

NEW YORK CITY HOUSING AUTHORITY
Office of the Secretary

Disposition
Regular Meeting
Wednesday, January 19, 2011

Authority Minutes

Minutes of Regular Meeting, Wednesday, January 5, 2011

APPROVED

- 1 Authorization to Amend Board Resolution 10-10/13-2 for Roof Replacement and Masonry Repairs

| | |
|------------------------|---------------------------------|
| Location: | Saratoga Village |
| Submitting Department: | Capital Projects Administration |
| Funding Source: | Capital – Federal |
| Amount: | \$1,967,845.00 |

Authorization is requested to amend Board Resolution 10-10/13-2, which authorized the award of a contract (the "Contract") for roof replacement and masonry repair to Nirman Construction Inc. ("Nirman"). Nirman was deemed non-responsible as it did not possess the requisite business integrity to justify award of the Contract. Authorization is therefore requested to award the Contract to the lowest responsive and responsible bidder, Rashel Construction Corp.

APPROVED

- 2 Award of a Construction Manager Subcontract for New Spray Foam Roofs and Masonry Repairs

| | |
|------------------------|---------------------------------|
| Location: | Whitman |
| Submitting Department: | Capital Projects Administration |
| Funding Source: | Capital – Federal |
| Amount: | \$8,424,246.28 |

Authorization is requested to approve the award of a subcontract from the Authority's Construction Manager, STV Construction, Inc., to the lowest responsive and responsible bidder, Technico Construction Services, Inc., for the negotiated bid price.

APPROVED

3 Award of a Construction Manager Subcontract for New Spray Foam Roofs and Masonry Repairs

| | |
|------------------------|---------------------------------|
| Location: | Ingersoll |
| Submitting Department: | Capital Projects Administration |
| Funding Source: | Capital – Federal |
| Amount: | \$10,224,785.00 |

Authorization is requested to approve the award of a subcontract from the Authority's Construction Manager, STV Construction, Inc., to the lowest responsive and responsible bidder, Pro-Metal Construction Inc.

APPROVED

4 Award of a Contract for the Replacement of Vacuum Pumps and Installation of Condensate Pumps

| | |
|------------------------|---------------------------------|
| Location: | Saint Nicholas |
| Submitting Department: | Capital Projects Administration |
| Funding Source: | Capital – Federal |
| Amount: | \$381,000.00 |

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

APPROVED

5 Award of a Requirement Contract for Installation of Sidewalk Sheds

| | |
|------------------------|--------------------------------------|
| Location: | Various (Brooklyn and Staten Island) |
| Submitting Department: | Capital Projects Administration |
| Funding Source: | Capital – Federal |
| Amount: | \$2,892,275.00 |

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Metropolitan Bridge & Scaffolds Corp. The lowest bidder was deemed non-responsive for failing to demonstrate that it possessed the experience, equipment and materials necessary to perform the work.

APPROVED

6 Authorization to Amend the Agreement with FJC Security Services, Inc.

| | |
|------------------------|---------------------|
| Location: | Various (Citywide) |
| Submitting Department: | Security |
| Funding Source: | Operating – Federal |
| Amount: | \$7,700,000.00 |

Authorization is requested to amend the agreement with FJC Security Services, Inc. for security guard services (the "Services") at Authority Senior Developments and Satellite Office locations, authorized by Board Resolution 08-12/24-3, to increase the not-to-exceed amount. The amendment will accommodate an increase to the agreement's hourly rates resulting from an increase in prevailing wage rates and continue to provide the Services for the remainder of the agreement's original term, expiring on January 7, 2012.

APPROVED

7 Authorization to Amend the Agreement with Gelco Corporation d/b/a G. E. Capital Fleet Services

| | |
|------------------------|---------------------|
| Location: | Non-Development |
| Submitting Department: | General Services |
| Funding Source: | Operating – Federal |
| Amount: | \$3,900,000.00 |

Authorization is requested to amend the agreement with Gelco Corporation d/b/a G. E. Capital Fleet Services ("G. E. Capital") for vehicle maintenance and repair services and procurement of replacement parts for the Authority's civilian vehicles ("the Services"), authorized by Board Resolution 08-10/16-10, to increase the not-to-exceed amount. The amendment will allow G. E. Capital to continue to provide the Services for the remainder of the agreement's original term, expiring on October 31, 2011.

APPROVED

8 NYCHA Commercial Lease

| | |
|------------------------|--------------------------------------|
| Location: | Betances II |
| Submitting Department: | Facility Planning and Administration |
| Funding Source: | N/A |
| Amount: | N/A |

Authorization is requested to enter into a renewal lease agreement between the Authority, as Landlord, and United Cerebral Palsy of New York City, Inc., as Tenant, for the space located on the street level of the building at 408 East 137th Street, Bronx, NY, in the Betances II Houses development. The premises will be utilized as a day habilitation and outpatient healthcare services facility. The term of the lease will be ten (10) years, commencing on March 1, 2011 and continuing through February 28, 2021, or commencing on such other date as may be determined by the General Manager or the First Deputy General Manager and continuing for ten (10) years thereafter, at an annual base rent of \$215,800.00 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$2,473,905.16.

APPROVED

9 NYCHA Commercial Lease

Location: Queensbridge South
Submitting Department: Facility Planning and Administration
Funding Source: N/A
Amount: N/A

Authorization is requested to enter into a renewal lease agreement between the Authority, as Landlord, and 41st Avenue Candy & Deli, Inc., as Tenant, for the commercial space located on the street level of the building at 10-40 & 10-42 41st Avenue, Long Island City, NY, which space is known as store numbers 15 & 16, in the Queensbridge South Houses development. The premises will be utilized as a deli/grocery. The term of the lease will be seven (7) years, commencing on March 1, 2011 and continuing through February 28, 2018, or commencing on such other date as may be determined by the General Manager or the First Deputy General Manager and continuing for seven (7) years thereafter, at an annual base rent of \$35,236.00 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$269,994.52.

APPROVED

10 NYCHA Commercial Lease

Location: Manhattanville Rehab (Group 2)
Submitting Department: Facility Planning and Administration
Funding Source: N/A
Amount: N/A

Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and Juana Ventura & Freddy Diaz, as Tenant, for the commercial space located on the street level of the building at 1504 Amsterdam Avenue, New York, NY, which space is known as store number 2, in the Manhattanville Rehab (Group 2) development. The premises will be utilized as a beauty salon. The term of the lease will be five (5) years, commencing on March 1, 2011 and continuing through February 29, 2016, or commencing on such other date as may be determined by the General Manager or the First Deputy General Manager and continuing for five (5) years thereafter, at an annual base rent of \$28,120.00 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$149,292.90.

APPROVED

11 NYCHA Commercial Lease

| | |
|------------------------|--------------------------------------|
| Location: | Frederick Samuel LLC I |
| Submitting Department: | Facility Planning and Administration |
| Funding Source: | Operating – Federal |
| Amount: | \$1,660.00 |

Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and Confesora Beauty Salon, Inc., as Tenant, for the commercial space located on the street level of the building at 645 Lenox Avenue, New York, NY, which space is known as store number 1, in the Frederick Samuel Houses development. The premises will be utilized as a beauty salon. The term of the lease will be five (5) years, commencing on March 1, 2011 and continuing through February 29, 2016, or commencing on such other date as may be determined by the General Manager or the First Deputy General Manager and continuing for five (5) years thereafter, at an annual base rent of \$10,625.00 for the first year, with three percent annual increases for the remainder of the term. The Authority will be responsible for payment of a real estate brokerage commission to complete this transaction. Total Revenue: \$54,749.56.

APPROVED

- 12 Vice Chairman Andrews moved that the Members be authorized to meet in Executive Sessions today and one week from today, to discuss employee disciplinary proceedings, tenancy termination proceedings, grievances, real estate, and financial matters concerning the Authority.

APPROVED



Vilma Huertas
Secretary