

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND TWENTY-SIXTH MEETING

Minutes of Board Meeting

Wednesday, May 30, 2018

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

Present: Derrick D. Cephas, Vice-Chair
Jacqueline Arroyo, Member
Zaire Dinzey-Flores, Member
Victor A. Gonzalez, Member
Nnenna Lynch, Member
Jacqueline Young, Member
Vito Mustaciuolo, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, May 30, 2018

I. Authority Minutes

Adoption of Minutes of Special Meeting, Monday, April 30, 2018

APPROVED

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, May 30, 2018

1 Award of a Contract for Restoration Related to the Response to and Recovery from Hurricane Sandy

Location:	Hammel
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$139,222,000.00
Projected Section 3 Hires:	30

Authorization is requested to award this contract to the lowest responsive and responsible bidder, ARC Electrical & Mechanical Contractors Corp.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Award of a Requirement Contract for Crawl Space Renovation

Location:	Various (Bronx & Manhattan)
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – City
Amount:	\$12,468,800.00
Projected Section 3 Hires:	6

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, New York Environmental Systems, Inc.

APPROVED

3 Rejection of Sole Bid for a Requirement Contract for Replacement of Interior Compactors

Location:	Various (Bronx, Brooklyn & Manhattan)
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of this sole bid is recommended in the best interest of the Authority. This requirement contract will not be re-bid.

APPROVED

4 Authorization to Amend the Agreement with Cellco Partnership dba Verizon Wireless

Location:	Non-Development
Administering Department:	IT Infrastructure
Funding Source:	Operating – Federal & Section 8
Amount:	\$6,500,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend this agreement with Cellco Partnership dba Verizon Wireless for wireless and cellular devices and usage services, authorized by Board Resolution 15-3/25-3 for a five-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the five-year term, which commenced on April 1, 2015 and is continuing through March 31, 2020, pursuant to the terms and conditions of the NYS Office of General Services Contract Number PS63766 (Award Number 20268, Group Number 77017).

APPROVED

5 Authorization to Amend Board Resolution 13-2/13-3

Location:	Non-Development
Administering Department:	Law
Funding Source:	Operating – Self Insurance Fund
Amount:	\$2,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend Board Resolution 13-2/13-3, and as subsequently amended, which authorized the award of seventeen (17) retainer agreements to seventeen (17) firms to provide the Authority with legal defense of all tort claims and resulting lawsuits for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund outstanding invoices for services rendered during the second one-year renewal option, which commenced on April 1, 2017 and ended on March 31, 2018.

APPROVED

6 Authorization to Ratify an Agreement with George S. Hall, Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Heating & Management Services
Funding Source:	Operating – Federal
Amount:	\$24,319,299.00
Projected Section 3 Hires:	3

Authorization is requested to ratify this agreement with George S. Hall Inc. for heating management, maintenance and repair services, which commenced on May 1, 2018 and is continuing through April 30, 2028, for the not-to-exceed amount solely funding through December 31, 2020 of the initial ten-year term, with two (2) one-year renewal options to be exercised at the Authority sole discretion.

APPROVED

7 Authorization to Ratify an Agreement with National Grid Energy Management, LLC

Location:	Various (Citywide)
Administering Department:	Operations – Heating & Management Services
Funding Source:	Operating – Federal
Amount:	\$22,140,326.00
Projected Section 3 Hires:	2

Authorization is requested to ratify this agreement with National Grid Energy Management, LLC for heating management, maintenance and repair services, which commenced on May 1, 2018 and is continuing through April 30, 2028, for the not-to-exceed amount solely funding through December 31, 2020 of the initial ten-year term, with two (2) one-year renewal options to be exercised at the Authority sole discretion.

APPROVED

8 Authorization to Enter into an Agreement with Linear Environmental Corp.

Location:	Various (Citywide)
Administering Department:	Operations – Operations Support Services
Funding Source:	Operating – Federal
Amount:	\$1,431,200.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Linear Environmental Corp. for lead abatement services, commencing on June 1, 2018 and continuing through May 31, 2020, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Operations 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, pursuant to the terms and conditions of the New York City Department of Housing Preservation and Development Contract E-PIN 80616B0010.

APPROVED

9 Award of a Requirement Contract for Replacement of Motorized Steam Control Valves, Control Panels and Ancillary Items

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Operations Support Services
Funding Source:	Operating – Federal
Amount:	\$2,528,637.10
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, TR Pipe Inc. This 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 Emergency Tree Removal, Tree Replacement, Stump Removal, Tree Pruning, Crown Cleaning, Crown Reduction, Thinning and Raising

Location:	Various (Citywide)
Administering Department:	Operations – Operation Support Services
Funding Source:	Operating – Federal
Amount:	\$3,527,614.65
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Trees 'R' Us, Inc. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 11 Award of a Requirement Contract for Asbestos Abatement and Replacement of Floor Tiles in Move-Out Apartments

Location:	Various (Brooklyn)
Administering Department:	Operations – Operation Support Services
Funding Source:	Operating – Federal
Amount:	\$3,062,885.00
Projected Section 3 Hires:	3

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, AMC United, Inc. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

12 Award of a Requirement Contract for Asbestos Abatement and Replacement of Floor Tiles in Move-Out Apartments

Location:	Various (Bronx)
Administering Department:	Operations – Operation Support Services
Funding Source:	Operating – Federal
Amount:	\$4,904,743.00
Projected Section 3 Hires:	3

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, New York Environmental Systems, Inc. The first lowest bidder was deemed non-responsive for failure to submit the required bid bonds. The second lowest bidder is ineligible to receive award of this requirement contract as the bid documents limit award to no more than two (2) requirement contracts for this type of work to any one (1) vendor and the Authority seeks to award two (2) such requirement contracts to the second lowest bidder. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

13 Award of a Requirement Contract for Service of Intercom Systems

Location:	Various (Bronx, Brooklyn, Manhattan & Staten Island)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$342,157.52
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, CLC Communications Inc. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

14 Award of a Requirement Contract for Service of Intercom Systems

Location:	Various (Bronx, Brooklyn & Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$272,582.02
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, CLC Communications Inc. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

15 Authorization of a Change Order to Requirement Contract No.1610911 Awarded to CLC Communications Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$265,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this requirement contract awarded to CLC Communications Inc. for service of intercom systems, which did not require initial Board approval for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term, which commenced on October 31, 2016 and is continuing through October 30, 2018.

APPROVED

- 16 Authorization of a Change Order to Requirement Contract No.1601045 Awarded to CLC Communications Inc.

Location:	Various (Brooklyn)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$575,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this requirement contract awarded to CLC Communications Inc. for service of intercom systems, authorized by Board Resolution 16-2/24-4 for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option, which commenced on April 1, 2018 and is continuing through March 30, 2019.

APPROVED

- 17 Authorization of a Change Order to Requirement Contract No.1610101 Awarded to CLC Communications Inc.

Location:	Various (Bronx)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$275,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this requirement contract awarded to CLC Communications Inc. for service of intercom systems, which did not require initial Board approval for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term, which commenced on November 2, 2016 and is continuing through November 1, 2018.

APPROVED

18 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Kitchen Cabinets

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,800,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, GCS Building Supplies Inc. This IDIQ contract also provides for a one (1) six-month renewal option to be exercised at the Authority's sole discretion.

APPROVED

19 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Kitchen Cabinets

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,800,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Cuisine Crotone Inc. The first lowest bidder is ineligible to receive award of this IDIQ contract as the bid documents limit award to no more than one (1) IDIQ contract for this product to any one (1) vendor and the Authority seeks to award the other IDIQ contract to the first lowest bidder. This IDIQ contract also provides for a one (1) six-month renewal option to be exercised at the Authority's sole discretion.

APPROVED

20 Rejection of All Bids for a Requirement Contract for Kitchen Cabinets

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
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.

APPROVED

21 Authorization to Submit a Section 18 Application to HUD for the Long-Term Ground Lease for a Parcel of Land with Zoning Floor Area and Associated Easements

Location:	Holmes Towers
Administering Department:	Real Estate – 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 ("HUD"), pursuant to Section 18 of the US Housing Act of 1937, as amended (the "Section 18 Application") for approval to enter into a ninety-nine-year ground lease for an approximately 20,738 square foot parcel of land located at East 92nd Street between First Avenue and York Avenue, being a portion of New York County, Block 1573, Zoning Lot 20 (new Tax Lot TBD) with approximately 332,098 square feet of zoning floor area, and easements, to facilitate the construction of a building with approximately one-hundred sixty-nine (169) affordable housing units, one-hundred sixty-nine (169) market rate units, one (1) superintendent's unit, ground floor community facility uses, and site improvements.

APPROVED

- 22 Authorization to (i) Submit (a) Section 18 Applications to HUD for the Disposition of 26 FHAs and (b) Memorandum to HUD requesting an Amendment to the Approved Section 18 Application and Approval Letter for 2 FHAs, and (ii) Upon HUD Approval, Convey Fee Title to Not-for-Profit Organizations

Location:	Various (Brooklyn & Queens)
Administering Department:	Real Estate – Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to (i) submit (a) two (2) applications to the US Department of Housing and Urban Development ("HUD"), pursuant to Section 18 of the US Housing Act of 1937, as amended (the "Section 18 Applications"), for approval to demolish and/or dispose of twenty (20) vacant single-family and six (6) vacant multi-family (two-, three-, and four-family) FHA Repossessed Houses ("FHAs") (included in Groups I – X) located in Queens and Brooklyn, and (b) memorandum to HUD requesting an amendment to the approved Section 18 Application (DDA0003091) and Approval Letter for two (2) vacant multi-family FHAs (included in Group IX) located in Brooklyn, authorized by Board Resolution 08-5/17-10, (collectively, the "Project Sites"), and (iii) upon HUD approval of the aforementioned Section 18 Applications and amendment to the Section 18 Application and Approval Letter, convey title to two (2) not-for-profit organizations, Habitat for Humanity-New York City and Restored Homes Housing Development Fund Corporation, to facilitate the rehabilitation of the Project Sites and provide affordable homeownership opportunities for Authority residents and other low- and moderate-income first-time home buyers through the resale of the rehabilitated homes.

APPROVED¹

23 Authorization to Submit an Amendment to the Rental Assistance Demonstration ("RAD") Applications to HUD for the Additional Project Sites

Location:	Betances I, Betances V, Betances VI, Bushwick II (Groups B & D) & Hope Gardens
Administering Department:	Real Estate – Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to submit an amendment to the Rental Assistance Demonstration ("RAD") applications, previously submitted to the US Department of Housing and Urban Development ("HUD") to convert developments in the Bronx, Brooklyn and Manhattan from Section 9 Public Housing Annual Contribution Contracts ("ACC") to Section 8 Project-Based Voucher ("PBV") Housing Assistance Payments ("HAP") Contracts, authorized by Board Resolution 16-6/29-12, to include an additional three (3) developments and the remainder of two (2) developments, comprising the entirety of five (5) developments located in the Bronx and Brooklyn (collectively, the "Additional Project Sites"), which expansion of the RAD Bundles to include the Additional Project Sites will facilitate the (i) conversion of an entire Asset Management Project ("AMP") from Section 9 Public Housing ACC to Section 8 PBV HAP Contracts, and (ii) Authority's formation of public-private partnerships with development teams to provide substantial capital rehabilitation, streamlined property management, and enhance the delivery of social services at the developments through the Authority's RAD/Permanent Affordability Commitment Together initiative.

APPROVED

24 Authorization to Amend Section 18 Application(s) to HUD for the Long-Term Ground Lease of One (1) Development

Location:	Betances IV
Administering Department:	Real Estate – Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to amend the original Section 18 Application(s), to be submitted to the US Department of Housing and Urban Development ("HUD"), pursuant to Section 18 of the US Housing Act of 1937, as amended (the "Section 18 Application(s)"), which number of Section 18 Application(s) submitted are to be determined by HUD, for approval to enter into a ninety-nine year ground lease at seven (7) developments located in in the Bronx and Brooklyn (collectively, the "Project Sites"), authorized by Board Resolution 18-2/28-38, to include an additional development, Betances IV, to facilitate the (i) conversion of this development from a Section 9 Public Housing Annual Contributions Contract to a Section 8 Project-Based Voucher Housing Assistance Payments Contract; and (ii) Authority's formation of a public-private partnership with a development team to perform substantial capital rehabilitation, provide streamlined property management, and enhance the delivery of social services at the Project Sites, through the Authority's Rental Assistance Demonstration/Permanent Affordability Commitment Together initiative.

APPROVED

25 Board Member Dinzey-Flores moved that the Members be authorized to meet in Executive Session today to discuss the Civil Investigative Demand.

APPROVED



Vilma Huertas
Corporate Secretary

¹ Board Member Dinzey-Flores abstained from voting on this item.



NYCHA Board Calendar Meeting

Chair's Report

May 30, 2018

Overview

NextGen NYCHA Updates

Operate:

- ACCESSolar Program in NYCHA Communities
- NYCx Co-Lab Challenge Increasing Recycling in Brownsville

Engage:

- Reuniting Families with the Family Re-entry Program
- \$2.8 Million in Refunds via Free Tax Prep

Operate | ACCESSolar Program in NYCHA Communities



Example Solar Rooftop Garden via Green Roof Technology

The ACCESSolar, ACcelerating Community Empowered Shared Solar, program has started application process for community-based organizations and small solar developers to **install community solar gardens on the rooftops** of NYCHA buildings.

Five Pilot teams to be selected in first phase.

Operate | NYCx Co-Lab Challenge

EcoRich LLC and Mothers on the Move named NYCx Co-Lab Challenge winners. The challenge called on the tech industry to:

1. propose solutions that **reduce litter and improper waste disposal**;
2. **increase resident participation in recycling** and
3. **promote waste-free common spaces** through increased community stewardship in the Brownsville Houses in Brooklyn.



Woodson Houses named the top recycler of all the Authority's 325 developments

Engage | Reuniting Families via Family Re-entry Program



“For me, reentry is about human potential. Everyone has something and many things to contribute to the world around us. Just because you made a mistake doesn’t mean that that human potential goes away, and we all make mistakes and we all pay for them in different ways, but we should all get the opportunity to move on and to do amazing things with our lives. Your potential to do amazing things and contribute never goes away.” - Allison

Engage | \$2.8 Million in Refunds via Free Tax Program

Managed by NYCHA's Office of Resident Economic Empowerment and Sustainability (REES), the Free Tax Prep Program helped **1,901 NYCHA residents and lower-income New Yorkers** file their tax returns at no cost.

Hosted at **27 NYCHA sites** across this city, this year's program helped participants get **\$2.8 million in tax refunds**, a 10.8 percent increase from the \$2.5 million generated in 2017.



I am NextGeneration NYCHA



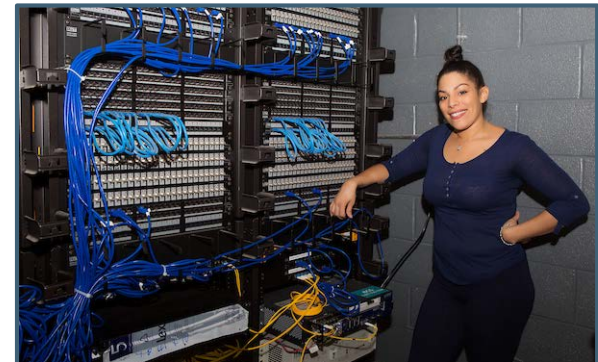
Safe



Clean



Connected





NYCHA Board Calendar Meeting

General Manager's Report

May 30, 2018

Overview

NYCHA Work Order Backlog Plan

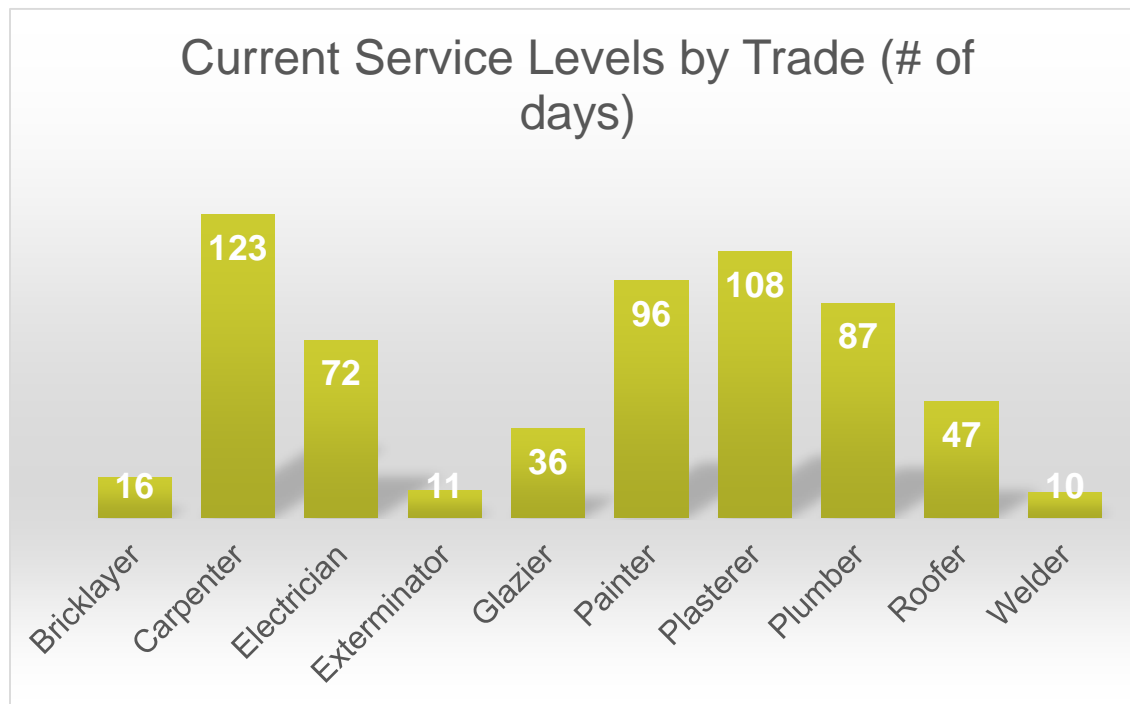
Work Order Background

- NYCHA currently has approximately 154,000 open work orders. About 135,000 are skilled trades work orders and pose NYCHA's largest backlog.
- NYCHA has 25 skilled trades categories – 10 of those receive the most work orders.

- 2010 { • **July 2010** – NYCHA's highest work order count at 595,532. Of these 266,279 are skilled trades work orders.
- 2013 { • **Dec. 2013** – NYCHA's lowest work order count at 109,831. Of these 91,254 are skilled trades work orders.
- 2018 { • **May 2018** – NYCHA's current work order count is 154,268. Of these 135,000 are skilled trades work orders.

Service Level Agreement's (SLA's)

NYCHA's current SLA's were set by the prior administration. The SLA is 7 days for general maintenance work orders and 15 days for skilled trades, which involve more complex work.



Work Order Plan

NYCHA will target approximately 34 developments with the highest skilled trades backlog. The objective is to complete approximately 50,000 open skilled trades work orders in 24 months.

- Phase 1:
 - Address the work order backlog through dedicated teams of internal skilled trades and temp staff.
 - Funding will support overtime and temp staff.
 - Timeline: Start at 3 developments in June
- Phase 2:
 - NYCHA will contract with third-party vendors, managed by a contractor with construction/facilities management expertise.

First 3 Developments

NYCHA will begin with Manhattanville, Queensbridge South and Kingsborough.

Work Order Information:

	Manhattanville	Queensbridge S.	Kingsborough
Occupied Units	1,264	1,578	1,135
# of distinct units w/ open work orders	770	834	631
# of buildings	6	13	16
Total open skilled trades work orders	1,633	1,501	1,270
Average days open	164.5	150.0	130.2

Next Steps

- Survey locations to set up shop areas and storeroom
- Order supplies
- Bring on temps/re-assign in-house trades staff to form teams
- Survey apartments and begin scheduling repair work with residents
- Ongoing assessment to identify future tranches for work

THREE-THOUSAND ONE HUNDRED AND TWENTY-SIXTH MEETING

Wednesday, May 30, 2018

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 12:04 P.M.

A handwritten signature in black ink, appearing to read "V. Huertas", written over a horizontal line.

Vilma Huertas
Corporate Secretary