

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND FIRST MEETING

Minutes of Board Meeting

Wednesday, March 30, 2016

The meeting was held at the office of the Authority, 250 Broadway, New York City. A Quorum being present, the Chair called the meeting to order.

Present: Shola Olatoye, Chair  
Beatrice Byrd, Member  
Derrick D. Cephas, Member  
Zaire Z. Dinzey-Flores, Member  
Victor A. Gonzalez, Member  
Willie Mae Lewis, Member  
Michael P. Kelly, General Manager  
Vilma Huertas, Corporate Secretary

\*\*\*\*\*

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

***Minutes***  
***Regular Meeting***  
***Wednesday, March 30, 2016***

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, February 24, 2016

**APPROVED**

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, March 30, 2016

1 Authorization to Approve Investment Transactions

Location:	Non-Development
Administering Department:	Finance – Treasury Operations
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

---

Authorization is requested to approve the investment transactions that were performed by the Authority's Treasury Department for the Quarter Ended December 31, 2015, in accordance with the US Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

**APPROVED**

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Authorization to Amend an Agreement with Greystone & Co., Inc. d/b/a Greystone Management Solutions

Location:	Various (Citywide)
Administering Department:	Finance – Accounting & Fiscal Services
Funding Source:	Operating – Federal
Amount:	\$852,910.00
Projected Section 3 Hires:	N/A

---

Authorization is requested to amend the agreement with Greystone & Co., Inc. d/b/a Greystone Management Solutions for administration of the Authority's parking permit program for residents, employees and the general public, authorized by Board Resolution 13-1/9-3 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 first one-year renewal option, commencing on April 1, 2016 and continuing through March 31, 2017.

**APPROVED**

3 Authorization to Amend Board Resolution 13-2/13-3

Location:	Non-Development
Administering Department:	Law
Funding Source:	Operating – Self Insurance Fund
Amount:	\$13,000,000.00
Projected Section 3 Hires:	N/A

---

Authorization is requested to amend Board Resolution 13-2/13-3, which authorized the award of seventeen (17) retainer agreements to seventeen (17) firms to provide the Authority with legal defense of all tort claims and resulting lawsuits, by increasing 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, and for the first one-year renewal option, commencing on April 1, 2016 and continuing through March 31, 2017.

**APPROVED**

4 Authorization to Amend an Agreement with Universal Technologies, LLC

Location:	Non-Development
Administering Department:	Information Technology – IT Infrastructure
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$866,200.00
Projected Section 3 Hires:	N/A

---

Authorization is requested to amend the agreement with Universal Technologies, LLC for a Storage Area Network, authorized by Board Resolution 14-9/24-8 for an initial five-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services for the remainder of the initial five-year term, which commenced on October 1, 2014 and is continuing through September 30, 2019.

**APPROVED**

5 Authorization to Amend the Agreement with Language Line Services, Inc.

Location:	Non-Development
Administering Department:	Administration – Customer Contact Center
Funding Source:	Operating – Federal
Amount:	\$1,080,000.00
Projected Section 3 Hires:	N/A

---

Authorization is requested to amend the agreement with Language Line Services, Inc. for over-the-phone foreign language interpretation services, authorized by Board Resolution 13-7/31-27 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 first one-year renewal option, commencing on July 24, 2016 and continuing through July 23, 2017.

**APPROVED**

- 6 Authorization to Enter into an Agreement with New York State Industries for the Disabled, Inc.

Location:	Non-Development
Administering Department:	Operations Support Services
Funding Source:	Operating – Federal
Amount:	\$1,485,990.09
Projected Section 3 Hires:	N/A

---

Authorization is requested to enter into an agreement with New York State Industries for the Disabled, Inc. for Micro Bio Wash Cleaner, commencing on March 31, 2016 and continuing through March 30, 2019, or commencing on such other date as may be determined by the General Manager or the Senior Vice-President for Operations and continuing for three (3) years thereafter, for the not-to-exceed amount, pursuant to the terms and conditions of the NYC Department of Citywide Administrative Services Contract 20101200301.

**APPROVED**

- 7 Award of a Requirement Contract for Various Types of Mortise Cylinders for Building and Apartment Entrances

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$721,626.15
Projected Section 3 Hires:	N/A

---

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, APR Industries, 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.

**APPROVED**

8 Award of a Requirement Contract for Various Types of Carbon Monoxide Alarms

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,662,280.50
Projected Section 3 Hires:	N/A

---

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Home Depot U.S.A., 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.

**APPROVED**

9 Authorization to Increase the Not-To-Exceed Amount of the Requirement Contract for Survey, Inspection, Testing, Repair and Alterations to Fire Alarm Systems

Location:	Various (Manhattan North)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$326,976.82
Projected Section 3 Hires:	N/A

---

Authorization is requested to approve an increase in the not-to-exceed amount of this requirement contract with American Security Systems Inc. for survey, inspection, testing, repair and alterations to fire alarm systems, 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 March 27, 2015 and is continuing through March 26, 2017.

**APPROVED**

- 10 Authorization to Increase the Not-To-Exceed Amount of the Requirement Contract for Survey, Inspection, Testing, Repair and Alterations to Fire Alarm Systems

Location:	Various (Brooklyn South & Staten Island)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$300,040.36
Projected Section 3 Hires:	N/A

---

Authorization is requested to approve an increase in the not-to-exceed amount of this requirement contract with American Security Systems Inc. for survey, inspection, testing, repair and alterations to fire alarm systems, 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 March 27, 2015 and is continuing through March 26, 2017.

**APPROVED**

- 11 Authorization to Increase the Not-To-Exceed Amount of the Requirement Contract for Survey, Inspection, Testing, Repair and Alterations to Fire Alarm Systems

Location:	Various (Brooklyn East & West)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$396,212.25
Projected Section 3 Hires:	N/A

---

Authorization is requested to approve an increase in the not-to-exceed amount of this requirement contract with American Security Systems Inc. for survey, inspection, testing, repair and alterations to fire alarm systems, 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 March 20, 2015 and is continuing through March 19, 2017.

**APPROVED**

- 12 Authorization to Increase the Not-To-Exceed Amount of the Requirement Contract for Survey, Inspection, Testing, Repair and Alterations to Fire Alarm Systems

Location:	Various (Bronx North)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$291,303.85
Projected Section 3 Hires:	N/A

---

Authorization is requested to approve an increase in the not-to-exceed amount of this requirement contract with American Security Systems Inc. for survey, inspection, testing, repair and alterations to fire alarm systems, 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 October 1, 2014 and is continuing through September 30, 2016.

**APPROVED**

- 13 Award of a Job Order Contract for Painting and Plastering

Location:	Various (Bronx & Queens)
Administering Department:	Capital Projects Division - Construction
Funding Source:	Operating & Capital – Federal, Mixed Finance & Insurance
Amount:	\$6,000,000.00
Projected Section 3 Hires:	N/A

---

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, Mt. Olympos Restoration 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.

**APPROVED**

14 Award of a Job Order Contract for Painting and Plastering

Location:	Various (Manhattan)
Administering Department:	Capital Projects Division - Construction
Funding Source:	Operating & Capital – Federal, Mixed Finance & Insurance
Amount:	\$6,000,000.00
Projected Section 3 Hires:	N/A

---

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, Mt. Olympos Restoration 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.

**APPROVED**

15 Award of a Job Order Contract for Painting and Plastering

Location:	Various (Brooklyn & Staten Island)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & Capital – Federal, Mixed Finance & Insurance
Amount:	\$6,000,000.00
Projected Section 3 Hires:	N/A

---

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, Adel-Fia Contracting Corp., 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.

**APPROVED**

16 Award of a Job Order Contract for Roofing

Location:	Various (Bronx & Queens)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & 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, AAA Windows & Doors Corporation, 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.

**APPROVED**

17 Award of a Job Order Contract for Hazardous Materials

Location:	Various (Manhattan)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & 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, New York Environmental Systems, 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.

**APPROVED**

18 Award of a Requirement Contract for Grounds Improvements

Location:	Various (Brooklyn & Queens)
Administering Department:	Capital Projects Division – City Capital
Funding Source:	Capital – City
Amount:	\$2,000,000.00
Projected Section 3 Hires:	2

---

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Champion Electrical Mechanical Builder Corp., 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.

**APPROVED**

19 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:	\$18,493,001.68
Projected Section 3 Hires:	6

---

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Vikrant Contracting & Builders Inc., for the not-to-exceed amount.

**APPROVED**

20 Award of a Requirement Contract for Exterior Restoration and Emergency Sidewalk Sheds

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Local Law 11
Funding Source:	Capital – Federal, City, Mixed Finance & Other
Amount:	\$19,596,721.50
Projected Section 3 Hires:	10

---

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

**APPROVED**

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

Location:	Coney Island I (Sites 4 & 5)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$52,971,000.00
Projected Section 3 Hires:	15

---

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Technico Construction Services, Inc.

**APPROVED**

22 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:	\$16,484,141.26
Projected Section 3 Hires:	6

---

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

**APPROVED**

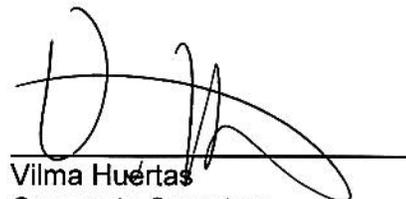
23 Award of a Requirement Contract for Exterior Restoration at Site Specific Developments

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Local Law 11
Funding Source:	Capital – Federal, City, Mixed Finance & Other
Amount:	\$14,953,712.18
Projected Section 3 Hires:	6

---

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

**APPROVED**



Vilma Huertas  
Corporate Secretary



# **NYCHA Board Calendar Meeting**

**Chair's Report**

**March 30, 2016**

**[NextGen@nycha.nyc.gov](mailto:NextGen@nycha.nyc.gov)**

# Agenda

## Public Safety

- Completion of Installation of New Lighting at Polo Grounds Towers
- Public Safety Advisory Committee

## City Council Budget Hearing

- State of NYCHA

## Flexible Operations (Flex Ops)

# Public Safety

- ❑ Polo Grounds Towers
  - March 10, 2016 - Chair & CEO Olatoye announced the completion of \$4.8M of lighting installation project at Polo Grounds Towers.
  - 341 new lighting fixtures installed.
  - Part of the Mayor's Action Plan (MAP) for Neighborhood Safety initiative to reduce crime and increase neighborhood safety at 15 developments.
  - Funding includes City, State and Manhattan DA.



Polo RA VP Georgia Bishop, MoCJ Map Deputy Director Renita Francois, Chair & CEO Shola Olatoye, Manhattan DA Cyrus Vance and Arcadia President Stephen Gianotti

# Public Safety

- ❑ Public Safety Advisory Committee
  - Launched March 1, 2016.
  - NYCHA, NYPD, residents & citywide stakeholders will develop the NextGen Public Safety Blueprint, an integrated plan to create safer, cleaner and more connected public housing communities.
  - Builds upon Resident Watch groups at developments.
  - Comprised of NYCHA VP for Public Safety, NYPD Housing Bureau Chief, President of Citywide Council of Presidents and two NYCHA resident youth.
  - Applications from residents between 18 to 24 accepted through March 31, 2016 and committee member selections will be announced April, 2016.





# **NYCHA Board Calendar Meeting**

**General Manager's Report**

**March 30, 2016**

**[NextGen@nycha.nyc.gov](mailto:NextGen@nycha.nyc.gov)**

THREE-THOUSAND ONE HUNDRED AND FIRST MEETING

Wednesday, March 30, 2016

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:27 A.M.

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

Vilma Huertas  
Corporate Secretary