

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND THIRTY-SIXTH MEETING

Minutes of Board Meeting

Wednesday, March 27, 2019

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: Kathryn Garcia, Interim Chair
Derrick D. Cephas, Vice-Chair
Victor A. Gonzalez, 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, March 27, 2019

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, February 27, 2019

APPROVED

II. Chair's Remarks

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, March 27, 2019

1 Authorization to Ratify an Amendment to the Agreement with Kohn Pedersen Fox Associates P.C. Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook East & Red Hook West
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$550,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify an amendment to this agreement with Kohn Pedersen Fox Associates P.C. for architectural and engineering services, authorized by Board Resolution 15-2/25-12 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the five-year term, which commenced on April 28, 2015 and is continuing through April 27, 2020.

APPROVED

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

2 Authorization to Ratify an Amendment to the Agreement with Curtis+Ginsberg Architects, LLP Related to the Response to and Recovery from Hurricane Sandy

Location:	Coney Island I (Site 8), O'Dwyer Gardens & Surfside Garden
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$616,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify an amendment to this agreement with Curtis+Ginsberg Architects, LLP for architectural and engineering services, authorized by Board Resolution 15-1/28-10 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the five-year term, which commenced on April 13, 2015 and is continuing through April 12, 2020.

APPROVED

3 Authorization to Ratify an Amendment to the Agreement with Atane Engineers, Architects and Land Surveyors, D.P.C.

Location:	Justice Sonia Sotomayor
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$534,690.69
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify an amendment to this agreement with Atane Engineers, Architects and Land Surveyors, D.P.C. (formerly, "HAKS Engineers, Architects and Land Surveyors, P.C.") for professional construction management as agent services for comprehensive improvements, authorized by Board Resolution 14-7/30-25 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the five-year term, which commenced on August 11, 2014 and is continuing through August 10, 2019.

APPROVED

- 4 Authorization to Ratify an Amendment to the Agreement with Atane Engineers, Architects and Land Surveyors, D.P.C.

Location:	Justice Sonia Sotomayor
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$365,877.65
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify an amendment to this agreement with Atane Engineers, Architects and Land Surveyors, D.P.C. (formerly, "HAKS Engineers, Architects and Land Surveyors, P.C.") for professional construction management as agent services for comprehensive improvements, authorized by Board Resolution 14-7/30-25 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the five-year term, which commenced on August 11, 2014 and is continuing through August 10, 2019.

APPROVED

- 5 Authorization to Amend Board Resolution 14-10/29-9

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – Federal, CDBG, Mixed Finance & Insurance
Amount:	\$10,000,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to amend Board Resolution 14-10/29-9, which authorized the award of ten (10) agreements to ten (10) firms for architectural and engineering services for five-year terms, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the five-year terms, which commencement dates vary.

APPROVED

6 Award of a Contract for Roofing and Railing Replacement and Rooftop Structure Renovation

Location:	Morris Houses II
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$8,919,587.90
Projected Section 3 Hires:	6

Authorization is requested to award this contract to the lowest responsive and responsible bidder, S & N Builders, Inc.

APPROVED

7 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Exterior Restoration and Emergency Sidewalk Sheds

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – Federal, CDBG & Mixed Finance
Amount:	\$58,863,600.00
Projected Section 3 Hires:	15

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Roma Scaffolding, Inc., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to submit its sealed list of subcontractors and to satisfy the requisite prior work experience, as outlined in the Authority's bid documents. The second lowest bidder was deemed non-responsive for failure to satisfy the requisite prior work experience, as outlined in the Authority's bid documents. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 8 Authorization of a Change Order to Requirement Contract No. CC1525466 Awarded to Genesis Environmental Consultants Inc.

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management
Funding Source:	Capital – Federal, City & Mixed Finance
Amount:	\$3,500,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Genesis Environmental Consultants Inc. for asbestos and lead abatement project monitoring and management, authorized by Board Resolution 16-9/28-25 for an initial 730-day 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 October 28, 2018 and is continuing through October 27, 2019.

APPROVED

- 9 Award of a Requirement Contract for the Installation of Elevator Door Lock Monitoring and Brake Monitoring Systems on Motion Control Engineering Controllers

Location:	Various (Citywide)
Administering Department:	Operations – Elevators
Funding Source:	Operating – Federal
Amount:	\$2,061,498.67
Projected Section 3 Hires:	0

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Big Apple Elevator Service and Consulting LLC, 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

10 Award of a Requirement Contract for the Replacement of a Boiler Plant System

Location:	College Avenue – East 165 th Street
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$1,879,586.82
Projected Section 3 Hires:	4

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, North Star Mechanical Corp., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to submit required signed Subcontractors' Letters of Assent, as well as, failure to submit its required bid bond, as outlined in the Authority's bid documents. There are no renewal options.

APPROVED

11 Award of a Contract for the Purchase and Delivery of Mobile Boilers

Location:	Various (Citywide)
Administering Department:	Operations – Operations Support Services
Funding Source:	Operating – Federal
Amount:	\$1,807,680.00
Projected Section 3 Hires:	Not Required

Authorization is requested to award this contract to the lowest responsive and responsible bidder, North Star Mechanical Corp. There are no renewal options.

APPROVED

- 12 Authorization of a Change Order to Requirement Contract No. 1718508 Awarded to New York Environmental Systems, Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$3,473,275.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to New York Environmental Systems, Inc. for asbestos abatement and replacement of floor tiles in move-out apartments, authorized by Board Resolution 17-9/27-23 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 initial two-year term and the one-year renewal option term, which commenced on December 1, 2017 and is continuing through November 30, 2020.

APPROVED

- 13 Authorization of a Change Order to Requirement Contract No. 1732656 Awarded to Beesla Painting Co., Inc.

Location:	Monroe
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,191,506.88
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Beesla Painting Co., Inc. for maintenance painting of apartments, 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 initial two-year term and the one-year renewal option term, which commenced on February 23, 2018 and is continuing through February 22, 2021.

APPROVED

- 14 Authorization of a Change Order to Requirement Contract No.1526831 Awarded to Mt. Olympos Restoration Inc.

Location:	Various (Brooklyn)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$500,000.00
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, 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 January 27, 2019 and is continuing through January 26, 2020.

APPROVED

- 15 Award of a Requirement Contract for the Purchase and Delivery of Door Interviewers and Replacement Parts

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$227,747.04
Projected Section 3 Hires:	Not Required

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Progressive Hardware Co., Inc., for the not-to-exceed amount. There are no renewal options.

APPROVED

16 Authorization to Amend Board Resolution 18-2/28-38

Location:	Bushwick II (Groups A & C) & Bushwick II CDA (Group E)
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 18-2/28-38, which authorized the submission of applications to the United States Department of Housing and Urban Development, pursuant to Section 18 of the United States Housing Act of 1937, as amended, for approval to enter into ninety-nine-year ground leases at seven (7) developments located in the Bronx and Brooklyn, including Bushwick II (Groups A & C) and Bushwick II CDA (Group E), to facilitate the (i) conversion of these developments from Section 9 Public Housing Annual Contribution Contracts to Section 8 Project-Based Voucher Housing Assistance Payments Contracts; and (ii) Authority's formation of public-private partnerships with development teams to provide substantial capital rehabilitation, streamlined property management, and enhance the delivery of social services at these developments, through the Authority's Rental Assistance Demonstration/Permanent Affordability Commitment Together initiative, to indicate the date of receipt of the letter of support from the New York City Deputy Mayor for Housing and Economic Development as May 9, 2018.

APPROVED

17 Authorization to Enter into an Agreement with SHI International Corp.

Location:	Various (Citywide)
Administering Department:	IT Business Solutions Technology
Funding Source:	Operating & Capital – Federal
Amount:	\$5,496,662.25
Projected Section 3 Hires:	Not Required

Authorization is requested to enter into this agreement with SHI International Corp. for (i) an additional 1,000 Interloc Mobile Informer Original Equipment Manufacturer ("OEM") software licenses with IBM Maximo Express software licenses with five (5) years of maintenance services, commencing on April 1, 2019 and continuing through March 31, 2024; (ii) Software Support Maintenance for 1,001 Interloc Mobile Informer OEM with IBM Maximo Express software licenses with four (4) years, eleven (11) months and twenty-eight (28) days of maintenance services, commencing on April 4, 2019 and continuing through March 31, 2024; (iii) Software Support Maintenance for 2,699 Interloc Mobile Informer OEM with IBM Maximo Express software licenses with four (4) years, eleven (11) months and two (2) days of maintenance services, commencing on June 30, 2019 and continuing through March 31, 2024; and (iv) Software Support Maintenance for 300 Interloc Mobile Informer OEM software licenses with four (4) years, nine (9) months and two (2) days of maintenance services, commencing on June 30, 2019 and continuing through March 31, 2024, pursuant to the terms and conditions of the New York State Office of General Services Contract Number PD67647 (Award Number 22876, Group Number 73600). There are no renewal options.

APPROVED

18 Authorization to Approve Investment Transactions

Location:	Non-Development
Administering Department:	Finance – Treasure Operations
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to approve the investment transactions that were performed by the Authority's Treasury Department for the Quarter Ended December 31, 2018, in accordance with the US Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

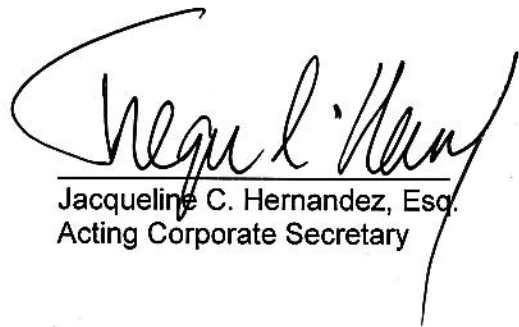
APPROVED

19 Authorization to Approve the Issuance of the Authority's Fiscal Year 2019 Internal Audit Plan

Location:	Non-Development
Administering Department:	Audit
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to approve the issuance of the Authority's Fiscal Year 2019 Internal Audit Plan, in accordance with the Institute of Internal Auditors International Standards for the Professional Practice of Internal Auditing, and as recommended by the Authority's Audit Committee, in compliance with the Audit Committee Charter, adopted pursuant to Board Resolution 03-6/18-18 and with subsequent amendments of which the most recent is by Board Resolution 13-9/25-6.

APPROVED¹



Jacqueline C. Hernandez, Esq.
Acting Corporate Secretary

¹ Vice-Chair Cephas noted for the record that the Audit Plan is still under some review by the Authority's Audit Committee. As such, further comment may issue from the Audit Committee later in the year.



NYCHA Board Calendar Meeting

General Manager's Report

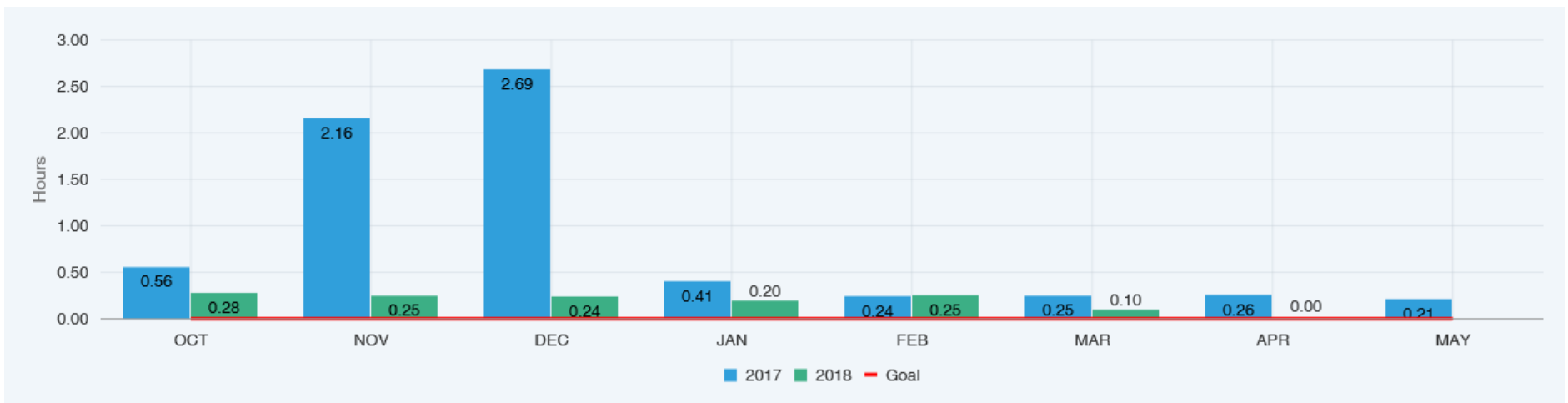
March 27, 2019



Heating Management Services Department Update

March 2019

Average Hours Down Per Day

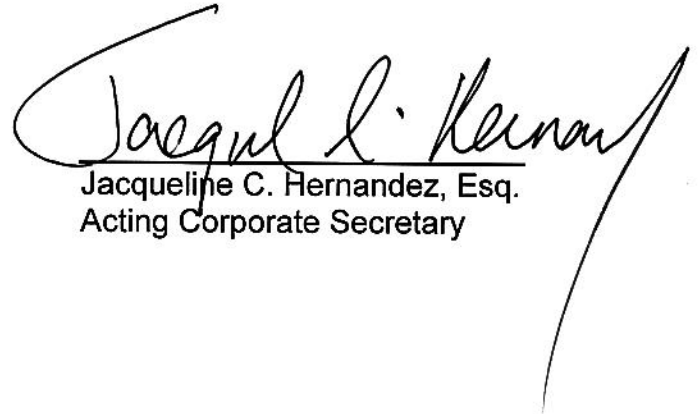


THREE-THOUSAND ONE HUNDRED AND THIRTY-SIXTH MEETING

Wednesday, March 27, 2019

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:12 AM.



Jacqueline C. Hernandez, Esq.
Acting Corporate Secretary