

NEW YORK CITY HOUSING AUTHORITY
THREE-THOUSAND TWO HUNDREDTH AND FOURTEENTH MEETING

Minutes of Board Meeting

Wednesday, January 28, 2026

The meeting was held at the office of the Authority, 90 Church Street, New York City. A Quorum being present, the Chair called the meeting to order.

Present: Jamie Rubin, Chair
Victor A. Gonzalez, Vice-Chair
Greg Belinfanti, Member
James McKoy, Member
Raymond Miller, Member
Joan Tally, Member
Lisa Bova-Hiatt, Chief Executive Officer (“CEO”)
Wilma Huertas, Special Advisor for Corporate Governance and Audit

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, January 28, 2026

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, December 17, 2025

APPROVED

II. CEO's Remarks

- Good morning, everyone. Thank you all for joining NYCHA's January Board Meeting. I hope everyone was able to gather here without too much difficulty as we dig ourselves out from the snow. I look forward to covering today's items with you.
- Before I begin, I want to quickly thank everyone from NYCHA Operations who worked tirelessly this weekend to remove snow and ensure that NYCHA's residents had heat and hot water.
- I would also like to thank a number of individuals who helped coordinate NYCHA's response to the tragedy at a Permanent Affordability Commitment Together ("PACT") partner's development in the Bronx.

I know this is not everyone, but Eva Trimble, Keith Grossman, Rudy Murillo, Leroy Williams, D'Andra Van Heusen-Thomas, James Ortiz, Mauricio Morales, Zobeira Martinez and Denny Mena Polanco, thank you for all you did. I also want to thank any Operations colleagues I may have missed.

To the Real Estate Development Department, Jonathan Gouveia and Heather Beck, thank you. I hope you were eventually able to get home on Saturday and get some sleep.

To my team at the CEO's office, Annie Gurvis and Emma Vitaliano, thank you for everything.

Thank you also to Brian Honan from Intergovernmental Affairs and Robert Tesoriero from Leased Housing.

Thank you also to NYCHA's Communications Team: Kristy Buller, Michael Horgan, Barbara Brancaccio, and Andrew Sklar.

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

Thank you also to NYCHA's sister agencies: the Office of Emergency Management, the Department of Youth & Community Development, the Mayor's Office, NYCHA's PACT partners, and their staff.

- Before we begin discussing 2026, I would like to briefly recap some of NYCHA's successes in 2025.

NYCHA finished the year with a balanced budget and is preparing the best it can for whatever comes in 2026.

NYCHA converted over four thousand (4,000) Section 9 units to PACT and has more announcements coming very soon.

NYCHA has laid the groundwork for it to play a more significant role as a public developer in the years to come.

NYCHA completed nearly one hundred (100) capital projects and expended over \$1 billion in capital funds, bringing massive improvements to NYCHA residents across the city.

Working across divisions, Operations moved more homeless households into new apartments than ever before and has worked tirelessly to respond to issues faster and more effectively.

NYCHA now has a system in place to enable transfers for PACT residents, and its Section 8 program achieved high performer status once again.

NYCHA has more lead-safe apartments than ever, with over fifteen thousand (15,000) public housing units abated, and thousands more on the PACT side. NYCHA strengthened its ability to preempt and address water quality issues, working across teams internally and with its City partners to improve and maintain its water quality systems.

NYCHA has developed new models, both big and small, from window heat pumps to battery-electric ovens, to new ideas of what a PACT development could be.

NYCHA has secured hundreds of millions of dollars in rental assistance funds, easing the burden on NYCHA families.

NYCHA has allocated hundreds of millions of dollars in federal, state and city funds to support Section 8 conversions, capital projects, the work of Healthy Homes and reinvestment in its community spaces.

NYCHA created new systems for ensuring quality work standards, including publication of the long-awaited Leak Standard Procedure.

NYCHA held one of the smoothest ever Annual Plan public hearings in recent history.

NYCHA also worked to address tough issues across teams, addressing tenancy issues, and reclaiming hundreds of empty units.

NYCHA also created new opportunities to empower its property-based staff and ensure that they play a critical role in helping NYCHA's residents.

The Maintenance Cares program, which empowers maintenance staff to refer priority cases, is bringing crucial repairs to residents.

NYCHA launched a program to help resolve property-based conflicts via mediation.

NYCHA had its first-ever Spanish-language cohort of the Childcare Business Pathways program.

NYCHA has worked closely with its partners at the New York City Public Housing Preservation Trust (the "Trust"). The Trust has a shortlist out for Unity Towers, a Request for Qualifications out for Hylan Houses, and has announced hundreds of millions of dollars in new capital investment for Nostrand Houses and Bronx River Addition.

And NYCHA is being recognized for its work. NYCHA has won several awards for its Heating Plant Technician Trainee program, Information Technology projects, and its sustainability and heating work. Just last month, the New York Housing Conference recognized NYCHA for the success of the PACT program. These are just a few examples of the recognition NYCHA has received.

- Onward to 2026. NYCHA does not know what its final budget will be coming out of Washington, D.C., but what I do know is that NYCHA has a strong team who will deliver tirelessly for its residents.
- Thank You.

III. **Reports**

1. **Quarterly Report of Awards, Change Orders and Contract Capacity Increases Approved by the Chief Procurement Officer (“CPO”) for the 4th Quarter of 2025**
Shin Kim, Interim CPO
(Report is attached hereto and incorporated herein)
2. **Quarterly Report of Change Orders, Contract Capacity Increases, and Task Orders Approved by the Chief Asset & Capital Management Officer (“CACMO”) for the 4th Quarter of 2025**
Shaan Mavani, CACMO
(Report is attached hereto and incorporate herein)
3. **Quarterly Temporary Suspension Report on Waste Management Contracts, and Asset & Capital Management Division's Capital Projects Expenditure Update**
Oliver Osterwind, Vice-President for Project Management
Asset & Capital Management Division
(Report is attached hereto and incorporated herein)

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, January 28, 2026

- 1 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Service and Maintenance of Advanced Boiler Management Systems (Hi-Tech Plants) Siemens - LMV Series

Location:	Various (Citywide)
Administering Department:	Heating Management Services
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Evident Process Heat and Power LLC. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 2 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Ventilation System Upgrade/Modernization and Maintenance

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	12,491 of 49,963 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Sahara Construction Corp. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

3 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Ventilation System Upgrade/Modernization and Maintenance

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	9,125 of 36,500 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, WDF Inc. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents. The second lowest bidder and the third lowest bidder were deemed ineligible to receive award of this IDIQ contract, as the Authority's bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor, and the Authority seeks to award one (1) other IDIQ contract to the second lowest bidder, and one (1) other IDIQ contract to the third lowest bidder. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

4 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Facility and Grounds Maintenance, Cleaning and Repair

Location:	Various (Citywide)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	8,750 of 35,000 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Mehmi Construction Corp. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 5 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Facility and Grounds Maintenance, Cleaning and Repair

Location:	Various (Citywide)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	8,750 of 35,000 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Mehmi Construction Corp. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 6 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Gas Piping Restoration, Asbestos Investigation, Air Monitoring and Asbestos Abatement

Location:	Various (Citywide)
Administering Department:	Property Management - Manhattan
Funding Source:	Operating – Federal
Amount:	\$20,000,000.00
Projected Section 3 Hires/Labor Hours:	1,000 of 4,000 Hours

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, RJ Bruno Inc. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 7 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Gas Piping Restoration, Asbestos Investigation, Air Monitoring and Asbestos Abatement

Location:	Various (Citywide)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$20,000,000.00
Projected Section 3 Hires/Labor Hours:	1,000 of 4,000 Hours

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, RJ Bruno Inc. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 8 Authorization to Ratify a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2217218 Awarded to RJ Bruno Inc. ("RJ Bruno")

Location:	Various (Citywide)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$4,000,000.00
Projected Section 3 Hires/Labor Hours:	2,500 of 10,000 Hours

Authorization is requested to ratify a contract capacity increase to this IDIQ contract awarded to RJ Bruno for plumber services, authorized by Board Resolution 23-4/27-6 and as subsequently amended for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial three-year term and the first one-year renewal option term, which commenced on April 13, 2023 and is continuing through April 12, 2027.

APPROVED

- 9 Chair Rubin moved that the [Members of the] Authority meet in Executive Session pursuant to Section 108(3) of the New York State Public Officers Law to discuss a tenancy matter regarding a specific resident at NYCHA's Butler Houses given that the discussion will include confidential information, including, but not limited to, certain personally identifiable information that is confidential under Section 159 of the New York State Public Housing Law and the federal Privacy Act and HUD guidance on maintaining resident confidentiality.

APPROVED

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

Vilma Huertas
Special Advisor for Corporate Governance Audit

NYCHA Board Meeting January 28, 2026

Quarterly Report of Awards, Change Orders and Contract Capacity Increases Approved by the Chief Procurement Officer (CPO) for the 4th Quarter of 2025

Shin Kim, Interim CPO



**NEW YORK CITY HOUSING AUTHORITY
SUPPLY MANAGEMENT AND PROCUREMENT DEPARTMENT
MEMORANDUM**

TO: NYCHA Board Members
FROM: Shin Kim, Interim Chief Procurement Officer (CPO) *SK*
DATE: January 12, 2026
RE: CPO Quarterly Report for Q4 2025 (10/01/2025 – 12/31/2025)

This report covers Quarter 4 of 2025, from October 1, 2025 to December 31, 2025. There are forty-two (42) items included in this report:

- 14 Awards
- 28 Contract Capacity Increases (CCIs)
- 0 Change Orders (COs)

Attached is the CPO Quarterly Report for Q4 2025, which includes a chart detailing vendor information and contract history for each item.

Quarterly Report of Awards, Change Orders, and Contract Capacity Increases Approved by the Interim Chief Procurement Officer - 4th Quarter of 2025 (10/01/2025-12/31/2025)

Item #	Category	Contract #	Administering Department	Vendor	M/WBE Status	Solicitation / Contract Type	Description - Scope of Work	Location	Full Contract Term	Start Date	End Date	Term Being Funded	Original NTE Amount (OA) Contract History for CO/CCI	Amount Being Funded	New NTE Amount	Justification for CPO Reporting	Projected Labor Hours for Funded Amount	Projected Section 3 Labor Hours/ OEO for Funded Amount	Recommendation to award	Bid/RFP Packages and Bids Proposals Distributed/Received/ of which # M/WBE	Vendor Name Check
1	Award	2534000	A&CM	Henry Company	NM	Exigent	Emergency Roof Work	Albany Houses	1 Year with 1 one-year renewal option	11/12/2025	11/12/2026	1 Year	N/A	\$1,454,000.00	\$1,454,000.00	Over \$1M / below \$5M Board threshold	9,450	2,363	N/A	N/A	11/6/20025
2	CCI	2213454	Asbestos Department	Abatement Unlimited Inc	NM	Sealed Bid / IDIQ	Asbestos Floor Tile Abatement in Vacant Apartments	Citywide (Manhattan Focus)	3 years with 2 one-year renewal options	2/15/2023	2/14/2026	3 Years	OA: \$10,000,000.00 BR# 23-1/26-28	CCI 1: \$4,766,855.00	\$14,766,855.00	Over \$1M / below \$5M Board threshold	25,000	6,250	N/A	N/A	N/A
3	CCI	2207850	Bronx Property Management	Popular Services Inc.	M/WBE	Sealed Bid / Requirement	Maintenance Painting of Apartments	Butler Houses	2 years with 1 one-year renewal option	3/9/2023	3/8/2026	1 Year	OA: \$984,463.55	CCI 1: \$144,245.00	\$1,128,708.55	Cumulative amount over \$1M / below 25% Board Threshold	N/A	N/A	N/A	N/A	N/A
4	CCI	2439506	Bronx Property Management	City star Renovation Inc.	M/WBE	Sealed Bid / IDIQ	Maintenance Painting of Apartments, Interior and Exterior Public Space Work Including Stairwell Painting (FRP and Silicate Systems)	Bronx	3 years with 2 one-year renewal options	5/5/2025	5/4/2028	3 Years	OA: \$1,000,000.00	CCI 1: \$1,500,000.00	\$2,500,000.00	Over \$1M / below \$5M Board threshold	9,019	2,255	N/A	N/A	N/A
5	CCI	2506996	Bronx Property Management	KC Restoration Corp.	MBE	Sealed Bid / IDIQ	Installation of Vinyl Composition (V/C) Floor Tile in Apartments & Public Spaces	Bronx	3 years with 2 one-year renewal options	4/21/2025	4/20/2028	3 Years	OA: \$1,000,000.00	CCI 1: \$1,500,000.00	\$2,500,000.00	Cumulative amount over \$1M / below \$5M Board Threshold	4,200	1,050	N/A	N/A	N/A
6	CCI	2439489	Bronx Property Management	Dimo Construction Corp.	NM	Sealed Bid / IDIQ	Maintenance Painting of Apartments, Interior and Exterior Public Space Work Including Stairwell Painting (FRP and Silicate Systems)	Bronx	3 years with 2 one-year renewal options	5/28/2025	5/27/2028	3 Years	OA: \$1,000,000.00	CCI 1: \$1,500,000.00	\$2,500,000.00	Cumulative amount over \$1M / below \$5M Board Threshold	5,000	1,500	N/A	N/A	N/A
7	CCI	2320081	Bronx Property Management	Metrocity Renovation Inc.	MBE	Sealed Bid / IDIQ	Sewer Rodding w/ Water Jetting including CCTV Camera Inspection	Bronx	3 years with 2 one-year renewal options	2/1/2024	1/31/2027	Remainder of the initial 3-year term	OA: \$750,000.00	CCI 1: \$367,524.00	\$1,117,524.00	Cumulative amount over \$1M / below \$5M Board Threshold	9,240	2,310	N/A	N/A	N/A
8	CCI	2439490	Bronx Property Management	Bloom Construction Inc.	WBE	Sealed Bid / IDIQ	Maintenance Painting of Apartments, Interior and Exterior Public Space Work Including Stairwell Painting (FRP and Silicate Systems)	Bronx	3 years with 2 one-year renewal options	6/30/2025	6/29/2028	Remainder of the initial 3-year term	OA: \$1,000,000.00	CCI 1: \$1,500,000.00	\$2,500,000.00	Cumulative amount over \$1M / below \$5M Board Threshold	2,500	625	N/A	N/A	N/A
9	Award	2437271	Brooklyn Property Management	ECOSYSM LLC	MBE	Sealed Bid / IDIQ	Janitorial Debris Removal, Sanitizing of Basements and Crawl Space Areas, Emergency Pumping and Canopy Cleaning	Citywide (Brooklyn Focus)	3 years with 2 one-year renewal options	10/27/2025	10/26/2028	3 Years	N/A	\$5,000,000.00	N/A	Over \$1M / below \$5M Board threshold	31,200	7,800	Second Lowest Bidder	Packages Distributed: 119 Packages Received: 61 M/WBE: 52	8/8/2025
10	Award	2506303	Brooklyn Property Management	Empire State Electric Maintenance & Data Corp.	WBE	Sealed Bid / IDIQ	Electrical Maintenance, Repair & Replacement	Brooklyn	3 years with 2 one-year renewal options	11/17/2025	11/16/2028	3 Years	N/A	\$5,000,000.00	N/A	Over \$1M / below \$5M Board threshold	2,400	600	Fourth Lowest Bidder	Packages Distributed: 49 Packages Received: 6 M/WBE: 5	10/23/2025
11	CCI	2439558	Brooklyn Property Management	Amit Construction Corp.	MBE	Sealed Bid / IDIQ	Maintenance Painting of Apartments, Interior and Exterior Public Space Work Including Stairwell Painting (FRP and Silicate Systems)	Brooklyn	3 years with 2 one-year renewal options	3/31/2025	3/30/2028	3 Years	OA: \$1,000,000.00	CCI 1: \$1,500,000.00	\$2,500,000.00	Cumulative amount over \$1M / below \$5M Board Threshold	4,956	1,239	N/A	N/A	N/A

Quarterly Report of Awards, Change Orders, and Contract Capacity Increases Approved by the Interim Chief Procurement Officer - 4th Quarter of 2025 (10/01/2025-12/31/2025)

Item #	Category	Contract #	Administering Department	Vendor	M/WBE Status	Solicitation / Contract Type	Description - Scope of Work	Location	Full Contract Term	Start Date	End Date	Term Being Funded	Original NTE Amount (OA) Contract History for CO/CCI	Amount Being Funded	New NTE Amount	Justification for CPO Reporting	Projected Labor Hours for Funded Amount	Projected Section 3 Labor Hours/ OEO for Funded Amount	Recommendation to award	Bid/RFP Packages and Bids Proposals Distributed/Received of which # M/WBE	Vendor Name Check
12	CCI	2506617	Brooklyn Property Management	Popular Services Inc.	M/WBE	Sealed Bid / IDIQ	Maintenance Painting of Apartments, Interior and Exterior Public Space Work Including Stairwell Painting (FRP and Silicate Systems)	Brooklyn	3 years with 2 one-year renewal options	7/1/2025	6/30/2028	Remainder of the initial 3-year term	OA: \$1,000,000.00	CCI 1: \$1,500,000.00	\$2,500,000.00	Cumulative amount over \$1M / below \$5M Board Threshold	1,000	250	N/A	N/A	N/A
13	CCI	2322750	Brooklyn Property Management	TeenUSA Construction Corp.	MBE	Sealed Bid / IDIQ	Cleaning and Sanitizing Refuse Chutes and Compactors Interior and Exterior	Citywide (Brooklyn Focus)	3 years with 2 one-year renewal options	4/16/2024	4/15/2027	Remainder of the initial 3-year term	OA: \$2,175,000.00 BR# 24-1/31-12	CCI 1: \$2,175,000.00	\$4,350,000.00	Over \$1M / below \$5M Board threshold	698	175	N/A	N/A	N/A
14	CCI	2439566	Brooklyn Property Management	Bloom Construction Inc.	WBE	Sealed Bid / IDIQ	Maintenance Painting of Apartments, Interior and Exterior Public Space Work Including Stairwell Painting (FRP and Silicate Systems)	Brooklyn	3 years with 2 one-year renewal options	6/6/2025	6/5/2028	Remainder of the initial 3-year term	OA: \$1,000,000.00	CCI 1: \$1,500,000.00	\$2,500,000.00	Cumulative amount over \$1M / below \$5M Board Threshold	2,500	625	N/A	N/A	N/A
15	CCI	2439554	Brooklyn Property Management	Top-Notch Painting Inc.	NM	Sealed Bid / IDIQ	Maintenance Painting of Apartments, Interior and Exterior Public Space Work Including Stairwell Painting (FRP and Silicate Systems)	Brooklyn	3 years with 2 one-year renewal options	3/31/2025	3/30/2028	Remainder of the initial 3-year term	OA: \$1,000,000.00	CCI 1: \$1,500,000.00	\$2,500,000.00	Cumulative amount over \$1M / below \$5M Board Threshold	1,820	455	N/A	N/A	N/A
16	CCI	2122175	Department of Management & Planning	New York City Department of Probation	NM	Memorandum of Understanding Agreement Contract	Provide Work Crews to Perform Various Maintenance and Janitorial Tasks	Citywide	3 years with 2 one-year renewal options	2/23/2022	2/22/2027	Remainder of the two 1-year renewal options	OA: \$13,886,760.00 BR# 22-2/23-7	CCI 1: \$4,600,000.00	\$18,486,760.00	Over \$1M / below \$5M Board threshold	60,000	57,000	N/A	N/A	N/A
17	CCI	2311444	Healthy Homes Administration	Airtek Environmental, LLC	NM	Sealed Bid / Requirement	Lead-Based Paint Inspection and Testing Services Associated with Dept. of Health and Mental Hygiene Violations	Citywide	3 years with 2 one-year renewal options	5/22/2023	5/21/2028	2 Years	OA: \$465,902.33 CCI 1: \$387,628.29	CCI 2: \$2,634,886.25	\$3,488,416.87	Cumulative amount over \$1M / below \$5M Board Threshold	6,000	1,500	N/A	N/A	N/A
18	CCI	2421789	Healthy Homes Administration	Laboratory Testing Services Inc.	NM	Sealed Bid / IDIQ	Analysis of Lead in Dust Wipe Samples and Lead in Paint Chip Samples	Citywide	3 years with 2 one-year renewal options	10/10/2024	10/9/2027	3 Years	OA: \$758,780.00	CCI 1: \$959,899.96	\$1,718,679.96	Cumulative amount over \$1M / below \$5M Board Threshold	4,000	1,000	N/A	N/A	N/A
19	CCI	2321388	Healthy Homes Administration	Kam Consultants Corp.	NM	Sealed Bid / IDIQ	Analysis of Lead in Dust Wipe Samples and Lead in Paint Chip Samples	Citywide	3 years with 2 one-year renewal options	8/28/2023	8/27/2028	Remainder of the initial 3-year term and the two 1-year renewal option terms	OA: \$758,750.00	CCI 1: \$758,750.00	\$1,517,500.00	Cumulative amount over \$1M / below 25% Board Threshold	16,640	6,240	N/A	N/A	N/A
20	CCI	2304246	Heating Management Services	Power Mechanical, Inc.	NM	Sealed Bid / Requirement	Rental, Delivery, Startup and Preventative Maintenance and Inspection of Mobile Boilers, Heat Exchangers & Mobile Oil Tanks	Citywide	3 years with 2 one-year renewal options	11/15/2023	11/14/2026	3 Years	OA: \$4,550,972.13 BR# 23-9/28-31	CCI 1: \$2,755,731.84	\$7,306,403.97	Over \$1M / below \$5M Board threshold	10,000	2,500	N/A	N/A	N/A
21	CCI	2332249	IT Infrastructure	Everbridge Inc.	NM	Piggyback	Mass Notification Services	Central Office	5 Years	12/29/2023	12/28/2028	Remainder of initial 5-year term	OA: \$453,374.02 CCI 1: \$30,000.00 CCI 2: \$30,000.00 CCI 3: \$486,208.42	CCI 4: \$1,458,625.26	\$2,458,207.70	Cumulative amount over \$1M / below \$5M Board Threshold	N/A	N/A	N/A	N/A	N/A
22	Award	2438250	Lead Hazard Control Department	Safety Environmental Co. of NY Inc.	MBE	Sealed Bid / IDIQ	Lead-Based Paint Inspection and Testing Services Associated with Dept of Health and Mental Hygiene Violations	Citywide	3 years with 2 one-year renewal options	10/24/2025	10/23/2028	3 Years	N/A	\$3,590,687.95	N/A	Over \$1M / below \$5M Board threshold	80,000	20,000	Sixth Lowest Bidder	Packages Distributed: 31 Packages Received: 10 M/WBE: 7	10/9/2025

Quarterly Report of Awards, Change Orders, and Contract Capacity Increases Approved by the Interim Chief Procurement Officer - 4th Quarter of 2025 (10/01/2025-12/31/2025)

Item #	Category	Contract #	Administering Department	Vendor	M/WBE Status	Solicitation / Contract Type	Description - Scope of Work	Location	Full Contract Term	Start Date	End Date	Term Being Funded	Original NTE Amount (OA) Contract History for CO/CCI	Amount Being Funded	New NTE Amount	Justification for CPO Reporting	Projected Labor Hours for Funded Amount	Projected Section 3 Labor Hours/ OEO for Funded Amount	Recommendation to award	Bid/RFP Packages and Bids Proposals Distributed/Received/which # M/WBE	Vendor Name Check
23	Award	2525734	Manhattan Property Management	Hertz Electric LLC	NM	Sealed Bid / IDIQ	Electrical Maintenance, Repair & Replacement	Citywide (Manhattan Focus)	3 years with 2 one-year renewal options	12/18/025	12/17/2028	3 Years	N/A	\$5,000,000.00	N/A	Over \$1M / below \$5M Board threshold	4,762	1,191	Fifth Lowest Bidder	Packages Distributed:43 Packages Received: 8 M/WBE: 4	12/3/2025
24	CCI	2443261	Manhattan Property Management	Raz Interiors LTD.	NM	Sealed Bid / IDIQ	Maintenance Painting of Apartments, Interior and Exterior Public Space Work Including Stairwell Painting (FRP and Silicate Systems)	Manhattan	3 years with 2 one-year renewal options	1/22/2025	2/21/2028	3 Years	OA: \$1,000,000.00	CCI 1: \$1,500,000.00	\$2,500,000.00	Over \$1M / below \$5M Board threshold	18,750	4,688	N/A	N/A	N/A
25	CCI	2511720	Manhattan Property Management	Sahara Construction Corp	M/WBE	Sealed Bid / IDIQ	Maintenance Painting of Apartments, Interior and Exterior Public Space Work Including Stairwell Painting (FRP and Silicate Systems)	Manhattan	3 years with 2 one-year renewal options	5/28/2025	5/27/2028	3 Years	OA: \$1,000,000.00	CCI 1: \$1,500,000.00	\$2,500,000.00	Cumulative amount over \$1M / below \$5M Board Threshold	13,158	3,290	N/A	N/A	N/A
26	CCI	2508478	Manhattan Property Management	KC Restoration Corp	MBE	Sealed Bid / IDIQ	Installation of V/C Floor Tile in Apartments and Public Spaces	Manhattan	3 years with 2 one-year renewal options	4/21/2025	4/20/2028	Remainder of the initial 3-year term	OA: \$1,000,000.00	CCI 1: \$1,500,000.00	\$2,500,000.00	Cumulative amount over \$1M / below \$5M Board Threshold	4,200	1,050	N/A	N/A	N/A
27	CCI	2443260	Manhattan Property Management	Jasleen Construction Corp.	MBE	Sealed Bid / IDIQ	Maintenance Painting of Apartments, Interior and Exterior Public Space Work Including Stairwell Painting (FRP and Silicate Systems)	Manhattan	3 years with 2 one-year renewal options	6/30/2025	6/29/2028	Remainder of the initial 3-year term	OA: \$1,000,000.00	CCI 1: \$1,500,000.00	\$2,500,000.00	Cumulative amount over \$1M / below \$5M Board Threshold	5,000	1,250	N/A	N/A	N/A
28	Award	2505395	Mold Assessment & Remediation	Jaros, Baum & Bolles Consulting Engineers LLP	NM	Sealed Bid / IDIQ	Environmental Consultant Services	Citywide	3 years with 2 one-year renewal options	10/20/2025	10/19/2028	3 Years	N/A	\$1,500,000.00	N/A	Over \$1M / below \$5M Board threshold	6,075	0 OEO Plan: Hire one (1) Environmental Technician	Second Lowest Bidder	Packages Distributed: 86 Packages Received: 4 M/WBE: 0	10/6/2025
29	Award	2531555	Purchasing, Logistics & Inventory	Mensch Mill & Lumber Corp.	NM	Sealed Bid / Requirement	Various Structural Supplies	CityWide / Long Island City Warehouse	5 Years	10/16/2025	10/15/2030	5 Years	N/A	\$2,999,076.86	N/A	Over \$1M / below \$5M Board threshold	N/A	N/A	Third Lowest Bidder	Packages Distributed: 29 Packages Received: 4 M/WBE: 2	10/3/2025
30	Award	2531231	Purchasing, Logistics & Inventory	Malor & Company Inc.	MBE	Sealed Bid / Requirement	Appliances, AC & Dehumidifiers	CityWide / Long Island City Warehouse	5 Years	10/29/2025	10/28/2030	5 Years	N/A	\$2,798,317.04	N/A	Over \$1M / below \$5M Board threshold	N/A	N/A	Third Lowest Bidder	Packages Distributed: 47 Packages Received: 5 M/WBE: 3	7/2/2025
31	Award	2524744	Purchasing, Logistics & Inventory	Crystal Window & Door Systems, LTD.	MBE	Sealed Bid / IDIQ	Purchase & Delivery of WINDOWS ALUMINUM REPLACEMENT AND SNAP TRIM	CityWide / Long Island City Warehouse	5 Years	9/2/2025	9/1/2030	5 years	N/A	\$2,994,766.53	N/A	Over \$1M / below \$5M Board threshold	N/A	N/A	Third Lowest Bidder	Packages Distributed: 107 Packages Received: 4 M/WBE: 1	11/20/2025
32	Award	2529509	Purchasing, Logistics & Inventory	S&B Computer and Office Product, Inc.	M/WBE	Piggyback / Sourcwell #070924-SCC	Purchase and Delivery of Office Supplies	CityWide / Long Island City Warehouse	3 years, 1 month and 10 days	12/23/2025	2/2/2029	Remainder of the initial 3-year, 1 month and 10 days term	N/A	\$3,000,000.00	N/A	Over \$1M / below \$5M Board threshold	N/A	N/A	N/A	N/A	N/A
33	CCI	2425762	Purchasing, Logistics & Inventory	N.Y.S. Industires for the Disabled	NM	Materials Preferred Source DCAS	Maintenance Worker Clothes	CityWide / Long Island City Warehouse	5 Years	1/1/2025	12/31/2029	5 Years	OA: \$676,880.20	CCI 1: \$3,403,465.03	\$4,080,345.23	Cumulative amount over \$1M / below \$5M Board Threshold	N/A	N/A	N/A	N/A	N/A
34	CCI	2336350	Purchasing, Logistics & Inventory	Sid Tool Co., Inc. dba MSC Industrial Supply Co.	NM	NYS OGS/ Backdrop Agreement	Purchase and Delivery of Various Maintenance Repair & Operations Supplies	CityWide / Long Island City Warehouse	4 Years, 2 Months & 14 Days	1/8/2024	3/21/2028	4 Years, 2 Months & 14 Days	OA: \$2,387,320.86 BR# 25-9/18-15	CCI 1: \$4,017,150.24	\$6,404,471.10	Over \$1M / below \$5M Board threshold	N/A	N/A	N/A	N/A	N/A
35	CCI	2214039	Purchasing, Logistics & Inventory	Cuisine Crotone, Inc.	NM	Sealed Bid / IDIQ	Purchase and Delivery of Wooden Kitchen Cabinets	Citywide	3 years with 2 one-year renewal options	4/8/2023	4/7/2026	Remainder of the initial 3-year term	OA: \$10,000,000.00 BR# 23-1/26-12	CCI 1: \$1,518,260.31	\$11,518,260.31	Over \$1M / below \$5M Board threshold	N/A	N/A	N/A	N/A	N/A

Quarterly Report of Awards, Change Orders, and Contract Capacity Increases Approved by the Interim Chief Procurement Officer - 4th Quarter of 2025 (10/01/2025-12/31/2025)

Item #	Category	Contract #	Administering Department	Vendor	M/WBE Status	Solicitation / Contract Type	Description - Scope of Work	Location	Full Contract Term	Start Date	End Date	Term Being Funded	Original NTE Amount (OA) Contract History for CO/CCI	Amount Being Funded	New NTE Amount	Justification for CPO Reporting	Projected Labor Hours for Funded Amount	Projected Section 3 Labor Hours/ OEO for Funded Amount	Recommendation to award	Bid/RFP Packages and Bids Proposals Distributed/Received/ of which # M/WBE	Vendor Name Check
36	CCI	2213962	Purchasing, Logistics & Inventory	Brownskit Corp.	NM	Sealed Bid / IDIQ	Purchase and Delivery of Wooden Kitchen Cabinets	CityWide / Long Island City Warehouse	3 years with 2 one-year renewal options	12/2/2022	12/1/2026	Remainder of the initial 3-year term and the first 1-year renewal option term	OA: \$10,000,000.00 BR# 23-1/26-16	CCI 1: \$1,070,640.17	\$11,070,640.17	Over \$1M / below \$5M Board threshold	N/A	N/A	N/A	N/A	N/A
37	Award	2525370	Queens & Staten Island Property Management	JEMCO Electrical Contractors, Inc.	NM	Sealed Bid / IDIQ	Electrical Maintenance, Repair & Replacement	Citywide (Queens & Staten Island Boroughs Focus)	3 years with 2 one-year renewal options	11/10/2025	11/9/2028	3 Years	N/A	\$5,000,000.00	N/A	Over \$1M / below \$5M Board threshold	5,500	1,375	Sixth Lowest Bidder	Packages Distributed: 679 Packages Received: 3 M/WBE: 4	1/14/2025
38	CCI	2443168	Queens & Staten Island Property Management	Raz Interiors LTD.	NM	Sealed Bid / IDIQ	Maintenance Painting of Apartments, Interior and Exterior Public Space Work Including Stainwell Painting (FRP and Silicate Systems)	Queens	3 years with 2 one-year renewal options	1/21/2025	1/20/2028	Remainder of the initial 3-year term	OA: \$1,000,000.00	CCI 1: \$1,500,000.00	\$2,500,000.00	Cumulative amount over \$1M / below \$5M Board Threshold	18,750	4,688	N/A	N/A	N/A
39	Award	2530535	Real Estate Department	Steven Winter Associates, Inc.	NM	Single Source	RAD/PACT Accessibility Consulting Services	Real Estate Development	3 years with 2 one-year renewal options	8/9/2023	8/8/2026	3 Years	N/A	\$5,000,000.00	N/A	Over \$1M / below \$5M Board threshold	82,058	0 OEO Plan: Training for ten (10) S3 residents.	N/A	N/A	12/15/2025
40	CCI	2422529	Resident Relocation Services	Fastway Group LLC DBA/ Alluel	MBE	RFP / Agreement	Moving Services	Citywide	3 years with 2 one-year renewal options	11/27/2024	11/26/2027	3 Years	OA: \$1,000,000.00	CCI 1: \$1,500,000.00	\$2,500,000.00	Over \$1M / below \$5M Board threshold	5,760	2,880	N/A	N/A	N/A
41	Award	2503444	Technical Services	D.D.S. Mechanical Plumbing & Heating Corp.	NM	Sealed Bid / IDIQ	Backflow Preventer Survey, Installation, Testing and Repair	Manhattan	3 years with 2 one-year renewal options	12/15/2025	12/14/2028	3 Years	N/A	\$5,000,000.00	N/A	Over \$1M / below \$5M Board threshold	1,600	400	Third Lowest Bidder	Packages Distributed: 80 Packages Received: 6 M/WBE: 1	1/29/2025
42	Award	2511256	Waste Management Department	Century Waste Services LLC	NM	Sealed Bid / Requirement	Bulk Garbage Carting Services	Manhattan	3 years with 2 one-year renewal options	11/15/2025	11/14/2028	3 Years	N/A	\$2,985,118.48	N/A	Over \$1M / below \$5M Board threshold	19,780	4,945	Second Lowest Bidder	Packages Distributed: 40 Packages Received: 4 M/WBE: 0	9/25/2025

NYCHA Board Meeting

January 28, 2026

Quarterly Report of Change Orders, Contract Capacity Increases, and Task Orders approved by the Chief Asset & Capital Management Officer (CACMO) for the 4th Quarter of 2025

Shaan Mavani, CACMO



NEW YORK CITY
**HOUSING
AUTHORITY**





**ASSET & CAPITAL MANAGEMENT DIVISION
NYCHA BOARD MEMORANDUM**

TO: NYCHA Board Members
FROM: Shaan Mavani, Chief Asset & Capital Management Officer
DATE: January 28th, 2026
RE: CACMO Quarterly CO-CCI-TO Report for Q4 2025 (10/1/2025 – 12/31/2025)

The attached report provides summary information on Change Orders ('CO' or 'COs'), Contract Capacity Increases ('CCI' or 'CCIs'), and Task Orders ('TO' or 'TOs') with value greater than \$1 million, approved by the Chief Asset & Capital Management Officer or designee pursuant to NYCHA's Procurement Policy Manual (PPM) and Delegation Record, in Quarter 4 of 2025, from October 1st, 2025 through December 31th, 2025.

There are thirty-six (36) items included in this report:

- Six (6) Change Orders (COs)
- One (1) Contract Capacity Increases (CCIs)
- Twenty-nine (29) Task Orders (TOs)

For each CO, CCI or TO, the report includes the following information in summary tabular format:

- Item #
- CO, CCI or TO
- Contract # (and TO #, where applicable)
- Authorizing Board Resolution (for Contract)
- Vendor
- MWBE Status (of Vendor)
- Contract Type
- Contract Scope of Work
- Location of Work
- Contract Term
- Start Date (of Contract)
- End Date (of Contract)
- CO/CCI/TO Date (of Approval)
- Term Being Funded (by CO/CCI/TO)
- Original Contract Amount (where applicable)
- # of Previous CO/CCI (through last Board Approval or Report, where applicable)
- Sum of Previous CO/CCI (through last Board Approval or Report, where applicable)
- # of New CO/CCI (since last Board Approval or Reporting threshold met, where applicable)
- Sum of New CO/CCI (since last Board Approval or Reporting threshold met, where applicable)
- Current CO/CCI/TO Amount (being reported through this item)
- New Contract Amount (after New CO/CCI, where applicable).



Item #	CO, CCI or TO	Contract # (-TO #)	Authorizing Board Resolution	Vendor	MWBE Status	Contract Type	Contract Scope of Work	Location of Work	Contract Term	Start Date	End Date	CO/CCI/TO Date	Term Being Funded	Original Contract Amount	# of Previous CO/CCI	Sum of Previous CO/CCI	# of New CO/CCI	Sum of New CO/CCI	Current CO/CCI/TO Amount*	New Contract Amount
1	CO	2200593	Boilers Temporary Suspension	Maric Mechanical, Inc.	Non-Minority	Planned Site-Specific	Heating System	Ravenswood	N/A	6/21/2022	2/26/2026	12/24/2025	12/24/2025 - 2/26/2026	\$ 46,884,000.00	7	\$ 1,170,326.62	4	\$ 1,537,058.09	\$ 1,255,749.93	\$ 49,591,384.71
2	CO	2200593	Boilers Temporary Suspension	Maric Mechanical, Inc.	Non-Minority	Planned Site-Specific	Heating System	Ravenswood	N/A	6/21/2022	2/26/2026	12/24/2025	12/24/2025 - 2/26/2026	\$ 46,884,000.00	11	\$ 2,707,384.71	2	\$ 1,429,469.67	\$ 1,293,091.13	\$ 51,020,854.38
3	CO	2325518	23-11/30-13	J&N Construction Group Corp	Minority-Owned	Planned Site-Specific	Building Roof/Parapets	Van Dyke I	N/A	12/20/2023	12/19/2025	10/8/2025	10/08/2025 - 12/19/2025	\$ 41,893,853.00	0	\$ -	2	\$ 1,602,631.97	\$ 1,545,417.89	\$ 43,496,484.97
4	CO	2417060	24-9/25-5	Dynamic US, Inc	Non-Minority	Planned Site-Specific	Heating System	Bronx River Addition	N/A	7/15/2024	1/13/2027	10/8/2025	10/28/2025 - 01/13/2027	\$ 30,030,000.00	0	\$ -	1	\$ 1,664,436.40	\$ 1,664,436.40	\$ 31,694,436.40
5	CO	2110292	20-5/207-3	Willdan Energy Solutions, Inc	Non-Minority	Planned Site-Specific	Heating System	Pink, Tilden	N/A	8/28/2021	3/30/2026	10/9/2025	10/9/2025 - 3/30/2026	\$ 89,928,000.00	6	\$ 915,276.16	1	\$ 210,575.07	\$ 210,575.07	\$ 91,053,851.23
6	CO	1502005	15-2/25-12	Kohn Pedersen Fox Associates	Non-Minority	Planned Site-Specific	MEP Design and Engineering Services	Red Hook East, Red Hook West	N/A	11/23/2016	12/25/2025	12/17/2025	12/17/2025 - 12/25/2025	\$ 22,234,390.00	23	\$ 5,510,135.63	2	\$ 1,609,664.00	\$ 976,624.00	\$ 29,354,189.63
7	CCI	1913110	19-7/31-13	Dewberry Engineers, Inc	Non-Minority	IDIQ	MEP Design and Engineering Services	Various	4 years + 3 years 5 months	2/20/2020	07/31/2026	11/7/2025	11/7/2025 - 07/31/2026	\$ 7,150,000.00	0	\$ -	1	\$ 1,000,000.00	\$ 1,000,000.00	\$ 8,150,000.00
8	TO	2413368-0024	24-5/29-25	Zoria Housing Llc	Minority-Owned	IDIQ	Sidewalk Sheds	Sedgwick	3 years	6/25/2024	6/25/2027	12/17/2025	12/17/2025 - 06/25/2027	\$ 100,000,000.00	N/A	N/A	N/A	N/A	\$ 1,237,538.09	N/A
9	TO	2413696-0005	24-5/29-20	P & K Contracting, Inc.	Non-Minority	IDIQ	Sidewalk Sheds	Mott Haven	3 years	6/24/2024	6/23/2027	10/29/2025	10/29/2025 - 06/23/2027	\$ 100,000,000.00	N/A	N/A	N/A	N/A	\$ 1,700,148.73	N/A
10	TO	2413696-0006	24-5/29-20	P & K Contracting, Inc.	Non-Minority	IDIQ	Sidewalk Sheds	Mitchel	3 years	6/24/2024	6/23/2027	12/18/2025	12/18/2025 - 6/23/2027	\$ 100,000,000.00	N/A	N/A	N/A	N/A	\$ 1,754,443.58	N/A
11	TO	2413696-0013	24-5/29-20	P & K Contracting, Inc.	Non-Minority	IDIQ	Sidewalk Sheds	Wilson	3 years	6/24/2024	6/23/2027	12/17/2025	12/17/2025 - 6/23/2027	\$ 100,000,000.00	N/A	N/A	N/A	N/A	\$ 4,210,162.97	N/A
12	TO	1833559-0104	19-1/30-6	Jacobs Project Management Co	Non-Minority	IDIQ	Flood Damage Remediation and Protection	Coney Island I (Site 8), O'Dwyer Gardens, Surfside Gardens	3 years + 4 years 4 months	4/1/2019	7/31/2026	12/8/2025	12/8/2025 - 7/31/2026	\$ 100,000,000.00	N/A	N/A	N/A	N/A	\$ 2,996,196.00	N/A
13	TO	1925097-0817	20-9/30-11	WDF Inc.	Non-Minority	IDIQ	Foundations	Ingersoll	5 Years + 8.5 months	11/10/2020	7/31/2026	10/28/2025	10/8/2025 - 7/31/2026	\$ 15,000,000.00	N/A	N/A	N/A	N/A	\$ 1,253,577.35	N/A
14	TO	2008706-0032	20-6/24-6	Pace Engineering Pc	Non-Minority	IDIQ	QEWI Inspections	Sumner	3 years + 2 years 10 months	9/14/2020	7/31/2026	11/19/2025	11/19/2025 - 7/31/2026	\$ 9,333,333.33	N/A	N/A	N/A	N/A	\$ 1,103,979.50	N/A
15	TO	2008706-0033	20-6/24-6	Pace Engineering Pc	Non-Minority	IDIQ	QEWI Inspections	Patterson	2 years + 10 months	9/14/2020	7/31/2026	11/24/2025	11/24/2025 - 7/31/2026	\$ 9,333,333.33	N/A	N/A	N/A	N/A	\$ 1,415,412.38	N/A
16	TO	2110875-0079	21-6/30-16	TDX Construction Corporation	Non-Minority	IDIQ	Brickwork/Cladding	Marble Hill	3 years + 2 years	9/2/2021	9/1/2026	11/17/2025	11/17/2025 - 9/1/2026	\$ 47,500,000.00	N/A	N/A	N/A	N/A	\$ 1,955,442.96	N/A
17	TO	2110875-0080	21-6/30-16	TDX Construction Corporation	Non-Minority	IDIQ	Brickwork/Cladding	Baruch	3 years + 2 years	9/2/2021	9/1/2026	11/27/2025	11/27/2025 - 9/1/2026	\$ 47,500,000.00	N/A	N/A	N/A	N/A	\$ 1,112,756.89	N/A
18	TO	2110875-0081	21-6/30-16	TDX Construction Corporation	Non-Minority	IDIQ	Brickwork/Cladding	Breukelen	3 years + 2 years	9/2/2021	9/1/2026	12/1/2025	12/1/2025 - 9/1/2026	\$ 47,500,000.00	N/A	N/A	N/A	N/A	\$ 1,303,056.15	N/A
19	TO	2110875-0082	21-6/30-16	TDX Construction Corporation	Non-Minority	IDIQ	Brickwork/Cladding	Taft	3 years + 2 years	9/2/2021	9/1/2026	11/27/2025	11/27/2025 - 9/1/2026	\$ 47,500,000.00	N/A	N/A	N/A	N/A	\$ 1,955,442.96	N/A
20	TO	2110875-0083	21-6/30-16	TDX Construction Corporation	Non-Minority	IDIQ	Brickwork/Cladding	Whitman	3 years + 2 years	9/2/2021	9/1/2026	12/1/2025	12/1/2025 - 9/1/2026	\$ 47,500,000.00	N/A	N/A	N/A	N/A	\$ 1,339,460.61	N/A
21	TO	2110884-0027	21-6/30-16	Liro Program and Construction	Non-Minority	IDIQ	Brickwork/Cladding	Ingersoll	3 years + 2 years	10/19/2021	10/18/2026	10/29/2025	10/29/2025 - 10/18/2026	\$ 55,000,000.00	N/A	N/A	N/A	N/A	\$ 2,132,030.00	N/A
22	TO	2410915-0002	24-5/29-19	CSI Security and Electric, Inc Dbacentennial Security	Non-Minority	IDIQ	CCTV	Polo Grounds Towers	3 years	6/18/2024	6/18/2027	12/15/2025	12/15/2027 - 6/18/2027	\$ 10,000,000.00	N/A	N/A	N/A	N/A	\$ 2,749,010.44	N/A
23	TO	2413060-0006	24-5/29-23	Roma Scaffolding, Inc.	Non-Minority	IDIQ	Sidewalk Sheds	Jefferson	3 years	6/21/2024	6/20/2027	11/13/2025	11/13/2025 - 6/20/2027	\$ 100,000,000.00	N/A	N/A	N/A	N/A	\$ 2,169,939.00	N/A



Item #	CO, CCI or TO	Contract # (-TO #)	Authorizing Board Resolution	Vendor	MWBE Status	Contract Type	Contract Scope of Work	Location of Work	Contract Term	Start Date	End Date	CO/CCI/TO Date	Term Being Funded	Original Contract Amount	# of Previous CO/CCI	Sum of Previous CO/CCI	# of New CO/CCI	Sum of New CO/CCI	Current CO/CCI/TO Amount	New Contract Amount
24	TO	2413060-0007	24-5/29-23	Roma Scaffolding, Inc.	Non-Minority	IDIQ	Sidewalk Sheds	Polo Grounds Towers	3 years	6/21/2024	6/20/2027	11/6/2025	11/6/2025 - 6/20/2027	\$ 100,000,000.00	N/A	N/A	N/A	N/A	\$ 4,348,733.52	N/A
25	TO	2413060-0008	24-5/29-23	Roma Scaffolding, Inc.	Non-Minority	IDIQ	Sidewalk Sheds	Mill Brook	3 years	6/21/2024	6/20/2027	11/22/2025	11/22/2025 - 6/20/2027	\$ 100,000,000.00	N/A	N/A	N/A	N/A	\$ 1,197,024.00	N/A
26	TO	2413060-0012	24-5/29-23	Roma Scaffolding, Inc.	Non-Minority	IDIQ	Brickwork/Cladding	Breukelen	3 years	6/21/2024	6/20/2027	12/10/2025	12/10/2025 - 6/20/2027	\$ 100,000,000.00	N/A	N/A	N/A	N/A	\$19,507,290.93	N/A
27	TO	2413061-0021	24-5/29-22	Roma Scaffolding, Inc.	Non-Minority	IDIQ	Sidewalk Sheds	Carey Gardens	3 years	6/21/2024	6/20/2027	11/26/2025	11/26/2025 - 6/20/2027	\$ 100,000,000.00	N/A	N/A	N/A	N/A	\$ 2,428,935.30	N/A
28	TO	2413061-0022	24-5/29-22	Roma Scaffolding, Inc.	Non-Minority	IDIQ	Brickwork/Cladding	Roosevelt I	3 years	6/21/2024	6/20/2027	12/1/2025	12/1/2025 - 6/20/2027	\$ 100,000,000.00	N/A	N/A	N/A	N/A	\$ 2,951,934.00	N/A
29	TO	2413061-0023	24-5/29-22	Roma Scaffolding, Inc.	Non-Minority	IDIQ	Brickwork/Cladding	Baruch	3 years	6/21/2024	6/20/2027	12/6/2025	12/6/2025 - 6/20/2027	\$ 100,000,000.00	N/A	N/A	N/A	N/A	\$ 8,547,475.40	N/A
30	TO	2413067-0033	24-5/29-27	J&N Construction Group Corp	Minority-Owned	IDIQ	Brickwork/Cladding	Whitman	3 years	6/25/2024	6/25/2027	11/25/2025	11/25/2025 - 6/25/2027	\$ 100,000,000.00	N/A	N/A	N/A	N/A	\$ 5,478,214.50	N/A
31	TO	2413368-0053	24-5/29-25	Zoria Housing Llc	Minority-Owned	IDIQ	Brickwork/Cladding	Mitchel	3 years	6/25/2024	6/25/2027	12/3/2025	12/3/2025 - 6/25/2027	\$ 100,000,000.00	N/A	N/A	N/A	N/A	\$ 1,918,867.01	N/A
32	TO	2413696-0021	24-5/29-20	P & K Contracting, Inc.	Non-Minority	IDIQ	Brickwork/Cladding	Marble Hill	3 years	6/24/2024	6/23/2027	11/24/2025	11/24/2025 - 6/23/2027	\$ 100,000,000.00	N/A	N/A	N/A	N/A	\$21,774,855.90	N/A
33	TO	2413696-0022	24-5/29-20	P & K Contracting, Inc.	Non-Minority	IDIQ	Brickwork/Cladding	Taft	3 years	6/24/2024	6/23/2027	11/26/2025	11/26/2025 - 6/23/2027	\$ 100,000,000.00	N/A	N/A	N/A	N/A	\$ 9,636,716.90	N/A
34	TO	2428408-0001	25-5/28-5	20/20 Inspections Inc.	Non-Minority	IDIQ	Brickwork/Cladding	Taft	5 years	7/18/2025	7/16/2030	11/26/2025	11/26/2025 - 7/16/2030	\$ 12,500,000.00	N/A	N/A	N/A	N/A	\$ 1,971,315.00	N/A
35	TO	2505687-0001	Waste Mgmt. Temporary	Dia General Construction Inc	Minority-Owned	IDIQ	Interior Compactor	Various	3 years	7/2/2025	7/1/2028	11/20/2025	11/20/2025 - 7/1/2028	\$ 25,000,000.00	N/A	N/A	N/A	N/A	\$ 1,092,830.30	N/A
36	TO	2505687-0003	Waste Mgmt. Temporary	Dia General Construction Inc	Minority-Owned	IDIQ	Interior Compactor	Various	3 years	7/2/2025	7/1/2028	11/19/2025	11/19/2025 - 7/1/2028	\$ 25,000,000.00	N/A	N/A	N/A	N/A	\$ 1,139,276.85	N/A

NYCHA Board Meeting January 28, 2026

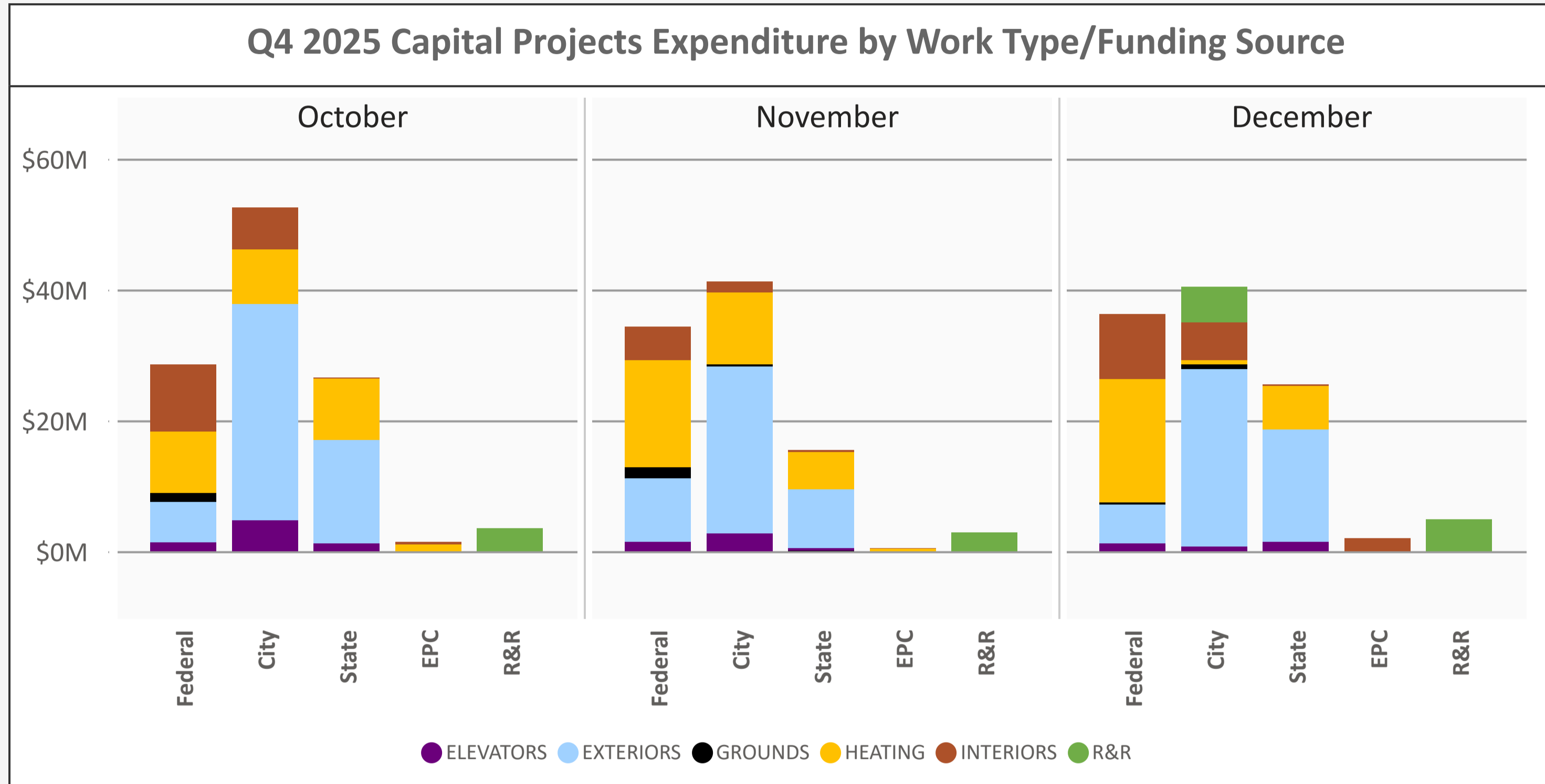
Quarterly Temporary Suspension Report on Waste Management Contracts, and Asset & Capital Management Division's Capital Projects Expenditure Update

Oliver Osterwind, Vice President for Project Management
Asset & Capital Management Division





Capital Projects - Quarter 4 (Oct-Dec) 2025 Expenditure (1 of 2)



Funding Source	October	November	December	Total
Federal	\$28.48M	\$34.28M	\$36.28M	\$99.05M
City	\$52.53M	\$41.22M	\$40.39M	\$134.15M
State	\$26.51M	\$15.51M	\$25.51M	\$67.52M
EPC	\$1.40M	\$0.41M	\$1.95M	\$3.76M
R&R	\$3.47M	\$2.83M	\$4.85M	\$11.16M
Total	\$112.39M	\$94.26M	\$108.98M	\$315.63M

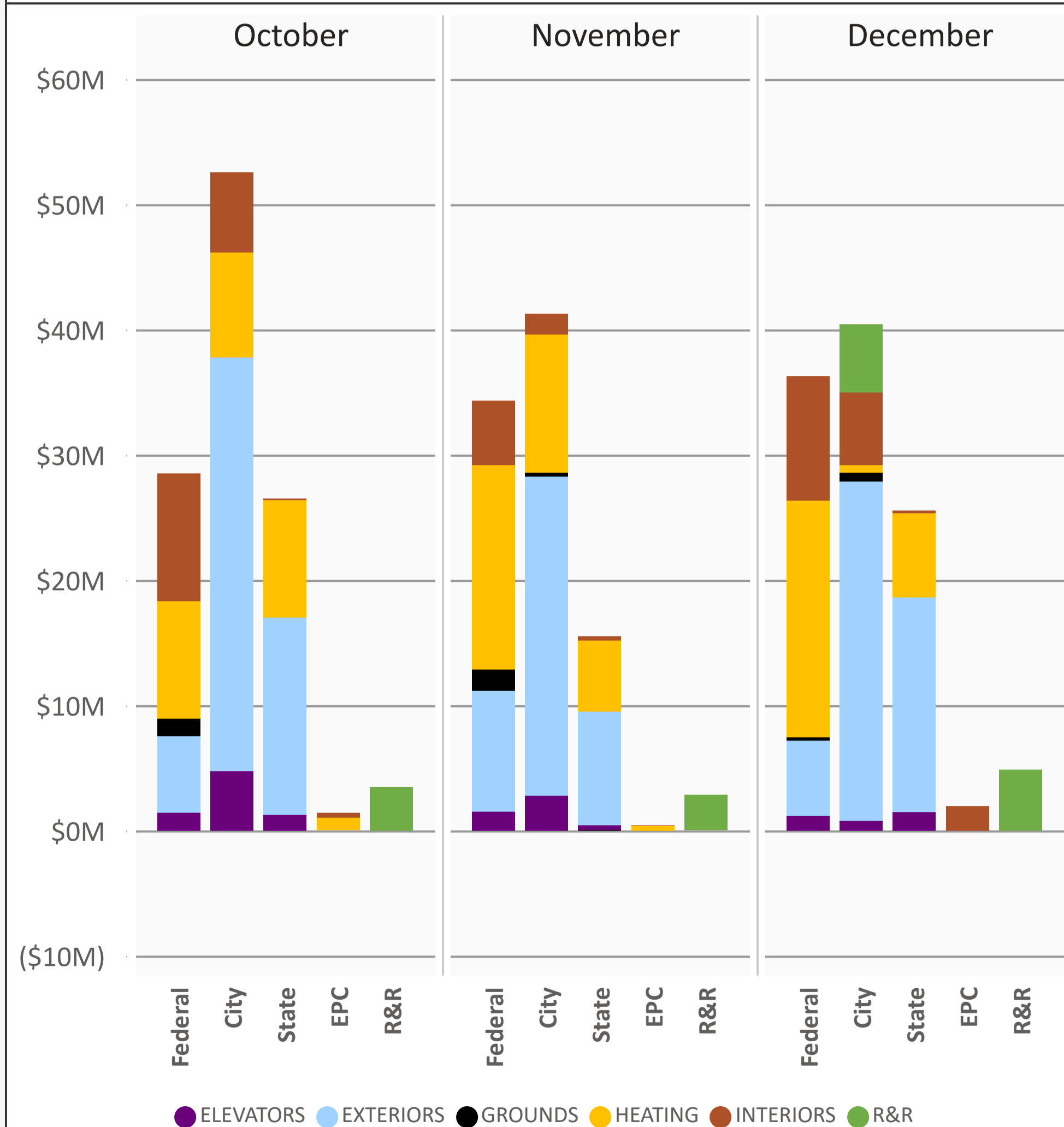
Notes: Data covers the period from October 01, 2025 through December 31, 2025

R&R = Recovery & Resilience



Capital Projects - Quarter 4 (Oct-Dec) 2025 Expenditure (2 of 2)

Q4 2025 Capital Projects Expenditure by Work Type



October 2025

Work Type	Federal	City	State	EPC	R&R	Total
EXTERIORS	\$6.11M	\$33.05M	\$15.78M	\$0.00M		\$54.93M
HEATING	\$9.34M	\$8.37M	\$9.38M	\$1.04M		\$28.13M
INTERIORS	\$10.20M	\$6.38M	\$0.12M	\$0.37M		\$17.07M
ELEVATORS	\$1.40M	\$4.73M	\$1.23M			\$7.36M
R&R		\$0.00M			\$3.47M	\$3.47M
GROUND	\$1.43M	\$0.00M	\$0.00M			\$1.43M
Total	\$28.48M	\$52.53M	\$26.51M	\$1.40M	\$3.47M	\$112.39M

November 2025

Work Type	Federal	City	State	EPC	R&R	Total
EXTERIORS	\$9.66M	\$25.49M	\$9.05M	\$0.00M		\$44.20M
HEATING	\$16.33M	\$11.03M	\$5.70M	\$0.40M		\$33.47M
INTERIORS	\$5.11M	\$1.62M	\$0.32M	\$0.01M		\$7.06M
ELEVATORS	\$1.49M	\$2.76M	\$0.43M			\$4.69M
R&R		\$0.00M			\$2.83M	\$2.83M
GROUND	\$1.69M	\$0.32M				\$2.02M
Total	\$34.28M	\$41.22M	\$15.51M	\$0.41M	\$2.83M	\$94.26M

December 2025

Work Type	Federal	City	State	EPC	R&R	Total
EXTERIORS	\$6.01M	\$27.12M	\$17.15M	\$0.00M		\$50.29M
HEATING	\$18.89M	\$0.65M	\$6.71M	\$0.00M		\$26.25M
INTERIORS	\$9.95M	\$5.77M	\$0.19M	\$1.95M		\$17.85M
R&R		\$5.42M			\$4.85M	\$10.28M
ELEVATORS	\$1.16M	\$0.74M	\$1.46M			\$3.36M
GROUND	\$0.27M	\$0.68M	\$0.00M			\$0.96M
Total	\$36.28M	\$40.39M	\$25.51M	\$1.95M	\$4.85M	\$108.98M

Grand Total	\$99.05M	\$134.15M	\$67.52M	\$3.76M	\$11.16M	\$315.63M
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Notes: Data covers the period from October 01, 2025 through December 31, 2025

R&R = Recovery & Resilience



Waste Management Contracts

Q4 Update on New Awards, Change Orders and Contract Capacity Increases

Board Resolution: 23-7/26-22

Suspension Period: 730 Days

Category	Vendor	Type	Location	Term Being Funded by Amount *	Amount	Section 3 Workers *	Labor Hours (Section 3 Worker) *	MWBE
Award	JEMCO ELECTRICAL CONTRACTORS, INC.	Lump Sum	SOTOMAYOR, COOPER PARK, MARLBORO, RAVENSWOOD, TAFT	365 Days	\$16,387,208.28	4	1125	Non-Minority Owned
Change Order	LIRO ENGINEERS & JRCRUZ JOINT VENTURE	Lump Sum	303 Vernon Ave, Jackson, Laguardia, Marcy, Monterey Ave, Morriis II, Webster	1,155 Days	\$47,509.69	5	7,392	Non-Minority Owned
Change Order	SLSCO, LP	Lump Sum	MITCHEL, MONROE, BORINQUEN PLAZA I, BOULEVARD, BREUKELEN, BREVOORT, BROWN, BROWNSVILLE, DOUGLASS I, DOUGLASS II, FARRAGUT, GLENMORE PLAZA, KINGSBOROUGH, RIIS I, SOUTH JAMAICA I, SOUTH JAMAICA II, STRAUS	623 Days	\$250,000.00	2	3,356	Non-Minority Owned
Contract Capacity Change	--	--	--	--	\$0.00	--	0	--
Total To Date					\$16,684,717.97			

* As per contract

Notes: Data covers the period from October 01, 2025 through December 31, 2025

Waste Management Contracts ("WMCs")

In October 2021, Board Resolution 21-10/27-9 and in July 2023, Board Resolution 23-7/26-22 authorized, as solely related to Waste Management Contracts ("WMCs")

- (i) temporary suspension of the prerequisite Authority approval of
 - (a) contracts that are valued in excess of \$1,000,000.00**, as required by Section 1.03(i)(1) of the Authority's By-Laws, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 22-6/15-6, and Section IV(E) of the Authority's Procurement Policy Manual ("PPM"), adopted by Board Resolution 20-11/24-29 with subsequent amendments of which the most recent is by Board Resolution 22-4/27-3; and
 - (b) change orders and contract capacity increases**, as required by Section V(D) of the PPM (collectively, "Temporary Suspension"); and

- (ii) provision of a quarterly WMCs report at Board Meetings, including, but not limited to, the number of
 - (a) contracts awarded**, and
 - (b) change orders and contract capacity increases** entered into, subsequent to the prior report presented to the Board, to extend the Temporary Suspension for an additional seven hundred thirty (730) days



Q4 Project Status Update for WMCs

Development	General Scope	Construction Contract Amount	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
Polo Ground Towers (e21316)	Design-Build: Pneumatic Systems	32,484,924	Construction	7/29/2026	7/29/2026	City, Federal, Operating
303 Vernon Ave, Jackson, Laguardia, Marcy, Monterey Ave, Morriis II, Webster	Design-Build: Waste Yards Redesign: Installation of exterior compactor systems, cardboard bailers, and storage systems for recycling	15,272,520	Closeout	10/21/2026	11/15/2024	City, Federal, Operating
Various Developments as per the Action Plan (e22065)	Design-Bid-Build: Waste Yards Redesign: Installation of exterior compactor systems, cardboard bailers, and storage systems for recycling (FY21)	33,174,924	Construction	4/2/2026	3/18/2026	City, Federal
Various Developments as per the Action Plan (e22539)	Design-Bid-Build: Waste Yards Redesign: Includes Installation of exterior compactor systems, cardboard bailers, and storage systems for recycling (FY22)	16,387,208	Procurement	2/3/2026	1/20/2027	City, Federal

Notes: Data covers the period from October 01, 2025 through December 31, 2025

THREE-THOUSAND TWO HUNDREDTH AND FOURTEENTH MEETING

ADJOURNMENT

Upon reconvening in public session and on motion, without objection, the meeting was duly adjourned at 10:53 A.M.

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

Vilma Huertas
Special Advisor for Corporate Governance and Audit