

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND SEVENTH MEETING

Minutes of Board Meeting

Wednesday, October 26, 2016

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

Present: Shola Olatoye, Chair
Beatrice Byrd, Member
Zaire Z. Dinzey-Flores, Member
Victor A. Gonzalez, Member
Willie Mae Lewis, Member
Nnenna Lynch, Member
Michael P. Kelly, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, October 26, 2016

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, September 28, 2016

APPROVED

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, October 26, 2016

1 Authorization to Amend the Agreement with Kraus Management Inc.

Location:	Forest Hills Co-Op
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$2,073,776.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with Kraus Management Inc. for private management services, authorized by Board Resolution 13-11/20-2 and as subsequently amended for a two-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order fund the continued provision of services for the second one-year renewal option, commencing on December 1, 2016 and continuing through November 30, 2017.

APPROVED¹

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Authorization to Enter into an Agreement with Gabrielli Truck Sales Ltd.

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,605,888.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Gabrielli Truck Sales Ltd. for twelve (12) Utility Trucks with Aerial Lift (Bucket Truck), commencing on October 31, 2016 and continuing through December 30, 2016, or commencing on such other date as may be determined by the General Manager or the Senior Vice-President of Operations, pursuant to the terms and conditions of the NYC Department of Citywide Administrative Services Contract RC20161200496.

APPROVED

3 Award of a Requirement Contract for Bulk Garbage Carting Services

Location:	Various (Manhattan)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,418,400.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, IESI NY Corporation, for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to submit the required form of proposal document. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

4 Award of a Requirement Contract for Door Viewers for Apartment Doors

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$193,129.20
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Progressive Hardware Co., 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

5 Authorization to Increase the Not-To-Exceed Amount of the Requirement Contract for the Replacement of Motorized Steam Control Valves, Control Panels and Ancillary Items

Location:	Various (Brooklyn)
Administering Department:	Operations Support Services
Funding Source:	Operating – Federal
Amount:	\$498,700.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve an increase in the not-to-exceed amount of this requirement contract with Crescent Contracting Corporation for replacement of motorized steam control valves, control panels and ancillary items, by 50% as permitted by the original requirement contract, which did not require initial Board approval for an initial two-year term with one (1) one-year renewal option; in order to fund the continued provision of services during the remainder of the initial two-year term, which commenced on May 24, 2016 and is continuing through May 23, 2018.

APPROVED

- 6 Authorization to Increase the Not-To-Exceed Amount of the Requirement Contract for the Replacement of Motorized Steam Control Valves, Control Panels and Ancillary Items

Location:	Various (Bronx)
Administering Department:	Operations Support Services
Funding Source:	Operating – Federal
Amount:	\$461,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve an increase in the not-to-exceed amount of this requirement contract with TR Pipe Inc. for the replacement of motorized steam control valves, control panels and ancillary items, by 50% as permitted by the original requirement contract, which did not require initial Board approval for an initial two-year term with one (1) one-year renewal option, in order to fund the continued provision of services during the remainder of the initial two-year term, which commenced on June 15, 2016 and is continuing through June 14, 2018.

APPROVED

- 7 Authorization to Increase the Not-To-Exceed Amount of the Requirement Contract for the Replacement of Motorized Steam Control Valves, Control Panels and Ancillary Items

Location:	Various (Manhattan)
Administering Department:	Operations Support Services
Funding Source:	Operating – Federal
Amount:	\$498,700.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve an increase in the not-to-exceed amount of this requirement contract with Crescent Contracting Corporation for the replacement of motorized steam control valves, control panels and ancillary items, by 50% as permitted by the original requirement contract, which did not require initial Board approval for an initial two-year term with one (1) one-year renewal option, in order to fund the continued provision of services during the remainder of the initial two-year term, which commenced on May 23, 2016 and is continuing through May 22, 2018.

APPROVED

- 8 Award of a Requirement Contract for Grade #2 Ultra Low Sulfur Heating Fuel Oil with 2% Bio-Diesel

Location:	Various (Bronx & Manhattan)
Administering Department:	Finance – Energy Finance
Funding Source:	Operating – Federal
Amount:	\$32,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, East River Energy, 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

- 9 Award of a Requirement Contract for Grade #2 Ultra Low Sulfur Heating Fuel Oil with 2% Bio-Diesel

Location:	Various (Brooklyn & Staten Island)
Administering Department:	Finance – Energy Finance
Funding Source:	Operating – Federal
Amount:	\$30,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, United Metro Energy Corp., 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

10 Award of a Contract for Restoration Related to the Response to and Recovery from Hurricane Sandy

Location:	Coney Island
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$62,340,000.00
Projected Section 3 Hires:	9

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Adam's European Contracting Inc. The first lowest bidder was deemed non-responsive for failure to include critical portions of the scope of work in their bid proposal, as outlined in the contract specifications.

APPROVED

11 Authorization to Amend the Agreement with Lexmark International, Inc.

Location:	Various (Citywide)
Administering Department:	IT Infrastructure
Funding Source:	Operating – Federal
Amount:	\$1,670,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with Lexmark International, Inc. for network Multi-Function Devices ("MFDs") with three (3) years of warranty, managed services and installation services for each device, which did not require initial Board approval for an initial one-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund an additional 500 MFDs with three (3) years of warranty and the continued provision of services during the remainder of the first one-year renewal option, which commenced on March 1, 2016 and is continuing through February 28, 2017, and for the second one-year renewal option, commencing on March 1, 2017 and continuing through February 28, 2018, pursuant to the terms and conditions of the NYS Office of General Services Contracts PT65960 and PT66609.

APPROVED

12 Authorization to Amend the Agreement with Sungard Availability Services, LR

Location:	Non-Development
Administering Department:	IT Infrastructure
Funding Source:	Operating – Federal
Amount:	\$398,772.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with Sungard Availability Services, LR for Information Technology disaster recovery services for the Authority's mission critical application and database systems, which did not require initial Board approval for an initial one-year term with four (4) one-year renewal options, to increase the not-to-exceed amount, in order fund the continued provision of services for the first one-year renewal option, commencing on January 1, 2017 and continuing through December 31, 2017.

APPROVED

13 Award of a Requirement Contract for Gas Piping Replacement

Location:	Various (Bronx & Queens)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal, City, Mixed Finance, FEMA, CDBG-DR & Insurance
Amount:	\$13,590,271.60
Projected Section 3 Hires:	5

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, D.D.S. Mechanical Plumbing & Heating Corp., for the not-to-exceed amount.

APPROVED

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

Location:	Breukelen
Administering Department:	Capital Projects Division – Energy & Sustainability
Funding Source:	Capital – Non-Federal Funds & Loan Proceeds
Amount:	\$1,877,685.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Ameresco, Inc. to implement energy efficient lighting upgrades, in accordance with Consolidated Edison Company of New York, Inc.'s Brooklyn Queens Demand Management Program and an anticipated Energy Performance Contract ("EPC"), commencing on November 1, 2016 and continuing through December 31, 2018, 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 seven-hundred and ninety (790) days thereafter. It is anticipated that the construction for Breukelen Houses will be funded by a short-term unsecured loan to the Authority in an amount up to \$1,350,000.00, at an interest rate not to exceed the prime rate plus 100 basis points, or at other terms approved by the Chair and Chief Financial Officer, to be repaid through proceeds of the EPC financing. The Authority may also use other non-federal funds and/or reduce the scope to cover all possible exigencies.

APPROVED

15 Authorization to Enter into an Agreement with Constellation NewEnergy, Inc.

Location:	Various (Brooklyn)
Administering Department:	Capital Projects Division – Energy & Sustainability
Funding Source:	Capital – Non-Federal Funds & Loan Proceeds
Amount:	\$27,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Constellation NewEnergy, Inc. to implement energy efficient lighting upgrades, in accordance with Consolidated Edison Company of New York, Inc.'s Brooklyn Queens Demand Management Program and an anticipated Energy Performance Contract ("EPC"), commencing on November 1, 2016 and continuing through December 31, 2018, 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 seven-hundred and ninety (790) days thereafter. It is anticipated that the construction for these developments will be funded by a short-term unsecured loan to the Authority in an amount up to \$20,600,000.00, at an interest rate not to exceed the prime rate plus 100 basis points, or at other terms approved by the Chair and Chief Financial Officer, to be repaid through proceeds of the EPC financing. The Authority may also use other non-federal funds and/or reduce the scope to cover all possible exigencies.

APPROVED

16 Authorization to Enter into an Agreement with DynaTouch Corporation

Location:	Various (Citywide)
Administering Department:	Operations – Management Services
Funding Source:	Operating – Federal
Amount:	\$1,668,730.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with DynaTouch Corporation for the purchase, installation and maintenance of 150 self-service kiosks, commencing on November 1, 2016 and continuing through December 31, 2016, or commencing on such other date as may be determined by the General Manager or the Senior Vice-President of Operations and continuing two (2) months thereafter, pursuant to the terms and conditions of the United States Office of the General Services Administration Contract Number GS-35F-306CA.

APPROVED

17 Authorization to Increase the Not-To-Exceed Amount of Five (5) Requirement Contracts for Tree Pruning

Location:	Various (Bronx, Brooklyn, Manhattan & Staten Island)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating – Federal
Amount:	\$838,587.82
Projected Section 3 Hires:	N/A

Authorization is requested to approve an increase in the not-to-exceed amount of five (5) requirement contracts awarded to Tree's 'R' Us, Inc. for tree pruning services, by 50% as permitted by the original requirement contract, which did not require initial Board approval for an initial two-year term with one (1) one-year renewal option, in order to fund the continued provision of services for the increased capacity during the remainder of the initial two-year term.


APPROVED

18 Authorization of a Change Order to Requirement Contract No.1527557 Awarded to Durante Rentals, LLC

Location:	Various (Citywide)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating – City
Amount:	\$1,492,800.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this requirement contract awarded to Durante Rentals, LLC for rental, mobilization/de-mobilization and service of portable light towers, authorized by Board Resolution 15-11/18-4 for an initial six-month term with a one (1) six-month renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the six-month renewal option, which commenced on September 8, 2016 and is continuing through February 10, 2017.

APPROVED



Vilma Huertas
Corporate Secretary

¹ Board Member Gonzalez abstained from voting on this item.