

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Regular Meeting
Wednesday, April 27, 2016

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, March 30, 2016

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, April 27, 2016

- 1 Authorization to Submit (i) a Significant Amendment to the Authority's FY2016 Annual PHA Plan, (ii) the FY2016 Capital Fund Annual Statement/Performance and Evaluation Report and Five-Year Capital Plan and (iii) the PHA Certifications of Compliance with the PHA Plans and Related Regulations to HUD

Location:	Non-Development
Administering Department:	Research & Management Analysis
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to submit (i) a significant amendment to the Authority's FY 2016 Annual Public Housing Agency ("PHA") Plan to include the disposition of parcels of land at Holmes Towers (NY005011390) in Manhattan and Wyckoff Gardens (NY005011630) in Brooklyn, pursuant to the United States Department of Housing and Urban Development's ("HUD") Annual Plan PHA regulations at 24 CFR 903.7(h), (ii) the FY 2016 Capital Fund Annual Statement/Performance and Evaluation Report and Five-Year Capital Plan, and (iii) the PHA Certifications of Compliance with the PHA Plans and Related Regulations to HUD, in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

The Annual PHA Plan provides details about the PHA's current programs and the resident population served, as well as the PHA's strategy for addressing the housing needs of currently assisted families and the larger community.

N/A = NOT APPLICABLE

2 Authorization to Amend the Agreement with New York State Industries for the Disabled, Inc.

Location:	Non-Development
Administering Department:	Real Estate Services
Funding Source:	Operating - Federal
Amount:	\$538,432.45
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with New York State Industries for the Disabled, Inc. for janitorial, cleaning and pest control services, authorized by Board Resolution 11-12/7-3 and as amended by Board Resolution 15-5/27-2 for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services for the remainder of the second one-year renewal option, which commenced on March 27, 2016 and is continuing through March 26, 2017.

3 Award of a Requirement Contract for Grounds Improvements and Section 504 Accessibility

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – City
Amount:	\$10,000,000.00
Projected Section 3 Hires:	4

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Empire Control Abatement, Inc., 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.

4 Award of a Requirement Contract for Exterior Restoration at Site Specific Developments

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Local Law 11
Funding Source:	Capital – Federal, City, Mixed Finance & Other
Amount:	\$17,624,681.66
Projected Section 3 Hires:	5

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Neelam Construction Corporation, for the not-to-exceed amount.

5 Award of a Requirement Contract for Closure of Petroleum Products Storage Tank System 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:	\$10,363,100.00
Projected Section 3 Hires:	4

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Gemstar Construction Corp. The first and second lowest bidders were deemed non-responsive for not holding the proper certification in order to perform this work, as outlined in the contract specifications.

6 Award of a Job Order Contract for General Construction

Location:	Various (Bronx & Queens)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal, City, Mixed Finance & Insurance
Amount:	\$10,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, Jemco Electrical Contractors, Inc., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to submit the required bid bonds. This job order contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

7 Award of a Job Order Contract for General Construction

Location:	Various (Manhattan)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal, City, Mixed Finance & Insurance
Amount:	\$10,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, Jemco Electrical Contractors, Inc., for the not-to-exceed amount. This job order contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

8 Award of a Job Order Contract for General Construction

Location:	Various (Brooklyn & Staten Island)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal, City, Mixed Finance & Insurance
Amount:	\$10,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, M. Bhuiyan Construction Co. Inc., for the not-to-exceed amount. This job order contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

9 Award of a Job Order Contract for Roofing

Location:	Various (Brooklyn & Staten Island)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal, City, Mixed Finance & Insurance
Amount:	\$15,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, APS Contractors Inc., for the not-to-exceed amount. This job order contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

10 Rejection of All Bids for a Job Order Contract for Hazardous Materials

Location:	Various (Bronx & Queens)
Administering Department:	Capital Projects Division – Construction
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of all bids is recommended in the best interest of the Authority. This job order contract will be re-bid.

11 Rejection of Sole Bid for a Job Order Contract for Hazardous Materials

Location:	Various (Brooklyn & Staten Island)
Administering Department:	Capital Projects Division – Construction
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of the sole bid is recommended in the best interest of the Authority. This job order contract will be re-bid.

12 Rejection of All Bids for a Job Order Contract for Roofing

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

Rejection of all bids is recommended in the best interest of the Authority. This job order contract will be re-bid.

13 Rejection of Sole Bid for a Contract for Replacement of Interior Stairs

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

Rejection of the sole bid is recommended in the best interest of the Authority. This contract will be re-bid.

14 Rejection of All Bids for a Requirement Contract for Grounds Improvements

Location:	Various (Bronx, Brooklyn & Queens)
Administering Department:	Capital Projects Division – City Capital
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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

15 Authorization of a Change Order to Contract No. RF1332177 Awarded to Rockmore Contracting Corp.

Location:	Harlem River
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital - Federal
Amount:	\$934,169.28
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract awarded to Rockmore Contracting Corp. for major renovations, authorized by Board Resolution 14-1/29-5, to increase the not-to-exceed amount, in order to cover the costs for work for an additional three (3) vacant apartments and additional quantities of various items for occupied apartments.

- 16 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:	\$6,296,688.00
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 continuation of the lease of all temporary boilers for an additional twenty-four (24) months.

- 17 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:	\$698,670.00
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 Gravesend.

- 18 Authorization of a Change Order to Requirement Contract No. HE1323149 Awarded to Kordun Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook East & Red Hook West
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$5,207,040.00
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 13-11/20-17, to increase the not-to-exceed amount, in order to cover the costs for continuation of the lease of all temporary boilers for an additional twenty-four (24) months.

- 19 Authorization of a Change Order to Contract No. HE1323155 Awarded to Maric Mechanical, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Queens)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$3,643,437.60
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract awarded to Maric Mechanical, Inc. for the replacement of temporary oil boilers with temporary natural gas boilers, authorized by Board Resolution 13-11/20-19, to increase the not-to-exceed amount, in order to cover the costs for continuation of the lease of all temporary boilers for an additional twenty-four (24) months.

20 Authorization to Amend an Agreement with CB&I E&I Engineering of New York, P.C. 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:	\$20,837,795.74
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with CB&I E&I Engineering of New York, P.C. (formerly Shaw Environmental & Infrastructure Engineering of New York, P.C.) for program management services related to the Hurricane Sandy Long Term Repair Program, authorized by Board Resolution 14-2/26-12 and as amended by subsequent Board Resolutions for an initial three-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 three-year term which commenced on March 14, 2014 and is continuing through March 13, 2017.

21 Authorization to (i) Submit the Authority's Proposed Energy Performance Contract to HUD for Approval; and (ii) Upon HUD's Approval of the Energy Performance Contract, Enter into an Energy Services Agreement with Ameresco, Inc. Related to Implementation of the HUD-approved Energy Performance Contract

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Energy & Sustainability
Funding Source:	Capital – EPC
Amount:	\$56,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to (i) submit the Authority's proposed energy performance contract ("EPC") to the United States Department of Housing and Urban Development ("HUD") for approval; and (ii) upon HUD approval of the EPC, enter into an energy services agreement with Ameresco, Inc. related to the implementation of the HUD-approved EPC, commencing on July 15, 2016 and continuing through July 14, 2036 (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 twenty (20) years thereafter).

22 Authorization to Enter into an Agreement with Banc of America Public Capital Corp

Location:	Various (Citywide)
Administering Department:	Treasury Operations
Funding Source:	Operating & Capital - Federal
Amount:	\$83,820,104.72
Projected Section 3 Hires:	N/A

Authorization is requested to (i) enter into an agreement (“Agreement”) with Banc of America Public Capital Corp (“BAPCC”) to obtain up to \$56,000,000.00 in general obligation financing, for a total debt service amount not to exceed \$83,820,104.72, to perform or install energy conservation measures pursuant to the Energy Performance Contract (“EPC”) to be submitted for approval to the United States Department of Housing and Urban Development (“HUD”) as referenced in Board Resolution 16-4/27-21, commencing on July 15, 2016 and continuing through July 14, 2036 (or commencing on such other date as may be determined by the General Manager or Executive Vice-President for Finance and continuing for twenty (20) years thereafter), (ii) enter into all necessary financing and ancillary documents related to the Agreement, (iii) grant to BAPCC all security interests or encumbrances associated with the EPC that are necessary to secure such financing, and (iv) reimburse the Authority from the BAPCC financing for certain non-HUD funds expended by the Authority to-date related to the EPC.

23 Authorization to Increase the Not-To-Exceed Amount of the Requirement Contract for Bulk Garbage Carting Services

Location:	Various (Brooklyn West)
Administering Department:	Operations Support Services
Funding Source:	Operating – Federal
Amount:	\$230,400.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve an increase in the not-to-exceed amount of this requirement contract with IESI NY Corporation for bulk garbage carting services, by 50% as permitted by the original requirement contract, which did not require initial Board approval for an initial two-year term with one (1) one year renewal option, in order to fund the continued provision of services during the remainder of the initial two-year term, which commenced on June 19, 2014 and is continuing through June 18, 2016.