

***NEW YORK CITY HOUSING AUTHORITY***  
***Office of the Corporate Secretary***

***Regular Meeting***  
***Wednesday, May 25, 2016***

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, April 27, 2016

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, May 25, 2016

- 1 Authorization to (a) Amend Board Resolution 13-11/20-14 and (b) Submit an Amendment of the Section 18 Disposition Approval

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

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Authorization is requested to: (a) amend Board Resolution 13-11/20-14 to reflect (i) a reduction in the number of Phase Two Project Site units to be redeveloped, (ii) a modification in the payment, timing and structure of the financing of the Phase Two Project Site, (iii) a change in entity to which the Phase Two Project Site will be conveyed, and (iv) a correction to the erroneously stated term of the Authority \$40 Million permanent loan for the redevelopment of the Phase One Project Site from 30 years to 40 years; and, (b) submit an amendment of the Section 18 disposition approval for Phase Two Project Site to the US Department of Housing and Urban Development to reflect the revised financing and conveyance structure.

2 Award of a Requirement Contract for Various Types of Wooden Kitchen Cabinets

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$9,556,550.30
Projected Section 3 Hires:	N/A

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Visual Millwork & Fixture Mfg Inc., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive because the product offered did not conform with the bid specifications. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

3 Award of a Requirement Contract for Asbestos Abatement and Replacement of Floor Tiles in Move-Out Apartments

Location:	Various (Bronx)
Administering Department:	Operations – Technical Services
Funding Source:	Capital – Federal
Amount:	\$4,510,333.50
Projected Section 3 Hires:	5

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, AMC United, 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 Contract for Exterior Restoration

Location:	Whitman
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal
Amount:	\$29,393,616.00
Projected Section 3 Hires:	8

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, APS Contractors Inc., for the not-to-exceed amount.

5 Award of a Contract for Senior Center Renovation

Location:	Harborview Terrace
Administering Department:	Capital Projects Division – City Capital
Funding Source:	Capital – Federal, City & Other
Amount:	\$1,987,450.00
Projected Section 3 Hires:	1

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, UTB-United Technology, Inc.

6 Award of a Contract for Senior Center Renovation

Location:	Betances I
Administering Department:	Capital Projects Division – City Capital
Funding Source:	Capital – Federal, City & Other
Amount:	\$2,988,136.84
Projected Section 3 Hires:	2

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, ACS System Associates, Inc.

7 Award of a Job Order Contract for Heating, Ventilating and Air-Conditioning Systems

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

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Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, AWL Industries 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 Heating, Ventilating and Air-Conditioning Systems

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

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Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, AWL Industries 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 Heating, Ventilating and Air-Conditioning Systems

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

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Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, AWL Industries 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 Award of a Job Order Contract for Electrical Work

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

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Authorization is requested to award this job order contract to the sole responsive and responsible bidder, Meco Electric 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.

11 Rejection of Sole Bid for a Job Order Contract for Electrical Work

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

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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 Electrical Work

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

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

13 Rejection of All Bids for Comprehensive Rehabilitation

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

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

- 14 Authorization of a Change Order to Contract No. HE1427059 Awarded to Kordun Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Coney Island I (Site 1B)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$480,816.00
Projected Section 3 Hires:	N/A

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Authorization is requested to approve a change order to this contract awarded to Kordun Construction Corp. for the replacement of a temporary oil boiler with a temporary natural gas boiler, which did not require initial Board approval, to increase the not-to-exceed amount, in order to cover the costs for continuation of the lease of the temporary boiler for an additional twenty-four (24) months.

- 15 Authorization of a Change Order to Job Order Contract No. 1316523 Awarded to Jemco Electrical Contractors, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook East
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$400,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to approve a change order to this job order contract awarded to Jemco Electrical Contractors, Inc. for apartment renovation, which did not require initial Board approval, to increase the not-to-exceed amount, in order to allow for the capacity to complete the ongoing restoration at Red Hook Senior Center.

16 Award of a Contract for Restoration Related to the Response to and Recovery from Hurricane Sandy

Location:	Coney Island I (Site 1B)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$21,777,000.00
Projected Section 3 Hires:	16

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Forte Construction Corp./Emis Construction Group, Inc., JV.

17 Authorization to (i) Rescind Board Resolution 16-2/24-15; and (ii) Reject All Bids for Award of a Contract for Building Entrance Improvements

Location:	King Towers
Administering Department:	Capital Projects Division – City Capital
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Authorization is requested to (i) rescind Board Resolution 16-2/24-15, which authorized award of this contract to the lowest responsive and responsible bidder, Project Eye Consultants Inc. because the scope of work and material specifications in the bid documents were not adequately clear; and (ii) reject all bids in the best interest of the Authority. This contract will be rebid to reflect revised contract specifications and ensure it clearly defines the scope of work and material specifications.

18 Authorization to Enter into an Agreement with Verizon Online, LLC

Location:	Non-Development
Administering Department:	IT Infrastructure
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$1,645,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into an agreement with Verizon Online, LLC to provide Fiber Optic Services Internet circuits to enable connectivity between Development Management Offices and Central Office, commencing on June 1, 2016 and continuing through May 31, 2021, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and Chief Information Officer and continuing for five (5) years thereafter.

19 Authorization to Approve the Issuance of the Authority's Audited (i) Annual Financial Statements, and (ii) Single Audit Report

Location:	Non-Development
Administering Department:	Executive
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Authorization is requested to approve the issuance of the Authority's audited (i) Annual Financial Statements for the Fiscal Year Ended December 31, 2015, and (ii) Single Audit Report for the Fiscal Year Ended December 31, 2015, in accordance with the standards generally accepted in the United States and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, United States Department of Housing and Urban Development Uniform Financial Reporting Standards, and Title 2 US Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.