

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND SIXTY-SEVENTH MEETING

Minutes of Board Meeting

Wednesday, June 5, 2013

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

Present: John B. Rhea, Chairman
Emily A. Youssouf, Vice-Chair
Margarita López, Member
Victor A. Gonzalez, Member
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, June 5, 2013

Authority Minutes

Minutes of Regular Meeting, Wednesday, May 22, 2013

APPROVED

- 1 Authorization of a Change Order to the Contract between the Authority's Construction Manager, LiRo Program & Construction Management, P.C. and its Subcontractor, R. Maric Piping, Inc. for Contract No. 5

Location:	Edenwald
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$1,117,000.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to the contract between the Authority's Construction Manager, LiRo Program & Construction Management, P.C., and Subcontractor, R. Maric Piping, Inc. ("Maric"), for underground steam line replacement, awarded pursuant to Construction Management Task Order #7. The change order, in the negotiated amount, is required to compensate Maric for the additional site excavation, asbestos abatement, labor, and related NYC Department of Buildings and NYC Department of Environmental Protection required filings.

APPROVED

- 2 Authorization of a Change Order to the Contract between the Authority's Construction Manager, China Construction America, Inc. and its Subcontractor, Whitestone Construction Corp. for Contract Nos.1 and 2

Location:	Soundview
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$813,115.80
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to the contract between the Authority's Construction Manager, China Construction America, Inc., and Subcontractor, Whitestone Construction Corp. ("Whitestone"), for repairing exterior brickwork and roofing replacement, awarded pursuant to Construction Management Task Order # 1. The change order, in the negotiated amount, is required to compensate Whitestone for increased field and project costs, labor and materials escalation costs, home office overhead, and increased insurance and bonding costs.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

3 Authorization of a Change Order to Contract No. BW7023050 Awarded to Mongiove Associates Ltd.

Location:	Red Hook East
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$192,000.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to Contract No. BW7023050 awarded to Mongiove Associates Ltd. ("Mongiove") for stores and garage renovation, authorized by Board Resolution 08-10/16-3. The change order, in the negotiated amount, is required to compensate Mongiove for costs to maintain the jobsite during an eight (8) month delay, consisting of rental and maintenance of the construction trailer, portable sanitary facility, site security and supervision.

APPROVED

4 Award of a Requirement Contract for Service of Intercom Systems

Location:	Various (Manhattan)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$2,257,346.00
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, CLC Communications 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

5 Award of a Requirement Contract for Service of Intercom Systems

Location:	Various (Bronx)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$1,659,463.50
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, CLC Communications Inc., for the not-to-exceed amount. The first lowest bidder, Fervent Electrical Corp., was deemed non-responsive for failure to submit completed bid documents as required by the contract. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

6 Award of a Requirement Contract for Service of Intercom Systems

Location:	Various (Brooklyn)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$2,185,162.75
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, CLC Communications 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

7 Award of a Requirement Contract for Service of Intercom Systems

Location:	Various (Queens and Staten Island)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$1,052,622.97
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, American Security Systems Inc., for the not-to-exceed amount. The first lowest bidder, Fervent Electrical Corp., was deemed non-responsive for failure to submit completed bid documents as required by the contract. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

8 Ratification of an Award of an Emergency Contract for Repair of Compactor Units Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook West and Coney Island
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$307,645.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify the award of an emergency contract to Arrow Steel, Inc., for the not-to-exceed amount.

APPROVED

9 Authorization to Enter into an Agreement with Local Initiatives Support Corporation

Location:	Various (Bronx South)
Submitting Department:	Office of Public Private Partnerships
Funding Source:	Operating – Federal Grant
Amount:	\$300,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Local Initiatives Support Corporation to serve as the Choice Neighborhoods Planning Coordinator to assist the Authority in creating a Neighborhood Transformation Plan, pursuant to the US Department of Housing and Urban Development's Choice Neighborhoods Initiative, commencing on June 10, 2013 and continuing through November 15, 2014, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Community Programs and Development and continuing for one (1) year, five (5) months and five (5) days thereafter, for the not-to-exceed amount.

APPROVED

10 Authorization to Enter into a Commercial Lease Agreement with 396 Deli Grocery Inc.

Location:	Harlem River
Submitting Department:	Facility Planning and Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and 396 Deli Grocery Inc., as Tenant, for the commercial space located on the street level of the building at 40 1/2 Macombs Place, New York, NY, which space is known as store numbers 15 and 16, in the Harlem River Houses development. The premises will be utilized as a deli/grocery. The term of the lease will be five (5) years, commencing on July 1, 2013 and continuing through June 30, 2018, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Administration and continuing for five (5) years thereafter, at an annual base rent of \$17,290.00 for the first year, exclusive of a two (2) month rent concession, with a 2% annual increase for the remainder of the term. Total Revenue: \$87,096.19.

APPROVED

11 Authorization to Enter into a Commercial Lease Agreement with JCE Excel Inc.

Location:	Drew – Hamilton (LLC I)
Submitting Department:	Facility Planning and Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and JCE Excel Inc., as Tenant, for the commercial space located on the street level of the building at 2446-2448 Adam Clayton Powell Boulevard, New York, NY, which space is known as store numbers 2 and 3 in the Drew – Hamilton Houses (LLC I) development. The premises will be utilized as a clothing store. The term of the lease will be five (5) years, commencing on July 1, 2013 and continuing through June 30, 2018, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Administration and continuing for five (5) years thereafter, at an annual base rent of \$29,640.00 for the first year, exclusive of a two (2) month rent concession, with a 3% annual increase for the remainder of the term. Total Revenue: \$152,422.79.

APPROVED

12 Authorization to Convey (i) an Approximately 68,473 Square Foot Parcel of Land for the Development of 120 Units of Affordable Housing; and (ii) an Approximately 222 Square Foot Parcel of Land within the Mapped Bronx River Avenue to Extend a Public Street

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

Authorization is requested to convey (i) an approximately 68,473 square foot parcel of land at Soundview Houses, located at Bronx Block 3515 Lot 1 (tentative Lot 60) for the purpose of constructing 120 units of affordable rental housing (inclusive of one (1) superintendent unit); and (ii) an approximately 222 square foot parcel of land on Bronx Block 3515, Lot 1 (tentative Lot 45) within the mapped Bronx River Avenue for the extension of a public street to Soundview Family Housing LLC, an affiliate of Community Preservation Corporation Resources, Inc., L&M Development Partners Inc., and Lemle and Wolff, Inc. as the first phase of a multi-phase affordable housing development project.

APPROVED

- 13 Vice-Chair Youssouf 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

A handwritten signature in black ink, appearing to read 'V. Huertas', is written over a solid horizontal line. The signature is stylized and cursive.

Vilma Huertas
Corporate Secretary