

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

***Regular Meeting***  
***Wednesday, September 30, 2015***

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, July 29, 2015

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, September 30, 2015

1 Authorization to Approve Investment Transactions

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

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Authorization is requested to approve the investment transactions that were performed by the Authority's Treasury Division for the Quarter Ended June 30, 2015, in accordance with the United States Department of Housing and Urban Development ("HUD") Office of Public and Indian Housing Notice PIH 2002-13.

2 Authorization to Award the Authority's Property and Terrorism Insurance Policies

Location:	Non-Development
Submitting Department:	Risk Finance
Funding Source:	Operating – Federal
Amount:	\$11,218,722.00
Projected Section 3 Hires:	N/A

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Authorization is requested to award the Authority's Property and Terrorism Insurance Policies to provide \$425,000,000.00 (M) of property insurance subject to a \$7.5M per occurrence deductible for named storm and flood, \$1M deductible for all other perils and, through a separate placement, \$100M of terrorism insurance subject to a \$100,000.00 deductible, commencing on October 30, 2015 and continuing through October 29, 2016.

3 Authorization to Submit (i) a Significant Amendment to the Authority's Fiscal Year 2015 Annual PHA Plan and the Five-Year PHA Plan for Fiscal Years 2015-2019 and (ii) the PHA Certifications of Compliance with the PHA Plans and Related Regulations to HUD

Location:	Ocean Bay Apartments (Bayside)
Submitting Department:	Research & Management Analysis
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Authorization is requested to submit (i) a significant amendment to the Authority's Fiscal Year 2015 Annual Public Housing Agency ("PHA") Plan and the Five-Year PHA Plan for Fiscal Years 2015-2019 to convert public housing subsidies to Project Based Vouchers at Ocean Bay Apartments (Bayside - NY005010980) as part of the Rental Assistance Demonstration Program, pursuant to the guidelines provided by HUD Office of Public and Indian Housing Notice PIH 2012-32 REV-2, and (ii) 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. The Five-Year PHA Plan describes the mission of the PHA and the PHA's long-range goals and objectives for achieving its mission over a five-year period.

4 Authorization to Submit (i) the Authority's Fiscal Year 2016 Annual PHA Plan and (ii) the PHA Certifications of Compliance with the PHA Plans and Related Regulations to HUD

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

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Authorization is requested to submit (i) the Authority's Fiscal Year 2016 Annual PHA Plan, and (ii) 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.

5 Authorization to Amend the Section 8 Administrative Plan

Location:	Non-Development
Submitting Department:	Leased Housing
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Authorization is requested to amend the Authority's Section 8 Administrative Plan, most recently amended by Board Resolution 14-9/24-5, in accordance with HUD regulation 24 CFR 982.54(d)(1) governing the Section 8 Housing Choice Voucher Program, to (i) revise policies to be consistent with new HUD guidelines on subsidy standards, special housing programs and Housing Quality Standards inspections, and (ii) address minor edits to provide better clarification of existing policies.

6 Authorization to Amend the Agreement with Building Management Associates, Inc.

Location:	Various (Bronx – BX1)
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Operating – Federal
Amount:	\$440,433.45
Projected Section 3 Hires:	N/A

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Authorization is requested to amend this agreement with Building Management Associates, Inc. for private management services, authorized by Board Resolution 13-1/30-10 for an initial three-year term with either a one (1) one-year or a one (1) two-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 April 1, 2013 and is continuing through March 31, 2016.

7 Authorization to Amend the Agreement with Kraus Management Inc.

Location:	Various (Bronx – BX2)
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Operating – Federal
Amount:	\$1,047,287.78
Projected Section 3 Hires:	N/A

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Authorization is requested to amend this agreement with Kraus Management Inc. for private management services, authorized by Board Resolution 13-1/30-11 for an initial three-year term with either a one (1) one-year or a one (1) two-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 April 1, 2013 and is continuing through March 31, 2016.

8 Authorization to Amend the Agreement with Kraus Management Inc.

Location:	Various (Manhattan & Brooklyn – M/B1)
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Operating – Federal
Amount:	\$640,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to amend this agreement with Kraus Management Inc. for private management services authorized by Board Resolution 13-1/30-13 for an initial three-year term with either a one (1) one-year or a one (1) two-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 April 1, 2013 and is continuing through March 31, 2016.

9 Authorization to Amend the Agreement with Kraus Management Inc.

Location:	Forest Hills Co-op
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Operating – Federal
Amount:	\$214,818.00
Projected Section 3 Hires:	N/A

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Authorization is requested to amend this agreement with Kraus Management Inc. for private management services, authorized by Board Resolution 13-11/20-2 for an initial two-year term with a 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 two-year term, which commenced on December 1, 2013 and is continuing through November 30, 2015.

10 Authorization to Amend the Agreement with Center for Employment Opportunities, Inc.

Location:	Various (Citywide)
Submitting Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$596,698.95
Projected Section 3 Hires:	N/A

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Authorization is requested to amend this agreement with Center for Employment Opportunities, Inc. for work crews to perform various maintenance and janitorial tasks, authorized by Board Resolution 12-11/21-5 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 initial three-year term, which commenced on March 18, 2013 and is continuing through March 17, 2016.

11 Authorization to Increase the Not-To-Exceed Amount of the Requirement Contract for Service of Intercom Systems

Location:	Various (Queens & Staten Island)
Submitting Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$526,311.49
Projected Section 3 Hires:	N/A

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Authorization is requested to approve an increase in the not-to-exceed amount of this requirement contract with American Security Systems Inc. for service of intercom systems, by 50% as permitted by the original requirement contract which was authorized by Board Resolution 13-6/5-7 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 February 25, 2014 and is continuing through February 24, 2016.

12 Award of a Requirement Contract for Boiler Welding and Repair Services

Location:	Various (Brooklyn)
Submitting Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,902,862.60
Projected Section 3 Hires:	1

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Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, New York Boiler, 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.

13 Authorization of a Change Order to Requirement Contract No. 1336634 Awarded to The Maramont Corporation

Location:	Various (Citywide)
Submitting Department:	Community Programs & Development
Funding Source:	Operating – Federal Grant
Amount:	\$5,225,819.09
Projected Section 3 Hires:	N/A

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Authorization is requested to approve a change order to this requirement contract awarded to The Maramont Corporation for the Child and Adult Care Food Program, authorized by Board Resolution 13-10/23-12 and as subsequently amended, to increase the not-to-exceed amount, in order to fund (i) the continued provision of services for the remainder of the exercised first one-year renewal option, which commenced on November 1, 2014 and is continuing through October 31, 2015, and (ii) the second one-year renewal option, commencing on November 1, 2015 and continuing through October 31, 2016.

14 Authorization to Amend the Agreement with Automotive Rentals, Inc.

Location:	Various (Citywide)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$3,300,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to amend this agreement with Automotive Rentals, Inc. for maintenance and repair services for the Authority's official vehicles and horticultural equipment, authorized by Board Resolution 13-10/23-11 for an initial two-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the first one-year renewal option for the continued provision of services, commencing on December 1, 2015 and continuing through November 30, 2016.

15 Authorization to Amend the Agreement with Trigyn Technologies, Inc.

Location:	Non-Development
Submitting Department:	Human Resources & Information Technology
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$1,600,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to amend this agreement with Trigyn Technologies, Inc. ("Trigyn") for staff augmentation services, authorized by Board Resolution 13-10/23-28 and as amended by Board Resolution 14-11/26-4 for an initial one-year term with an option to extend for periods cumulatively not to exceed an additional four (4) years, to increase the not-to-exceed amount, in order to fund the continued provision of services for the remainder of the term through December 4, 2015, by reallocating the funds initially authorized by Board Resolution 13-10/23-28 for an agreement with IT Trailblazers, LLC to Trigyn.

16 Rejection of All Bids for Kitchen Upgrade

Location:	572 Warren Street
Submitting Department:	Capital Projects Administration
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.

17 Rejection of Sole Bid for Senior Center Renovation

Location:	Betances I
Submitting Department:	Capital Projects Administration
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.

18 Authorization to Enter into an Agreement with Ameresco, Inc.

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – EPC
Amount:	\$869,105.00
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into an agreement with Ameresco, Inc. for energy performance contracting services, commencing on October 7, 2015 and continuing through October 6, 2016, or commencing on such other date as may be determined by the General Manager or the Interim Executive Vice-President for Capital Projects and continuing for one (1) year thereafter.

19 Award of a Contract for Replacement of Condensate Lines

Location:	Cassidy-Lafayette
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$5,138,500.00
Projected Section 3 Hires:	4

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, D.D.S. Mechanical Plumbing & Heating Corp.

- 20 Authorization of a Change Order to Requirement Contract No. BW1229585 Awarded to Sharan Builders, Inc.

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, Mixed Finance & Other
Amount:	\$7,500,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to approve a change order to this requirement contract awarded to Sharan Builders, Inc. for façade restoration, authorized by Board Resolution 13-10/23-16, to increase the not-to-exceed amount, in order to cover the costs for additional scope of work.

- 21 Authorization for a Change Order to Contract No. BW1319354 Awarded to Lakhi General Contractor Inc.

Location:	West Brighton I & Richmond Terrace
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal & Bond
Amount:	\$1,375,327.00
Projected Section 3 Hires:	N/A

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Authorization is requested to approve a change order to this contract awarded to Lakhi General Contractor Inc. for exterior restoration and roofing replacement, authorized by Board Resolution 14-6/18-9, to increase the amount, in order to cover the costs for replacement of additional sealant at masonry openings and additional façade repairs.

22 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:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$5,500,000.00
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 ongoing repairs.

23 Authorization of a Change Order to Contract No. HE1124898 Awarded to Kordun Construction Corp.

Location:	Edenwald
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$59,000.00
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 boilers, authorized by Board Resolution 12-5/23-4, to increase the not-to-exceed amount, in order to cover the costs for the installation of a new gas train.

24 Award of a Contract for Boiler Room Demolition Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook East & Red Hook West
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$3,748,000.00
Projected Section 3 Hires:	5

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

25 Award of a Contract for Boiler Room Demolition Related to the Response to and Recovery from Hurricane Sandy

Location:	Carleton Manor, Hammel, Ocean Bay Apartments (Bayside) & Redfern
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$3,484,000.00
Projected Section 3 Hires:	4

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

26 Award of a Contract for Boiler Room Lighting and Power Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook East & Red Hook West
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$1,099,500.00
Projected Section 3 Hires:	4

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

27 Award of a Contract for Boiler Room Lighting and Power Related to the Response to and Recovery from Hurricane Sandy

Location:	Carleton Manor, Hammel, Ocean Bay Apartments (Bayside) & Redfern
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$1,180,000.00
Projected Section 3 Hires:	4

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Meco Electric Co., Inc.

28 Ratification of an Award of an Emergency Requirement Contract for the Installation of Emergency Sidewalk Sheds

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal & Mixed Finance
Amount:	\$6,249,750.00
Projected Section 3 Hires:	6

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Authorization is requested to ratify the award of this emergency requirement contract to the lowest responsive and responsible bidder, Parsons Construction, Inc.

29 Ratification of an Award of an Emergency Requirement Contract for the Installation of Emergency Sidewalk Sheds

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal & Mixed Finance
Amount:	\$6,249,750.00
Projected Section 3 Hires:	6

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Authorization is requested to ratify the award of this emergency requirement contract to the lowest responsive and responsible bidder, Parsons Construction, Inc.

30 Ratification of an Award of an Emergency Requirement Contract for the Installation of  
Emergency Sidewalk Sheds

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal & Mixed Finance
Amount:	\$6,249,750.00
Projected Section 3 Hires:	6

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Authorization is requested to ratify the award of this emergency requirement contract to the lowest responsive and responsible bidder, Parsons Construction, Inc.