrocity Renovation Inc

Location:	Various (Manhattan)
Administering Department:	Operations – Management, Manhattan Property
Funding Source:	Operating – Federal
Amount:	\$562,138.99
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Metrocity Renovation Inc for repair and replacement of hopper doors and pans, 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 20, 2018 and is continuing through July 19, 2021.

APPROVED

- 20 Authorization to (i) Amend Board Resolutions 17-9/27-29, 18-2/28-12 and 18-11/28-23, and (ii) Approve a Change Order to Requirement Contract No. 1617074 Awarded to Matrixx Construction, Inc.

Location:	Various (Bronx)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$313,221.23
Projected Section 3 Hires:	Not Required

Authorization is requested to (i) amend Board Resolutions 17-9/27-29, 18-2/28-12 and 18-11/28-23, which authorized the award of this requirement contract to Matrixx Construction, Inc. ("Matrixx") for installation of bathtub wall surrounds which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, by changing the erroneously stated term dates of the initial two-year term and the one-year renewal option term, from June 16, 2016 through June 15, 2019, to accurately reflect the term dates as they appear on the executed requirement contract; and (ii) approve a change order to this requirement contract awarded to Matrixx, 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 September 15, 2018 and is continuing through September 14, 2019.

APPROVED

- 21 Authorization to Enter into an Agreement with Nidec Motor Corporation DBA Motion Control Engineering, Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Elevators
Funding Source:	Operating – Federal
Amount:	\$1,839,210.00
Projected Section 3 Hires:	0

Authorization is requested to enter into this agreement with Nidec Motor Corporation DBA Motion Control Engineering, Inc. for purchase of hardware and software and installation services for Authority elevators that utilize Tricon controllers, commencing on June 1, 2019 and continuing through May 31, 2020, or commencing on such other date as may be determined by the General Manager or the Acting Executive Vice-President for Operations and continuing for one (1) year thereafter, with one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

22 Authorization to Enter into an Agreement with BIAS Corporation

Location:	Non-Development
Administering Department:	IT Business Solutions Technology
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$8,085,548.70
Projected Section 3 Hires:	Not Required

Authorization is requested to enter into this agreement with BIAS Corporation for Oracle Cloud Infrastructure Products and Database Managed Services, commencing on June 1, 2019 and continuing through May 31, 2024, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and Chief Information Officer and continuing for five (5) years thereafter, pursuant to the terms and conditions of the New York State Office of General Services Contract Number PM20940 (Award Number 22802, Group Number 73600). There are no renewal options.

APPROVED

23 Authorization to Enter into an Agreement with BIAS Corporation

Location:	Non-Development
Administering Department:	IT Business Solutions Technology
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$3,766,528.05
Projected Section 3 Hires:	Not Required

Authorization is requested to enter into this agreement with BIAS Corporation for Oracle Cloud Infrastructure Implementation Managed Services and Advanced Product Support Managed Services, commencing on June 1, 2019 and continuing through May 31, 2024, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and Chief Information Officer and continuing for five (5) years thereafter, pursuant to the terms and conditions of the New York State Office of General Services Contract Number PM20940 (Award Number 22802, Group Number 73600). There are no renewal options.

APPROVED

24 Authorization to Amend the Agreement with Carahsoft Technology Corp.

Location:	Non-Development
Administering Department:	IT Process & Information Management
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$601,565.04
Projected Section 3 Hires:	Not Required

Authorization is requested to amend this agreement with Carahsoft Technology Corp. for a case and matter management system and configuration services, which did not require initial Board authorization for an initial one-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund (i) additional professional services hours needed to complete data conversion from the Authority's old unsupported system and complex integrations with other Authority systems, and (ii) the continued provision of services during the two (2) one-year renewal option terms, commencing on July 2, 2019 and continuing through July 1, 2021, pursuant to the terms and conditions of the US General Services Administration Contract Number GS-35F-0119Y.

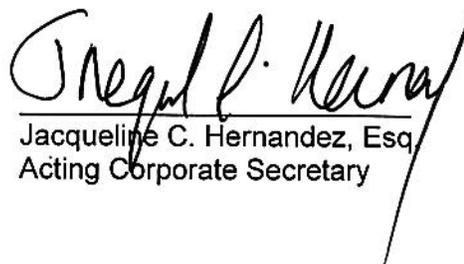
APPROVED

25 Authorization to Adopt an Unlimited Paid Sick Leave for Employees with 9/11-Related Illnesses Policy

Location:	Non-Development
Administering Department:	Human Resources
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to adopt an Unlimited Paid Sick Leave for Employees with 9/11-Related Illnesses Policy, consistent with the New York City Department of Citywide Administrative Services Personnel Services Bulletin No. 440/17, which established unlimited paid sick leave to eligible employees in active status who participated in World Trade Center rescue, recovery and cleanup operations who have contracted 9/11-related illnesses (the "Policy"). The Policy shall be effective April 2, 2019.

APPROVED

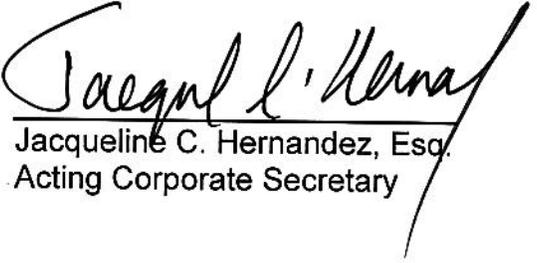

Jacqueline C. Hernandez, Esq.
Acting Corporate Secretary

THREE-THOUSAND ONE HUNDRED AND THIRTY-EIGHTH MEETING

Wednesday, May 29, 2019

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:19 AM.


Jacqueline C. Hernandez, Esq.
Acting Corporate Secretary