

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND NINETY- SEVENTH MEETING

Minutes of Board Meeting

Wednesday, November 18, 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
Richard Baron, Member
Beatrice Byrd, Member
Derrick D. Cephas, Member
Victor A. Gonzalez, Member
Willie Mae Lewis, Member
Michael P. Kelly, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, November 18, 2015

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, October 28, 2015

APPROVED

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, November 18, 2015

1 Authorization to Amend the Agreement with Kraus Management Inc.

Location:	Forest Hills Co-Op
Administering Department:	Mixed Finance Asset Management
Funding Source:	Operating – Federal
Amount:	\$2,070,812.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with Kraus Management Inc. for private management services, authorized by Board Resolution 13-11/20-2 and as subsequently amended by Board Resolution 15-9/30-9, for an initial two-year term with a one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the one (1) year renewal option for the continued provision of services, commencing on December 1, 2015 and continuing through November 30, 2016.

APPROVED¹

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Authorization to Enter into an Agreement with Dart Seasonal Products Inc.

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$2,661,730.17
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Dart Seasonal Products Inc. for Calcium Chloride Pellet Type S, commencing on November 19, 2015 and continuing through November 18, 2018, or commencing on such other date as may be determined by the General Manager or the Senior Vice-President for Operations and continuing for three (3) years thereafter, for the not-to-exceed amount, with two (2) one-year renewal options to be exercised at the Authority's sole discretion, pursuant to the terms and conditions of the NYS Office of General Services Contract PC 66747 (Award Number 22882, Group Number 32100).

APPROVED

3 Authorization to Enter into an Agreement with W.W Grainger, Inc.

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$2,089,053.25
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with W.W Grainger, Inc. for garbage bags, commencing on November 19, 2015 and continuing through November 18, 2017, or commencing on such other date as may be determined by the General Manager or the Senior Vice-President for Operations and continuing for two (2) years thereafter, for the not-to-exceed amount, with two (2) one-year renewal options to be exercised at the Authority's sole discretion, pursuant to the terms and conditions of the NYC Department of Citywide Administrative Services Contract RC 3287169.

APPROVED

4 Award of a Requirement Contract for Rental, Mobilization/De-Mobilization and Service of Portable Light Towers

Location:	Various (Citywide)
Administering Department:	Operations Support Services
Funding Source:	Operating – City
Amount:	\$2,985,600.00
Projected Section 3 Hires:	5

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Durante Rentals, LLC, for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to submit the required bid proposal as specified in the solicitation. This requirement contract also provides for a one (1) six-month renewal option to be exercised at the Authority's sole discretion.

APPROVED

5 Award of a Requirement Contract for Grade #2 Ultra Low Sulfur Diesel Fuel Oil with 2% Bio-Diesel

Location:	Various (Bronx, Brooklyn, Manhattan & Staten Island)
Administering Department:	Energy
Funding Source:	Operating – Federal
Amount:	\$78,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, S.J. Fuel Co., Inc., for the not-to-exceed amount.

APPROVED

6 Award of a Requirement Contract for Grade #2 Ultra Low Sulfur Diesel Fuel Oil with 2% Bio-Diesel

Location:	Various (Queens)
Administering Department:	Energy
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires:	N/A

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

APPROVED

7 Award of a Requirement Contract for Grade #2 Ultra Low Sulfur Diesel Fuel Oil with 2% Bio-Diesel

Location:	Various (Bronx & Brooklyn)
Administering Department:	Energy
Funding Source:	Operating – Federal
Amount:	\$2,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Sprague Operating Resources LLC, for the not-to-exceed amount.

APPROVED

8 Authorization to Enter into an Agreement with Intech 21 Inc.

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Energy & Sustainability
Funding Source:	Operating – Federal
Amount:	\$491,808.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Intech 21 Inc. for software and hardware support and maintenance services of the Authority's Computerized Heating Automation System, commencing on November 18, 2015 and continuing through November 17, 2017, or commencing on such other date as may be determined by the General Manager or the Acting Executive Vice-President for Capital Projects and continuing for two (2) years thereafter, for the not-to-exceed amount.

APPROVED

9 Award of a Requirement Contract for Fire Tube Boilers Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$13,585,738.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Boilerroom Equipment Sales LLC, for the not-to-exceed amount.

APPROVED

10 Rejection of All Bids for Grounds Improvements

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – City Capital
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of all bids recommended in the best interest of the Authority.

APPROVED

11 Authorization to Amend Board Resolution 15-5/27-9 Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$1,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to (i) amend Board Resolution 15-5/27-9, which authorized the award of this requirement contract to Community Electric, Inc. for electrical repairs, by changing the contract number from EL1502486 to EL1512079 to accurately reflect the number as it appears on the executed contract; and (ii) approve a change order to increase the not-to-exceed amount, in order to cover the costs for the additional electrical repairs or additional replacement of damaged electrical systems citywide, which were affected by Hurricane Sandy.

WITHDRAWN

12 Authorization to Amend Board Resolution 15-5/27-10 Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$1,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to (i) amend Board Resolution 15-5/27-10, which authorized the award of this requirement contract to Community Electric, Inc. for electrical repairs, by changing the contract number from EL1502487 to EL1512080 to accurately reflect the number as it appears on the executed contract; and (ii) approve a change order to increase the not-to-exceed amount, in order to cover the costs for the additional electrical repairs or additional replacement of damaged electrical systems citywide, which were affected by Hurricane Sandy.

WITHDRAWN

13 Authorization to Amend Board Resolution 12-3/28-6 Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$10,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend Board Resolution 12-3/28-6 and as amended by subsequent Board Resolutions, which authorized the award of fourteen (14) agreements to fourteen (14) firms to provide architectural and engineering services, by increasing the not-to-exceed amount, in order to cover the costs of continued services for additional assigned work.

APPROVED

14 Authorization to Amend Board Resolution 14-3/26-4

Location:	Highbridge Gardens
Administering Department:	Capital Projects Division – Construction
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to amend Board Resolution 14-3/26-4, which authorized the award of a contract for the replacement of boilers to Maric Plumbing & Heating, Inc., by changing the contract period from 450 days to 540 days to accurately reflect the contract duration as listed in the contract specifications.

APPROVED

15 Authorization of a Change Order to Contract No. HE1216914 Awarded to Maric Plumbing & Heating, Inc.

Location:	Highbridge Gardens
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal
Amount:	\$515,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract awarded to Maric Plumbing & Heating, Inc. for the replacement of boilers, authorized by Board Resolution 14-3/26-4, to increase the amount by the negotiated amount, in order to cover the cost to address the revision of boiler specifications from single-fuel to dual-fuel natural gas boilers.

APPROVED

- 16 Authorization of a Change Order to Contract No. HE1216914 Awarded to Maric Plumbing & Heating, Inc.

Location:	Highbridge Gardens
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal
Amount:	\$25,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract awarded to Maric Plumbing & Heating, Inc. for the replacement of boilers, authorized by Board Resolution 14-3/26-4, to increase the amount, in order to cover the cost for additional piping to reroute the condensate lines.

APPROVED

- 17 Authorization of a Change Order to Contract No. HE1216914 Awarded to Maric Plumbing & Heating, Inc.

Location:	Highbridge Gardens
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal
Amount:	\$10,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract awarded to Maric Plumbing & Heating, Inc. for the replacement of boilers, authorized by Board Resolution 14-3/26-4, to increase the amount, in order to cover the cost for additional painting to address water damage caused by a roof leak.

APPROVED

- 18 Authorization of a Change Order to Contract No. BW1322700 Awarded to EEC Group Tech.Inc.

Location:	Reverend Brown & Glenmore Plaza
Administering Department:	Capital Projects Division – Special Projects
Funding Source:	Capital – Federal & Bond
Amount:	\$1,049,130.08
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract awarded to EEC Group Tech.Inc. for exterior restoration and roofing replacement, authorized by Board Resolution 14-2/26-10, to increase the not-to-exceed amount by the negotiated amount, in order to cover the costs for additional work.

APPROVED

- 19 Authorization of a Change Order to Requirement Contract No. PL1502488 Awarded to Kordun Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$1,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this requirement contract awarded to Kordun Construction Corp. for mechanical repairs, which did not require initial Board approval, to increase the not-to-exceed amount, in order to cover the costs for additional temporary repairs or replacement of mechanical utilities.

APPROVED

- 20 Ratification of a Change Order to Requirement Contract No. BW1423026 Awarded to AAA Windows & Doors Corporation

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Local Law 11
Funding Source:	Capital – Federal, Mixed Finance, City & Other
Amount:	\$9,038,217.22
Projected Section 3 Hires:	N/A

Authorization is requested to approve the ratification of a change order to this requirement contract awarded to AAA Windows & Doors Corporation for exterior restoration, authorized by Board Resolution 14-9/24-23, to increase the not-to-exceed amount, in order to cover the costs for additional scope of work, which commenced in August 2015 and is continuing through July 2016.

APPROVED

- 21 Ratification of a Change Order to Requirement Contract No. BW1435557 Awarded to S & N Builders, Inc.

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Local Law 11
Funding Source:	Capital – Federal, Mixed Finance, City & Other
Amount:	\$20,656,083.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve the ratification of a change order to this requirement contract awarded to S & N Builders, Inc. for exterior restoration for site specific developments, authorized by Board Resolution 15-2/25-3, to increase the not-to-exceed amount, in order to cover the costs for additional scope of work, which commenced in August 2015 and is continuing through December 2016.

APPROVED

- 22 Ratification of a Change Order to Requirement Contract No. BW1504738 Awarded to ABAX Incorporated

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Local Law 11
Funding Source:	Capital – Federal, Mixed Finance, City & Other
Amount:	\$12,637,732.95
Projected Section 3 Hires:	N/A

Authorization is requested to approve the ratification of a change order to this requirement contract awarded to ABAX Incorporated for exterior restoration for site specific developments, authorized by Board Resolution 15-4/29-12, to increase the not-to-exceed amount, in order to cover the costs for additional scope of work, which commenced in August 2015 and is continuing through December 2016.

APPROVED

- 23 Ratification of a Change Order to Requirement Contract No. BW1505555 Awarded to S & N Builders, Inc.

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Local Law 11
Funding Source:	Capital – Federal, Mixed Finance, City & Other
Amount:	\$14,310,719.30
Projected Section 3 Hires:	N/A

Authorization is requested to approve the ratification of a change order to this requirement contract awarded to S & N Builders, Inc. for exterior restoration for site specific developments, authorized by Board Resolution 15-4/29-13, to increase the not-to-exceed amount, in order to cover the costs for additional scope of work, which commenced in August 2015 and is continuing through May 2017.

APPROVED

- 24 Ratification of a Change Order to Requirement Contract No. BW1435558 Awarded to Roma Scaffolding, Inc.

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Local Law 11
Funding Source:	Capital – Federal, Mixed Finance, City & Other
Amount:	\$22,967,875.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve the ratification of a change order to this requirement contract awarded to Roma Scaffolding, Inc. for exterior restoration, authorized by Board Resolution 15-3/25-8, to increase the not-to-exceed amount, in order to cover the costs for additional scope of work, which commenced in August 2015 and is continuing through July 2016.

APPROVED

- 25 Ratification of a Change Order to Requirement Contract No. BW1320244 Awarded to Roma Scaffolding, Inc.

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Local Law 11
Funding Source:	Capital – Federal, Mixed Finance, City & Other
Amount:	\$ 14,722,401.96
Projected Section 3 Hires:	N/A

Authorization is requested to approve the ratification of a change order to this requirement contract awarded to Roma Scaffolding, Inc. for exterior restoration for site specific developments and emergency sidewalk sheds, authorized by Board Resolution 14-5/21-14, to increase the not-to-exceed amount, in order to cover the costs for additional scope of work, which commenced in September 2015 and is continuing through December 2016.

APPROVED

- 26 Ratification of a Change Order to Requirement Contract No. BW1416888 Awarded to Neelam Construction Corporation

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Local Law 11
Funding Source:	Capital – Federal, Mixed Finance, City & Other
Amount:	\$ 24,679,780.79
Projected Section 3 Hires:	N/A

Authorization is requested to approve the ratification of a change order to this requirement contract awarded to Neelam Construction Corporation for exterior restoration for site specific developments and emergency sidewalk sheds, authorized by Board Resolution 14-7/30-29, to increase the not-to-exceed amount, in order to cover the costs for additional scope of work, which commenced in September 2015 and is continuing through September 2016.

APPROVED

- 27 Authorization to Amend Board Resolution 14-2/26-13 Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$15,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend Board Resolution 14-2/26-13, which authorized the award of fourteen (14) agreements to fourteen (14) firms to provide professional construction management as agent services, by increasing the not-to-exceed amount, in order to cover the costs of continued services for additional assigned work.

APPROVED

- 28 Authorization of a Change Order to Requirement Contract No. HE1323147 Awarded to Kordun Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Brooklyn)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$682,147.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this requirement contract awarded to Kordun Construction Corp. for the replacement of temporary oil boilers with temporary natural gas boilers, authorized by Board Resolution 13-11/20-18, to increase the not-to-exceed amount, in order to cover the costs for relocating the temporary boilers at Coney Island I (Sites 4 & 5).

APPROVED

- 29 Authorization to Enter into an Agreement with FJC Security Services, Inc.

Location:	Various (Bronx & Brooklyn – Satellite Offices & Developments; Manhattan - Central Offices & Developments)
Administering Department:	Safety & Security
Funding Source:	Operating – Federal
Amount:	\$45,000,000.00
Projected Section 3 Hires:	42

Authorization is requested to enter into an agreement with FJC Security Services, Inc. for security guard and fire watch services, commencing on January 4, 2016 and continuing through January 3, 2019, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Public Safety and continuing for three (3) years thereafter, for the not-to-exceed amount, with two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

30 Authorization to Enter into an Agreement with Guardian Security Services, Inc.

Location:	Various (Queens – Central Office & Developments; Staten Island – Developments)
Administering Department:	Safety & Security
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires:	8

Authorization is requested to enter into an agreement with Guardian Security Services, Inc. for security guard and fire watch services, commencing on January 4, 2016 and continuing through January 3, 2019, or commencing on such other date as may be determined by the General Manager or the Vice-President for Public Safety and continuing for three (3) years thereafter, for the not-to-exceed amount.

APPROVED

31 Authorization to Convey a Parcel of Land for Construction of the Phase III Project

Location:	Prospect Plaza
Administering Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to convey fee title to HP PPS III Housing Development Fund Corporation, as the nominee for Oceanhill III LLC, the beneficial owner, of a parcel of land located at Prospect Plaza, Kings County, Block 1467, Lot 35 comprised of approximately 56,684 square feet, pursuant to the 1999 HOPE VI Prospect Plaza Revitalization Plan, as amended, for the construction and permanent financing of one hundred thirty-four (134) units of affordable housing and one (1) superintendent's unit, pursuant to a proposal approved by the US Department of Housing and Urban Development.

APPROVED



Vilma Huertas
Corporate Secretary

¹ Board Member Gonzalez abstained from voting on this item.



NYCHA Board Calendar Meeting

Chair's Report

November 18, 2015

NextGen@nycha.nyc.gov

Agenda

- ❑ HUD-proposed Smoking Ban
- ❑ HUD-proposed policy regarding Over Income Residents



NYCHA Board Calendar Meeting

General Manager's Report

November 18, 2015

NextGen@nycha.nyc.gov



Agenda

- ❑ NYCHA Key Performance Indicator (KPI) Report

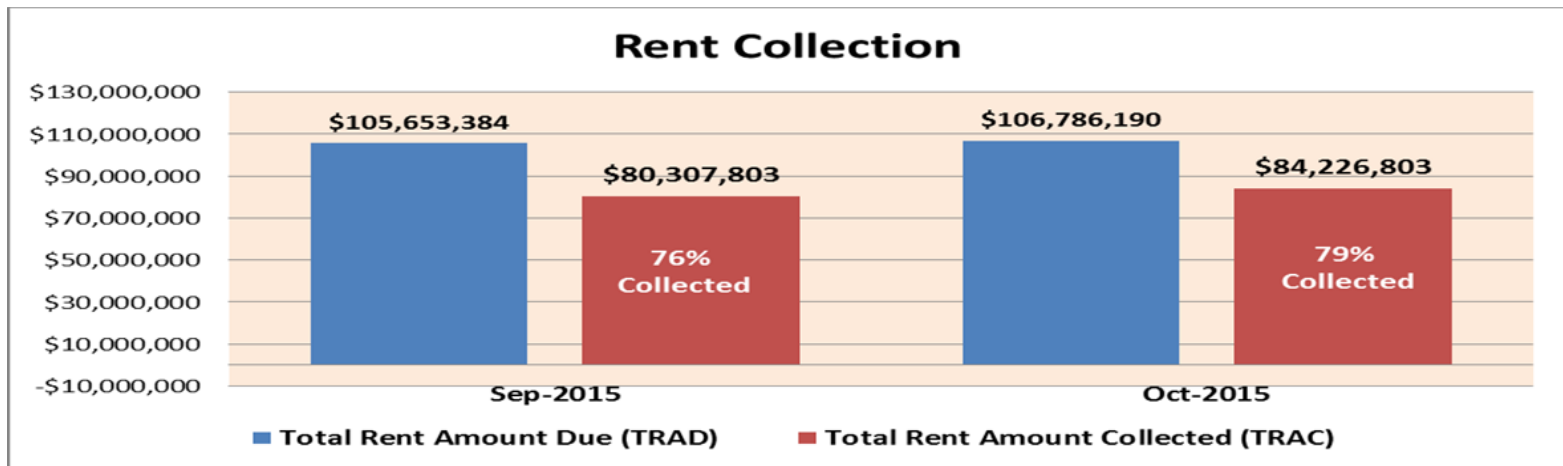
Key Performance Indicator (KPI) Report

- ❑ The Key Performance Indicator (KPI) report tracks the NYCHA's performance in four main areas:
 - Financial (Rent Collection)
 - Work Orders (Emergencies, Maintenance and Skilled Trades)
 - Vacancies (Apartment Turnaround Time and Occupancy Rate)
 - Customer Satisfaction (Residents satisfied with repairs)

Rent Collection

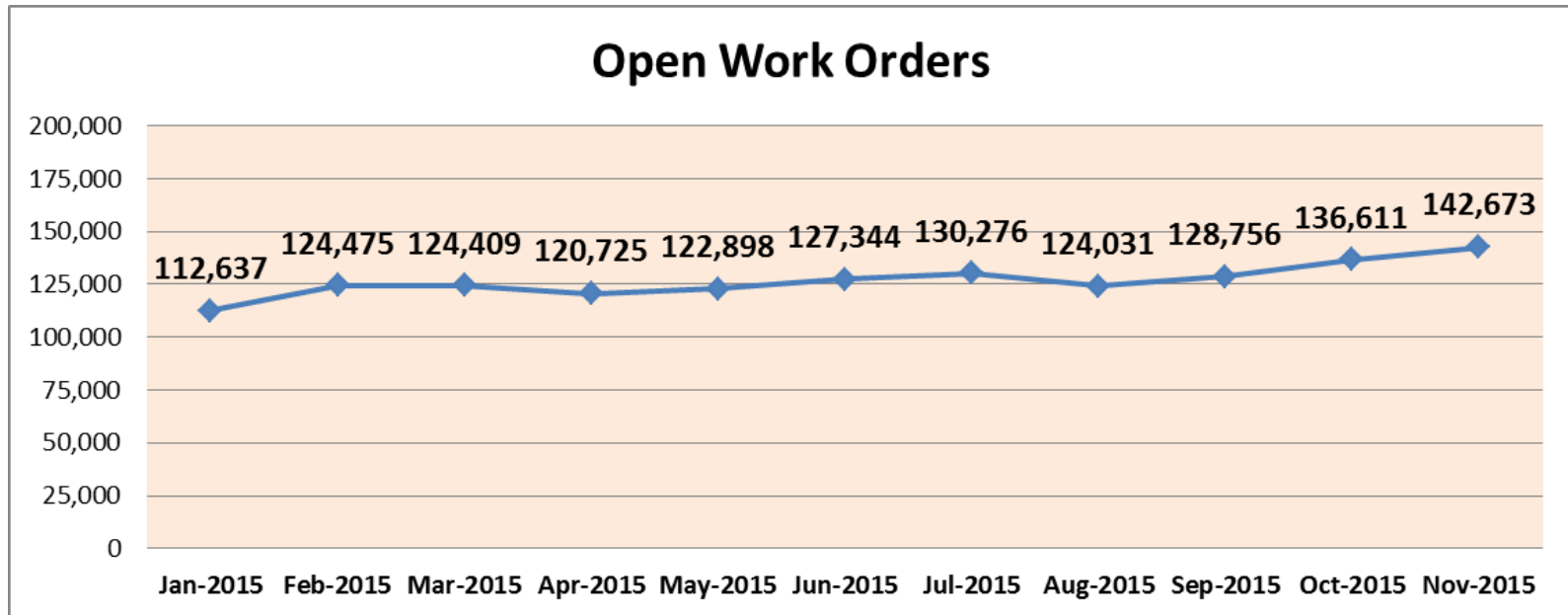
- The Rent Collection metric measures the percentage collected from the total rent billed and arrears. The target is 97.5%.
- The rent collection rate in October 2015 YTD was 2% higher than the same period last year. NYCHA collected \$823,447,924 this year compared to \$780,166,364, an increase of \$43,281,560.

	Jan - Oct 2014				Jan - Oct 2015		
RENT COLLECTION	Total Amount of Rent Due	Total Amount of Rent Collected	% Collected	RENT COLLECTION	Total Amount of Rent Due	Total Amount of Rent Collected	% Collected
NYCHA	\$995,548,276	\$780,166,364	78%	NYCHA	\$1,031,721,273	\$823,447,924	80%



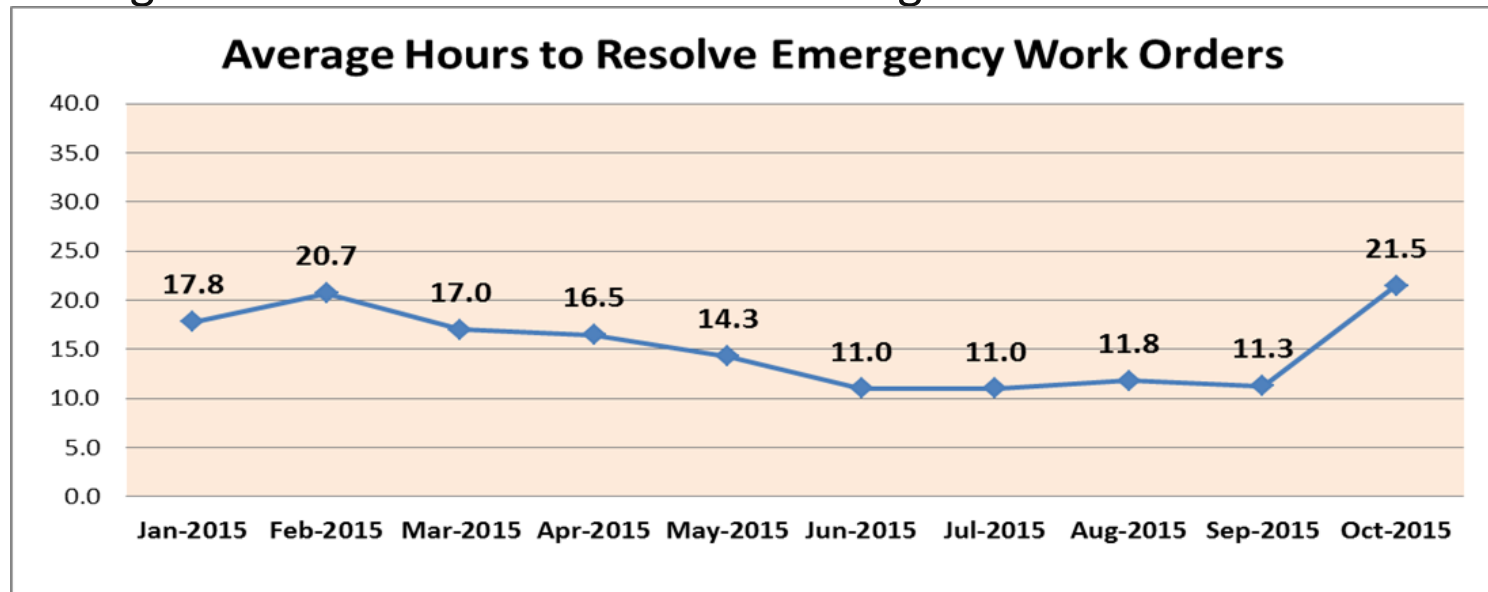
Work Orders Overview

- ❑ As of November 16, 2015, there were 142,673 open work orders.



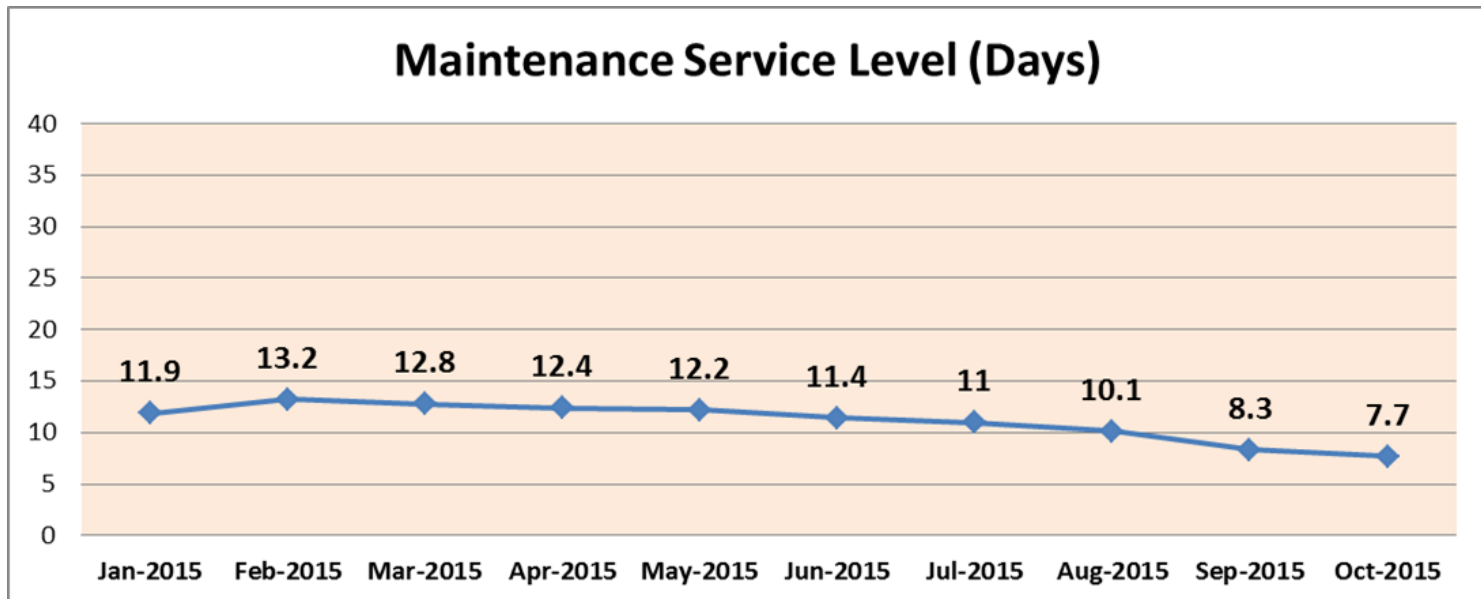
Emergency Work Orders

- ❑ Emergency work orders are high priority items such as heat and hot water, gas, elevator outages, etc. NYCHA has a target of 24 hours to respond to these conditions.
- ❑ From January 2015 to October 2015, the average time to resolve emergencies has remained under the target.



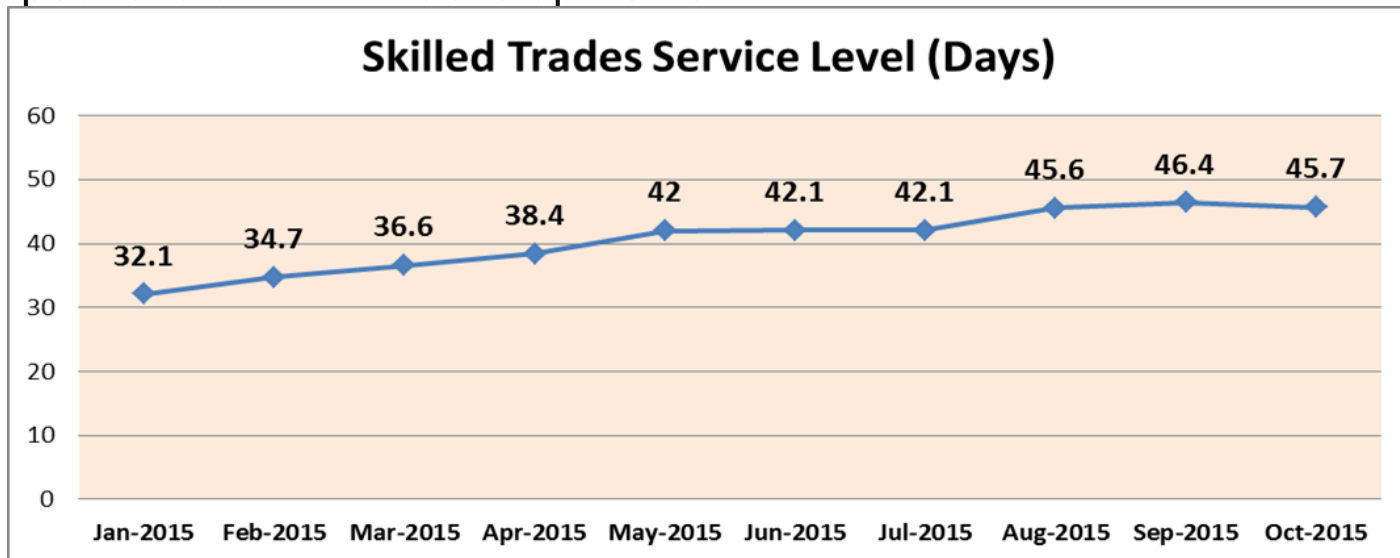
Maintenance Work Orders

- ❑ The Maintenance Service Level measures the Authority's performance in addressing simple repairs. We have set a target of 7 days.
- ❑ Since January 2015, NYCHA has steadily shortened its service level from 11.9 days to 7.7 days in October.



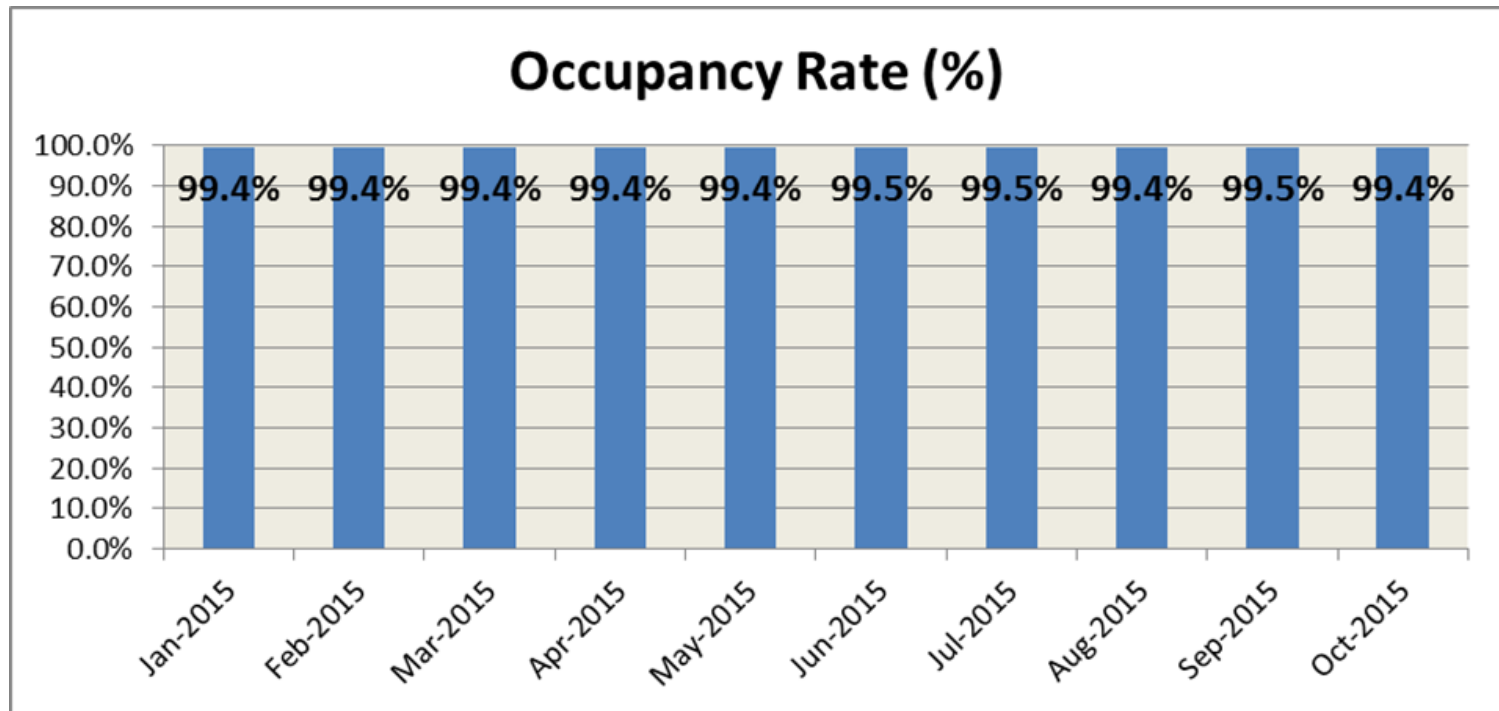
Skilled Trades Work Orders

- ❑ The Skilled Trades Service Level measures the Authority's performance in addressing more complex repairs such as carpentry, painting and plastering.
- ❑ There is an upward trend from 32 days in January to 45.7 days in October. This trend is caused by the increase in skilled trades work identified during the apartment inspections as well as the preparation for the HUD physical inspections of NYCHA developments.



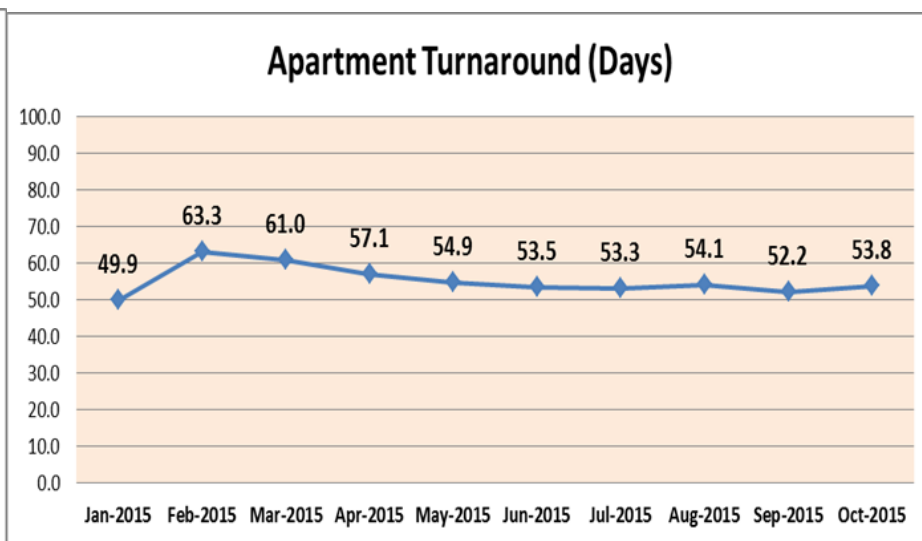
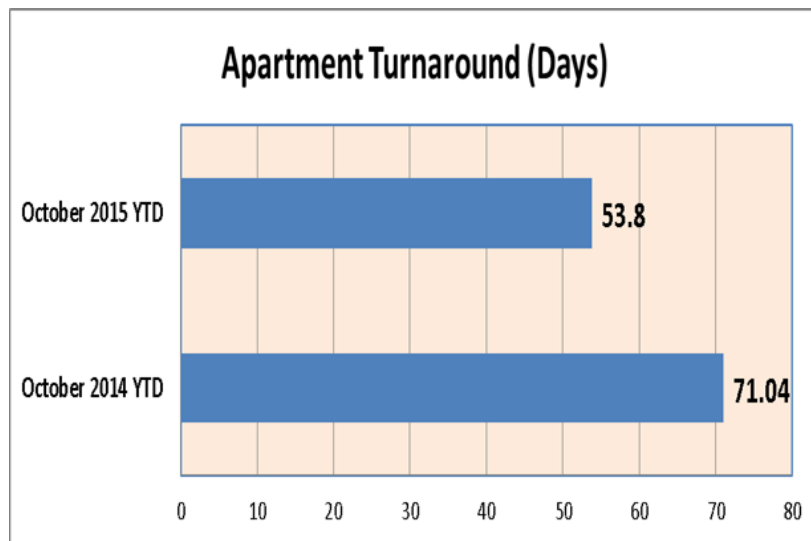
Occupancy Rate

- Since January 2015, NYCHA has consistently exceeded the HUD target of 97% for its occupancy rate.



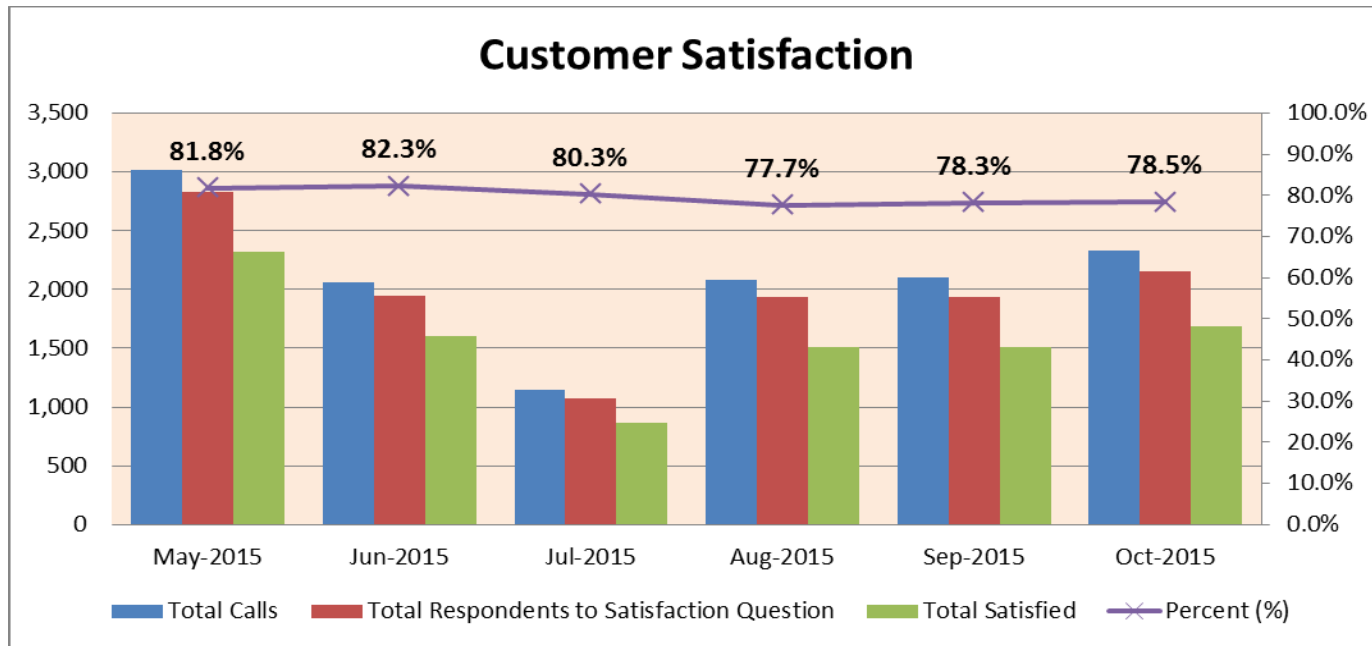
Apartment Turnaround Time

- ❑ The Apartment Turnaround measures the average days to re-occupy a NYCHA apartment after it has been vacated. The target is 30 days.
- ❑ The year to date turnaround through October was 53.8 days compared to 71 days last year, down 24%.



Customer Satisfaction

- The Customer Satisfaction measures the percentage of residents satisfied with the overall experience with their repair. This information is obtained from the results of the monthly robocalls conducted by the Customer Contact Center for closed work orders. The percent of residents satisfied has shown an upward trend since August 2015.

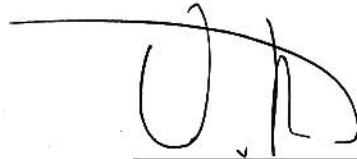


THREE-THOUSAND NINETY-SEVENTH MEETING

Wednesday, November 18, 2015

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:32 A.M.

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

Vilma Huertas
Corporate Secretary