

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND THIRTY-SECOND MEETING

Minutes of Board Meeting

Wednesday, November 28, 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
Victor A. Gonzalez, Member
Nnenna Lynch, Member
Jacqueline Young, Member
Vito Mustaciuolo, General Manager
Jacqueline C. Hernandez, Esq., Acting Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, November 28, 2018

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, October 31, 2018

APPROVED

II. Chair's Remarks

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, November 28, 2018

1 Rejection of All Bids for a Contract for Restoration Related to the Response to and Recovery from Hurricane Sandy

Location:	Surfside Gardens, O'Dwyer Gardens & Coney Island I (Site 1B)
Administering Department:	Capital Projects Division – Recovery & Resilience
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.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Rejection of Sole Bid for a Contract for Restoration Related to the Response to and Recovery from Hurricane Sandy

Location:	Beach 41 st Street – Beach Channel Drive
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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

APPROVED

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

Location:	Riis
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$71,222,000.00
Projected Section 3 Hires:	28

Authorization is requested to award this contract to the lowest responsive and responsible bidder, WDF Inc. The first lowest bidder was deemed non-responsive for failure to submit its required bid bond. 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.

APPROVED

- 4 Authorization to Ratify a Change Order to Contract No. GR1429248 Awarded to Navillus Tile, Inc./DBA Navillus Contracting Related to the Response to and Recovery from Hurricane Sandy

Location:	La Guardia
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$1,555,152.94
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Navillus Tile, Inc./DBA Navillus Contracting for restoration, authorized by Board Resolution 17-3/29-6 and as subsequently amended for an initial 600-day term, to increase the amount, by the negotiated amount, in order to fund the rerouting of the electrical feeder connections during the 198-day term within the initial 600-day term, which commenced on September 28, 2018 and is continuing through April 13, 2019.

APPROVED

- 5 Authorization to Ratify a Change Order to Contract No. RF1721551 Awarded to Zoria Housing LLC

Location:	Bay View (LLC I)
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – Mixed Finance
Amount:	\$2,079,864.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Zoria Housing LLC for exterior restoration and roofing replacement, authorized by Board Resolution 17-11/29-1 for an initial 640-day term, to increase the amount, in order to fund the additional brick repairs and window caulking during the 505-day term within the initial 640-day term, which commenced on July 29, 2018 and is continuing through November 15, 2019.

APPROVED

6 Authorization to Ratify a Change Order to Contract No. RF1721553 Awarded to Zoria Housing LLC

Location:	Bay View (LLC I)
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – Mixed Finance
Amount:	\$5,205,165.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Zoria Housing LLC for exterior restoration and roofing replacement, authorized by Board Resolution 17-11/29-2 for an initial 790-day term, to increase the amount, in order to fund the additional brick repairs and window caulking during the 655-day term within the initial 790-day term, which commenced on July 29, 2018 and is continuing through April 13, 2020.

APPROVED

7 Authorization to Enter into an Agreement with LAZ Parking, LLC

Location:	Various (Citywide)
Administering Department:	Finance – Financial Accounting & Reporting Services
Funding Source:	Operating – Federal
Amount:	\$6,000,000.00
Projected Section 3 Hires:	1

Authorization is requested to enter into this agreement with LAZ Parking, LLC for administration of the Authority's parking permit program, commencing on December 1, 2018 and continuing through November 30, 2023, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Finance 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.

APPROVED

8 Authorization to Amend Board Resolution 18-5/30-23

Location:	Various (Brooklyn)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to amend Board Resolution 18-5/30-23, which authorized the submission of an amendment to certain Rental Assistance Demonstration ("RAD") applications to include, among other developments, Bushwick II (Groups B & D) and Hope Gardens in the applications, which were originally authorized by Board Resolution 16-6/29-12 and previously submitted to the US Department of Housing and Urban Development ("HUD") to convert developments in the Bronx, Brooklyn and Manhattan, including Palmetto Gardens, from Section 9 Public Housing Annual Contribution Contracts to Section 8 Project-Based Voucher Housing Assistance Payments Contracts, to allow the Authority to submit a RAD Financing Plan to HUD for the disposition of up to 25% of the units in Bushwick II (Groups B & D), Hope Gardens, and Palmetto Gardens under Section 18 of the US Housing Act of 1937, as amended, instead of RAD.

APPROVED

9 Authorization of a Change Order to Requirement Contract No.1605529 Awarded to V.C. Vitanza Sons Inc.

Location:	Various (Bronx)
Administering Department:	Operations – Management, Bronx Property
Funding Source:	Operating – Federal
Amount:	\$1,274,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to V.C. Vitanza Sons Inc. for labor only plumbing services, which did not require initial Board approval 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 the continued provision of services for labor and materials during the remainder of the one-year renewal option term, which commenced on May 18, 2018 and is continuing through May 17, 2019.

APPROVED

- 10 Authorization of a Change Order to Requirement Contract No.1525734 Awarded to Mt. Olympos Restoration Inc.

Location:	Various (Bronx)
Administering Department:	Operations – Management, Bronx Property
Funding Source:	Operating – Federal
Amount:	\$853,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Mt. Olympos Restoration Inc. for labor only general carpentry work, which did not require initial Board approval for an initial two-year term with one (1) one-year renewal option 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 one-year renewal option term, which commenced on September 13, 2018 and is continuing through September 12, 2019.

APPROVED

- 11 Award of a Requirement Contract for the Maintenance Painting of Apartments

Location:	Jefferson, Corsi & 335 East 111 th Street
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,025,664.61
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Beesla Painting Co., Inc., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to submit required bid documents. The second and fourth lowest bidders were deemed non-responsive for failure to provide proof they participate in a New York State Department of Labor registered paint apprenticeship program. The third lowest bidder was deemed non-responsive for the submission of an unrealistically low estimated cost for labor with its bid that it appears unlikely the vendor will be able to perform the contract work satisfactorily and pay prevailing wage. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

12 Award of a Requirement Contract for the Maintenance Painting of Apartments

Location:	Forest, McKinley & Eagle Avenue - East 163 rd Street
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,168,974.85
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Beesla Painting Co., Inc., for the not-to-exceed amount. The first and second lowest bidders were deemed non-responsive for the submission of an unrealistically low estimated cost for labor with their bids that it appears unlikely the vendors will be able to perform the contract work satisfactorily and pay prevailing wage. The third lowest bidder was deemed non-responsive for failure to provide proof it participates in a New York State Department of Labor registered paint apprenticeship program. 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 the Maintenance Painting of Apartments

Location:	Castle Hill (LLC I)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,273,745.00
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Simco Enterprises, Corp., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to provide proof it participates in a New York State Department of Labor registered paint apprenticeship program. 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 an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Maintenance Painting of (i) Apartments and (ii) Interior and Exterior Public Spaces

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires:	6

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Adel-Fia Contracting Corp., for the not-to-exceed amount. The first, second, third and fourth lowest bidders were deemed non-responsive for failure to submit the required bid bonds. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

15 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Maintenance Painting of (i) Apartments and (ii) Interior and Exterior Public Spaces

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires:	3

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Mt. Olympos Restoration Inc., for the not-to-exceed amount. The first, second, third and fifth lowest bidders were deemed non-responsive for failure to submit the required bid bonds. The fourth lowest bidder is ineligible to receive award of this IDIQ contract as the bid documents limit award to no more than one (1) IDIQ contract for this product to any one (1) vendor and the Authority seeks to award one (1) other IDIQ contract to the fourth lowest bidder. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 16 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Maintenance Painting of (i) Apartments and (ii) Interior and Exterior Public Spaces

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires:	6

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, New Aps Management Corp, for the not-to-exceed amount. The first, second, third and sixth lowest bidders were deemed non-responsive for failure to submit the required bid bonds. The fourth and fifth lowest bidders are ineligible to receive award for this IDIQ contract as bid documents limit award to no more than one (1) IDIQ contract for this product to any one (1) vendor and the Authority seeks to award the other IDIQ contracts to the fourth and fifth lowest bidders. This IDIQ 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 the Maintenance Painting of Apartments

Location:	Riis & Riis II
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,105,554.82
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Dima Construction Corp., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for the submission of an unrealistically low estimated cost for materials with its bid that it appears unlikely the vendor will be able to perform the contract work satisfactorily at the bid price. The second and the third lowest bidders were deemed non-responsive for failure to provide proof that they participate in a New York State Department of Labor registered paint apprenticeship program. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

18 Award of a Requirement Contract for the Maintenance Painting of Apartments

Location:	Ravenswood
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,337,864.88
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Dimo Construction Corp., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for the submission of an unrealistically low estimated cost for materials and labor with its bid that it appears unlikely the vendor will be able to perform the contract work satisfactorily at the bid price and pay prevailing wage. The second lowest bidder was deemed non-responsive for the submission of an unrealistically low estimated cost for labor with its bid that it appears unlikely the vendor will be able to perform the contract work satisfactorily and pay prevailing wage. The third lowest bidder was deemed non-responsive for failure to provide proof that it participates in a New York State Department of Labor registered paint apprenticeship program. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

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19 Award of a Requirement Contract for the Maintenance Painting of Apartments

Location:	Vladeck & Vladeck II
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,028,545.75
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Dimo Construction Corp., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to submit required bid documents. The second lowest bidder was deemed non-responsive for the submission of an unrealistically low estimated cost for labor with its bid that it appears unlikely the vendor will be able to perform the contract work satisfactorily and pay prevailing wage. The third lowest bidder was deemed non-responsive for failure to provide proof that it participates in a New York State Department of Labor registered paint apprenticeship program. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

20 Award of a Requirement Contract for the Maintenance Painting of Apartments

Location:	Governor Smith
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,034,836.00
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, New Aps Management 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

21 Award of a Requirement Contract for the Maintenance Painting of Apartments

Location:	Washington & Lexington
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,141,209.00
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, New Aps Management Corp, for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to participate in a New York State Department of Labor registered paint apprenticeship program. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

22 Award of a Requirement Contract for the Maintenance Painting of Apartments

Location:	Patterson
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,080,345.00
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, New Aps Management 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

23 Authorization of 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:	\$300,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Matrixx Construction, Inc. for installation of bathtub wall surrounds, 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 one-year renewal option term, which commenced on June 16, 2018 and is continuing through June 15, 2019.

APPROVED

24 Award of a Requirement Contract for Repair, Replacement and Relocation of Fire Standpipe and Sprinkler Systems

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$3,605,861.54
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, JCC Construction 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.

WITHDRAWN

25 Award of a Requirement Contract for Replacement of Vacuum Pump Units


Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$1,679,435.20
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

- 26 Board Member Young moved that the Members be authorized to meet in Executive Session today to discuss the Civil Investigative Demand.

APPROVED


Jacqueline C. Hernandez, Esq.
Acting Corporate Secretary