

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND SEVENTY-NINTH MEETING

Minutes of Board Meeting

Wednesday, April 30, 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
Emily A. Youssouf, Member
Cecil R. House, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, April 30, 2014

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, March 26, 2014

APPROVED

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, April 30, 2014

1. Authorization to Enter into an Agreement with New York State Industries for the Disabled, Inc.

Location:	Various (Citywide)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$2,480,082.43
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with New York State Industries for the Disabled, Inc. for the purchase of male and female-sized winter and summer uniforms, commencing on May 1, 2014 and continuing through April 30, 2017, or commencing on such other date as may be determined by the General Manager or the Senior Vice-President and Chief Supply Officer and continuing for three (3) years thereafter, for the not-to-exceed amount, pursuant to the provisions of NYS Finance Law Section 162, Preferred Sources.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Authorization of a Change Order to One Hundred and Forty-Nine (149) Requirement Contracts for Maintenance Painting of Apartments

Location:	Various (Citywide)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$24,229,668.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to one hundred and forty-nine (149) requirement contracts awarded to twenty-five (25) vendors for maintenance painting of apartments, which did not require initial Board approval. This change order is required to (i) extend the requirement contract term for an additional six (6) months, and (ii) increase the not-to-exceed amount, in order to close the existing paint work orders.

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3 Authorization of a Change Order to One Hundred and Seven (107) Requirement Contracts for Vinyl Composition Floor Tile in Apartments

Location:	Various (Citywide)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$7,594,800.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to one hundred and seven (107) requirement contracts awarded to thirty-one (31) vendors for vinyl composition floor tile in apartments, which did not require initial Board approval. This change order is required to (i) extend the requirement contract term for an additional six (6) months, and (ii) increase the not-to-exceed amount, in order to close the existing floor tile work orders.

APPROVED

- 4 Authorization of a Change Order to Requirement Contract No. BW1128079 Awarded to Akro General Contracting, Inc.

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$2,541,600.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to a requirement contract, awarded to Akro General Contracting, Inc., for the installation of sidewalk sheds, authorized by Board Resolution 12-6/6-3. This change order is required to (i) extend the requirement contract term for an additional twelve (12) months, and (ii) increase the not-to-exceed amount by \$2,541,600.00, in order to add 13,400 linear feet of sidewalk sheds and address unsafe building conditions and/or emergencies.

APPROVED

- 5 Award of a Contract for Gas Piping Replacement

Location:	Governor Smith
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$1,263,446.29
Projected Section 3 Hires:	2

Authorization is requested to award this contract to the lowest responsive and responsible, Charles A Dimino, Inc.

APPROVED

6 Award of a Contract for Replacement of Underground Water and Fire Distribution Piping

Location:	Patterson
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$1,110,578.40
Projected Section 3 Hires:	1

Authorization is requested to award this contract to the lowest responsive and responsible bidder, FGI Corporation.

APPROVED

7 Award of a Contract for Roofing Replacement, Masonry Repair and Related Work

Location:	Sumner
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – City
Amount:	\$9,815,954.40
Projected Section 3 Hires:	7

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Pro-Metal Construction, Inc.

APPROVED

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

Location:	Clinton
Submitting Department:	Capital Projects Administration
Funding Source:	Operating & Capital – Federal
Amount:	\$4,768,800.00
Projected Section 3 Hires:	2

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

APPROVED

9 Award of a Contract for Exterior Restoration and Roofing Replacement

Location:	Pommonok (North)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Bond
Amount:	\$46,209,001.53
Projected Section 3 Hires:	14

Authorization is requested to award this contract to the lowest responsive and responsible bidder, APS Contracting, Inc.

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10 Award of a Contract for Exterior Restoration and Roofing Replacement

Location:	Pomonok (South)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Bond
Amount:	\$50,432,757.74
Projected Section 3 Hires:	15

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Arc Electrical & Mechanical Contractors Corp.

APPROVED

- 11 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



Board Calendar Meeting Chair's Report

April 30, 2014





Lead with the FACTS

- **F**ocused
- **A**ccountability
- **C**ustomer-forward
- **T**ransparency
- **S**uccess



Launched Listening Tour

- 12 Development Tours
- 19 Elected Official Meetings
- 4 NYCHA Staff Visits (250, 90, LIC)
- 2 Town Halls

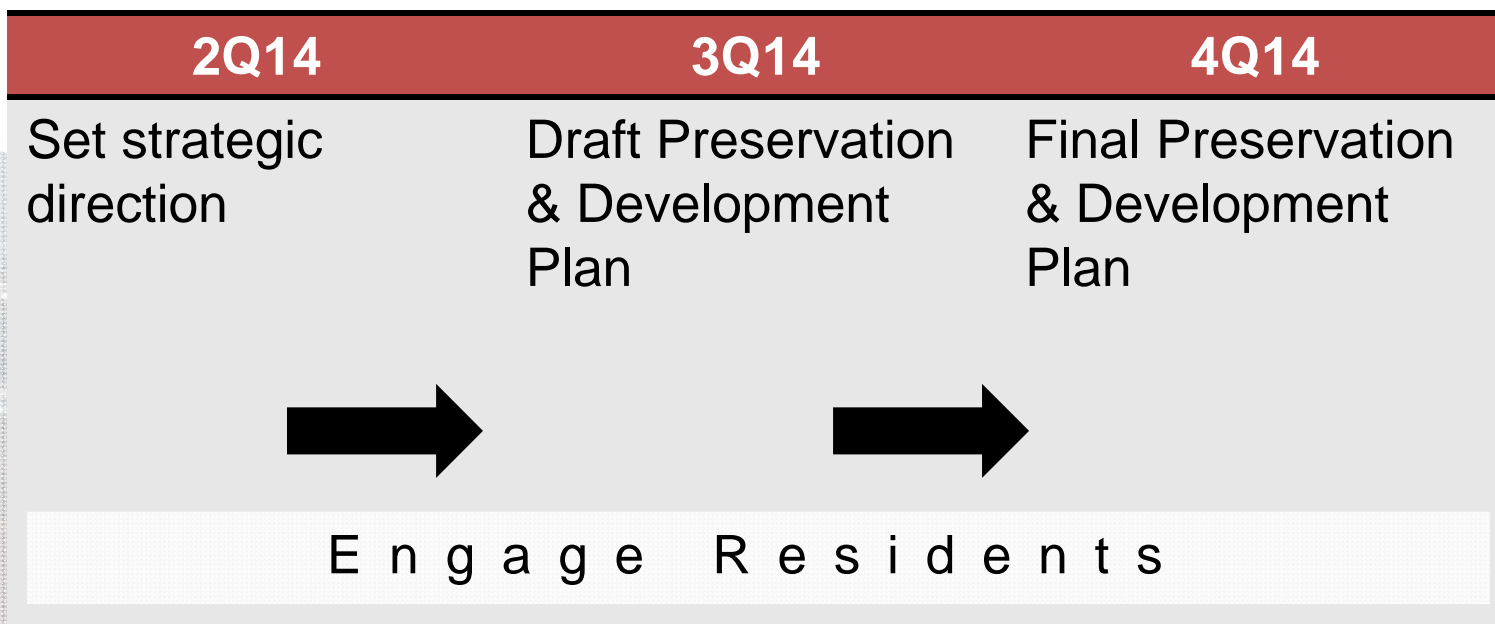


Pursue Strategic Objectives

1. Reset relationships with key NYCHA stakeholders, including tenants, elected officials, advocates, HUD, financial sector, and the affordable housing community
2. Focus on core business as City's largest landlord
3. Harness and preserve NYCHA real estate assets



Achieve outcomes



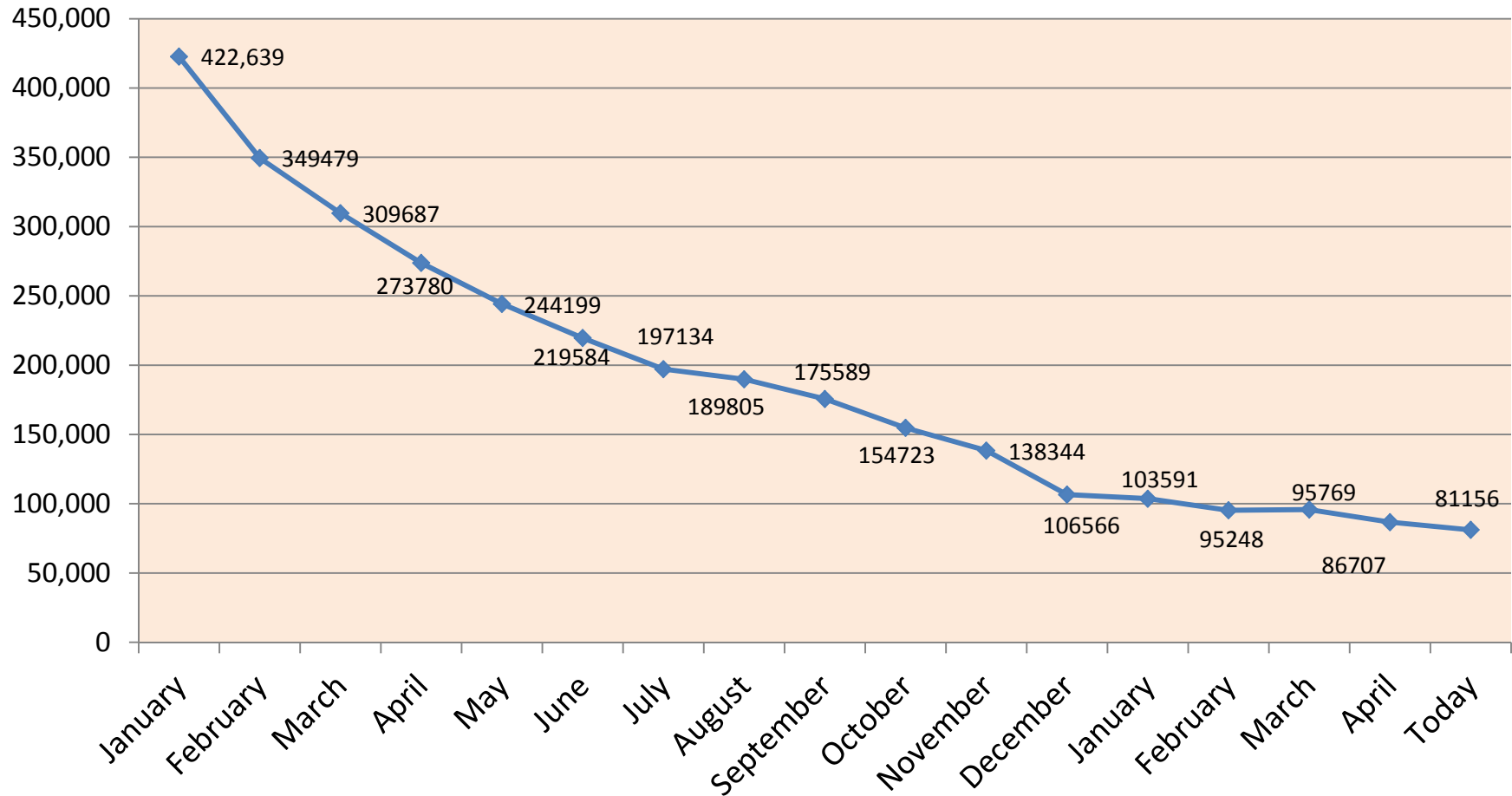
General Manager's Report to the Board of Commissioners

New York City Housing Authority

April 30, 2014

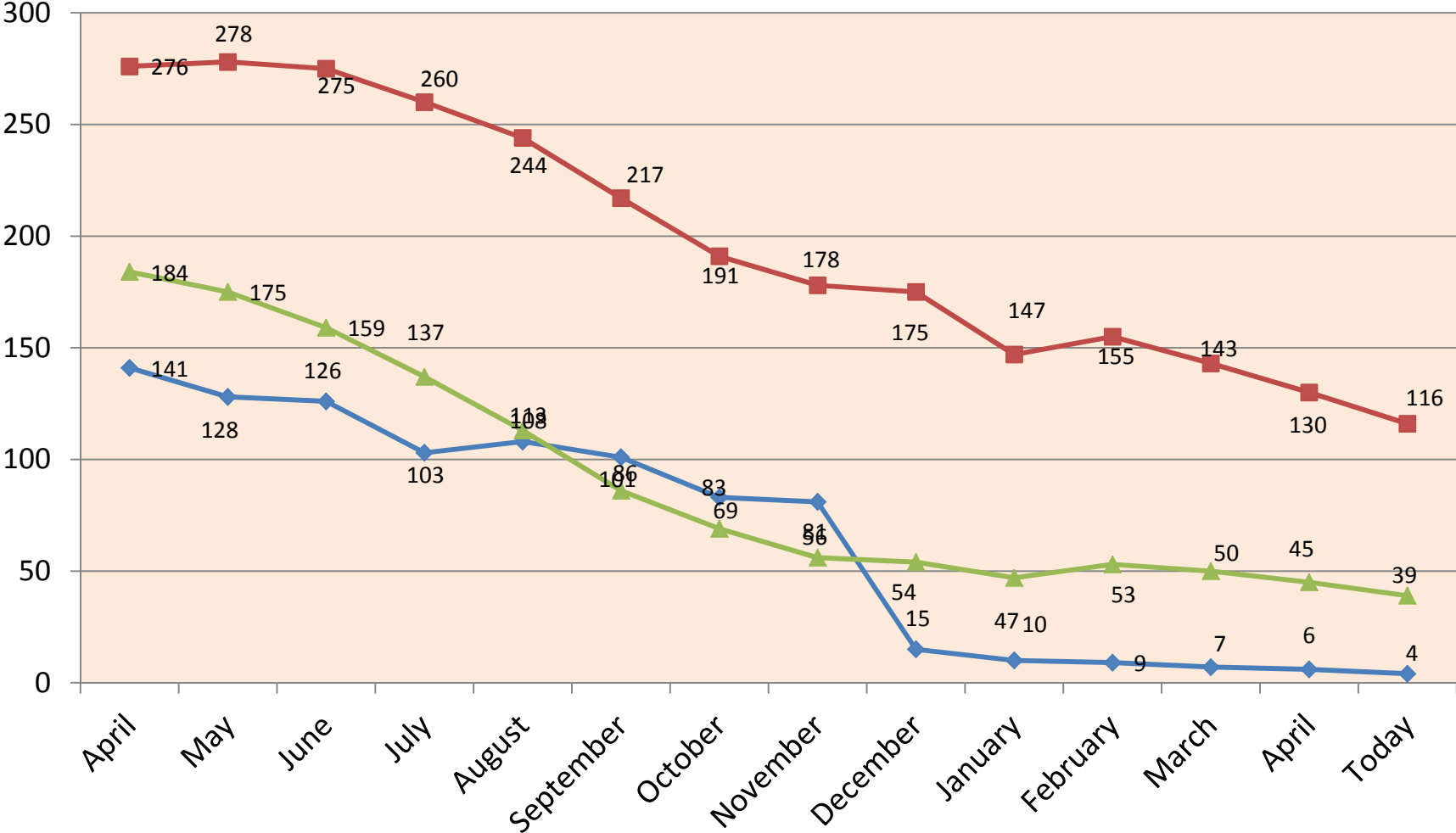
Public Housing
Maintenance & Repair Action Plan

Outstanding Work Orders



Service Levels

◆ Maintenance ■ NYCHA Skilled Trades and Vendors ▲ NCHA Skilled Trades



Vendor Work Orders (Addressed with Police Department Funds)

Vendor Work Orders Tracking (Run Date 03-24-14)

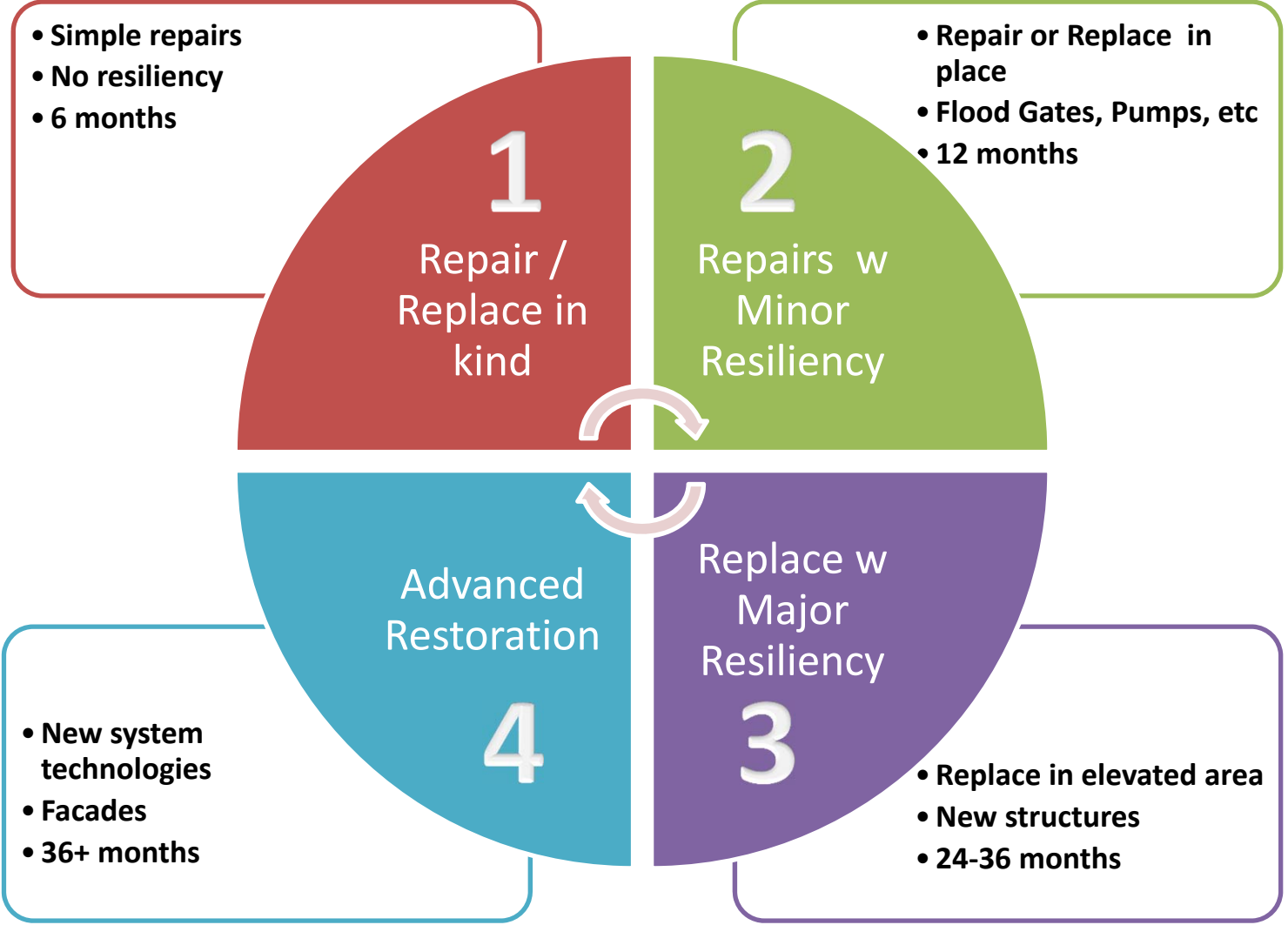
Borough	Open as of 02/18/2014	CLOSED	CANCELLED	Open as of 04/28/2014	Net Difference
Bronx	7,452	-3,916	-505	3,031	-4,421
Brooklyn	9,120	-3,923	-572	4,625	-4,495
Manhattan	9,507	-2,863	-467	6,177	-3,330
Mixed Finance	3,589	-1,573	-308	1,708	-1,881
Queens-Staten Island	2,684	-1,371	-127	1,186	-1,498
NYCHA	32,352	-13,646	-1,979	16,727	-15,625

Hurricane Sandy Status Update

Recovery Strategic Goals

- Permanent Restoration of Services**
- Resiliency to Avoid Future Damage**
- Improve Resident Quality of Life**
- Preserve Public Housing**
- Use Sustainable and Current Building Techniques**
- Reduce Operating and Maintenance Costs**

Scope of Work



Category 1, 2, 3, &4 by Development

Category 1	Category 2	Category 3	Category 4
LaGuardia	Coney Island Site 1B	Carey Gardens	Coney Island Site 8
Two Bridges URA	LES Rehabs	Coney Island	O' Dwyer Gardens
Rangel	Campos Plaza I & II	Coney Island Site 4&5	Surfside Gardens
New Lanes	Riis I & II	Gravesend	Red Hook East
	Wald	Haber	Red Hook West
	Metro North Plaza	Baruch	Ocean Bay Bayside
	East River Houses	Lavanburg	
	Smith	Hammel	
	Astoria	Redfern	
	Beach 41 St St	Carleton Manor	
	Ocean Bay Oceanside		
	Ash Street Shops		
	Gowanus		
	Isaac		

FEMA Understanding

- Senator Schumer brokered a meeting with FEMA in April 2014
- NYCHA agreed to use Section 428 for recovery and resiliency requests
- FEMA agreed to respect DOB determinations on boiler replacements
- FEMA agreed to hold NYCHA harmless for insurance funding shortfalls

Current Rebuild Status

- Damaged apartments in construction
 - Determination needed on first floor apartments
- Design plans are being initiated as PWs completed
- Initial construction could start in the fall
- Construction of complex boiler projects will take two heating seasons to complete
- Mobile boilers will remain in place until permanent, resilient replacements are completed

Repair / Replace in Kind



House Pumps



Vacuum Pumps



Sump Pumps



Boiler Control Panels



Switchgear



Burners

Repairs with Minor Resiliency



Elevated switchgear



Water tight seals on electrical panels



Elevated pumps

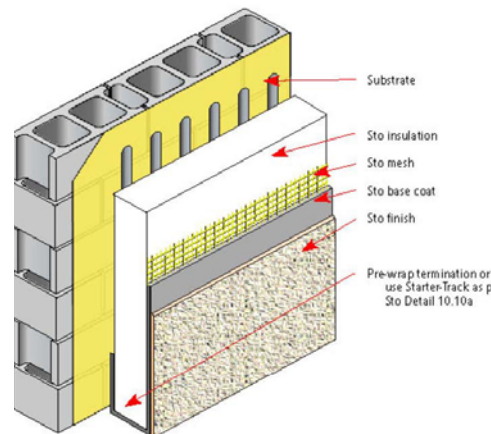


Flood gates

Advanced Restoration

Façade Improvements

- Provide Thermal Efficiency
- Reduce Heating Load by 33%
- Sustainable Design
- Cost effective
- Reduced LL11 issues
- Eliminate sidewalk sheds
- Minimize leaking
- Improve Aesthetics



Proposed Façade Improvements at O'Dwyer Houses shown above could be made using the EIFS system shown in the detail.

Advanced Restoration



Rendering of Red Hook Houses new façade designed to include A/C units

Advanced Restoration



After



Before

As part of the restoration of lobbies and public spaces that were damaged, improvements such as those shown above at O' Dwyer Houses, can be made to provide enhanced security, 504 compliance, new ADA compliant mailboxes and more aesthetic spaces.