

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND NINETIETH MEETING

Minutes of Board Meeting

Wednesday, March 25, 2015

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
Beatrice Byrd, Member
Derrick D. Cephas, Member
Victor A. Gonzalez, Member
Cecil R. House, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, March 25, 2015

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, February 25, 2015

APPROVED

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, March 25, 2015

1 Authorization to Approve Investment Transactions

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

Authorization is requested to approve the investment transactions that were performed by the Authority's Treasury Division for the Quarter Ended December 31, 2014, in accordance with the US Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

- 2 Authorization to Enter into an Agreement with East River Development Alliance, Inc. d/b/a Urban Upbound

Location:	Various (Queens)
Submitting Department:	Executive
Funding Source:	Operating – City
Amount:	\$175,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with East River Development Alliance, Inc. d/b/a Urban Upbound for financial, workforce development and college preparation services, which commenced on July 1, 2014 and is continuing through June 30, 2015, for the not-to-exceed amount.

APPROVED

- 3 Authorization to Enter into an Agreement with Cellco Partnership dba Verizon Wireless

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	Operating – Federal & Section 8
Amount:	\$5,334,421.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Cellco Partnership dba Verizon Wireless for (i) new Android devices and cellular phones to replace the Authority's current Blackberry devices and cellular phones, (ii) monthly usage services for these new Android devices and cellular phones, and, (iii) additional Android devices, Samsung tablets, new cellular phones and usage services, as requested by the Authority, 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 Information Officer and continuing for five (5) years thereafter, for the not-to-exceed amount, pursuant to the terms and conditions of NYS Office of General Services Comprehensive Telecommunications Services Contract PS63766.

APPROVED

- 4 Authorization to Enter into an Agreement with AECOM USA, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Brooklyn)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, FEMA, Insurance, CDBG & Other
Amount:	\$10,522,099.29
Projected Section 3 Hires:	7

Authorization is requested to enter into an agreement with AECOM USA, Inc., for professional construction management as agent services, commencing on April 15, 2015 and continuing through April 14, 2020, or commencing on such other date as may be determined by the General Manger or the Executive Vice-President for Capital Projects and continuing for five (5) years thereafter.

APPROVED

- 5 Authorization to Enter into an Agreement with STV Construction, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Manhattan)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, FEMA, Insurance, CDBG & Other
Amount:	\$5,411,249.56
Projected Section 3 Hires:	4

Authorization is requested to enter into an agreement with STV Construction, Inc., for professional construction management as agent services, commencing on April 15, 2015 and continuing through April 14, 2020, or commencing on such other date as may be determined by the General Manger or the Executive Vice-President for Capital Projects and continuing for five (5) years thereafter.

APPROVED

6 Authorization to Enter into an Agreement with D & B Engineers and Architects, P.C. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Queens)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, FEMA, Insurance, CDBG & Other
Amount:	\$13,350,444.02
Projected Section 3 Hires:	6

Authorization is requested to enter into an agreement with D & B Engineers and Architects, P.C. for professional construction management as agent services, commencing on April 15, 2015 and continuing through April 14, 2020, or commencing on such other date as may be determined by the General Manger or the Executive Vice-President for Capital Projects and continuing for five (5) years thereafter.

APPROVED

7 Award of a Requirement Contract for Elevator Parts

Location:	Various (Citywide)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$495,172.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Claddagh Electronics, Ltd., for the not-to-exceed amount.

APPROVED

8 Award of a Requirement Contract for Exterior Restoration

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, State, Mixed Finance & Other
Amount:	\$22,967,875.00
Projected Section 3 Hires:	13

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Roma Scaffolding Inc., for the not-to-exceed amount.

APPROVED

9 Award of a Contract for Façade Restoration and Roofing Replacement

Location:	Queensbridge North
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$41,853,529.92
Projected Section 3 Hires:	9

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Adam's European Contracting Inc.

APPROVED

10 Award of a Contract for Façade Restoration and Roofing Replacement

Location:	Queensbridge South
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$45,570,117.37
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-responsible based on information obtained during the Vendor Name Check process.

APPROVED

11 Award of a Requirement Contract for Asbestos Abatement, Cleaning and Restoration of Crawl Spaces Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, FEMA, Insurance, CDBG & Other
Amount:	\$8,880,099.10
Projected Section 3 Hires:	4

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Air Tech Lab Inc., for the not-to-exceed amount.

APPROVED

12 Rejection of All Bids for Site Lighting Upgrade

Location:	Boulevard & Bushwick
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 Exterior Restoration for Site Specific Developments

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. This requirement contract will be rebid.

APPROVED

- 14 Authorization of a Change Order to Job Order Contract No. SP1319109 Awarded to Charan Electrical Enterprises, Inc.

Location:	Various (Bronx)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal & City
Amount:	\$10,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this job order contract awarded to Charan Electrical Enterprises, Inc. for the installation of Closed Circuit Television ("CCTV") and Layered Access Control ("LAC"), authorized by Board Resolution 13-9/25-16. This change order is required to increase the not-to-exceed amount, in order to cover the costs for an additional fifteen (15) Mayor's Anti-violence Program sites and 2015 Capital Plan CCTV and LAC projects.

APPROVED

- 15 Authorization of a Change Order to Job Order Contract No. SP1319110 Awarded to SMS/DUDLEY - A Joint Venture

Location:	Various (Manhattan North)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal & City
Amount:	\$10,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this job order contract awarded to SMS/DUDLEY - A Joint Venture for the installation of Closed Circuit Television ("CCTV") and Layered Access Control ("LAC"), authorized by Board Resolution 13-9/25-17. This change order is required to increase the not-to-exceed amount, in order to cover the costs for an additional fifteen (15) Mayor's Anti-violence Program sites and 2015 Capital Plan CCTV and LAC projects.

APPROVED

- 16 Authorization of a Change Order to Job Order Contract No. SP1319112 Awarded to Charan Electrical Enterprises, Inc.

Location:	Various (Queens)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal & City
Amount:	\$10,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this job order contract awarded to Charan Electrical Enterprises, Inc. for the installation of Closed Circuit Television ("CCTV") and Layered Access Control ("LAC"), authorized by Board Resolution 13-9/25-18. This change order is required to increase the not-to-exceed amount, in order to cover the costs for an additional fifteen (15) Mayor's Anti-violence Program sites and 2015 Capital Plan CCTV and LAC projects.

APPROVED

- 17 Authorization of a Change Order to Job Order Contract No. SP1319115 Awarded to Midland Electrical Contracting Corp.

Location:	Various (Brooklyn West & Staten Island)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal & City
Amount:	\$10,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this job order contract awarded to Midland Electrical Contracting Corp. for the installation of Closed Circuit Television ("CCTV") and Layered Access Control ("LAC"), authorized by Board Resolution 13-9/25-19. This change order is required to increase the not-to-exceed amount, in order to cover the costs for an additional fifteen (15) Mayor's Anti-violence Program sites and 2015 Capital Plan CCTV and LAC projects.

APPROVED

- 18 Authorization of a Change Order to Job Order Contract No. SP1319117 Awarded to SMS/DUDLEY - A Joint Venture

Location:	Various (Manhattan South)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal & City
Amount:	\$10,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this job order contract awarded to SMS/DUDLEY - A Joint Venture for the installation of Closed Circuit Television ("CCTV") and Layered Access Control ("LAC"), authorized by Board Resolution 13-9/25-20. This change order is required to increase the not-to-exceed amount, in order to cover the costs for an additional fifteen (15) Mayor's Anti-violence Program sites and 2015 Capital Plan CCTV and LAC projects.

APPROVED

- 19 Authorization of a Change Order to Job Order Contract No. SP1319119 Awarded to Midland Electrical Contracting Corp.

Location:	Various (Brooklyn East)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal & City
Amount:	\$10,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this job order contract awarded to Midland Electrical Contracting Corp. for the installation of Closed Circuit Television ("CCTV") and Layered Access Control ("LAC"), authorized by Board Resolution 13-9/25-21. This change order is required to increase the not-to-exceed amount, in order to cover the costs for an additional fifteen (15) Mayor's Anti-violence Program sites and 2015 Capital Plan CCTV and LAC projects.

APPROVED

- 20 Ratification of a Change Order to Contract No. GR1108691 Awarded to Akro General Contracting, Inc.

Location:	Albany I & II
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$69,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve the ratification of a change order to this contract awarded to Akro General Contracting, Inc. for building entrance improvements, authorized by Board Resolution 12-3/28-3. This change order is required to increase the not-to-exceed amount, in order to cover the costs for additional repairs, above and beyond the original contract scope of work.

APPROVED

- 21 Ratification of a Change Order to Contract No. HE1123917 Awarded to Stevens Technical Services, Inc.

Location:	Lexington
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$41,106.24
Projected Section 3 Hires:	N/A

Authorization is requested to approve the ratification of a change order to this contract awarded to Stevens Technical Services, Inc. for the replacement of boilers, authorized by Board Resolution 12-4/11-1. 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 from March 20, 2015 to May 31, 2015.

APPROVED

22 Authorization to Appoint Michael Kelly as General Manager of the Authority

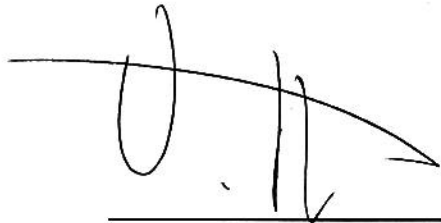
Location:	Non-Development
Submitting Department:	Executive
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested, pursuant to Section 2.01 of the Authority's By-Laws, as adopted by Board Resolution 58-6-515 and as most recently amended by Board Resolution 14-9/24-38, to appoint Michael Kelly as General Manager of the Authority. This appointment shall be effective as of April 16, 2015.

APPROVED

- 23 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



General Manager's Report to the Board of Commissioners

**New York City Housing Authority
March 25, 2015**



**Standard NYCHA
Key Performance Indicators
March 2015**

NYCHA METRICS: Maintenance & Repair Plan

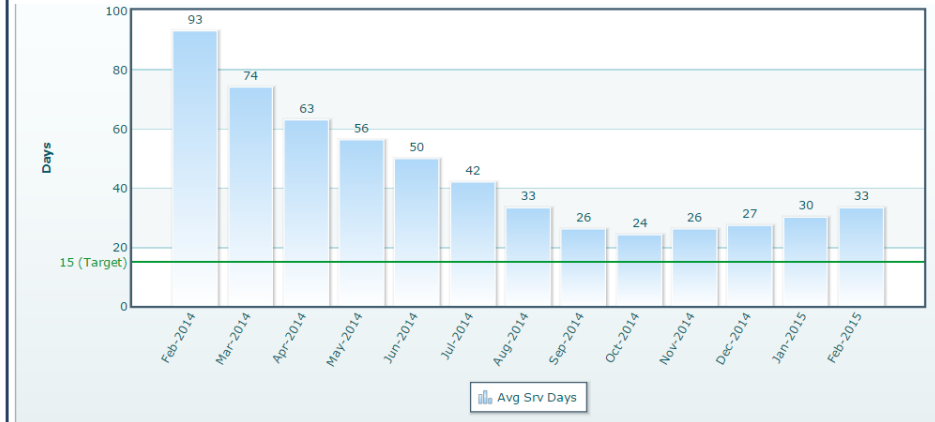


Service Level Performance (Days) by Trade

Trade	Prior Year	Current	Above/Below Target
BRICKLAYER	22	28	●
CARPENTER	63	65	●
ELECTRICIAN	31	36	●
EXTERMINATOR	5	8	●
GLAZIER	54	19	●
MAINTENANCE	9	13	●
PAINTER	68	53	●
PLASTER	136	63	●
PLUMBER	42	49	●
ROOFER	16	31	●
VENDOR	453	134	●

This chart shows the average number of days it takes different types of NYCHA workers to complete a repair. You can compare current wait times to last year's and see if NYCHA is meeting its service response goal.

Service Level Performance (Days)



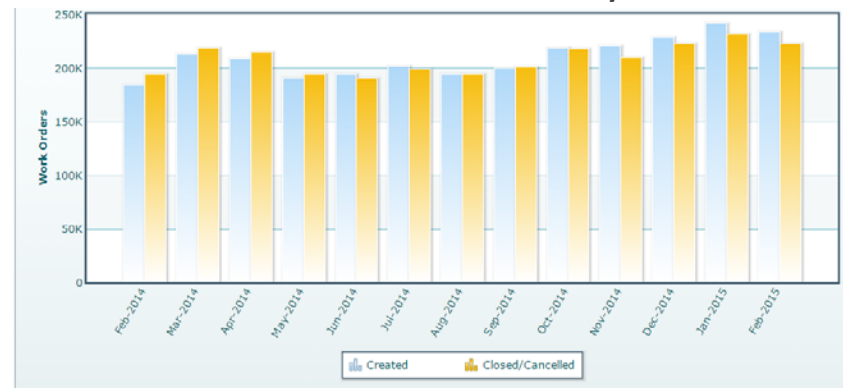
This chart shows how many days, on average, it takes NYCHA to complete repairs. You can compare how NYCHA is doing for each month of the past year.

Service Level Performance (Days) by Repair Category

Category	Prior Year	Current	Trend
COMPACTOR	4	12	●
DOOR	11	21	●
INTERCOM	8	16	●
LEAKS	5	11	●
MILDEW	6	9	●
PUBLIC SPACE LIGHT	18	23	●
ROOF FAN	17	24	●

Reports NYCHA's repair requests response rate measured in days by service category. Currently, NYCHA responds to repair request within 10 days and the response rate has improved as compared to the same time period in the previous year.

Work Order Activity

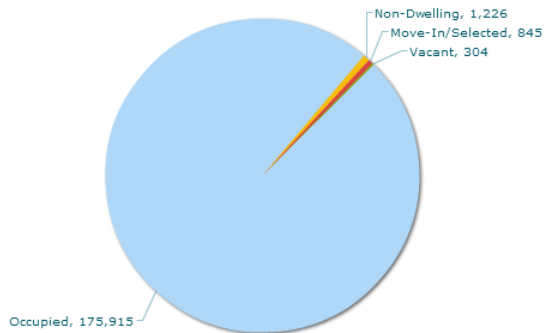


This chart shows how many new repair requests (work orders) were placed every month for the past year, and how many requests were closed or cancelled.

NYCHA METRICS: Public Housing Occupied and Vacant Apartments

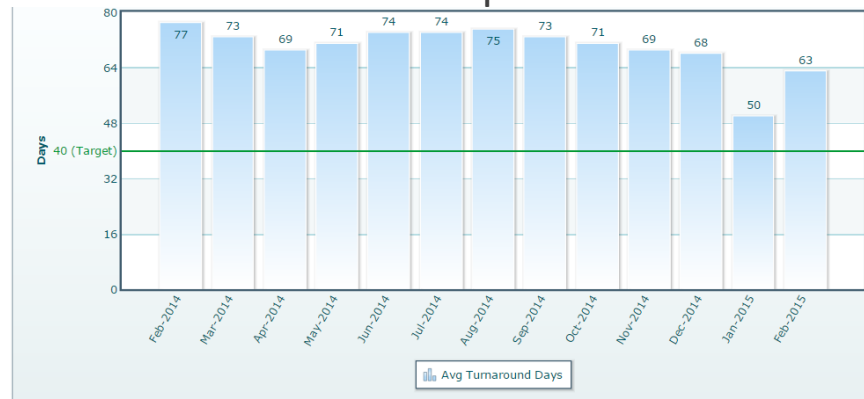


Occupied and Vacant Apartments



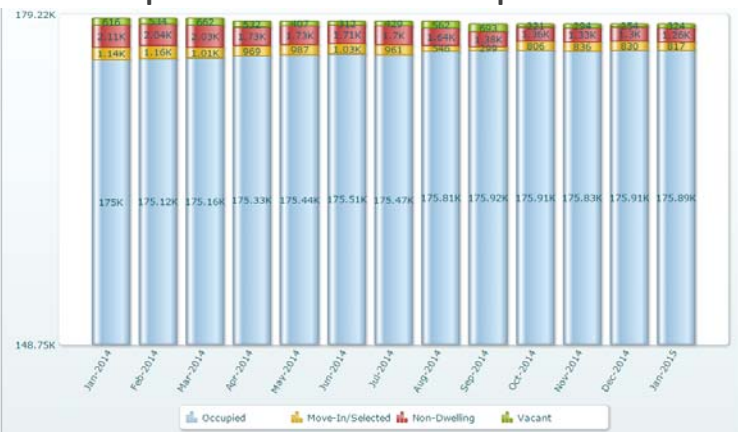
This chart shows how many NYCHA apartments are occupied or available to move into. It also indicates "non-dwelling" units that may be under renovation or not for residential use.

Average Turnaround Days to Re-occupy Vacant Apartments



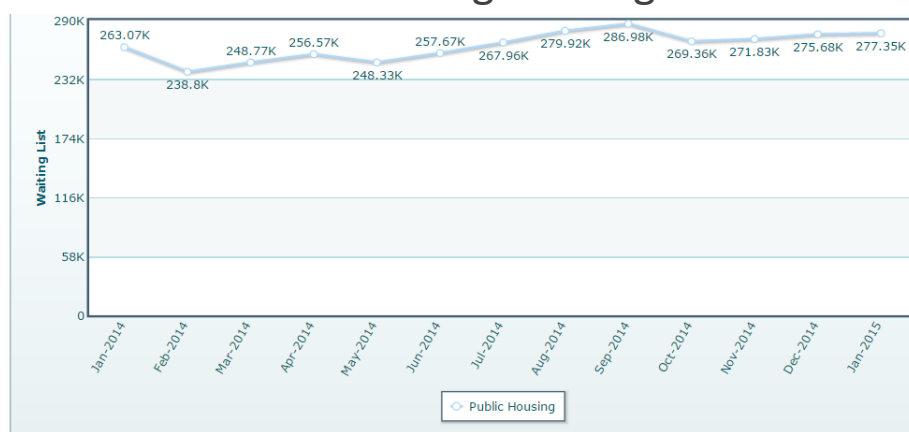
This chart shows how many days, on average, it takes NYCHA to move a new resident into an apartment after the previous resident moved out. You can compare how NYCHA is doing for each month of the past year.

Occupied and Vacant Apartments



This chart shows how many NYCHA apartments are occupied and how many are vacant, including how many have been chosen for a family to move into (move-in/selected) and how many are being renovated or are not for residential use (non-dwelling).

Public Housing Waiting List



This chart shows how many people are on the waiting list for a NYCHA public housing apartment. You can compare how many were on the list each month of the past year.

NYCHA METRICS: Leased Housing



PIC Reporting	Target	Feb-15	Jan-15	Monthly Variance	2015 YTD	2014 YTD	YTD Variance
Annual Recertifications Reporting Rate (%)	95%	97%	97%	0%	97%	96%	1%
Annual Recertifications Delinquency Rate (%)	5%	3%	3%	0%	3%	5%	-2%
HQS Inspections Delinquency Rate (%)	5%	1%	7%	-6%	1%	5%	-4%

SEMAP Indicator Projected Scores

	February 2015	January 2015	Monthly Variance	2015 YTD	2014 YTD	YTD Variance
	PROJECTED POINTS	PROJECTED POINTS		PROJECTED POINTS	ACTUAL POINTS	
1. Selection from the Waiting List (15 points, 0 points)	15	15	0	15	15	0
2. Reasonable Rent (20 points, 15 points, 0 points)	20	20	0	20	20	0
3. Determination of Adjusted Income (20 points, 15 points, 0 points)	0	0	0	0	0	0
4. Utility Allowance Schedule (5 points, 0 points)	5	5	0	5	5	0
5. HQS Quality Control Inspections (5 points, 0 points)	5	5	0	5	5	0
6. HQS Enforcement (10 points, 0 points)	10	10	0	10	10	0
7. Expanding Housing Opportunities (5 points, 0 points)	5	5	0	5	5	0
8. Payment Standards (5 points, 0 points)	5	5	0	5	5	0
9. Annual Re-Examinations (10 points, 5 points, 0 points)	10	10	0	10	10	0
10. Tenant Rent Calculations (5 points, 0 points)	5	5	0	5	5	0
11. Pre Contract HQS Inspections (5 points, 0 points)	5	5	0	5	5	0
12. Annual HQS Inspections (10 points, 5 points, 0 points)	10	10	0	10	10	0
13. Lease-up (20 points, 15 points, 0 points)	20	20	0	20	20	0
14. FSS (10 points, 8 points, 5 points, 0 points)	5	5	0	5	5	0
BONUS. Deconcentration (5 points, 0 points)	5	5	0	5	5	0
TOTAL PROJECTED POINTS	125	125	0	125	125	0
Rating (%)	86%	86%	0%	86%	86%	0%
Designation	Standard	Standard	-	Standard	Standard	-

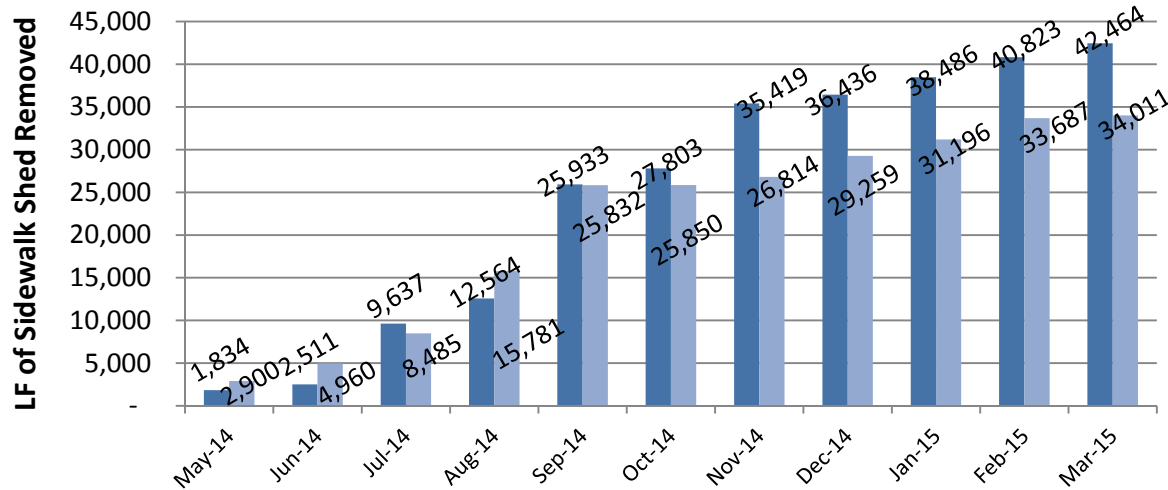
NYCHA METRICS: Sidewalk Shed Removal Plan



Borough	Number of Developments	Number of Buildings with Sidewalk Sheds	Approx. LF of Shedding	Approx. LF Sidewalk Shed for Sites in Construction	Approx. LF of Bond B Sheds	Approx. LF Sidewalk Shed LL11/Emergency	Approx. LF of Fencing	No. of buildings with Sheds in Place More Than 3 years	No. of Buildings with Sheds in Place Between 2 and 3 years	No. of Buildings with Sheds in Place Less Than 2 years	No. of Sheds Removed	Total LF of Shedding Removed
Bronx	22	40	20,814	12,705	4,069	4,040	2,128	2	1	37	14	7,401
Brooklyn	55	193	83,439	33,426	22,722	27,291	7,732	13	0	180	34	15,338
Manhattan	29	96	44,637	12,671	23,462	8,504	8,789	0	0	96	11	3,327
Queens	9	53	28,036	5,028	15,187	7,821	9,622	11	2	40	8	4,143
Staten Island	4	15	9,588	1,854	7,734	0	3,278	0	0	15	0	0
Report Total:	119	397	186,514	65,684	73,174	47,656	31,549	26	3	368	67	30,209

Projected vs. Actual LL Shed Removal

■ Projected Removal
■ Actual Removal



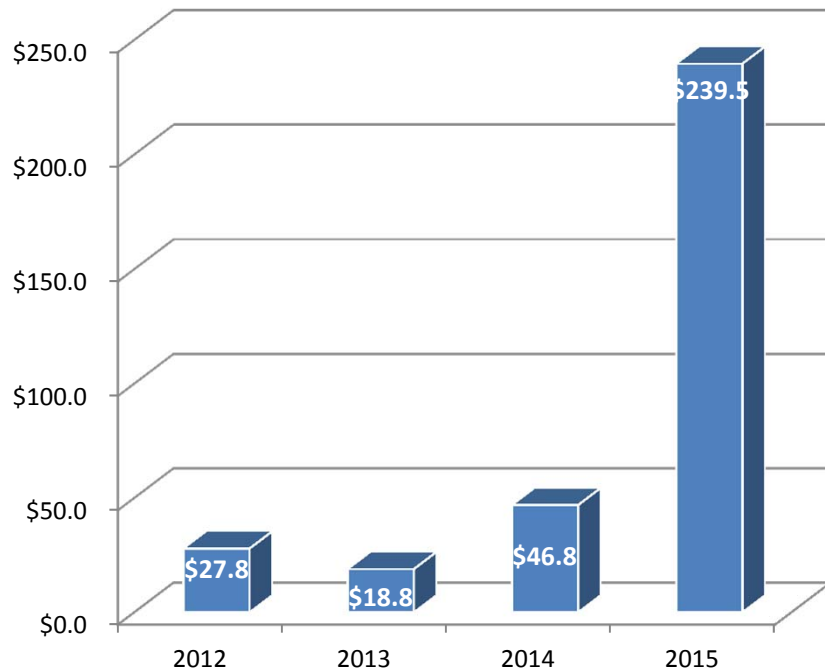
Local Law 11 Sidewalk Shed Removal (Linear Feet)

Duration	Planned Removal	Actual Removal	Actual In Construction	Total In Construction
Dec-14	36,436	29,259	5,729	34,988
Jan-15	38,486	31,196	9,475	40,671
Feb-15	40,823	33,687	6,984	40,671
Mar-15	42,464	34,011	6,984	40,995
Apr-15	43,212			

NYCHA METRICS: MWBE Contracts - YTD

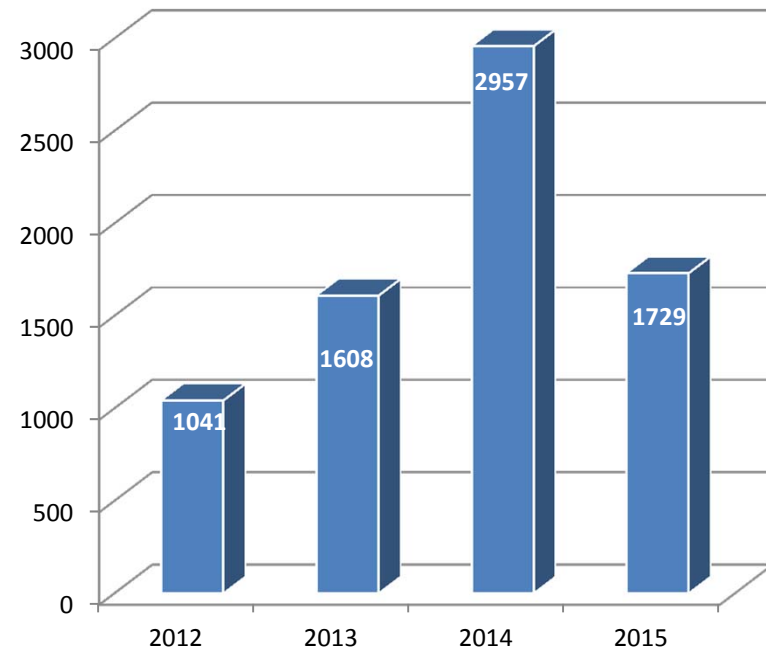


Total Dollar Amount (in MMs)¹



\$27.8 MM March 2012 YTD
\$18.8 MM March 2013 YTD
\$46.8 MM March 2014 YTD
\$239.5MM March 2015 YTD

Total Number of Contracts²



1,041 March 2012 YTD
1,608 March 2013 YTD
2,957 March 2014 YTD
1,729 March 2015 YTD

1 - 53% of all NYCHA 2015 Procurement has been awarded to MWBEs
2 - An increase of 166% compared to 2012

THREE-THOUSAND NINETIETH MEETING

Wednesday, March 25, 2015

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 10:54 A.M.

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

Vilma Huertas
Corporate Secretary