

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND SEVENTY-EIGHTH MEETING

Minutes of Board Meeting

Wednesday, March 26, 2014

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
Kyle E. Kimball, Vice-Chairman
Diahann Billings-Burford, Member
Victor A. Gonzalez, Member
Willie Mae Lewis, Member
Emily A. Youssof, Member
Cecil R. House, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, March 26, 2014

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, February 26, 2014

APPROVED

II. Chair's Report

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, March 26, 2014

1 Approval of Investment Transactions

Location:	N/A
Submitting Department:	Executive
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested for approval of investment transactions that were performed by the Authority's Treasury Division in accordance with US Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13 for the Quarter Ended December 31, 2013.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Award of a Requirement Contract for Plaster and Lime Masonry Materials

Location:	Various (Citywide)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$1,454,910.00
Projected Section 3 Hires:	N/A

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

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3 Award of a Requirement Contract for Custom-Made Door Lock Cylinders

Location:	Various (Citywide)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$249,282.90
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.

APPROVED¹

4 Award of a Contract for Replacement of Boilers

Location:	Highbridge Gardens
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$3,227,366.00
Projected Section 3 Hires:	2

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Maric Plumbing & Heating, Inc. The first lowest bidder was deemed non-responsive due to failure to submit a bid security, as required by the contract.

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5 Award of a Contract for Replacement of Boilers

Location:	Throggs Neck Addition
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$2,055,500.00
Projected Section 3 Hires:	3

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

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6 Award of a Contract for Gas Piping Replacement

Location:	South Jamaica I & II
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$1,437,633.67
Projected Section 3 Hires:	1

Authorization is requested to award this contract to the lowest responsive and responsible bidder, TR Pipe & Vincent J. Bellomo Plumbing JT/Venture LLC.

APPROVED

7 Authorization of a Change Order to Contract No. HE1123911 Awarded to Kordun Construction Corp.

Location:	131 Saint Nicholas
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$215,000.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to a contract awarded to Kordun Construction Corp. for the replacement of boilers, authorized by Board Resolution 12-5/23-15. This change order is required for the installation of a chimney liner.

APPROVED

8 Authorization to Rescind Board Resolution 13-7/31-11 and Reject All Bids for Award of a Contract for Roofing Replacement and Asbestos Abatement

Location:	Astoria
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to (i) rescind award made pursuant to Board Resolution 13-7/31-11, to the lowest responsive and responsible bidder, Imperium Construction, Inc., because the Authority inadvertently omitted the insurance requirements from the bid documents; and, (ii) reject all bids in the best interest of the Authority because 120 days have elapsed from the bid opening date. This contract will be rebid to reflect revised contract documents which will include the insurance requirements and updated construction cost estimate to reflect current market conditions.

APPROVED

9 Authorization of a Change Order to Requirement Contract No. 1209114 Awarded to American Pipe & Tank Lining Co. Inc.

Location:	Various (Brooklyn & Queens)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$1,343,338.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to a requirement contract awarded to American Pipe & Tank Lining Co. Inc. for inspection and cleaning of roof mounted gravity water tanks ("roof tanks"), which did not require initial Board approval. This change order, for the not-to-exceed amount, is required to: (i) increase the capacity in order to perform urgently needed repairs and replacement of roof tanks; and, (ii) continue the inspection and cleaning of roof tanks throughout the contract term.

APPROVED

- 10 Authorization of a Change Order to Requirement Contract No. 1205779 Awarded to Rosenwach Tank Co. LLC

Location:	Various (Manhattan)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$696,668.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to a requirement contract awarded to Rosenwach Tank Co. LLC for inspection and cleaning of roof mounted gravity water tanks ("roof tanks"), which did not require initial Board approval. This change order, for the not-to-exceed amount, is required to: (i) increase the capacity in order to perform urgently needed repairs and replacement of roof tanks; and, (ii) continue the inspection and cleaning of roof tanks throughout the contract term.

APPROVED

- 11 Authorization of a Change Order to Requirement Contract No. 1205780 Awarded to Rosenwach Tank Co. LLC

Location:	Various (Bronx)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$1,563,792.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to a requirement contract awarded to Rosenwach Tank Co. LLC for inspection and cleaning of roof mounted gravity water tanks ("roof tanks"), which did not require initial Board approval. This change order, for the not-to-exceed amount, is required to: (i) increase the capacity in order to perform urgently needed repairs and replacement of roof tanks; and, (ii) continue the inspection and cleaning of roof tanks throughout the contract term.

APPROVED

12 Authorization to Enter into an Agreement with Manhattan Ford Lincoln, Inc.

Location:	Various (Citywide)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal, Section 8 Reserves & LLC Replacement Reserves
Amount:	\$1,230,656.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Manhattan Ford Lincoln, Inc. for the purchase of sixty-seven (67) 2014 Ford Escape 4x4 Sport Utility Vehicles, commencing on March 27, 2014 and continuing through September 26, 2014, or commencing on such other date as may be determined by the General Manager or the Senior Vice-President and Chief Supply Officer and continuing for six (6) months thereafter, pursuant to the terms and conditions of NYC Department of Citywide Administrative Services Contract 20111203451.

APPROVED

13 Authorization to Enter into an Agreement with Manhattan Ford Lincoln, Inc.

Location:	Various (Citywide)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal, Section 8 Reserves & LLC Replacement Reserves
Amount:	\$1,785,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Manhattan Ford Lincoln, Inc. for the purchase of fifty-one (51) 2014 Ford F250 pick-up trucks complete with Meyer Plow 7.0, Dump Body and G2 Tommy Gate, commencing on March 27, 2014 and continuing through September 26, 2014, or commencing on such other date as may be determined by the General Manager or the Senior Vice-President and Chief Supply Officer and continuing for six (6) months thereafter, pursuant to the terms and conditions of NYC Department of Citywide Administrative Services Contract 20111202911.

APPROVED

14 Authorization to Enter into an Agreement with Major Chevrolet, Inc.

Location:	Various (Citywide)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal, Section 8 Reserves & LLC Replacement Reserves
Amount:	\$1,160,634.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Major Chevrolet, Inc. for the purchase of fifty-seven (57) 2014 Chevy Express 2500 cargo vans, commencing on March 27, 2014 and continuing through September 26, 2014, or commencing on such other date as may be determined by the General Manager or the Senior Vice-President and Chief Supply Officer and continuing for six (6) months thereafter, pursuant to the terms and conditions of NYC Department of Citywide Administrative Services Contract 20111202926.

APPROVED

15 Board Member Youssouf moved that the Members be authorized to meet in Committee and Executive Sessions today and on any adjourned or rescheduled future date, to discuss tenancy termination proceedings, grievances, real estate, and financial matters concerning the Authority.

APPROVED



Vilma Huertas
Corporate Secretary

¹ Board Member Youssouf abstained from voting on this Board Resolution.
² Board Member Youssouf abstained from voting on this Board Resolution.
³ Board Member Youssouf abstained from voting on this Board Resolution.