

NEW YORK CITY HOUSING AUTHORITY
Office of the Secretary

Disposition
Regular Meeting
Wednesday, January 18, 2012

Authority Minutes

Minutes of Regular Meeting, Wednesday, January 4, 2012

APPROVED

- 1 Award of a Requirement Contract for Inspection, Testing and Repair of Fire Standpipe and Sprinkler Systems

Location:	Various (Bronx South)
Submitting Department:	General Services
Funding Source:	Operating - Federal
Amount:	\$2,237,692.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Richards Plumbing & Heating Co., Inc. The requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 2 Award of a Requirement Contract for Inspection, Testing and Repair of Fire Standpipe and Sprinkler Systems

Location:	Various (Manhattan North)
Submitting Department:	General Services
Funding Source:	Operating - Federal
Amount:	\$2,397,406.19
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Richards Plumbing & Heating Co., Inc. The requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

3 Award of a Requirement Contract for Inspection, Testing and Repair of Fire Standpipe and Sprinkler Systems

Location:	Various (Brooklyn South and Brooklyn West)
Submitting Department:	General Services
Funding Source:	Operating - Federal
Amount:	\$2,626,960.45
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Richards Plumbing & Heating Co., Inc. The requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

4 Ratification of an Award of an Emergency Contract for Tree Removal and Pruning Services

Location:	Various (Citywide)
Submitting Department:	General Services
Funding Source:	Operating - Federal
Amount:	\$1,664,400.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify the award of this emergency contract to Trees "R" Us, Inc.

APPROVED

- 5 Ratification of an Award of an Emergency Contract for Tree Removal and Pruning Services

Location:	Various (Citywide)
Submitting Department:	General Services
Funding Source:	Operating - Federal
Amount:	\$1,012,100.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify the award of this emergency contract to THM Landcare, Inc. d.b.a. Tree Health Management.

APPROVED

- 6 Ratification of an Emergency Change Order to Contract No. 1115670, Awarded to Dragonetti Brothers Landscaping, Inc.

Location:	Farragut
Submitting Department:	General Services
Funding Source:	Operating - Federal
Amount:	\$253,875.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to Contract No. 1115670 awarded to Dragonetti Brothers Landscaping, Inc. for tree removal and pruning services. The change order was required to remove and prune trees damaged by Tropical Storm Irene.

APPROVED

7 Award of a Contract for Replacement of Heating Ventilation Air Conditioning (HVAC) Units at the Senior Center

Location:	Vladeck
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - City
Amount:	\$385,000.00
Projected Section 3 Hires:	1

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Framan Mechanical, Inc.

APPROVED

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

Location:	Glenmore Plaza
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$767,737.00
Projected Section 3 Hires:	1

Authorization is requested to award this contract to the lowest responsive and responsible bidder, TR Pipe Inc. 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. The second lowest bidder was deemed non-responsive for lacking the requisite experience necessary to perform the contract work.

APPROVED

- 9 Ratification of a Change Order to the Contract between the Authority's Construction Manager, TDX Construction Corporation, and its Subcontractor, Navillus Tile, Inc./DBA Navillus Contracting

Location:	Armstrong I
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Stimulus
Amount:	\$265,600.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to the contract between the Authority's Construction Manager, TDX Construction Corporation, and Subcontractor, Navillus Tile, Inc./DBA Navillus Contracting ("Navillus"), for exterior brickwork repairs and abatement, awarded pursuant to Construction Management Task Order #2. The change order required Navillus to perform additional parapet rebuild.

APPROVED

- 10 Ratification of a Change Order to the Contract between the Authority's Construction Manager, TDX Construction Corporation, and its Subcontractor, Navillus Tile, Inc./DBA Navillus Contracting

Location:	Armstrong II
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Stimulus
Amount:	\$381,400.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to the contract between the Authority's Construction Manager, TDX Construction Corporation, and Subcontractor, Navillus Tile, Inc./DBA Navillus Contracting ("Navillus"), for exterior brickwork repairs and abatement, awarded pursuant to Construction Management Task Order #2. The change order required Navillus to perform additional parapet rebuild.

APPROVED

- 11 Ratification of a Change Order to Contract between the Authority's Construction Manager, TDX Construction Corporation, and its Subcontractor, Navillus Tile Inc./DBA Navillus Contracting

Location:	Armstrong II
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Stimulus
Amount:	\$720,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to the contract between the Authority's Construction Manager, TDX Construction Corporation, and Subcontractor, Navillus Tile Inc./DBA Navillus Contracting ("Navillus"), for stucco panel façades and window head leak repairs, awarded pursuant to Construction Management Task Order #2. The change order required Navillus to add flashing at the window heads in order to prevent water infiltration into the apartments.

APPROVED

- 12 Ratification of a Change Order to the Contract between the Authority's Construction Manager, STV Construction, Inc., and its Subcontractor, Navillus Tile Inc./DBA Navillus Contracting

Location:	Middletown Plaza
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Stimulus
Amount:	\$504,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to the contract between the Authority's Construction Manager, STV Construction, Inc., and Subcontractor, Navillus Tile Inc./DBA Navillus Contracting ("Navillus"), for exterior brick repairs, awarded pursuant to Construction Management Task Order #3. The change order required Navillus to perform additional exterior masonry replacement of the building's façade to prevent water infiltration.

APPROVED

- 13 Ratification of a Change Order to the Contract between the Authority's Construction Manager, TDX Construction Corporation, and its Subcontractor, TNS Management Services, Inc.

Location:	Woodside
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Stimulus
Amount:	\$465,400.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to the contract between the Authority's Construction Manager, TDX Construction Corporation, and Subcontractor, TNS Management Services, Inc. ("TNS"), for exterior brickwork repairs and abatement, awarded pursuant to Construction Management Task Order #1. The change order is required to compensate TNS for the cost of rental and maintenance of sidewalk sheds, hung scaffolds, site security and supervision for a period of five (5) months while plan approvals and the start of abatement work were delayed.

APPROVED

- 14 Ratification of a Change Order to the Contract between the Authority's Construction Manager, China Construction America, Inc., and its Subcontractor, Whitestone Construction Corp.

Location:	Soundview
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Stimulus
Amount:	\$366,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to the contract between the Authority's Construction Manager, China Construction America, Inc., and Subcontractor, ("Whitestone"), for replacement of roofs and exterior brickwork, awarded pursuant to Construction Management Task Order #1. The change order required Whitestone to perform additional asbestos abatement.

APPROVED

- 15 Ratification of a Change Order to the Contract between the Authority's Construction Manager, China Construction America, Inc., and its Subcontractor, Whitestone Construction Corp.

Location:	Soundview
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Stimulus
Amount:	\$427,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to the contract between the Authority's Construction Manager, China Construction America, Inc., and Subcontractor, Whitestone Construction Corp. ("Whitestone"), for replacement of roofs and exterior brickwork, awarded pursuant to Construction Management Task Order #1. The change order required Whitestone to perform additional asbestos abatement.

APPROVED

- 16 NYCHA Commercial Lease

Location:	Smith
Submitting Department:	Facility Planning Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to enter into a renewal lease agreement between the Authority, as Landlord, and Jameel Albarati & Hamid Albarati d/b/a Jameel & Hamid News, as Tenant, for the commercial space located on the street level of the building at 23 St. James Place, New York, NY, which space is known as store number 1A, in the Governor Smith Houses development. The premises will be utilized as a stationary store. The term of the lease will be five years (5) years, commencing on February 1, 2012 and continuing through January 31, 2017, or commencing on such other date as may be determined by the Acting General Manager or the First Deputy General Manager and continuing for five (5) years thereafter, at an annual base rent of \$37,050.00 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$196,703.49.

APPROVED

17 NYCHA Commercial Lease

Location:	Williamsburg
Submitting Department:	Facility Planning Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and Graham Fruit and Veggie's Plus Inc., as Tenant, for the commercial space located on the street level of the building at 208 Graham Avenue, Brooklyn, NY, which space is known as store number 22, in the Williamsburg Houses development. The premises will be utilized as a deli/grocery. The term of the lease will be ten (10) years, commencing on March 1, 2012 and continuing through February 28, 2022, commencing on such other date as may be determined by the Acting General Manager or the First Deputy General Manager and continuing for ten (10) years thereafter, at an annual base rent of \$17,887.50 for the first year, exclusive of a seven (7) month rent concession, with three percent annual increases for the remainder of the term. Total Revenue: \$194,625.78.

APPROVED

18 NYCHA Commercial Lease

Location:	Williamsburg
Submitting Department:	Facility Planning Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and Eliezer Ramos, as Tenant, for the commercial space located on the street level of the building at 248 Graham Avenue, Brooklyn, NY, which space is known as store number 3, in the Williamsburg Houses development. The premises will be utilized as a flower shop. The term of the lease will be ten (10) years, commencing on March 1, 2012 and continuing through February 28, 2022, or commencing on such other date as may be determined by the Acting General Manager or the First Deputy General Manager and continuing for ten (10) years thereafter, at an annual base rent of \$20,925.00 for the first year, exclusive of a seven (7) month rent concession, with three percent annual increases for the remainder of the term. Total Revenue: \$227,675.41.

APPROVED

- 19 Authorization to Convey a 32,000 SF Parcel of Land with Easements of up to 9,000 SF for the Development of a Charter School and Affordable Housing, and to Form Housing Development Fund Companies to Participate in the Ownership Structure of Affordable Housing Project.

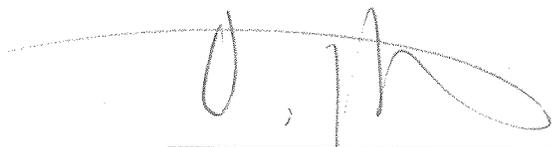
Location:	Washington
Submitting Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to: (a)(i) convey approximately 32,000 SF parcel of land at George Washington Houses, located at New York County Block 1652, Lot 1 (the "Project Site"), to affiliates of Harlem RBI, Inc. and Jonathan Rose Companies (collectively, the "Developer") for the purposes of constructing a mixed-use condominium regime containing 3 condominium units: (1) an 89-unit affordable housing project, (2) a 450-seat charter school for grades K through 8, and (3) associated administrative offices (collectively, the "Project"); (b) grant to the Project Site for the benefit of the Project approximately 3,482 SF in a vehicular and pedestrian easement, 234 SF in a utility easement, and 5,264 SF in an egress easement (collectively, the "Developer Easements"); (c) retain from the Project Site utility easements for the benefit of the Authority; (collectively the "NYCHA Easement"); (d) sponsor and form certain affiliates, to be parent and subsidiary housing development fund companies pursuant to Article 11 of the Private Housing Finance Law (respectively, the "Parent HDFC" and the "SPE HDFC" and collectively, the "HDFCs"); and (e) permit the HDFCs to participate in the ownership structure of the affordable housing unit of the Project.

WITHDRAWN

- 20 Board Member López 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