

NEW YORK CITY HOUSING AUTHORITY
Office of the Secretary

Disposition
Regular Meeting
Wednesday, May 25, 2011

Authority Minutes

Minutes of Regular Meeting, Wednesday, May 11, 2011

APPROVED

1 Approval of Investment Transactions

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	N/A
Amount:	N/A

Authorization is requested for approval of investment transactions that were performed by the Authority's Treasury Division in accordance with U.S. Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13 for the Quarter Ended March 31, 2011.

APPROVED

2 Ratification of Award of an Emergency Contract for Replacement of Roof Water Tanks

Location:	O'Dwyer Gardens
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$298,000.00

Authorization is requested to ratify the award of this emergency contract to the sole responsive and responsible bidder, Rosenwach Tank Co. LLC.

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N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

3 Award of a Requirement Contract for Replacement of Heating Control Panels

Location:	Various (Manhattan)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$374,866.00

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, National Grid Energy Management, LLC. The first lowest bidder was deemed non-responsive for failing to submit bid security, as required by the contract.

WITHDRAWN

4 Award of a Requirement Contract for Boiler Welding and Repair

Location:	Various (Bronx)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$751,918.56

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, New York Boiler, Inc.

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5 Award of a Requirement Contract for Boiler Welding and Repair

Location:	Various (Brooklyn)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$696,100.72

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, New York Boiler, Inc.

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6 Award of a Requirement Contract for Boiler Welding and Repair

Location:	Various (Manhattan)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$779,719.60

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, New York Boiler, Inc.

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7 Award of a Requirement Contract for Boiler Welding and Repair

Location:	Various (Queens and Staten Island)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$444,570.88

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, New York Boiler, Inc.

APPROVED

8 NYCHA Commercial Lease

Location:	Frederick Samuel (LLC I)
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 Enoch Torres d/b/a Early Golden Bagels, as Tenant, for the commercial space located on the street level of the building at 2473 A.C.P. Boulevard, New York, NY, which space is known as store number 2, in the Frederick Samuel Houses development. The premises will be utilized as a bagel shop. The term of the lease will be five (5) years, commencing on July 1, 2011 and continuing through June 30, 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 \$16,800.00 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$89,193.48.

APPROVED

9 NYCHA Commercial Lease

Location:	First
Submitting Department:	Facility Planning and Administration
Funding Source:	Operating – Federal
Amount:	\$16,692.12

Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and Sang Suk Lee, as Tenant, for the commercial space located on the street level of the building at 35 Avenue A, New York, NY, which space is known as store number 5, in the First Houses development. The premises will be utilized as a nail salon. The term of the lease will be ten (10) years, commencing on July 1, 2011 and continuing through June 30, 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 \$75,591.00 for the first year, exclusive of a five (5) month rent concession, 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: \$818,377.75.

APPROVED

10 Authorization to Ratify a Change Order to the Contract Between the Authority's Construction Manager, China Construction America, Inc., and its Subcontractor, AKRO General Contracting

Location:	Amsterdam Addition (LLC I)
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Capital – Mixed Finance
Amount:	\$267,000.00

Authorization is requested to ratify a change order to the contract between the Authority's Construction Manager, China Construction America, Inc., and subcontractor, AKRO General Contracting ("AKRO"), for roofing replacement and repair of spalled concrete façade, parapet and bulkhead walls, awarded pursuant to Construction Management Task Order #7. The change order required AKRO to replace the existing play area surface above the day care center with a new playground rubberized protection system and to replace the storage room roof.

APPROVED

- 11 Authorization to Ratify a Change Order to the Contract Between the Authority's Construction Manager, TDX Construction Corporation, and its Subcontractor, Technico Construction Services, Inc.

Location:	Drew-Hamilton (LLC I)
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Capital – Mixed Finance
Amount:	\$803,940.00

Authorization is requested to ratify a change order to the contract between the Authority's Construction Manager, TDX Construction Corporation, and subcontractor, Technico Construction Services, Inc. ("Technico"), for masonry repair and related work, authorized by Board Resolution 10-3/10-11 and awarded pursuant to Construction Management Task Order #8. The change order required Technico to perform additional pointing, brick replacement, and replacement of missing bolts in the shelf angles and pinning of the existing masonry façade required to properly restore the façade of buildings 3, 4, and 5.

APPROVED

- 12 Authorization to Amend the Agreement with ADT Security Services, Inc.

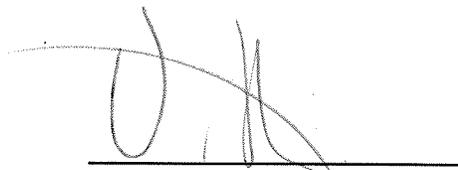
Location:	Various (Citywide)
Submitting Department:	Office of Security
Funding Source:	Operating – Federal
Amount:	\$250,000.00

Authorization is requested to amend the agreement with ADT Security Services, Inc., which did not require initial Board approval, to install, maintain, and monitor intrusion detection and electronic security systems, as needed. The amendment will allow for future installations and continued maintenance and monitoring of all locations for the remainder of the agreement's original term expiring on August 28, 2012.

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



Vilma Huertas
Secretary