

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Disposition
Regular Meeting
Wednesday, May 23, 2012

Authority Minutes

Minutes of Regular Meeting, Wednesday, May 9, 2012

APPROVED

- 1 Award of a Contract for Elevator Rehabilitation, Maintenance and Service

Location:	Boston Secur
Submitting Department:	Capital Projects Administration
Funding Source:	Operating & Capital - Federal
Amount:	\$2,623,442.00
Projected Section 3 Hires:	1

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Nouveau Elevator Industries, Inc.

APPROVED

- 2 Award of a Contract for Elevator Rehabilitation, Maintenance and Service

Location:	Throggs Neck
Submitting Department:	Capital Projects Administration
Funding Source:	Operating & Capital - Federal
Amount:	\$6,260,717.00
Projected Section 3 Hires:	2

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Nouveau Elevator Industries, Inc.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

3 Award of a Contract for Elevator Rehabilitation, Maintenance and Service

Location:	Ravenswood
Submitting Department:	Capital Projects Administration
Funding Source:	Operating & Capital - Federal
Amount:	\$14,233,500.00
Projected Section 3 Hires:	4

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

APPROVED

4 Award of a Contract for the Replacement of Boilers

Location:	Edenwald
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$4,854,639.00
Projected Section 3 Hires:	6

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Kordun Construction Corp.

APPROVED

5 Award of a Requirement Contract for Replacement of Underground Steam Distribution System

Location:	Various (Bronx)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$7,697,765.00
Projected Section 3 Hires:	4

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

APPROVED

6 Award of a Contract for Exterior Brickwork Restoration

Location:	Eastchester Gardens
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$1,316,520.00
Projected Section 3 Hires:	4

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Pioneer General Construction Co., L.L.C.

APPROVED

7 Award of a Contract for Exterior Brickwork Restoration

Location:	Edenwald
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$3,141,109.00
Projected Section 3 Hires:	3

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Gem-Quality Corporation. The first lowest bidder was deemed non-responsive for failing to provide documentation to establish having worked on similar projects or possessing the requisite experience to perform the contract work.

APPROVED

8 Award of a Contract for Exterior Brickwork Restoration

Location:	Redfern
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$5,707,690.00
Projected Section 3 Hires:	4

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Laksi General Contractor Inc.

APPROVED

9 Award of a Requirement Contract for Exterior Brickwork Restoration

Location:	Various (Citywide I)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$4,445,000.00
Projected Section 3 Hires:	3

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Zoria Housing LLC. The first lowest bidder was deemed non-responsive for failing to provide documentation to establish having worked on similar projects or possessing the requisite experience to perform the contract work.

APPROVED

10 Award of a Requirement Contract for Exterior Brickwork Restoration

Location:	Various (Citywide II)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$4,475,000.00
Projected Section 3 Hires:	3

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Zoria Housing LLC. The first lowest bidder was deemed non-responsive for failing to submit bid security as required by the contract.

APPROVED

11 Award of a Contract for Exterior Brickwork Restoration

Location:	Brownsville
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$7,712,254.00
Projected Section 3 Hires:	2

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Zoria Housing LLC. 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.

APPROVED

12 Award of a Contract for Exterior Brickwork Restoration

Location:	Red Hook East
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$6,123,150.00
Projected Section 3 Hires:	4

Authorization is requested to award this contract to the lowest responsive and responsible bidder, R.S.N. Construction Co., Inc.

APPROVED

13 Award of a Contract for Exterior Brickwork Restoration

Location:	Riis
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$3,368,372.79
Projected Section 3 Hires:	4

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Gem-Quality Corporation.

APPROVED

14 Award of a Contract for Restoration of Fire Damaged Apartments and Related Work

Location:	Lenox Road-Rockaway Parkway
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$918,850.00
Projected Section 3 Hires:	4

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Arch Builders & Developers, Inc. The first lowest bidder and second lowest bidder were deemed non-responsive for the submission of bids so much lower than the Authority's cost estimate that it appears unlikely the contractors will be able to perform the contract work satisfactorily and pay prevailing wages.

APPROVED

15 Award of a Contract for the Replacement of Boilers

Location:	131 Saint Nicholas Avenue
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$1,533,748.00
Projected Section 3 Hires:	3

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Kordun Construction Corp.

APPROVED

16 Award of a Contract for the Replacement of Boilers

Location:	Washington
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$2,894,750.00
Projected Section 3 Hires:	4

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Kordun Construction Corp.

APPROVED

17 Award of a Contract for the Replacement of Boilers

Location:	Washington Heights Rehab III
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal
Amount:	\$781,900.00
Projected Section 3 Hires:	4

Authorization is requested to award this contract to the lowest responsive and responsible bidder, V.C. Vitanza Sons Inc.

APPROVED

18 Ratification of a Change Order to Contract No. ST1117762 Awarded to Zoria Housing LLC

Location:	Castle Hill
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Capital - Mixed Finance
Amount:	\$737,000.00
Projected Section 3 Hires:	0

Authorization is requested to ratify a change order to Contract No. ST1117762, awarded to Zoria Housing LLC, for the emergency repair of water tank enclosure, authorized by Board Resolution 11-9/14-5. The change order was required to remove the existing roof beneath the water tanks and replace it with a liquid applied roofing system.

APPROVED

19 NYCHA Commercial Lease

Location:	Lower East Side Rehab (Group 5)
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 79 Avenue D Check Cashing Corp., as Tenant, for the commercial space located on the street level of the building at 99 Avenue C, New York, NY, which space is known as store number 4, in the Lower East Side Rehab (Group 5) development. The premises will continue to be utilized as a check cashing business. The term of the lease will be three (3) years, commencing on August 1, 2012 and continuing through July 31, 2015, or commencing on such other date as may be determined by the Acting General Manager or the Executive Vice-President for Administration and continuing for three (3) years thereafter, at an annual base rent of \$28,764.00 for the first year with three percent annual increases for the remainder of the term. Tenant shall have the option to extend the term for an additional three (3) year period. Total Revenue for the initial Term: \$88,906.65.

APPROVED

20 NYCHA Commercial Lease

Location:	Washington Heights Rehab III
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 Argentina Diaz and Manual Brache d/b/a The Two Ways Barber and Unisex, as Tenant, for the commercial space located on the street level of the building at 2109 Amsterdam Avenue, New York, NY, which space is known as store number 1, in the Washington Heights Rehab III development. The premises will continue to be utilized as a barber shop. The term of the lease will be five (5) years, commencing on August 1, 2012 and continuing through July 31, 2017, or commencing on such other date as may be determined by the Acting General Manager or the Executive Vice-President for Administration and continuing for five (5) years thereafter, at an annual base rent of \$15,680.00 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$83,247.25.

APPROVED

21 Authorization to Enter into an Agreement with Publicis BOS Group

Location:	Various
Submitting Department:	Business and Revenue Development
Funding Source:	Operating - Federal
Amount:	\$1,500,000.00
Projected Section 3 Hires:	2

Authorization is requested to enter into an agreement with Publicis BOS Group, to provide Advertising Strategy and Design Services to develop a strategic plan for Authority advertising and sponsorship initiatives, commencing on May 30, 2012 and continuing through May 29, 2014, or commencing on such other date as may be determined by the Acting General Manager or the Acting Executive Vice-President for Finance and continuing for two (2) years thereafter.

APPROVED

22 Authorization to Enter into an Agreement with Mythics, Inc.

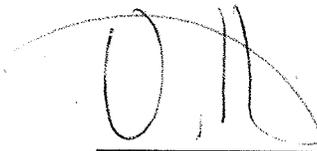
Location:	Non-Development
Submitting Department:	IT Infrastructure
Funding Source:	Operating & Capital - Federal
Amount:	\$2,793,938.87
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Mythics, Inc. for the purchase of Oracle EXADATA Database System and Software to run the Authority's mission critical databases at the Authority's Business Continuity and Disaster Recovery Site with support services, commencing on May 31, 2012 and continuing through May 30, 2017, or commencing on such other date as may be determined by the Acting General Manager or the Executive Vice-President for Administration and continuing for five (5) years thereafter, pursuant to the terms and conditions of the US General Services Administration Federal Supply Service Contract GS-35F-0153M.

APPROVED

- 23 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

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

Vilma Huertas
Corporate Secretary