

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

Minutes of Board Meeting

Wednesday, July 29, 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
Paula Gavin, Member
James McKoy, Member
Raymond Miller, Member
Joan Tally, Member
Lisa Bova-Hiatt, Chief Executive Officer (“CEO”)
Atenedoro Gonzalez, Esq., Senior Director of Corporate Governance

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, July 29, 2026

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, June 24, 2026

APPROVED

II. Reports

- 1. Quarterly Report of Awards, Change Orders and Contract Capacity Increases Approved by the Chief Procurement Officer (CPO) for the 2nd Quarter of 2026**
Nicholas Mendoza, CPO
(Report is attached hereto and Incorporated herein)
- 2. Quarterly Report of Change Orders, Contract Capacity Increases and Task Orders under IDIQ Pool contracts approved by the Chief Asset & Capital Management Officer (CACMO) for the 2nd Quarter of 2026**
Dylan Baker-Rice, CACMO
(Report is attached hereto and Incorporated herein)
- 3. Midyear Budget Update**
Georgiana Okoroji, Senior Vice-President, Financial Planning & Analysis
(Report is attached hereto and Incorporated herein)

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

III. **Authority Calendar**

Calendar of Regular Meeting, Wednesday, July 29, 2026

- 1 Authorization to Enter into Three (3) Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreements with Three (3) Vendors

Location:	Non-Development
Administering Department:	Human Resources
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$65,000,000.00
Projected Section 3 Hires/Labor Hours:	Multiple Vendors – Multiple Plans

Authorization is requested to enter into three (3) IDIQ agreements with Cogent Infotech Corporation, Kanira Consulting Inc., and A1 Works-In-Progress Associates, LLC for trade staff augmentation services, commencing on July 30, 2026 and continuing through July 29, 2031, or commencing on such other date as may be determined by the Senior Vice-President ("SVP") and Chief Procurement Officer or the SVP for Human Resources and continuing for five (5) years thereafter, which includes an initial three-year term and two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 2 Authorization to Enter into an Agreement with SHI International Corp. ("SHI")

Location:	Non-Development
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$13,000,000.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

Authorization is requested to enter into an agreement with SHI for Information Technology Solution and Services, commencing on August 1, 2026 and continuing through July 31, 2031, or commencing on such other date as may be determined by the Senior Vice-President ("SVP") and Chief Procurement Officer or the SVP and Chief Information Officer and continuing for five (5) years thereafter, which includes an initial one-year, eleven-month and one-day term and one (1) three-year and thirty-day renewal option to be coterminous with the City of Mesa, Arizona Contract #2024056-02 (the "Mesa Contract") unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term, utilizing the terms and conditions of the Mesa Contract.

APPROVED

3 Authorization to Enter into an Agreement with CDW Government LLC ("CDW-G")

Location:	Non-Development
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$45,000,000.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

Authorization is requested to enter into an agreement with CDW-G for Information Technology Solutions and Services, commencing on August 1, 2026 and continuing through July 31, 2031, or commencing on such other date as may be determined by the Senior Vice-President ("SVP") and Chief Procurement Officer or the SVP and Chief Information Officer and continuing for five (5) years thereafter, which includes an initial one-year, eleven-month and one-day term and one (1) three-year and thirty-day renewal option to be coterminous with the City of Mesa ("Mesa"), Arizona Contract #2024056-01 (the "Mesa Contract"), unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term, utilizing the terms and conditions of the Mesa Contract.

APPROVED

4 Authorization to Ratify the Entering into an Agreement with Cellco Partnership d/b/a Verizon Wireless ("Verizon")

Location:	Non-Development
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating – Federal & Section 8
Amount:	\$8,200,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify the entering into this agreement with Verizon for wireless and cellular devices and usage services, which commenced on June 10, 2026 and is continuing through June 9, 2031, utilizing the terms and conditions of the New York City Office of Technology and Innovation Telecom Enterprise Agreement, Contract Number CT1-858-20258807650. There are no renewal options.

APPROVED

- 5 Authorization of a Contract Capacity Increase to Requirement Contract No. 2304246 Awarded to Power Mechanical, Inc. ("Power Mechanical")

Location:	Various (Citywide)
Administering Department:	Heating Management Services
Funding Source:	Operating – Federal
Amount:	\$11,174,400.00
Projected Section 3 Hires/Labor Hours:	2,500 of 10,000 Hours

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Power Mechanical for rental, delivery, startup and preventive maintenance and inspection of mobile boilers, heat exchangers and mobile oil tanks, authorized by Board Resolution 23-9/28-31 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, the first one-year renewal option term and the second one-year renewal option term, which commenced on November 15, 2023 and is continuing through November 14, 2028.

APPROVED

- 6 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2212786 Awarded to SLSCO L.P. ("SLSCO")

Location:	Various (Citywide)
Administering Department:	Property Management - Manhattan
Funding Source:	Operating – Federal
Amount:	\$11,542,208.41
Projected Section 3 Hires/Labor Hours:	10,330 of 41,320 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to SLSCO for general construction, authorized by Board Resolution 22-11/30-34 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 first one-year renewal option term and the second one-year renewal option term, which commenced on January 20, 2026 and is continuing through January 19, 2028.

APPROVED

- 7 Authorization to Enter into Eleven (11) Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreements with Eleven (11) Firms

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management
Funding Source:	Capital – Federal, State & City
Amount:	\$240,000,000.00
Projected Section 3 Hires/Labor Hours:	Multiple Vendors – Multiple Plans

Authorization is requested to enter into eleven (11) IDIQ agreements with Architecture & Engineering Group PC, Civilcraft Engineering LLC, Famtech Engineering PLLC, High Maintenance NY Inc, M&J Engineering, P.C., Merritt Engineering Consultants, D.P.C., O&S Associates Inc, PACE Engineering PC, Raman & Oundjian Engineers & Architects, PC, Superstructures Engineering + Architecture PLLC and ZI Engineering PC for Architecture and Engineering Local Law Inspection Services, commencing on August 1, 2026 and continuing through July 30, 2031, or commencing on such other date as may be determined by the Senior Vice-President and Chief Procurement Officer or the Chief Asset & Capital Management Officer and continuing for five (5) years thereafter. There are no renewal options.

APPROVED

- 8 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") No. 2331264 Awarded to Empire Control Abatement, Inc. ("Empire")

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – Federal, State & City
Amount:	\$22,500,000.00
Projected Section 3 Hires/Labor Hours:	10,500 of 40,000 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ JOC awarded to Empire for general construction, authorized by Board Resolution 24-3/27-18, 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 additional assigned work during the remainder of the initial three-year term, which commenced on April 12, 2024 and is continuing through April 11, 2027.

APPROVED

- 9 Authorization to (i) Seek HUD Approval for the Transaction; (ii) Enter into Documents to Effectuate the Transaction Including One (1) or More Ninety-Nine (99) Year Ground Leases; and (iii) Take Such Further Action as May be Necessary to Effectuate the Transaction

Location:	Various (Bronx)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	337,500 of 1,350,000 Hours

Authorization is requested, as it relates to the conversion of eleven (11) developments – Bryant Avenue-East 174th Street, East 165th Street-Bryant Avenue, East 173rd Street- Vyse Avenue, Glebe Avenue-Westchester Avenue, Hoe Avenue-East 173rd Street, Hunts Point Avenue Rehab, Longfellow Avenue Rehab, West Farms Road Rehab, West Farms Square Conventional, Boynton Avenue Rehab, and Randall Avenue-Balcom Avenue, consisting of 1,316 units in the Bronx, from Section 9 of the United States Housing Act of 1937 to project-based federal subsidy under Section 8 of the United States Housing Act of 1937, under the United States Department of Housing and Urban Development (“HUD”) Notice H-2019-09/PIH-2019-23 (HA) REV-4 (September 5, 2019), as amended by HUD Notice H-2025-01/PIH-2025-03 (HA) (January 16, 2025), and as may be further amended from time to time, and through the New York City Housing Authority’s (the “Authority”) Permanent Affordability Commitment Together (“PACT”) initiative, in accordance with two (2) conversion methods promulgated by HUD, to wit, the Rental Assistance Demonstration and Section 18 of the United States Housing Act of 1937, as amended (the “Transaction”), to (i) seek HUD approval for the Transaction; (ii) enter into documents to effectuate the Transaction with the PACT Partner, including one (1) or more ninety-nine (99) year ground leases and other ancillary documents, including, among others, a Payment in Lieu of Taxes agreement with the City of New York, and one (1) or more notes, mortgages and ancillary loan documents reflecting subordinate financing from the Authority; and (iii) take such further action as may be necessary to effectuate the Transaction.

APPROVED¹

- 10 Authorization to (i) Submit a Section 18 Application to HUD for the Disposition of the Project Sites; and (ii) upon HUD Approval, Convey the Project Sites

Location:	Various (Bronx, Brooklyn & Queens)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to (i) submit an application to the United States Department of Housing and Urban Development ("HUD"), pursuant to Section 18 of the United States Housing Act of 1937, as amended ("Section 18 Application"), to dispose of thirty-two (32) vacant one- to three-family houses and one (1) vacant lot located in Queens, Brooklyn, and the Bronx, (collectively, the "Project Sites"); and (ii) upon HUD approval, convey title of the Project Sites to Restored Homes Housing Development Fund Corporation, a not-for-profit organization, to facilitate the rehabilitation of the Project Sites and provide affordable homeownership opportunities for New York City Housing Authority residents and other low- and moderate-income first-time homebuyers through the sale of the rehabilitated homes.

APPROVED

- 11 Authorization to Amend Board Resolution 21-12/29-3

Location:	Manhattanville (LLC I)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to amend Board Resolution 21-12/29-3, which authorized the New York City Housing Authority (the "Authority") to (i) submit an application to the United States Department of Housing and Urban Development ("HUD"), pursuant to Section 18 of the United States Housing Act of 1937, as amended, to dispose of a 10,000 square-foot parking lot, Tax Lot TBD, approximately 280,000 square feet of zoning floor area, and a 2,500 square-foot parcel of land, Tax Lot TBD (collectively, the "Property") within Manhattanville (LLC I), located at New York County, Block 1984, Tax Lot 1, and (ii) upon HUD approval, convey the Property to 1440 Residential LLC and Lefkas Realty LLC, or their affiliate (the "Developer") to (i) modify the terms of the deed of the Property as it relates to part of the commensurate public benefit to be provided by the Developer, specifically to withdraw the construction of approximately 1,000 square feet of community space for use by residents of Manhattanville (LLC1) in the residential development from the scope of work, and, in lieu, compensate the Authority with the greater of \$250,000.00 or the appraised value of the community space (the "Transaction"); and (ii) take such further action as may be necessary to effectuate the Transaction. All other terms and conditions set forth in Board Resolution 21-12/29-3 shall remain unchanged.

APPROVED

12 Authorization to Amend Board Resolution 19-7/31-78

Location:	Ingersoll
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to amend Board Resolution 19-7/31-78, which authorized the New York City Housing Authority (the "Authority") to (i) submit an application to the United States Department of Housing and Urban Development ("HUD"), pursuant to Section 18 of the United States Housing Act of 1937, as amended, to dispose of a 6,000 square-foot parking lot, Tax Lot TBD (the "Parking Lot"), and approximately 90,634 square feet of zoning floor area (the "Development Rights") from a Tax Lot TBD, currently Block 2050, part of Tax Lot 1, within an area recently rezoned from R6 to C6-4, along with any required easements within Ingersoll Houses located at Kings County, Block 2050, Lot 1 (the "Project"); and (ii) upon HUD approval, convey the Parking Lot and Development Rights and grant any required easements to YYY Brooklyn, LLC or its affiliate (the "Developer") to (i) modify the terms of the development agreement of the Project as it relates to part of the commensurate public benefit to be provided by the Developer, specifically to withdraw the installation of a facility to house the garbage compactors for Ingersoll Houses from the scope of work, and, in lieu, compensate the Authority with \$450,000.00 (the "Transaction"); and (ii) take such further action as may be necessary to effectuate the Transaction. All other terms and conditions set forth in Board Resolution 19-7/31-78 shall remain unchanged.

APPROVED

- 13 Authorization to (i) Seek HUD Approval for the Transaction; (ii) Enter into Documents to Effectuate the Transaction Including One (1) or More Ninety-Nine (99) Year Ground Leases; and (iii) Take Such Further Action as May be Necessary to Effectuate the Transaction

Location:	Bronx River Addition
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	93,000 of 310,000 Hours

Authorization is requested, as it relates to the conversion of one (1) development - Bronx River Addition, consisting of 226 units in the Bronx from Section 9 of the United States Housing Act of 1937 to project-based federal subsidy under Section 8 of the United States Housing Act of 1937, under the United States Department of Housing and Urban Development ("HUD") Notice H-2019-09/PIH-2019-23 (HA) REV-4 (September 5, 2019), as amended by HUD Notice H-2025-01/PIH-2025-03 (HA) (January 16, 2025), and as may be further amended from time to time, and through the New York City Public Housing Preservation Trust's ("Trust") initiative, in accordance with two (2) conversion methods promulgated by HUD, to wit, the Rental Assistance Demonstration and Section 18 of the United States Housing Act of 1937, as amended (the "Transaction"), to (i) seek HUD approval for the Transaction; (ii) enter into documents to effectuate the Transaction with the Trust, including (a) one (1) or more ninety-nine (99) year ground lease(s), (b) a lease of vacant units at Bronx River Houses, and other nearby New York City Housing Authority (the "Authority") developments, including Sotomayor Houses, Monroe Houses, Soundview Houses, Parkside Houses, and Pelham Parkway Houses in the Bronx, for temporary relocation units, (c) a management agreement with the Authority as the managing agent, and (d) other ancillary documents, including, among others, a Payment in Lieu of Taxes agreement between the Authority and the City of New York, if necessary, and one (1) or more notes, mortgages and ancillary loan documents reflecting subordinate financing from the Authority to the Trust; and (iii) take such further action as may be necessary to effectuate the Transaction.

APPROVED

14 Authorization to Submit Initial Rental Assistance Demonstration Applications to HUD for Transfer of Assistance from the Converting Developments

Location:	Lincoln, Drew – Hamilton (LLC I) & Mitchel
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested, as it relates to the transfer of assistance of up to 221 units: in Manhattan, Lincoln Houses, consisting of 1,286 units; and Drew-Hamilton Houses (LLC I), consisting of 1,217 units; and in the Bronx, Mitchel Houses, consisting of 1,732 units (collectively, the “Converting Developments”) to an approximately 221-unit new construction affordable housing building on a privately-owned site, located at 1678 Park Avenue in Manhattan (the “Project”), to submit to the United States Department of Housing and Urban Development (“HUD”), (i) initial Rental Assistance Demonstration (“RAD”) applications; (ii) RAD Financing Plans; and (iii) applications pursuant to Section 18 of the United States Housing Act of 1937, as amended, in anticipation of an upcoming transfer of assistance from the Converting Developments. The Project will be presented in more detail to the Board closer to the date of the transfer of assistance from the Converting Developments.

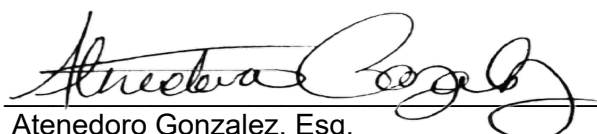
APPROVED

15 Authorization to Approve the Issuance of the Authority's Fiscal Year 2025 Audited Annual Financial Statements

Location:	Non-Development
Administering Department:	Financial Accounting & Reporting Services
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to approve the issuance of the Authority's Fiscal Year 2025 Audited Annual Financial Statements, presented in accordance with accounting principles generally accepted in the United States of America, and as recommended by the Authority's Audit and Finance Committee, in compliance with the Audit and Finance Committee Charter, adopted pursuant to Board Resolution 21-4/28-2 and as subsequently amended by Board Resolution 22-1/26-15.

APPROVED



Atenedoro Gonzalez, Esq.
Senior Director of Corporate Governance

¹ Member Tally recused herself from this item.

NYCHA Board Meeting

July 29th, 2026

Quarterly Report of Awards, Change Orders and Contract Capacity Increases Approved by the Chief Procurement Officer (CPO) for the 2nd Quarter of 2026

Nicholas Mendoza, CPO



**NEW YORK CITY HOUSING AUTHORITY
PROCUREMENT DEPARTMENT
MEMORANDUM**

TO: NYCHA Board Members
FROM: Nick Mendoza, Chief Procurement Officer (CPO) *NM*
DATE: July 16, 2026
RE: CPO Quarterly Report for Q2 2026 (4/01/2026 – 6/30/2026)

This report covers Quarter 2 of 2026, from April 1, 2026 to June 30, 2026. There are fifty-two (52) items included in this report:

- 27 Awards
- 25 Contract Capacity Increases (CCIs)
- 0 Change Orders (COs)

Attached is the CPO Quarterly Report for Q2 2026, 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 Chief Procurement Officer - 2nd Quarter of 2026 (4/01/2026-6/30/2026)

Item #	Category	Contract #	Administering Department	Vendor	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	Vendor Name Check
1	Award	2601649	Asset & Capital Management Department	Dewberry Engineers Inc.	Sealed Bid / IDIQ	Environmental Review Regulatory Services	Citywide	3 Years with 2 One-Year Renewal Options	5/21/2026	5/22/2029	3 Years	N/A	\$3,125,000.00	N/A	Over \$1M / below \$5M Board threshold	6,000	0 OEO Plan submitted: Provide Technical Support/ Consulting Sessions for two (2) existing or forming S3BC on environmental services that they may add to their capabilities for 80 Hours	Fourth Lowest Bidder	Packages Distributed: 87 Packages Received: 13	5/7/2026
2	Award	2601652	Asset & Capital Management Department	Gannett Fleming Engineers and Architects, P.C.	Sealed Bid / IDIQ	Environmental Review Regulatory Services	Citywide	3 Years with 2 One-Year Renewal Options	5/21/2026	5/22/2029	3 Years	N/A	\$3,125,000.00	N/A	Over \$1M / below \$5M Board threshold	17,700	4,425	Second Lowest Bidder	Packages Distributed: 87 Packages Received: 13	6/10/2026
3	CCI	2200926	Asset & Capital Management Department	STV Construction, Inc.	RFP / Agreement	Construction Management as Agent Services	Bayview Houses	3 Years with 2 One-Year Renewal Options	7/13/2022	7/12/2027	Remainder of the 2 one-year renewal options	OA: \$2,464,326.64 BR# 22-4/27-14 CCI 1: \$96,200.00	CCI 2: \$2,013,097.94	\$4,573,624.58	Cumulative amount over \$1M/ below \$5M Board Threshold	8,640	2,880	N/A	N/A	N/A
4	Award	2443291	Bronx Property Management	ABM Electric, Inc.	Sealed Bid / IDIQ	Electrical Maintenance, Repair & Replacement	Citywide (Bronx Focus)	3 Years with 2 One-Year Renewal Options	4/13/2026	4/12/2029	3 Years	N/A	\$5,000,000.00	N/A	Over \$1M / below \$5M Board threshold	10,000	2,500	Third Lowest Bidder	Packages Distributed:53 Packages Received: 9	4/7/2026
5	Award	2600068	Bronx Property Management	GLP & Sons, Inc.	Sealed Bid / IDIQ	Plaster Restoration	Citywide (Bronx Focus)	3 Years with 2 One-Year Renewal Options	4/22/2026	4/20/2029	3 Years	N/A	\$5,000,000.00	N/A	Over \$1M / below \$5M Board threshold	34,000	8,500	Eleventh Lowest Bidder	Packages Distributed:125 Packages Received: 29	4/20/2026
6	Award	2607582	Bronx Property Management	OM#1 Construction Corporation	Sealed Bid / Requirement	Maintenance Painting of Apartments	Pelham Parkway Houses	3 Years with 2 One-Year Renewal Options	4/20/2026	4/19/2029	3 Years	N/A	\$1,395,576.00	N/A	Over \$1M / below \$5M Board threshold	3,670	918	Forty-Second Lowest Bidder	Packages Distributed: 83 Packages Received: 51	3/9/2026
7	Award	2607799	Bronx Property Management	Sahara Construction Corp.	Sealed Bid / Requirement	Maintenance Painting of Apartments	Throggs Neck Houses	3 Years with 2 One-Year Renewal Options	4/29/2026	4/28/2029	3 Years	N/A	\$3,968,925.00	N/A	Over \$1M / below \$5M Board threshold	23,266	5,817	Thirty-Third Lowest Bidder	Packages Distributed:66 Packages Received: 42	3/10/2026
8	Award	2609571	Bronx Property Management	Apache Legend Group	Sealed Bid / IDIQ	Graffiti Removal	Citywide (Bronx Focus)	3 Years with 2 One-Year Renewal Options	6/3/2026	6/1/2029	3 Years	N/A	\$5,000,000.00	N/A	Over \$1M / below \$5M Board threshold	4,500	1,125	Lowest Bidder	Packages Distributed:33 Packages Received: 9	3/27/2026
9	CCI	2303857	Bronx Property Management	Encore Construction and Contracting Inc.	Sealed Bid / IDIQ	Grounds Maintenance	Bronx	3 Years with 2 One-Year Renewal Options	6/8/2023	6/7/2027	Remainder of the first one-year renewal option	OA: \$10,000,000.00 BR# 23-5/24-12	CCI 1: \$3,500,000.00	\$13,500,000.00	Over \$1M / below \$5M Board threshold	10,000	2,500	N/A	N/A	N/A
10	CCI	2506653	Bronx Property Management	Satnam Construction Inc.	Sealed Bid / IDIQ	V/C Floor Tile in Apartments and Public Spaces	Bronx	3 Years with 2 One-Year Renewal Options	4/21/2025	4/20/2028	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	3,673	919	N/A	N/A	N/A
11	CCI	2506658	Bronx Property Management	B-One Construction Inc	Sealed Bid / IDIQ	V/C Floor Tile in Apartments and Public Spaces	Bronx	3 Years with 2 One-Year Renewal Options	6/30/2025	6/29/2028	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	4,143	1,036	N/A	N/A	N/A
12	Award	2605158	Brooklyn Property Management	East Insight LLC	Sealed Bid / Requirement	Maintenance Painting of Apartments	Cypress Hills-East NYC Line	3 Years with 2 One-Year Renewal Options	4/29/2026	4/28/2029	3 Years	N/A	\$2,564,337.00	N/A	Over \$1M / below \$5M Board threshold	11,975	2,994	Thirty-Third Lowest Bidder	Packages Distributed:57 Packages Received: 42	2/18/2026
13	CCI	2210827	Brooklyn Property Management	JCC Construction Corp	Sealed Bid / IDIQ	Replacement of Underground Piping (Sewer and Fire Utility Distribution)	Citywide (Brooklyn Focus)	3 Years with 2 One-Year Renewal Options	1/10/2023	1/16/2028	Remainder of the 2 one-year renewal options	OA: \$3,000,000.00 BR# 22-11/30-38	CCI 1: \$4,500,000.00	\$7,500,000.00	Over \$1M / below \$5M Board threshold	1,510	378	N/A	N/A	N/A
14	CCI	2322750	Brooklyn Property Management	TEENUSA Construction Corp.	Sealed Bid / IDIQ	Cleaning and Sanitizing of 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 CCI 1: \$2,175,000.00 BR# 24-1/31-12	CCI 2: \$1,087,500.00	\$5,437,500.00	Over \$1M / below \$5M Board threshold	698	175	N/A	N/A	N/A

Item #	Category	Contract #	Administering Department	Vendor	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	Vendor Name Check
15	CCI	2439563	Brooklyn Property Management	Adel-Fia Contracting Corp.	Sealed Bid / IDIQ	Maintenance Painting of Apartments, Int./Exterior Public Space Work including Stairwell Painting (FRP and Silicate Systems)	Citywide (Brooklyn Focus)	3 Years with 2 One-Year Renewal Options	7/7/2025	7/6/2028	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	4,500	1,125	N/A	N/A	N/A
16	CCI	2507820	Brooklyn Property Management	Leo Builders Corp.	Sealed Bid / IDIQ	V/C Floor Tile in Apartments and Public Spaces	Brooklyn	3 Years with 2 One-Year Renewal Options	7/30/2025	7/29/2028	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	600	150	N/A	N/A	N/A
17	CCI	2507824	Brooklyn Property Management	City Star Renovation Inc.	Sealed Bid / IDIQ	V/C Floor Tile in Apartments and Public Spaces	Brooklyn	3 Years with 2 One-Year Renewal Options	4/3/2025	4/29/2028	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	3,228	807	N/A	N/A	N/A
18	CCI	2103837	Fire Safety	Richards Plumbing and Heating Co., Inc.	Sealed Bid / Requirement	Inspection of Fire Standpipe & Sprinkler System	Brooklyn	2 Years with 3 One-Year Renewal Options	9/8/2021	9/9/2026	Remainder of the third one-year renewal option	OA: \$2,537,122.52 BR# 21-5/26-9 CCI 1: \$1,157,122.19 BR# 23-4/27-10 CCI 2: \$950,000.00	CCI 3: \$200,000.00	\$4,844,244.71	Cumulative amount over \$1M/ below \$5M Board Threshold	N/A	N/A	N/A	N/A	N/A
19	Award	2611389	Healthy Homes	TRC Environmental Corporation	Sealed Bid / IDIQ	LBP Clearance Services	Citywide	3 Years with 2 One-Year Renewal Options	5/20/2026	5/19/2029	3 Years	N/A	\$5,000,000.00	N/A	Over \$1M / below \$5M Board threshold	4,000	1,000	Fourth Lowest Bidder	Packages Distributed: 36 Packages Received: 21	4/10/2026
20	Award	2611397	Healthy Homes	The ALC Group LLC dba ALC Environmental	Sealed Bid / IDIQ	LBP Clearance Services	Citywide	3 Years with 2 One-Year Renewal Options	5/28/2026	5/27/2029	3 Years	N/A	\$5,000,000.00	N/A	Over \$1M / below \$5M Board threshold	3,900	975	Second Lowest Bidder	Packages Distributed: 27 Packages Received: 19	4/13/2026
21	Award	2611475	Healthy Homes	Athenica Environmental Services Inc	Sealed Bid / IDIQ	LBP Clearance Services	Citywide	3 Years with 2 One-Year Renewal Options	6/30/2026	6/29/2029	3 Years	N/A	\$5,000,000.00	N/A	Over \$1M / below \$5M Board threshold	5,000	1,250	Eighth Lowest Bidder	Packages Distributed:34 Packages Received: 19	5/7/2026
22	Award	2607668	Heating Management Services Department	AWL Industries Inc.	Sealed Bid / IDIQ	Maintenance Contract for Heating Building Management Systems and Control Systems	Citywide	3 Years with 2 One-Year Renewal Options	4/8/2026	4/7/2029	3 Years	N/A	\$5,000,000.00	N/A	Over \$1M / below \$5M Board threshold	31,286	7,848	Second Lowest Bidder	Packages Distributed:45 Packages Received: 3	3/10/2026
23	Award	2607669	Heating Management Services Department	Advantex Solutions Inc	Sealed Bid / IDIQ	Maintenance Contract for Heating Building Management Systems and Control Systems	Citywide	3 Years with 2 One-Year Renewal Options	6/25/2026	6/24/2029	3 Years	N/A	\$5,000,000.00	N/A	Over \$1M / below \$5M Board threshold	31,286	7,848	Third Lowest Bidder	Packages Distributed:47 Packages Received: 3	6/1/2026
24	CCI	2201835	Heating Management Services Department	Metro Environmental Services, L.L.C.	Piggyback	Fuel Site Maintenance Services	Citywide	1 Year with 3 One-Year Renewal Options + 1 Month	3/30/2022	4/25/2026	Remainder of the third One-Year Renewal Option + 1 Month	OA: \$762,300.17	CCI 1: \$154,334.52	\$1,154,334.52	Cumulative amount over \$1M/ below \$5M Board Threshold	N/A	N/A	N/A	N/A	N/A
25	Award	2609121	Law Department	Deposition Solutions Inc DBA Lexitas	RFP / Agreement	Stenographic Reporting and Transcription Services	Non-Development	5 Years	4/27/2026	4/29/2031	5 Years	N/A	\$1,150,000.00	N/A	Over \$1M / below \$5M Board threshold	12,480	6,000	N/A	Packages Distributed:33 Packages Received: 9	6/8/2026
26	Award	2609744	Law Department	Neal R. Gross & Co., Inc.	Sealed Bid / IDIQ	Stenographic Reporting and Transcription Services	Non-Development	3 Years with 2 One-Year Renewal Options	5/28/2026	5/27/2029	3 Years	N/A	\$1,150,000.00	N/A	Over \$1M / below \$5M Board threshold	1,920	0 OEO Plan submitted: Training, Internship, and support with court reporting and transcription needs to 1 S3BC	Second Lowest Bidder	Packages Distributed: 33 Packages Received: 9	5/21/2026
27	Award	2529664	Manhattan Property Management	Lock City NYC Inc.	Sealed Bid / IDIQ	Locksmith Services T&M	Citywide (Manhattan Focus)	3 Years with 2 One-Year Renewal Options	6/5/2026	6/4/2029	3 Years	N/A	\$2,500,000.00	N/A	Over \$1M / below \$5M Board threshold	10,000	5,000	Lowest Bidder	Packages Distributed:21 Packages Received: 2	5/15/2026
28	Award	2606606	Manhattan Property Management	Northvalley Construction Inc	Sealed Bid / Requirement	Maintenance Painting of Apartments	LaGuardia Houses	3 Years with 2 One-Year Renewal Options	5/4/2026	5/3/2029	3 Years	N/A	\$2,828,078.21	N/A	Over \$1M / below \$5M Board threshold	21,970	5,495	Thirty-Fifth Lowest Bidder	Packages Distributed: 69 Packages Received: 45	3/2/2026

Item #	Category	Contract #	Administering Department	Vendor	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	Vendor Name Check
29	Award	2606858	Manhattan Property Management	AWL Industries Inc.	Sealed Bid / IDIQ	General Construction Services	Manhattan	2 Years with 3 One-Year Renewal Options	3/3/2026	3/2/2028	2 Years	N/A	\$3,500,000.00	N/A	Over \$1M / below \$5M Board threshold	25,025	6,257	Fifteenth Lowest Bidder	Packages Distributed:157 Packages Received:21	3/10/2026
30	Award	2611689	Manhattan Property Management	Earth link General Construction, Inc.	Sealed Bid / IDIQ	General Construction Services	Manhattan	2 Years with 3 One-Year Renewal Options	6/23/2026	6/22/2028	2 Years	N/A	\$3,500,000.00	N/A	Over \$1M / below \$5M Board threshold	13,500	3,375	Fifth Lowest Bidder	Packages Distributed:150 Packages Received: 20	4/17/2026
31	CCI	2320164	Manhattan Property Management	AMSJ Construction Corporation	Sealed Bid / Requirement	Sewer Rodding with Water Jetting Including CCTV Camera Inspection	Manhattan	3 Years with 2 One-Year Renewal Options	1/17/2024	1/16/2027	Remainder of the initial 3-year term	OA: \$762,300.17	CCI 1: \$681,936.00	\$1,444,236.17	Cumulative amount over \$1M/ below \$5M Board Threshold	1,200	300	N/A	N/A	N/A
32	CCI	2322644	Manhattan Property Management	TEENUSA Construction Corp.	Sealed Bid / IDIQ	Cleaning and Sanitizing of Refuse Chutes and Compactors Interior and Exterior	Citywide (Manhattan Focus)	3 Years with 2 One-Year Renewal Options	4/16/2024	4/15/2028	Remainder of the initial 3-year term and the first one-year renewal option	OA: \$2,175,000.00 BR# 22-11/30-38	CCI 2: \$1,994,439.62	\$5,437,500.00	Over \$1M / below \$5M Board threshold	698	175	N/A	N/A	N/A
33	CCI	2443263	Manhattan Property Management	Northvalley Construction Inc	Sealed Bid / IDIQ	Maintenance Painting of Apartments, Int/Exterior Public Space Work including Stairwell Painting (FRP and Silicate Systems)	Citywide (Manhattan Focus)	3 Years with 2 One-Year Renewal Options	4/7/2025	4/6/2028	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	12,220	3,055	N/A	N/A	N/A
34	CCI	2508096	Manhattan Property Management	Saini Construction Corp.	Sealed Bid / IDIQ	V/C Floor Tile in Apartments and Public Spaces	Manhattan	3 Years with 2 One-Year Renewal Options	7/21/2025	7/20/2028	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	11,624	2,906	N/A	N/A	N/A
35	CCI	2508097	Manhattan Property Management	Deepak Contracting Inc.	Sealed Bid / IDIQ	V/C Floor Tile in Apartments and Public Spaces	Manhattan	3 Years with 2 One-Year Renewal Options	6/3/2025	6/2/2028	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	3,025	757	N/A	N/A	N/A
36	CCI	2508330	Manhattan Property Management	B-One Construction Inc	Sealed Bid / IDIQ	V/C Floor Tile in Apartments and Public Spaces	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	3,890	973	N/A	N/A	N/A
37	CCI	2512212	Manhattan Property Management	Tom Janitorial Inc.	Sealed Bid / IDIQ	V/C Floor Tile in Apartments and Public Spaces	Manhattan	3 Years with 2 One-Year Renewal Options	4/30/2025	4/29/2028	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	4,300	1,075	N/A	N/A	N/A
38	Award	2605430	Queens & Staten Island Property Management	OM#1 Construction Corporation	Sealed Bid / Requirement	Maintenance Painting of Apartments	Queensbridge South	3 Years with 2 One-Year Renewal Options	4/17/2026	4/16/2029	3 Years	N/A	\$5,000,000.00	N/A	Over \$1M / below \$5M Board threshold	5,210	1,303	Forty-First Lowest Bidder	Packages Distributed: 59 Packages Received: 50	2/23/2026
39	Award	2605894	Queens & Staten Island Property Management	Sahara Construction Corp.	Sealed Bid / Requirement	Maintenance Painting of Apartments	Latimer Gardens, Leavitt Street- 34th Avenue & Bland Consolidated	3 Years with 2 One-Year Renewal Options	5/6/2026	5/5/2029	3 Years	N/A	\$1,268,790.00	N/A	Over \$1M / below \$5M Board threshold	6,811	1,703	Forty-First Lowest Bidder	Packages Distributed: 56 Packages Received: 46	2/23/2026
40	Award	2606012	Queens & Staten Island Property Management	Northvalley Construction Inc	Sealed Bid / Requirement	Maintenance Painting of Apartments	Ravenswood Houses	3 Years with 2 One-Year Renewal Options	4/20/2026	4/19/2029	3 Years	N/A	2,581,136.73	N/A	Over \$1M / below \$5M Board threshold	19,630	4,908	Forty-Fourth Lowest Bidder	Packages Distributed:55 Packages Received: 51	2/26/2026
41	CCI	2303555	Queens & Staten Island Property Management	Richards Plumbing and Heating Co., Inc.	Sealed Bid / IDIQ	Plumber Services Time & Material	Citywide (Queens and Staten Island Focus)	3 Years with 2 One-Year Renewal Options	4/13/2023	4/12/2027	Remainder of the first one-year renewal option	OA: \$5,000,000.00 BR# 23-5/24-18	CCI 1: \$1,200,000.00	\$2,000,000.00	Cumulative amount over \$1M/ below \$5M Board Threshold	3,000	750	N/A	N/A	N/A

Quarterly Report of Awards, Change Orders, and Contract Capacity Increases Approved by the Chief Procurement Officer - 2nd Quarter of 2026 (4/01/2026-6/30/2026)

Item #	Category	Contract #	Administering Department	Vendor	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	Vendor Name Check
42	CCI	2443170	Queens & Staten Island Property Management	Shakti Construction Corp.	Sealed Bid / IDIQ	Maintenance Painting of Apartments, Int./Exterior Public Space Work including Stairwell Painting (FRP and Silicate Systems)	Citywide (Queens and Staten Island Focus)	3 Years with 2 One-Year Renewal Options	5/2/2025	5/1/2028	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	8,000	2,000	N/A	N/A	N/A
43	CCI	2020265	Real Estate Development Department	Magnusson Architecture & Planning, P.C.	Sealed Bid / IDIQ	Architectural Services for Real Estate Development	Citywide	3 Years with 2 One-Year Renewal Options	4/8/2021	4/7/2026	Remainder of the second one-year renewal option	OA: \$950,000.00	CCI 1: \$950,000.00	\$1,900,000.00	Cumulative amount over \$1M/ below \$5M Board Threshold	3,500	0 OEO Plan not submitted	N/A	N/A	N/A
44	Award	2537978	Resident Health Initiatives	Fund For Public Housing, Inc d/b/a The Public Housing Community Fund	Single Source Agreement	Administration of Living Allowance Stipends for AmeriCorps members	Non-Development	3 Years	2/2/2026	9/30/2028	3 Years	N/A	\$1,832,697.00	N/A	Over \$1M / below \$5M Board threshold	216	0 OEO Plan submitted: 30 internships for 3 months at \$23; trainging to 95 residents; and support to 4 S3BCs for \$50,000	N/A	N/A	2/24/2026
45	Award	2608637	Supply Chain Management	American Architectural Products, Inc	Sealed Bid / Requirement	Purchase & Delivery of Window Guards	Citywide/Long Island City Warehouse	3 Years with 2 One-Year Renewal Options	4/8/2026	4/7/2029	3 Years	N/A	\$1,981,121.45	N/A	Over \$1M / below \$5M Board threshold	N/A	N/A	Second Lowest Bidder	Packages Distributed:48 Packages Received: 4	N/A
46	Award	2611669	Supply Chain Management	Big Apple Sign Corp.	Sealed Bid / Requirement	Purchase and Delivery of Padlocks	Citywide/Long Island City Warehouse	3 Years with 2 One-Year Renewal Options	4/16/2026	4/15/2029	3 Years	N/A	\$1,282,865.00	N/A	Over \$1M / below \$5M Board threshold	N/A	N/A	Second Lowest Bidder	Packages Distributed:33 Packages Received: 4	4/14/2026
47	Award	2612977	Supply Chain Management	Mensch Mill & Lumber Corp. DBA Mensch Supply	RFP / Agreement	Purchase and Delivery of MRO Supplies such as Hardware, Lumber, Structural	Citywide/Long Island City Warehouse	1 Year, 8 Months, 6 Days	5/29/20206	1/20/2028	1 Year, 8 Months, 6 Days	N/A	\$2,112,398.08	N/A	Over \$1M / below \$5M Board threshold	N/A	N/A	N/A	N/A	3/12/2026
48	CCI	2309902	Supply Chain Management	Modu Studio LLC	Sealed Bid / Requirement	Purchase and Delivery of Wood Doors, Plastic, Laminated	Citywide	3 Years with 2 One-Year Renewal Options	7/2/2023	7/1/2027	Remainder of the first one-year renewal option	OA: \$5,000,000.00 BR# 23-6/29-9	CCI 1: \$1,600,179.00	\$6,600,179.00	Cumulative amount over \$1M/ below \$5M Board Threshold	N/A	N/A	N/A	N/A	N/A
49	CCI	2513416	Supply Chain Management	Power-Flo Technologies, Inc.	Sealed Bid / Requirement	Purchase and Delivery of Electrical Parts (Miscellaneous Components)	Citywide	5 Years	4/22/2025	4/21/2030	Remainder of the initial 5-year term	OA: \$305,068.90	CCI 1: \$1,687,256.52	\$1,992,325.42	Cumulative amount over \$1M/ below \$5M Board Threshold	N/A	N/A	N/A	N/A	N/A
50	Award	2503441	Technical Resources	Watson's Plumbing Heating & Building Services Inc.	Sealed Bid / IDIQ	Backflow Preventer Survey, Installation, Testing and Repair	Citywide (Brooklyn Focus)	3 Years with 2 One-Year Renewal Options	4/6/2026	4/5/2029	3 Years	N/A	\$5,000,000.00	N/A	Over \$1M / below \$5M Board threshold	8,000	2,000	Fourth Lowest Bidder	Packages Distributed:69 Packages Received: 5	2/3/2025
51	CCI	2215256	Waste Management	Premier Compaction Systems, LLC	Sealed Bid / IDIQ	Maintenance & Repair of Interior Compactors	Citywide (Queens and Staten Island Focus)	3 Years with 2 One-Year Renewal Options	12/22/2022	12/26/2027	Remainder of the 2 One-Year Renewal Options	OA: \$500,000.00	\$750,000.00	\$1,250,000.00	Cumulative amount over \$1M/ below \$5M Board Threshold	210	53	N/A	N/A	N/A
52	CCI	2215258	Waste Management	Premier Compaction Systems, LLC	Sealed Bid / IDIQ	Maintenance & Repair of Interior Compactors	Citywide (Brooklyn Focus)	3 Years with 2 One-Year Renewal Options	12/6/2022	12/5/2025	Remainder of the initial 3-year term	OA: \$800,000.00	CCI 1: \$1,200,000.00	\$2,000,000.00	Cumulative amount over \$1M/ below \$5M Board Threshold	925	232	N/A	N/A	N/A

NYCHA Board Meeting

July 29th, 2026

Quarterly Report of Change Orders, Contract Capacity Increases and Task Orders under IDIQ Pool contracts approved by the Chief Asset & Capital Management Officer (CACMO) for the 2nd Quarter of 2026

Dylan Baker-Rice, CACMO





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

TO: NYCHA Board Members
FROM: Dylan Baker-Rice, Chief Asset & Capital Management Officer
DATE: April 29th, 2026
RE: CACMO Quarterly CO-CCI-TO Report for Q2 2026 (4/1/2026 – 6/30/2026)

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 under contracts that are part of IDIQ Pools, approved by the Chief Asset & Capital Management Officer or designee pursuant to NYCHA's Procurement Policy Manual (PPM) and Delegation Record, in Quarter 2 of 2026, from April 1st, 2026, through June 30th, 2026.

There are eighteen (18) items included in this report:

- Five (5) Change Orders (COs)
- Two (2) Contract Capacity Increases (CCIs). These represent transfers of contract capacity within an IDIQ pool, with no increase to the overall authorized pool capacity. As such, they do not require Board approval.
- Eleven (11) 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	1812885	19-6/26-1	Adams European Contracting Inc.	Women-Owned	Planned Site-Specific	Flood Damage Remediation and Protection	Red Hook East Red Hook West	N/A	8/14/2019	4/3/2027	5/7/2026	5/7/2026 - 4/3/2027	\$ 372,224,000.00	53	\$ 23,644,031.93	3	\$ 1,522,829.95	\$ 675,000.00	\$ 397,390,861.88
2	CO	1508592	18-2/28-2	WDF Inc.	Non-Minority	Planned Site-Specific	Flood Damage Remediation and Protection	Baruch Houses Lavanburg Homes	N/A	8/7/2018	12/1/2026	6/14/2026	6/14/2026 - 12/1/2026	\$ 172,222,000.00	68	\$ 18,875,459.41	10	\$ 1,039,683.52	\$ 281,238.42	\$ 192,137,142.93
3	CO	1508592	18-2/28-2	WDF Inc.	Non-Minority	Planned Site-Specific	Flood Damage Remediation and Protection	Baruch Houses Lavanburg Homes	N/A	8/7/2018	12/1/2026	6/24/2026	6/24/2026 - 12/1/2026	\$ 172,222,000.00	78	\$ 19,915,142.93	1	\$ 2,054,126.06	\$ 2,054,126.06	\$ 194,191,268.99
4	CO	1508591	17-7/26-35	DOBCO Inc.	Non-Minority	Planned Site-Specific	Flood Damage Remediation and Protection	Carey Gardens	N/A	12/4/2017	12/1/2026	4/20/2026	4/20/2026 - 12/1/2026	\$ 97,455,000.00	12	\$ 2,338,517.18	9	\$ 1,006,476.61	\$ 92,505.46	\$ 100,799,993.79
5	CO	2200926	22-4/27-14	STV Construction Inc.	Non-Minority	Planned Site-Specific	Construction Management Services	Bay View Houses	N/A	7/13/2022	7/12/2027	4/14/2026	4/14/2026 - 7/12/2027	\$ 2,464,326.64	1	\$ 96,200.00	1	\$ 2,013,097.94	\$ 2,013,097.94	4,573,624.58
6	CCI	2110874	21-6/30-16	T.Y. Lin International Engeneering & Architecture, PC	Non-Minority	IDIQ	Construction Management Services	Various	3 years + 2 years	02/02/2022	2/1/2027	6/8/2026	6/8/2026 - 02/1/2027	\$ 10,000,000.00	0	\$ -	1	\$ 7,000,000.00	\$ 7,000,000.00	17,000,000.00
7	CCI	2110881	21-6/30-16	STV Construction Inc.	Non-Minority	IDIQ	Construction Management Services	Various	3 years + 2 years	10/1/2021	9/30/2026	6/8/2026	6/8/2026 - 9/30/2026	\$ 47,500,000.00	5	\$ 50,254,278.00	1	\$ 13,000,000.00	\$ 13,000,000.00	110,754,278.00
8	TO	2110876-0027	21-6/30-16	Gannett Fleming Engineers and Architects	Non-Minority	IDIQ Pool	Architecture & Engineering Services	Patterson Houses	3 years + 2 years	10/13/2021	10/6/2026	5/8/2026	05/08/2026 - 10/6/2026	\$ 3,074,284.91	N/A	N/A	N/A	N/A	\$ 3,074,284.91	N/A
9	TO	2110884-0028	21-6/30-16	Liro Program and Construction	Non-Minority	IDIQ Pool	Architecture & Engineering Services	Whitman Houses	3 years + 2 years	10/19/2021	10/18/2026	4/3/2026	4/3/2026- 10/18/2026	\$ 55,000,000.00	N/A	N/A	N/A	N/A	\$ 3,338,818.00	N/A
10	TO	1913060-0052	19-7/31-13	Raman & Oundjian Engineers & Architects, Pc	Minority Owned	IDIQ Pool	Architecture & Engineering Services	Various	3 years + 2 years + 1 year 10 months	11/13/2019	7/31/2026	5/11/2026	5/11/2026- 7/31/2026	\$ 7,150,000.00	N/A	N/A	N/A	N/A	\$ 1,152,817.20	N/A
11	TO	2110881-0109	21-6/30-16	STV Construction Inc	Non-Minority	IDIQ Pool	Construction Management Services	Various	3 years + 2 years	10/1/2021	9/30/2026	5/28/2026	5/28/2026- 9/30/2026	\$ 47,500,000.00	N/A	N/A	N/A	N/A	\$ 2,109,888.00	N/A
12	TO	2110874-0019	21-6/30-16	T.Y. Lin International Engeneering & Architecture, PC	Non-Minority	IDIQ Pool	Construction Management Services	Marble Hill	3 years + 2 years	02/02/2022	2/1/2027	4/16/2026	4/16/2026- 2/1/2027	\$ 10,000,000.00	N/A	N/A	N/A	N/A	\$ 1,761,328.92	N/A
13	TO	2110875-0078	21-6/30-16	TDX Construction Corporation	Non-Minority	IDIQ Pool	Construction Management Services	McKinley Houses	3 years + 2 years	9/2/2021	9/1/2026	5/26/2026	5/26/2026- 9/1/2026	\$ 47,500,000.00	N/A	N/A	N/A	N/A	\$ 1,392,919.21	N/A
14	TO	2428409-0001	25-5/28-5	Hudson Peaks Consulting LLC	Minority Owned	IDIQ Pool	Special Inspections Services	Gowanus Houses	3 years + 2 years	7/18/2025	7/18/2030	4/10/2026	4/10/2026- 7/18/2030	\$ 12,500,000.00	N/A	N/A	N/A	N/A	\$ 1,005,084.00	N/A
15	TO	1502895-0030	15-2/25-13	Nelligan White Architects PLLC	Non-Minority	IDIQ Pool	Architecture & Engineering Services	Baruch Houses	3 Years + Exts.	03/11/2015	7/31/2027	6/9/2026	6/9/2026- 7/31/2027	\$ 1,750,000.00	N/A	N/A	N/A	N/A	1,115,008.91	N/A
16	TO	1913082-0061	19-7/31-13	Grain Collective Landscape Architecture	Minority Owned	IDIQ Pool	Architecture & Engineering Services	Jefferson Houses	3 Years+ 4 Years	12/19/2019	7/31/2026	4/6/2026	4/6/2026- 7/31/2026	\$ 3,525,000.00	N/A	N/A	N/A	N/A	1,149,508.30	N/A
17	TO	2110874-0013	21-6/30-16	T.Y. Lin International Engeneering & Architecture, PC	Non-Minority	IDIQ Pool	Construction Management Services	Jefferson Houses	3 years + 2 years	02/02/2022	2/1/2027	5/20/2026	5/20/2026- 2/1/2027	\$ 10,000,000.00	N/A	N/A	N/A	N/A	\$ 1,164,129.55	N/A
18	TO	2110875-0069	21-6/30-16	TDX Construction Corporation	Non-Minority	IDIQ Pool	Construction Management Services	Various	3 years + 2 years	9/2/2021	9/1/2026	4/30/2026	4/30/2026- 9/1/2026	\$ 47,500,000.00	N/A	N/A	N/A	N/A	2,044,489.52	N/A

NYCHA Board Meeting July 29, 2026

Midyear Budget Update

Georgiana Okoroji, SVP Financial Planning & Analysis



Operating Budget 2026

As of June 30, 2026, revenues and expenses are on target. We remain on track for a balanced budget by the end of the fiscal year.

Revenue is slightly ahead of pace at 52% of the budget, primarily due to timely receipt of City funds and Federal Capital Transfer and Management Fee. We are closely monitoring the Federal Operating Subsidy considering nationwide reductions.

Expenditures are at 51% of the budget driven by:

- Overtime: 60% of the adopted budget due to weather emergencies in the first quarter and salary increases related to collective bargaining
- Utilities: 64% due to increases in natural gas consumption and price

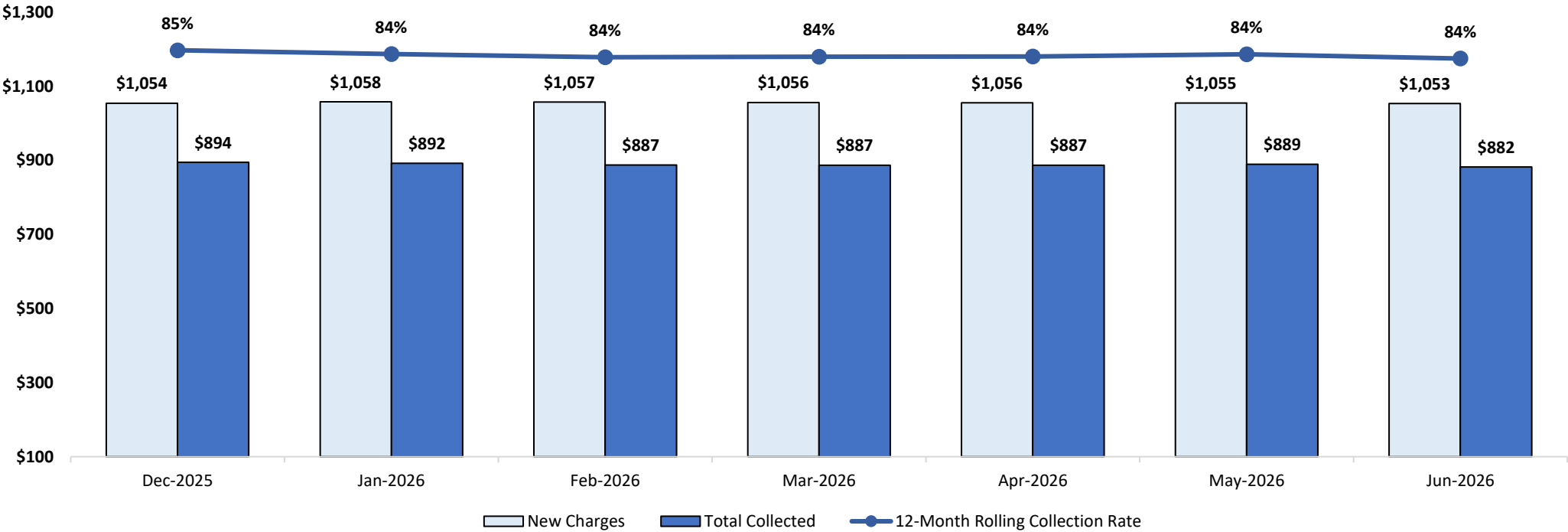
\$ (millions)	Adopted Budget	YTD June Actual	% Spent from the Adopted Budget
Revenues			
Tenant Rental Revenue	\$858	\$446	52%
Operating Subsidy	\$1,270	\$546	43%
Section 8 Subsidy	\$2,581	\$1,276	49%
Capital Transfer and Mgmt. Fee	\$256	\$254	99%
City Funds	\$337	\$297	88%
All Others	\$267	\$87	32%
Total Revenues	\$5,569	\$2,907	52%
Expenses			
Personnel Services (PS)			
Salaries	\$956	\$461	48%
Overtime	\$180	\$108	60%
Fringe	\$718	\$353	49%
PS Total	\$1,853	\$922	50%
Other than Personnel Services (OTPS)			
Supplies	\$129	\$75	58%
Utilities	\$682	\$417	61%
Contracts	\$344	\$129	38%
Section 8	\$2,276	\$1,200	53%
All Other OTPS	\$284	\$116	41%
OTPS Total	\$3,715	\$1,936	52%
Total Expenses	\$5,569	\$2,859	51%
Surplus (Deficit)	\$0	\$48	

Operating Funding Only. YTD June Actual is as of June 30, 2026, and subject to change.



2026 Rent Collection

- The rolling rent collection rate for 2026 is stable at 84%, excluding arrears and rent assistance payments.
- June 2026 rent collection rate is 84%, excluding arrears and rent assistance payments.
- Tenant rent arrears is \$506 million, a \$39 million increase from December 2025. Arrears remain high as rental assistance programs end.

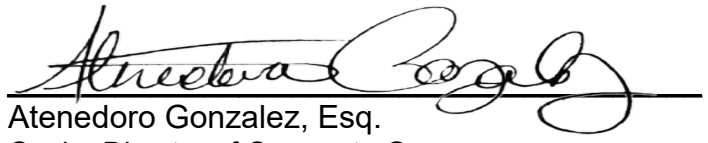


In millions \$

THREE-THOUSAND TWO HUNDREDTH AND NINETEENTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 10:45 A.M.

A handwritten signature in black ink, appearing to read 'Atenedoro Gonzalez', is written over a horizontal line. The signature is fluid and cursive.

Atenedoro Gonzalez, Esq.
Senior Director of Corporate Governance