

NEW YORK CITY HOUSING AUTHORITY
Office of the Secretary

Disposition
Regular Meeting
Wednesday, July 20, 2011

Authority Minutes

Minutes of Regular Meeting, Wednesday, June 22, 2011

APPROVED

- 1 Award of a Construction Manager Subcontract for Replacing Interior Metal Pan Stairs

Location:	Whitman and Ingersoll
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$6,149,855.00

Authorization is requested to approve the award of a subcontract from the Authority's Construction Manager, STV Construction, Inc., to the lowest responsive and responsible bidder, Dynasty Stainless Steel & Metal Industries, Inc.

APPROVED

- 2 Award of a Contract for Entrance Renovation and Related Work

Location:	Mott Haven
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$581,520.00

Authorization is requested to award this contract to the lowest responsive and responsible bidder, R & A Renovations Corp.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

- 3 Authorization to Ratify a Change Order to Contract No. AR0200005 Awarded to Roz-A-Lite Electrical Contracting, Inc.

Location:	Boston Road Plaza
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$28,500.00

Authorization is requested to ratify a change order (the "Change Order") to Contract No. AR0200005, awarded to Roz-A-Lite Electrical Contracting, Inc. ("Roz") for electrical work at Boston Road Plaza Community Center, authorized by Board Resolution 02-12/18-29. The Change Order required Roz to perform the electrical service upgrade to comply with the NYC Department of Buildings Bureau of Electrical Control requirements.

APPROVED

- 4 Ratification of Award of an Emergency Contract for Replacement of Underground Steam Distribution System

Location:	Throggs Neck Addition
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$937,063.73

Authorization is requested to ratify the award of this emergency contract to the lowest responsive and responsible bidder, TR Pipe Inc.

APPROVED

5 Award of a Contract for Replacement of Underground Steam Distribution System

Location:	Jackson
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$850,000.00

Authorization is requested to award this contract to the lowest responsive and responsible bidder, TR Pipe Inc., for the negotiated bid price. The first lowest bidder was deemed non-responsive for failing to submit bid security as required by the contract.

APPROVED

6 Award of a Contract for Roof Replacement and Asbestos Abatement

Location:	Boston Secor
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$1,997,953.65

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Varied Construction Corp. The first lowest bidder was deemed non-responsive for failing to submit bid security as required by the contract. The second lowest bidder was deemed non-responsive for lacking sufficient financial assets necessary to perform the contract work.

APPROVED

7 Award of a Contract for Apartment Finishes

Location:	Betances III, IV, and V
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$538,000.00

Authorization is requested to award this contract to the lowest responsive and responsible bidder, G & L Plumbing Co., Inc.

APPROVED

8 Award of a Contract for Elevator Rehabilitation, Maintenance and Service for Eight (8) Elevators

Location:	Seth Low
Submitting Department:	Capital Projects Administration
Funding Source:	Operating & Capital – Federal
Amount:	\$3,357,160.00

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Alliance Elevator Company, for the negotiated bid price. The first lowest bidder was deemed non-responsive for lacking sufficient capacity necessary to perform this contract work concurrently with its other open contracts.

APPROVED

9 Authorization to Enter into an Agreement with J. Martin Associates, Inc.

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$450,000.00

Authorization is requested to enter into an agreement with J. Martin Associates, Inc. for elevator consulting design services, commencing on August 1, 2011 and continuing through July 31, 2014, or commencing on such other date as may be determined by the General Manager or the First Deputy General Manager and continuing for three (3) years thereafter.

LAI D O V E R

10 Authorization to Enter into an Agreement with Boca Group East LLC

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$450,000.00

Authorization is requested to enter into an agreement with Boca Group East LLC for elevator consulting design services, commencing on August 1, 2011 and continuing through July 31, 2014, or commencing on such other date as may be determined by the General Manager or the First Deputy General Manager and continuing for three (3) years thereafter.

LAI D O V E R

11 Authorization to Enter into an Agreement with John A. Van Deusen & Associates, Inc.

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$450,000.00

Authorization is requested to enter into an agreement with John A. Van Deusen & Associates, Inc. for elevator consulting design services, commencing on August 1, 2011 and continuing through July 31, 2014, or commencing on such other date as may be determined by the General Manager or the First Deputy General Manager and continuing for three (3) years thereafter.

LAID OVER

12 Authorization to Enter into an Agreement with DTM Drafting & Consulting Services Inc.

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$450,000.00

Authorization is requested to enter into an agreement with DTM Drafting & Consulting Services Inc. for elevator consulting design services, commencing on August 1, 2011 and continuing through July 31, 2014, or commencing on such other date as may be determined by the General Manager or the First Deputy General Manager and continuing for three (3) years thereafter.

LAID OVER

13 Authorization to Enter into an Agreement with Vertical Systems Analysis Inc.

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$450,000.00

Authorization is requested to enter into an agreement with Vertical Systems Analysis Inc. for elevator consulting design services, commencing on August 1, 2011 and continuing through July 31, 2014, or commencing on such other date as may be determined by the General Manager or the First Deputy General Manager and continuing for three (3) years thereafter.

LAI D O V E R

14 Award of a Requirement Contract for Third Party Witnessing Services for Category 1 and Category 5 Elevator Inspections

Location:	Various (Brooklyn)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$645,790.50

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, MJR Elevator Consulting Group LLC. The first lowest bidder was deemed non-responsive for the submission of a bid so much lower than the Authority's cost estimate that it appears unlikely the contractor will be able to perform the contract work satisfactorily and pay prevailing wages.

A P P R O V E D

- 15 Award of a Requirement Contract for Third Party Witnessing Services for Category 1 and Category 5 Elevator Inspections

Location:	Various (Queens and Staten Island)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$262,430.10

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, MJR Elevator Consulting Group LLC. The first lowest bidder was deemed non-responsive for the submission of a bid so much lower than the Authority's cost estimate that it appears unlikely the contractor will be able to perform the contract work satisfactorily and pay prevailing wages.

APPROVED

- 16 Award of a Requirement Contract for Asbestos Abatement and Replacement of Floor Tiles in Move-Out Apartments

Location:	Various (Staten Island)
Submitting Department:	General Services
Funding Source:	Capital – Federal
Amount:	\$1,246,783.00

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Zoria Housing LLC. The lowest bidder was deemed non-responsive due to a special provision contained within the contract which limits award of two (2) contracts to any individual Contractor.

APPROVED

17 Award of a Requirement Contract for Asbestos Abatement and Replacement of Floor Tiles in Move-Out Apartments

Location:	Various (Manhattan South)
Submitting Department:	General Services
Funding Source:	Capital – Federal
Amount:	\$2,254,933.00

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Zoria Housing LLC. The lowest bidder was deemed non-responsive due to a special provision contained within the contract which limits award of two (2) contracts to any individual Contractor.

APPROVED

18 Award of a Requirement Contract for Asbestos Abatement Project Management

Location:	Various (Queens)
Submitting Department:	General Services
Funding Source:	Capital – Federal
Amount:	\$1,368,991.75

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Warren & Panzer Engineers P.C.

APPROVED

19 Award of a Requirement Contract for Asbestos Abatement Project Management

Location:	Various (Brooklyn)
Submitting Department:	General Services
Funding Source:	Capital – Federal
Amount:	\$1,369,760.00

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Emteque Corp. The first lowest bidder was deemed non-responsive for the submission of conflicting prices in the form of proposal. The second lowest bidder was deemed non-responsive due to a special provision contained within the contract which limits award of two (2) contracts to any individual Contractor.

APPROVED

20 Award of a Requirement Contract for Asbestos Abatement Project Management

Location:	Various (Staten Island)
Submitting Department:	General Services
Funding Source:	Capital – Federal
Amount:	\$389,994.90

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Airtek Environmental Corp.

APPROVED

21 Authorization to Enter into an Agreement with Wright Express Financial Services Corp.

Location:	Various (Citywide)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$4,920,000.00

Authorization is requested to enter into an agreement with Wright Express Financial Services Corp. to permit authorized employees to obtain fuel from all Sunoco stations throughout the tri-state area, commencing on August 1, 2011 and continuing through July 31, 2013, or commencing on such other date as may be determined by the General Manager or the First Deputy General Manager and continuing for two (2) years thereafter, pursuant to the Town of Cortlandt, New York Contract 20-09.

APPROVED

22 Authorization to Award the Authority's General Liability Insurance

Location:	Non-Development
Submitting Department:	Risk Finance
Funding:	Operating – Self Insurance Fund
Amount:	\$3,869,015.00

Authorization is requested to award the Authority's General Liability Insurance Program policies to American International Group, Zurich Financial Services Group, Fairfax Financial USA Group, and Chubb Group of Insurance Companies. The General Liability Insurance Program policies provide insurance coverage for torts above the Authority's \$1M (million) self-insured retention in the amount of \$100M per occurrence and \$110M in the aggregate (including \$100M of automobile liability). The General Liability Insurance Program Policies also provide the Authority with terrorism coverage. All Policies will have a one (1) year term commencing on August 1, 2011 and continuing through July 31, 2012.

APPROVED

23 Authorization to Award the Authority's Public Officials Liability Insurance

Location:	Non-Development
Submitting Department:	Risk Finance
Funding Source:	Operating – Self Insurance Fund
Amount:	\$285,000.00

Authorization is requested to award the Authority's \$25M (million) Public Officials Liability insurance policy, including a \$10M sublimit for Employment Practices Liability coverage, to National Union Fire Insurance Company of Pittsburgh, PA, a subsidiary of American International Group, in excess of the Authority's self-insurance retention of \$500,000.00, for a one (1) year term, commencing on August 1, 2011 and continuing through July 31, 2012.

APPROVED

24 Authorization to Add Five (5) New Trial Officers and Remove Two (2) Former Trial Officers from the List of Trial Officers for Disciplinary Proceedings

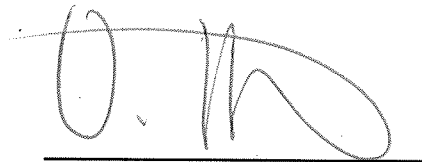
Location:	Non-Development
Submitting Department:	Law
Funding:	N/A
Amount:	N/A

Authorization is requested to further amend Resolution 75-4/23-1, and as previously amended through Resolutions No. 97-4/16-6, 98-2/4-26, 03-3/26-25, 08-3/19-2, and 09-1/7-3, relating to the Removal of and Other Disciplinary Action Against Employees, by adding Beth Badner, Amy Jill Baranoff, William Bryk, Linda G. March, and Malcolm B. Spector to Paragraph (a) of Section 4 (Designation of Trial Officers) to act as Trial Officers and removing Nancy M. Lederman and Rosalie Wohlstatter from that list.

APPROVED

- 25 Vice-Chair Youssouf moved that the Members be authorized to meet in Executive Sessions today and one week from today, to discuss employee disciplinary proceedings, tenancy termination proceedings, grievances, real estate, and financial matters concerning the Authority.

APPROVED

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

Vilma Huertas
Secretary

NOTE: ITEM NOS. 9, 10, 11, 12, AND 13 HAVE BEEN LAID OVER TO THE AUGUST 3, 2011 BOARD CALENDAR MEETING.