

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND TWENTY-NINTH MEETING

Minutes of Board Meeting

Wednesday, July 25, 2018

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: Stanley Brezenoff, Interim Chair
Derrick D. Cephas, Vice-Chair
Jacqueline Arroyo, Member
Victor A. Gonzalez, Member
Nnenna Lynch, Member
Vito Mustaciuolo, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, July 25, 2018

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, June 27, 2018

APPROVED

II. Authority Calendar

Calendar of Regular Meeting, Wednesday, July 25, 2018

1 Award of a Requirement Contract for Replacement of Underground Steam Distribution System

Location:	Various (Bronx & Queens)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – Federal & Mixed Finance
Amount:	\$14,867,707.00
Projected Section 3 Hires:	2

Authorization is requested to award this 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 satisfy the requisite prior work experience as outlined in the Authority's bid documents.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Award of a Contract for Roofing and Railing Replacement and Rooftop Structure Renovation

Location:	Webster
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$5,580,547.00
Projected Section 3 Hires:	3

Authorization is requested to award this contract to the lowest responsive and responsible bidder, R.S.N. Construction Co., Inc. The first lowest bidder was deemed non-responsive for failure to satisfy the requisite prior work experience as outlined in the Authority's bid documents.

APPROVED

3 Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Grant
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$14,348,898.50
Projected Section 3 Hires:	3

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Neelam Construction Corporation. The first and second lowest bidders were deemed non-responsive for failure to satisfy the requisite prior work experience as outlined in the Authority's bid documents.

APPROVED

4 Authorization to Enter into Thirteen (13) Indefinite Delivery, Indefinite Quantity Agreements with Thirteen (13) Firms

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Capital Planning
Funding Source:	Capital – Federal, City & Mixed Finance
Amount:	\$200,000,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to enter into thirteen (13) Indefinite Delivery, Indefinite Quantity agreements with thirteen (13) firms for construction management as agent services, commencing on October 15, 2018 and continuing through October 14, 2021, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Capital Projects and continuing for three (3) years thereafter, for the not-to-exceed amount, with two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

5 Authorization to Enter into an Agreement with Ameresco, Inc.

Location:	Various (Bronx, Brooklyn, Manhattan & Queens)
Administering Department:	Capital Projects Division – Energy Programs
Funding Source:	Operating & Capital – Non-federal Funds & Loan Proceeds
Amount:	\$104,600,804.00
Projected Section 3 Hires:	30

Authorization is requested to enter into an energy services agreement with Ameresco, Inc. for implementation of the US Department of Housing and Urban Development-approved energy performance contract, commencing on August 17, 2018 and continuing through August 16, 2038, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Capital Projects and continuing for twenty (20) years thereafter, for the not-to-exceed amount.

APPROVED

6 Rejection of All Bids for a Contract for Plants, Pods and Primary Distribution 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:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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

APPROVED

7 Rejection of All Bids for a Contract for Bathroom Renovations

Location:	Taft Rehabs
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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

APPROVED

8 Authorization to Amend the Agreement with Facility Strategies Group, LLC

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Sustainability Programs
Funding Source:	Operating & Capital – Federal & Loan Proceeds
Amount:	\$1,800,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend this agreement with Facility Strategies Group, LLC for engineering and consulting services, which did not require initial Board authorization and as subsequently amended for a three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the three-year term, which commenced on June 27, 2016 and is continuing through June 26, 2019.

APPROVED

9 Authorization to Amend the Agreement with Curtis+Ginsberg Architects, LLP 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
Amount:	\$116,360.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend this agreement with Curtis+Ginsberg Architects, LLP for architectural and engineering services, authorized by Board Resolution 15-1/28-10 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 13, 2015 and is continuing through April 12, 2020.

APPROVED

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

Location:	Carleton Manor, Hammel & Redfern
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$826,821.81
Projected Section 3 Hires:	N/A

Authorization is requested to amend this agreement with D & B Engineers & 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.

APPROVED

- 11 Authorization to Ratify an Amendment to the Agreement with Kohn Pedersen Fox Associates P.C. 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:	\$20,290.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify an amendment to this agreement with Kohn Pedersen Fox Associates P.C. for architectural and engineering services, authorized by Board Resolution 15-2/25-12 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund additional assigned work during the 62-day term within the five-year term, which commenced on August 14, 2017 and continued through October 14, 2017.

APPROVED

- 12 Authorization to Ratify an Amendment to the Agreement with Kohn Pedersen Fox Associates P.C. 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:	\$327,300.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify an amendment to this agreement with Kohn Pedersen Fox Associates P.C. for architectural and engineering services, authorized by Board Resolution 15-2/25-12 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund additional assigned work during the 121-day term within the five-year term, which commenced on October 18, 2017 and continued through February 15, 2018.

APPROVED

- 13 Authorization to Ratify a Change Order to Contract No. RF1430779 Awarded to Adam's European Contracting Inc.

Location:	Cassidy-Lafayette
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$19,250.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to this contract awarded to Adam's European Contracting Inc. for exterior brickwork restoration and roofing replacement, authorized by Board Resolution 16-7/27-19 and as subsequently amended for an initial 550-day term, to increase the not-to-exceed amount, in order to fund the additional cap flashing at roof fans during the remainder of the initial 550-day term and extended 180-day term, which commenced on December 15, 2016 and is continuing through October 9, 2018.

APPROVED

- 14 Authorization to Ratify a Change Order to Contract No. RF1430779 Awarded to Adam's European Contracting Inc.

Location:	Cassidy-Lafayette
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$40,965.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to this contract awarded to Adam's European Contracting Inc. for exterior brickwork restoration and roofing replacement, authorized by Board Resolution 16-7/27-19 and as subsequently amended for an initial 550-day term, to increase the not-to-exceed amount, in order to fund the additional sidewalk shed rental during the extended 180-day term, which commenced on April 13, 2018 and is continuing through October 9, 2018.

APPROVED

- 15 Authorization to Ratify a Change Order to Contract No. RF1430779 Awarded to Adam's European Contracting Inc.

Location:	Cassidy-Lafayette
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$736,396.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to this contract awarded to Adam's European Contracting Inc. for exterior brickwork restoration and roofing replacement, authorized by Board Resolution 16-7/27-19 and as subsequently amended for an initial 550-day term, to increase the not-to-exceed amount, in order to fund the additional balcony concrete repairs during the extended 180-day term, which commenced on April 13, 2018 and is continuing through October 9, 2018.

APPROVED

- 16 Authorization to Ratify a Change Order to Contract No. RF1430779 Awarded to Adam's European Contracting Inc.

Location:	Cassidy-Lafayette
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$199,420.52
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to this contract awarded to Adam's European Contracting Inc. for exterior brickwork restoration and roofing replacement, authorized by Board Resolution 16-7/27-19 and as subsequently amended for an initial 550-day term, to increase the not-to-exceed amount, in order to fund the concrete canopy replacements during the remainder of the initial 550-day term and the extended 180-day term, which commenced on January 19, 2018 and is continuing through October 9, 2018.

APPROVED

- 17 Authorization to Enter into an Agreement with DynaTouch Corporation

Location:	Various (Citywide)
Administering Department:	Operations – Management Services
Funding Source:	Operating – Federal
Amount:	\$3,800,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into this agreement with DynaTouch Corporation for self-service kiosks and associated professional services, commencing on August 1, 2018 and continuing through July 31, 2023, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Operations and continuing for five (5) years thereafter, which includes two (2) one-year renewal options to be exercised at the Authority's sole discretion, for the not-to-exceed amount, pursuant to the terms and conditions of the US Office of the General Services Administration Contract Number GS-35F-306CA.

APPROVED

- 18 Authorization of a Change Order to Requirement Contract No.1604102 Awarded to Max Builders, Inc.

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$550,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this requirement contract awarded to Max Builders, Inc. for asphalt pavement repairs, 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 (1) one-year renewal option, which commenced on September 8, 2016 and is continuing through September 7, 2019.

APPROVED

- 19 Authorization to Amend the Section 8 Administrative Plan

Location:	Non-Development
Administering Department:	Leased Housing – Client Services
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to amend the Authority's Section 8 Administrative Plan, most recently amended by Board Resolution 17-9/27-31, in accordance with United States Department of Housing and Urban Development ("HUD") regulation 24 CFR 982.54(d)(1) governing the Section 8 Housing Choice Voucher Program, to (i) revise policies to be consistent with new HUD guidelines on fair housing, program admissions and eligibility, payment standards, Housing Quality Standards, and other general program policies, and (ii) address minor edits to provide better clarification of existing policies.

APPROVED

20 Authorization to Enter into an Agreement with Dimension Data North America, Inc.

Location:	Various (Citywide)
Administering Department:	IT Infrastructure
Funding Source:	Operating & Capital – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires:	0

Authorization is requested to enter into this agreement with Dimension Data North America, Inc. for the telephone and hardware equipment, installation, maintenance and support for Standard Cisco Voice over Internet Protocol system for the Authority's Development Management Offices, commencing on September 1, 2018 and continuing through August 31, 2021, 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 three (3) years thereafter, for the not-to-exceed amount, with two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

21 Authorization to (i) Submit a Section 18 Application to HUD for the Long-Term Ground Lease for a Parcel of Land and (ii) Upon HUD Approval, Enter into the Long-Term Ground Lease for a Parcel of Land with Zoning Floor Area

Location:	Betances V
Administering Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to (i) submit an application to the United States Department of Housing and Urban Development ("HUD"), pursuant to Section 18 of the United States Housing Act of 1937, as amended (the "Section 18 Application") for approval to enter into a ninety-nine-year ground lease for an approximately 20,126 square foot parcel of land located between East 142nd and 143rd Streets, Bronx County, Block 2287, Tax Lot TBD, which is comprised of an approximately 12,628 square foot parcel of land, owned by the Authority, located at Bronx County, Block 2287, Lot 26 and an adjacent approximately 7,498 square foot parcel of land, currently owned by the New York City Department of Housing Preservation and Development, which ownership will be transferred to the Authority prior to entering into the ground lease, located at Bronx County, Block 2287, Lot 71 (collectively, the "Project Site"), with a total of approximately 87,383 square feet of zoning floor area, for the construction of a building with one hundred and fifty-four (154) affordable housing units for senior households, one (1) superintendent's unit, a community facility space, and on-site supportive services for special-needs residents, and (ii) upon HUD approval of the aforementioned Section 18 Application, enter into a ninety-nine-year ground lease for the Project Site with zoning floor area with the not-for-profit organization, Breaking Ground or its affiliate.

APPROVED

- 22 Authorization to Submit (i) a Significant Amendment to the Authority's Fiscal Year 2018 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 and Analysis
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to submit (i) a significant amendment to the Authority's Fiscal Year 2018 Annual Public Housing Agency ("PHA") Plan to include (a) disposition via long-term ground lease and conversion from Section 9 Public Housing Annual Contribution Contracts ("ACC") to Section 8 Project-Based Vouchers ("PBV") Housing Assistance Payments ("HAP") Contracts of Betances I, Betances V (partial), Betances VI (partial), Bushwick II (Groups B & D), and Hope Gardens as part of the Rental Assistance Demonstration ("RAD"), pursuant to the guidelines provided by the US Department of Housing and Urban Development ("HUD") Office of Public and Indian Housing Notice PIH 2012-32 H-2017-03, REV-3, (b) disposition via long-term ground lease and conversion from Section 9 Public Housing ACC to Section 8 PBV HAP Contracts of Betances IV for the preservation of affordable housing, pursuant to HUD's Annual Plan PHA regulations at 24 CFR 903.7(h) ("24 CFR 903.7(h)"), (c) a retention action pursuant to 2 CFR Part 200 for Independence Towers and Williams Plaza to convert these developments from Section 9 Public Housing ACC to Section 8 PBV HAP Contracts, (d) disposition of parcels of land at Baruch, Bushwick II CDA (Group E) and Sotomayor for the development of new 100% affordable housing for seniors, pursuant to 24 CFR 903.7(h), (e) disposition of a parcel of land at Cooper Park for the development of market rate and affordable housing, pursuant to 24 CFR 903.7(h), (f) disposition of a parcel of land by deed and surplus development rights at Ingersoll to generate revenue and facilitate the development of new affordable housing units, in accordance with the NYC Mandatory Inclusionary Housing policy, pursuant to 24 CFR 903.7(h), (g) disposition of surplus development rights at Fulton, College Avenue-East 165th Street and Howard to facilitate commercial office development, affordable housing development and generate revenue for the Authority, pursuant to 24 CFR 903.7(h), (h) the Fiscal Year 2018 Capital Fund Annual Statement/Performance and Evaluation Report and Five-Year Capital Plan (collectively, the "Amendment"); 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

23 Authorization to Enter into an Agreement with Environmental Education Associates, Inc.

Location:	Non-Development
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$3,187,728.00
Projected Section 3 Hires:	2

Authorization is requested enter into this agreement with Environmental Education Associates, Inc. for mold training classes, commencing on August 31, 2018 and continuing through August 30, 2021, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Operations and continuing for three (3) years thereafter, for the not-to-exceed amount, with two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

24 Board Member Arroyo moved that the Members be authorized to meet in Executive Session today, and as necessary, to discuss the Civil Investigative Demand.

APPROVED



Vilma Huertas
Corporate Secretary

THREE-THOUSAND ONE HUNDRED AND TWENTY-NINTH MEETING

Wednesday, July 25, 2018

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:06 AM.

A handwritten signature in black ink, appearing to read 'V. Huertas', is written over a horizontal line.

Vilma Huertas
Corporate Secretary