

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND EIGHTY-FIFTH MEETING

Minutes of Board Meeting

Wednesday, October 29, 2014

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
Kyle E. Kimball, Vice-Chairman
Diahann Billings-Burford, Member
Beatrice Byrd, Member
Victor A. Gonzalez, Member
Willie Mae Lewis, Member
Cecil R. House, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, October 29, 2014

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, September 24, 2014

APPROVED

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, October 29, 2014

1 Authorization to Enter into an Agreement with CS STARS LLC

Location:	Non-Development
Submitting Department:	Risk Finance
Funding Source:	Operating – Self Insurance Fund
Amount:	\$255,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with CS STARS LLC for STARS Risk Management Information System software and support, commencing on April 1, 2015 and continuing through March 31, 2020, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and Chief Financial Officer and continuing for five (5) years thereafter, for the not-to-exceed amount.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Award of a Requirement Contract for Replacement of Motorized Steam Control Valves and Control Panels

Location:	Various (Queens & Staten Island)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$972,710.55
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, TR Pipe 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

3 Award of a Requirement Contract for Radiator Steam Control Discs and Heating Motor Seal Kits

Location:	Various (Citywide)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$761,450.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, G.S. Dunham, LLC, for the not-to-exceed amount.

APPROVED

4 Award of a Requirement Contract for O. Thompson Elevator Parts

Location:	Various (Citywide)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$305,059.50
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Elevator Technology Corp., for the not-to-exceed amount.

APPROVED

5 Authorization to Increase the Not-To-Exceed Amount of the Requirement Contract for Boiler Welding and Repair Services

Location:	Various (Bronx)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$449,706.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve an increase in the not-to-exceed amount of this requirement contract with New York Boiler, Inc. for boiler welding and repair services, by 50% as permitted by the original requirement contract which was authorized by Board Resolution 13-1/30-6 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 July 31, 2013 and is continuing through July 30, 2015.

APPROVED

6 Authorization to Amend the Agreement with Linium, LLC

Location:	Non-Development
Submitting Department:	Budget & Financial Planning
Funding Source:	Operating & Capital – Federal
Amount:	\$200,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend this agreement with Linium, LLC for the design and implementation of the Oracle Hyperion Budget System ("Hyperion"), authorized by Board Resolution 12-7/18-5 and as amended by Board Resolution 13-12/18-15, to (i) extend the agreement term for an additional six (6) months, and (ii) increase the not-to-exceed amount, in order to provide continued support and additional functionality to Hyperion.

APPROVED

7 Authorization to Enter into an Agreement with D & B Engineers and Architects, P.C.

Location:	Mitchel
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$4,969,745.00
Projected Section 3 Hires:	2

Authorization is requested to enter into an agreement with D & B Engineers and Architects, P.C., for professional construction management as agent services for comprehensive improvements, commencing on November 10, 2014 and continuing through November 9, 2019, 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 five (5) years thereafter.

APPROVED

8 Authorization to Enter into an Agreement with STV Construction, Inc.

Location:	Parkside
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$2,709,012.90
Projected Section 3 Hires:	1

Authorization is requested to enter into an agreement with STV Construction, Inc., for professional construction management as agent services for comprehensive improvements, commencing on November 10, 2014 and continuing through November 9, 2017, 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.

APPROVED

9 Authorization to Enter into 10 Agreements for the Performance of Local Law 11 Inspections of Exterior Façades

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, Section 8, Mixed Finance & Other
Amount:	\$25,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into ten (10) agreements with the ten (10) firms for architectural and engineering services for Local Law 11 inspections, special inspections and related work, commencing on January 2, 2015 and continuing through January 1, 2020, 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 five (5) years thereafter, for a not-to-exceed amount.

APPROVED

10 Award of a Contract for Elevator Rehabilitation, Maintenance and Service

Location:	Redfern
Submitting Department:	Capital Projects Administration
Funding Source:	Operating & Capital – Federal
Amount:	\$4,960,560.00
Projected Section 3 Hires:	3

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Alliance Elevator Company.

APPROVED

11 Award of a Contract for Gas Piping Replacement

Location:	Lincoln
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$1,443,060.58
Projected Section 3 Hires:	3

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

APPROVED

12 Rejection of All Bids for the Installation of Closed Circuit Television Cameras and Layered Access Controls Systems

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
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.

APPROVED

13 Rejection of All Bids for the Installation of Closed Circuit Television Cameras and Layered Access Controls Systems

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
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.

APPROVED

14 Rejection of All Bids for the Installation of Closed Circuit Television Cameras and Layered Access Controls Systems

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
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.

APPROVED

15 Award of a Requirement Contract for Site Lighting Upgrades

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Federal, City, Section 8, Mixed Finance, Insurance & FEMA
Amount:	\$43,345,380.75
Projected Section 3 Hires:	8

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Arcadia Electrical 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

16 Award of a Requirement Contract for Site Lighting Upgrades

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Federal, City, Section 8, Mixed Finance, Insurance & FEMA
Amount:	\$43,325,635.16
Projected Section 3 Hires:	7

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Gilston Electrical Contracting 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

17 Award of a Requirement Contract for Site Lighting Upgrades

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Federal, City, Section 8, Mixed Finance, Insurance & FEMA
Amount:	\$43,325,635.16
Projected Section 3 Hires:	7

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Gilston Electrical Contracting 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

- 18 Authorization of a Change Order to Contract No. HE1123911 Awarded to Kordun Construction Corp.

Location:	131 Saint Nicholas Avenue
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$158,035.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract, awarded to Kordun Construction Corp., for the replacement of boilers, authorized by Board Resolution 12-5/23-15. This change order is required to increase the not-to-exceed amount, in order to cover the costs for the continued use of one (1) temporary mobile boiler, replacement of gas boosters and mobile winterization.

APPROVED

- 19 Authorization of a Change Order to Contract No. HE1124925 Awarded to Kordun Construction Corp.

Location:	Washington
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$476,103.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract, awarded to Kordun Construction Corp., for the replacement of boilers, authorized by Board Resolution 12-5/23-16. This change order is required to increase the not-to-exceed amount, in order to cover the costs for the continued use of two (2) temporary mobile boilers and winterization.

APPROVED

- 20 Ratification of a Change Order to Requirement Contract No. HE1323147 Awarded to Kordun Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Brooklyn)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$138,584.24
Projected Section 3 Hires:	N/A

Authorization is requested to approve the ratification of a change order to this requirement contract, awarded to Kordun Construction Corp., for the replacement of temporary oil boilers with temporary natural gas boilers, authorized by Board Resolution 13-11/20-18 and as subsequently amended by Board Resolution 14-6/18-13. This change order is required to increase the not-to-exceed amount, in order to cover the costs for the removal of the six (6) inch diameter pipe and replacement with an eight (8) inch diameter pipe.

APPROVED

- 21 Authorization to Form a 501(c)(3) Non-Profit Organization


Location:	Non-Development
Submitting Department:	Executive
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to form a 501(c)(3) non-profit organization, pursuant to Section 402 of the NYS Not-for-Profit Corporation Law and Section 501(c)(3) of Title 26 of the US Code, which will be dedicated to maintaining public housing in NYC and enhancing the well-being and stability of public housing residents by leveraging private funding from foundations, corporations and individuals in order to sustain existing programs and develop new initiatives that are cost effective, sustainable and generate positive outcomes for public housing residents.

APPROVED¹

- 22 Vice-Chairman Kimball moved that the Members be authorized to meet in Committee and Executive Sessions today and on any adjourned or rescheduled future date, to discuss tenancy termination proceedings, grievances, real estate, and financial matters concerning the Authority.

APPROVED



Vilma Huertas
Corporate Secretary

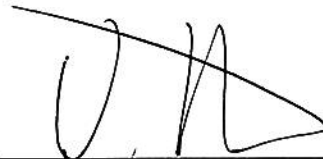
¹ Board Member Billings-Burford abstained from voting on this Board Resolution.

THREE-THOUSAND EIGHTY-FIFTH MEETING

Wednesday, October 29, 2014

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:14 A.M.

A handwritten signature in black ink, appearing to be 'VH', written over a horizontal line.

Vilma Huertas
Corporate Secretary