

NEW YORK CITY HOUSING AUTHORITY
Office of the Secretary

Disposition
Regular Meeting
Wednesday, May 11, 2011

Authority Minutes

Minutes of Regular Meeting, Wednesday, April 27, 2011

APPROVED

- 1 Award of a Requirement Contract for Exterminating Services for Bed Bugs in Apartments

Location:	Various (Manhattan)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$3,281,840.64

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Guardian Service Industries, Inc.

APPROVED

- 2 Award of a Requirement Contract for Exterminating Services for Bed Bugs in Apartments

Location:	Various (Brooklyn)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$2,264,363.34

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Kingsway Exterminating Co., Inc. The first lowest bidder was deemed non-responsive for failure to provide payment and performance bonds as required by the contract.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

3 Award of a Requirement Contract for Exterminating Services for Bed Bugs in Apartments

Location:	Various (Queens and Staten Island)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$965,727.92

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Kingsway Exterminating Co., Inc. The first lowest bidder was deemed non-responsive for failure to provide payment and performance bonds as required by the contract.

APPROVED

4 Award of a Requirement Contract for Maintenance Painting of Apartments

Location:	Various (Manhattan North)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$770,757.20

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Adel-Fia Contracting Corp. The first lowest bidder was deemed non-responsive for failure to provide proof of an affiliation with an approved NYS Paint Apprenticeship Program, as required by the contract.

APPROVED

5 Award of a Requirement Contract for Maintenance Painting of Apartments

Location:	Various (Manhattan South)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$764,360.51

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Adel-Fia Contracting Corp. The first lowest bidder was deemed non-responsive for failure to provide proof of an affiliation with an approved NYS Paint Apprenticeship Program, as required by the contract.

APPROVED

6 Award of a Requirement Contract for Maintenance Painting of Apartments

Location:	Various (Bronx)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$1,171,225.71

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Adel-Fia Contracting Corp. The first lowest bidder was deemed non-responsive for failure to submit bid documents, as required by the contract. The second lowest bidder was deemed non-responsive due to integrity issues. The third lowest bidder was deemed non-responsive for failure to provide proof of an affiliation with an approved NYS Paint Apprenticeship Program, as required by the contract.

APPROVED

7 Award of a Requirement Contract for Maintenance Painting of Apartments

Location:	Various (Brooklyn)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$1,265,101.20

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Adel-Fia Contracting Corp. The first lowest bidder was deemed non-responsive for failure to submit bid documents, as required by the contract. The second lowest bidder was deemed non-responsible due to integrity issues. The third lowest bidder was deemed non-responsive for failure to provide proof of an affiliation with an approved NYS Paint Apprenticeship Program, as required by the contract.

APPROVED

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

Location:	Lehman Village
Submitting Department:	Capital Projects Administration
Funding Source:	Operating & Capital – Federal
Amount:	\$2,994,400.00

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

APPROVED

- 9 Authorization to Ratify a Change Order to the Contract Between the Authority's Construction Manager, China Construction America, Inc., and its Subcontractor, AKRO General Contracting

Location:	Amsterdam Addition (LLC I)
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Capital – Mixed Finance
Amount:	\$267,000.00

Authorization is requested to ratify a change order to the contract between the Authority's Construction Manager, China Construction America, Inc., and subcontractor, AKRO General Contracting ("AKRO"), for roofing replacement and repair of spalled concrete facade, parapet and bulkhead walls, awarded pursuant to Construction Management Task Order #7. The change order required AKRO to replace the existing play area surface above the day care center with a new playground rubberized protection system and to replace the storage room roof.

WITHDRAWN

- 10 Authorization to Ratify a Change Order to the Contract Between the Authority's Construction Manager, TDX Construction Corporation, and its Subcontractor, Technico Construction Services, Inc.

Location:	Drew-Hamilton (LLC I)
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Capital – Mixed Finance
Amount:	\$803,940.00

Authorization is requested to ratify a change order to the contract between the Authority's Construction Manager, TDX Construction Corporation, and subcontractor, Technico Construction Services, Inc. ("Technico"), for masonry repair and related work, authorized by Board Resolution 10-3/10-11 and awarded pursuant to Construction Management Task Order #8. The change order required Technico to perform additional pointing, brick replacement, and replacement of missing bolts in the shelf angles and pinning of the existing masonry façade required to properly restore the façade of buildings 3, 4, and 5.

WITHDRAWN

11 Authorization to Amend the Agreement with Mitrtech, Inc.

Location:	Non-Development
Submitting Department:	Law
Funding Source:	Capital – Federal
Amount:	\$400,000.00

Authorization is requested to amend an agreement with Mitrtech, Inc. for the implementation of the TeamConnect application for the upgrade of the Authority's legal matter system, authorized by Board Resolutions 09-7/22-3 and 10-9/15-6. The amendment will expand the scope of services to (1) integrate the Office of the Secretary and the Office of Tenancy Administrator into TeamConnect to create a common case-management system, and (2) perform additional data conversion and migration services.

APPROVED

12 Authorization to Convey Title to a Parcel of Land to an Affiliate of the Sisters of Charity of Saint Vincent de Paul of New York

Location:	Markham Gardens
Submitting Department:	Development
Funding Source:	N/A
Amount:	N/A

Authorization is requested to convey title to a parcel of land located at Markham Gardens to Markham Gardens Manor Housing Development Fund Company, Inc., an affiliate of Sisters of Charity of Saint Vincent de Paul of New York. The parcel of land, comprised of approximately 57,023 square feet of land situated on Staten Island Block 169, Lot 35, will be developed into a five-story, 80-unit apartment building with supportive services for occupancy by low-income seniors in accordance with the US Department of Housing and Urban Development Section 202 Supportive Housing for the Elderly.

APPROVED

- 13 Authorization to Approve the Five (5) Year Operating Budget for Calendar Years 2011-2015

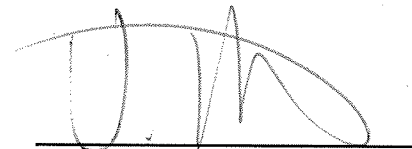
Location:	Non-Development
Submitting Department:	Budget & Financial Planning
Funding Source:	Operating – Federal/State/City/Grants
Amount:	\$3,058,690,000.00

Authorization is requested to approve a five (5) year Operating Budget for Calendar Years 2011 – 2015.

APPROVED

- 14 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



Vilma Huertas
Secretary