

# NEW YORK CITY HOUSING AUTHORITY

## THREE-THOUSAND SEVENTY-THIRD MEETING

### Minutes of Board Meeting

Wednesday, November 20, 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  
Diahann Billings-Burford, Member  
Beatrice Byrd, Member  
Victor A. Gonzalez, Member  
Kyle E. Kimball, Member  
Willie Mae Lewis, Member  
Emily A. Youssef, Member  
Cecil R. House, General Manager  
Vilma Huertas, Corporate Secretary

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# ***NEW YORK CITY HOUSING AUTHORITY***

## ***Office of the Corporate Secretary***

*Minutes  
Regular Meeting  
Wednesday, November 20, 2013*

### Authority Minutes

Minutes of Regular Meeting, Wednesday, October 23, 2013

#### **APPROVED**

**1 Authorization to Enter into an Agreement with Exigis LLC**

Location:	Non-Development
Submitting Department:	Risk Finance
Funding Source:	Operating – Federal
Amount:	\$1,500,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Exigis LLC for use of its proprietary insurance tracking system, known as Riskworks®, including system maintenance and configuration/technical support, commencing on December 15, 2013 and continuing through December 14, 2018, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Finance and continuing for five (5) years thereafter, for the not-to-exceed amount.

#### **APPROVED**

**2 Authorization to Enter into an Agreement with Kraus Management Inc.**

Location:	Forest Hills Co-Op
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$3,236,725.90
Projected Section 3 Hires:	3

Authorization is requested to enter into an agreement with Kraus Management Inc. to provide property management services for the Authority, commencing on December 1, 2013 and continuing through November 30, 2015, 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 two (2) years thereafter, for the not-to-exceed amount, with a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

#### **APPROVED**

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

3 Ratification of an Amendment to the Agreement with IIT, Inc.

Location:	Non-Development
Submitting Department:	Procurement
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$800,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to ratify the amendment to the agreement with IIT, Inc. to provide staff augmentation services to the Authority, authorized by Board Resolution 12-2/15-9 and as amended by subsequent Board Resolution 13-5/22-11, to increase the not-to-exceed amount, in order to allow for the continuation of services provided, especially for critical projects where technical skills are required.

**APPROVED**

4 Award of a Requirement Contract for Exterminating Services for Bed Bugs in Apartments

Location:	Various (Bronx)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$1,008,851.38
Projected Section 3 Hires:	2

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Kingsway Exterminating Co. Inc. The 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 Exterminating Services for Bed Bugs in Apartments

Location:	Various (Brooklyn)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$1,365,249.07
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Kingsway Exterminating Co. Inc. The 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 Asbestos Abatement Project Monitoring and Management

Location:	Various (Bronx)
Submitting Department:	Procurement
Funding Source:	Capital – Federal
Amount:	\$1,077,760.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Airtex Environmental Corp., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for the submission of an unrealistically low bid that it appears unlikely the vendor will be able to perform the contract work satisfactorily. The second lowest bidder is ineligible to receive award of this contract as the bid documents limit award to no more than two contracts for this type of work to any one vendor. The 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 Asbestos Abatement Project Monitoring and Management

Location:	Various (Queens)
Submitting Department:	Procurement
Funding Source:	Capital – Federal
Amount:	\$1,077,760.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Airtek Environmental Corp., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for the submission of an unrealistically low bid that it appears unlikely the vendor will be able to perform the contract work satisfactorily. The second lowest bidder is ineligible to receive award of this contract as the bid documents limit award to no more than two contracts for this type of work to any one vendor. The 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 Asbestos Abatement Project Monitoring and Management

Location:	Various (Manhattan)
Submitting Department:	Procurement
Funding Source:	Capital – Federal
Amount:	\$1,020,078.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, ATC Group Services Inc., for the not-to-exceed amount. The first lowest bidder is ineligible to receive award of this contract as the bid documents limit award to no more than two contracts for this type of work to any one vendor. The requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

9 Award of a Requirement Contract for Asbestos Abatement Project Monitoring and Management

Location:	Various (Staten Island)
Submitting Department:	Procurement
Funding Source:	Capital – Federal
Amount:	\$1,020,078.00
Projected Section 3 Hires:	1

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, ATC Group Services Inc., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for the submission of an unrealistically low bid that it appears unlikely the vendor will be able to perform the contract work satisfactorily. The requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

10 Award of a Requirement Contract for Gas Piping Replacement

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, Section 8, Mixed Finance & Other
Amount:	\$2,093,448.61
Projected Section 3 Hires:	1

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

**APPROVED**

11 Award of a Requirement Contract for Gas Piping Replacement

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$2,383,526.83
Projected Section 3 Hires:	1

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

**APPROVED**

12 Award of a Contract for Repairing Fire Escapes

Location:	Washington Heights Rehab (Groups 1 & 2)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$1,931,744.43
Projected Section 3 Hires:	2

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Lakhi General Contractor Inc.

**APPROVED**

13 Rejection of All Bids for Installation of Sidewalk Sheds

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of all bids is recommended in the best interest of the Authority. The requirement contract will be redesigned to include additional needs.

**APPROVED**

14 Authorization to: (i) Enter into a Ground Lease for the South Side Lots, (ii) Convey 22 South Side Buildings, and (iii) Convey 14 North Side Properties at Randolph Houses for the Redevelopment of the Phase One and Phase Two Project Sites

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

Authorization is requested to: (i) enter into a 99-year triple net ground lease of the land located on the south side of Randolph Houses, New York County, Block 1829, Lots 38-60 to lease to Trinity West Harlem Phase One Housing Development Fund Corporation (the "HDFC") as tenant; (ii) convey 22 contiguous buildings located on the south side of Randolph Houses, New York County, Block 1829, Lots 38-60 to the HDFC for the redevelopment and rehabilitation of a 168-unit (inclusive of 1 superintendent unit) building containing 147 public housing units (of which 132 are low-income housing tax credit units) and 20 non-public housing units; and (iii) convey 14 contiguous buildings plus one vacant site on the north side of Randolph Houses located at New York County, Block 1830, Lots 5-18 and Lot 104, for the redevelopment and rehabilitation of a 134-unit (inclusive of 1 superintendent unit) building containing 134 non-public housing units.

**APPROVED**



- 15 Authorization to Submit a Section 18 Application to: (i) Grant a Public Access Easement for the Reopening of Astoria Boulevard, (ii) Dispose of One Parcel of Land for School Construction, and (iii) Dispose of Two Parcels of Land for Affordable Housing Development

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

Authorization is requested to submit an application to the US Department of Housing and Urban Development, pursuant to Section 18 of the United States Housing Act of 1937, as amended (the "Section 18 Application"), to: (i) grant an approximate 50,000 square foot public access easement to the City of New York (the "City") for a new private street connecting Astoria Boulevard through the Astoria Houses campus; (ii) dispose of an approximately 66,450 square foot parcel of land at Astoria Houses located at Queens County, Block 490, Lot 101, to the NYC School Construction Authority for future development of a school; and (iii) dispose of two (2) parcels of land comprised of an approximate 61,650 square foot parcel of land at Astoria Houses located at Queens County, Block 490, Lot 101, to Halletts A Development Company, LLC, an affiliate of Lincoln Equities Group LLC, for development of a total of 340 units of affordable housing, in connection with the proposed mixed use development on the adjacent Halletts Point waterfront in Queens.

**APPROVED**

- 16 Authorization to Convey an Approximately 48,452 Square Foot Parcel of Land at Soundview Houses for the Development of 86 Units of Affordable Housing

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

Authorization is requested to convey an approximately 48,452 square foot parcel of land at Soundview Houses, located at Bronx Block 3515, Lot 40 for the purpose of constructing 86 units of affordable rental housing for seniors (inclusive of one (1) superintendent unit) to HP Soundview Senior Housing Development Fund Company, Inc., an affiliate of Community Preservation Corporation Resources, Inc., L&M Development Partner Inc., and Lemle and Wolff, Inc.

**APPROVED**

- 17 Award of a Requirement Contract for Temporary Boilers Oil to Natural Gas Conversion  
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 – Federal
Amount:	\$7,139,555.00
Projected Section 3 Hires:	2

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

**APPROVED**

- 18 Award of a Requirement Contract for Temporary Boilers Oil to Natural Gas Conversion  
Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Brooklyn)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$9,749,446.00
Projected Section 3 Hires:	1

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

**APPROVED**

- 19 Award of a Requirement Contract for Temporary Boilers Oil to Natural Gas Conversion Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Queens)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$7,613,400.00
Projected Section 3 Hires:	4

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

**APPROVED**

- 20 Award of a Requirement Contract for Temporary Boilers Oil to Natural Gas Conversion Related to the Response to and Recovery from Hurricane Sandy

Location:	Lower East Side (Rehab) & Lavanburg Homes
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$1,548,000.00
Projected Section 3 Hires:	2

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

**APPROVED**

- 21 Authorization of a Change Order to Job Order Contract No. 1128801 Awarded to Geomatrix Services, Inc.

Location:	Various (Brooklyn)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Project Home
Amount:	\$1,500,000.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to Job Order Contract No. 1128801, awarded to Geomatrix Services, Inc. for the performance of maintenance tasks and minor construction projects, authorized by Board Resolution 12-7/3-5. The change order, for the not-to-exceed amount, is required to cover the costs for additional tasks assigned throughout the contract term.

**APPROVED**

- 22 Authorization of a Change Order to Job Order Contract No. 1128802 Awarded to Geomatrix Services, Inc.

Location:	Various (Bronx)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Project Home
Amount:	\$1,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to Job Order Contract No. 1128802, awarded to Geomatrix Services, Inc. for the performance of maintenance tasks and minor construction projects, authorized by Board Resolution 12-7/3-6. The change order, for the not-to-exceed amount, is required to cover the costs for additional tasks assigned throughout the contract term.

**APPROVED**

- 23 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**

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

Vilma Huertas  
Corporate Secretary