

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND TWO HUNDREDTH AND THIRD MEETING

Minutes of Board Meeting

Wednesday, January 29, 2025

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
Paula Gavin, Member
James McKoy, Member
Raymond Miller, Member
Joan Tally, Member
Lisa Bova-Hiatt, Chief Executive Officer (“CEO”)
Jacqueline C. Hernandez, Esq., Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY

Office of the Corporate Secretary

Minutes Regular Meeting Wednesday, January 29, 2025

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, December 18, 2024

APPROVED

II. Chair's Remarks

- First, I want to thank our two (2) prior speakers. I know both of you have been here before, and I am sure you will be here again. We appreciate it. I know it takes persistence in things like this and showing up. So, I know it is a hardship to come down from where you are every month, or however often you do it. We hear you; so thank you.
- Second, I just want to welcome my friend Joan Tally again to the Board. We did not read her biography, but you can certainly find it. Joan is a long-time housing finance professional, really among the best in the City. We are very fortunate that she has agreed to join the Board. She said it is a privilege; it is a privilege for us to have her. She is going to add a tremendous amount of value to the work that NYCHA does. Thank you again.

III. CEO's Remarks

- First, I also want to welcome Joan Tally. I am very excited that you are part of our Board.
- So, I just wanted to give a brief recap of 2024. NYCHA made incredible progress. The incredible collaboration that NYCHA has with its different business units really drove the success that NYCHA saw in 2024.
- NYCHA's Operations staff has been instrumental in improving living conditions, evident in higher United States Department of Housing and Urban Development ("HUD") inspection scores and the removal of hazardous materials. Notably, NYCHA abated lead in over ten thousand (10,000) apartments, providing peace of mind to families, and tested over eighty-six thousand (86,000) units for lead, using the stricter City standards. Together with the Permanent Affordability Commitment Together ("PACT") program, that is over thirteen thousand (13,000) lead free homes, which is no small feat.
- For the second consecutive year, NYCHA invested over \$1 billion in capital projects addressing urgent needs while planning for the future.

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

- NYCHA's Sustainability team launched initiatives like the Clean Heat for All and Induction Stove Challenges, advancing energy-efficient systems in NYCHA's apartments.
- At Polo Grounds Towers, NYCHA's first pneumatic waste collection system was installed, which will reduce staff time on trash removal and improve efficiency.
- NYCHA's Resident Services team achieved remarkable results in 2024:
 - Connected nearly two thousand (2,000) residents to jobs and facilitated over twelve hundred (1,200) referrals to economic partners;
 - Secured more than \$11 million in grants for education, jobs, and health programs;
 - Supported resident associations with \$2.2 million for community activities; and
 - Distributed over thirty-five thousand (35,000) books and hosted one hundred sixty-two (162) benefits enrollment events.
- Another milestone was opening the Section 8 waitlist for the first time in fifteen (15) years. This summer, NYCHA selected two hundred thousand (200,000) households through a lottery, thanks to the dedication of its cross-departmental teams.
- NYCHA also connected residents to critical rent assistance programs, securing \$159 million in Emergency Rental Assistance and implementing new programs like the Covid-19 Rental Assistance ("CRA") and HOME-American Rescue Plan ("HOME-ARP"), which will provide up to \$185 million to address pandemic-related rent arrears.
- Looking ahead, NYCHA is blazing new paths for housing preservation. The PACT program closed \$1.7 billion in financing for eight (8) developments in 2024, bringing NYCHA's total investment to nearly \$7 billion and moving it closer to its goal of improving conditions for sixty-two thousand (62,000) families. At Fulton and Elliot-Chelsea Houses, community-driven efforts are moving into their next phase.
- In 2024, residents at Bronx River Addition, Coney Island Houses, and Coney Island I (Site 1B) voted on their developments' future, selecting between the Public Housing Preservation Trust (the "Trust"), PACT or Section 9 housing. Following an initial vote this winter, at Hylan Houses, residents will be invited to participate in a tie-breaking runoff vote to join the Trust or the PACT program, beginning on February 26. In the spring, voting will take place at Throggs Neck Addition and Randall Avenue-Balcom.
- NYCHA's Comprehensive Modernization program is transforming properties with top-to-bottom renovations. Residents at Todt Hill Houses recently previewed beautifully renovated apartments, which I have seen—they are actually absolutely gorgeous—designed with residents' input, showcasing what is possible through the streamlined approach.
- These are only a few examples of all that NYCHA has accomplished together. 2024 was a year of action, collaboration and tangible progress. Together, NYCHA is creating safer, more sustainable and opportunity-rich communities for its residents. I look forward to building on this momentum in the year ahead. Thank you.

IV. Reports

1. Quarterly Report of Awards and Contract Capacity Increases Approved by the Chief Procurement Officer ("CPO") 4th Quarter of 2024*
Sergio Paneque, CPO
(Report is attached hereto and incorporated herein)
2. Quarterly Temporary Suspension Report on Elevator Modernization, Heating and 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)

V. Authority Calendar

Calendar of Regular Meeting, Wednesday, January 29, 2025

- 1 Authorization to Ratify the Entering into an Agreement with Motorola Solutions, Inc. ("Motorola")

Location:	Various (Citywide)
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating – Federal
Amount:	\$1,531,253.70
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

Authorization is requested to ratify the entering into this agreement with Motorola for the provision, maintenance and support of the Authority's Tier 1 and Tier 2 Radio Systems, which commenced on January 1, 2025 and is continuing through December 31, 2027, utilizing the terms and conditions of the New York City Office of Technology and Innovation Contract Number MA1-858-20238803029. This agreement also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

2 Award of a Contract for Replacement of Underground Steam and Condensate Lines

Location:	Bronx River
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – City
Amount:	\$8,887,000.00
Projected Section 3 Hires/Labor Hours:	8,125 of 32,500 Hours

Authorization is requested to award this contract to the lowest responsive and responsible bidder, TR Pipe 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.

APPROVED

3 Authorization to Ratify the Entering into an Agreement with LiRo Engineers, Inc. ("LiRo")

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management
Funding Source:	Capital – Federal, City & Mixed Finance
Amount:	\$66,056,340.00
Projected Section 3 Hires/Labor Hours:	119,774 of 479,094 Hours

Authorization is requested to ratify the entering into this agreement with LiRo for lead abatement program management services, which commenced on April 18, 2022 and is continuing through April 17, 2025. This agreement also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

4 Authorization to Amend Board Resolution 22-4/27-15

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to amend Board Resolution 22-4/27-15, which authorized entering into various Customer Project Commitments ("CPCs") with New York Power Authority ("NYPA"), for energy efficient heating plant replacements and other energy efficient measures, for a ten-year term, to (i) expand the scope of work to include additional projects which fall under the purview of the NYPA agreement to complete CPCs; and (ii) extend the geographic coverage in which CPCs can be applied to include Manhattan and Staten Island. All other terms and conditions set forth in Board Resolution 22-4/27-15 shall remain unchanged.

APPROVED

5 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Asbestos Removal and Non-Asbestos Materials Installation

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal & City
Amount:	\$20,000,000.00
Projected Section 3 Hires/Labor Hours:	22,500 of 90,000 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Empire Control Abatement, 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 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. The fourth lowest bidder was deemed non-responsive for failure to submit the required bid security, 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 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Asbestos Removal and Non-Asbestos Materials Installation

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal & City
Amount:	\$20,000,000.00
Projected Section 3 Hires/Labor Hours:	10,000 of 40,000 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, AGD Contracting 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

7 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Asbestos Removal and Non-Asbestos Materials Installation

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal & City
Amount:	\$20,000,000.00
Projected Section 3 Hires/Labor Hours:	54,000 of 216,000 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Barros 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. The second lowest bidder and the third lowest bidder were deemed ineligible to receive award of this IDIQ contract, as 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

8 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Asbestos Removal and Non-Asbestos Materials Installation

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal & City
Amount:	\$20,000,000.00
Projected Section 3 Hires/Labor Hours:	30,400 of 121,600 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, New York Environmental Systems, 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 was deemed ineligible to receive award of this IDIQ contract, as 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. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

9 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2304133 Awarded to Athenica Environmental Services Inc. ("Athenica")

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$7,500,000.00
Projected Section 3 Hires/Labor Hours:	600 of 2,400 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Athenica for lead-based paint X-ray fluorescence inspection services, authorized by Board Resolution 23-5/24-7 for an initial two-year term with three (3) 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 two-year term and the first one-year renewal option term, which commenced on June 1, 2023 and is continuing through May 31, 2026.

APPROVED

- 10 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2216325 Awarded to Empire Control Abatement, Inc. ("Empire")

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$15,000,000.00
Projected Section 3 Hires/Labor Hours:	2,000 of 8,000 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Empire for lead-based paint abatement in occupied and unoccupied apartments, authorized by Board Resolution 22-12/21-15 and as subsequently amended for an initial two-year term with three (3) 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, which commenced on January 5, 2025 and is continuing through January 4, 2026.

APPROVED

- 11 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2216359 Awarded to AGD Contracting Corp. ("AGD")

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$15,000,000.00
Projected Section 3 Hires/Labor Hours:	25,000 of 100,000 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to AGD for lead-based paint abatement in occupied and unoccupied apartments, authorized by Board Resolution 22-12/21-10 and as subsequently amended for an initial two-year term with three (3) 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 two-year term and the first one-year renewal option term, which commenced on March 2, 2023 and is continuing through March 1, 2026.

APPROVED

- 12 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2216340 Awarded to New York Environmental Systems, Inc. ("NYESI")

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$15,000,000.00
Projected Section 3 Hires/Labor Hours:	40,560 of 162,240 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to NYESI for lead-based paint abatement in occupied and unoccupied apartments, authorized by Board Resolution 22-12/21-14 and as subsequently amended for an initial two-year term with three (3) 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 two-year term and the first one-year renewal option term, which commenced on February 3, 2023 and is continuing through February 2, 2026.

APPROVED

- 13 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2216332 Awarded to Abatement Unlimited, Inc. ("Abatement Unlimited")

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$15,000,000.00
Projected Section 3 Hires/Labor Hours:	25,200 of 100,800 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Abatement Unlimited for lead-based paint abatement in occupied and unoccupied apartments, authorized by Board Resolution 22-12/21-13 and as subsequently amended for an initial two-year term with three (3) 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, which commenced on January 13, 2025 and is continuing through January 12, 2026.

APPROVED

- 14 Authorization to (i) Seek the United States Department of Housing and Urban Development (“HUD”) Approval for the Transaction; (ii) Enter into Documents to Effectuate the Transaction Including One (1) or More Ninety-Nine (99) Year Leases; and (iii) Take Such Further Action as May be Necessary to Effectuate the Transaction

Location:	Eastchester Gardens
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	112,500 of 450,000 Hours

Authorization is requested, as it relates to the conversion of one (1) development Eastchester Gardens consisting of 877 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 HUD Notice H-2019-09/PIH-2019-23 (HA) REV-4 (September 5, 2019), as amended by HUD Notice H-2023-08/PIH-2023-19 (HA) (July 27, 2023), and as may be further amended from time to time, and through the New York City Housing Authority’s (the “Authority” or “NYCHA”) 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 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.

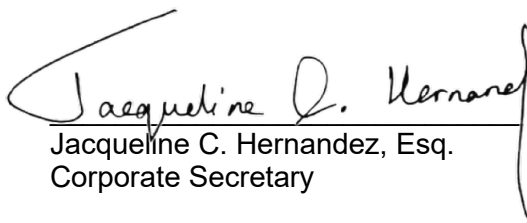
APPROVED

- 15 Authorization to (i) Sell NYCHA's indirect interest in Triborough Preservation LLC ("Triborough Preservation") and (ii) Take Such Further Action as May Be Necessary to Effectuate the Transaction

Location:	Various (Bronx, Brooklyn & Manhattan)
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 NYCHA's indirect interest in Triborough Preservation (the "Membership Interest"), to which NYCHA conveyed six (6) project-based Section 8 properties located at Bronxchester Houses, Campos Plaza 1, Milbank-Frawley Houses, Saratoga Square, East 120th Street Rehab, and East 4th Street Rehab (collectively, the "Triborough Portfolio"), pursuant to Board Resolution 14-9/24-6, to (i) sell the Membership Interest to Tangram Group LLC or an affiliate thereof (the "Transaction"); and (ii) take such further action as may be necessary to effectuate the Transaction.

APPROVED



Jacqueline C. Hernandez, Esq.
Corporate Secretary

NYCHA Board Meeting January 29, 2025

Quarterly Report of Awards and Contract Capacity Increases
Approved by the Chief Procurement Officer (“CPO”) 4th
Quarter of 2024*

Sergio Paneque, Chief Procurement Officer



Quarterly Report of Awards and Contract Capacity Increases

Approved by the Chief Procurement Officer ("CPO")

4th Quarter of 2024*

1. Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2022637 Awarded to Insparisk LLC ("Insparisk")

Contract #:	2022637
Location:	Queens & Staten Island
Administering Department:	Elevator Services & Repair Department
Amount:	\$600,000.00
Projected Section 3 Hires/Labor Hours or OEO Plan:	5,250/0 with OEO plan Technical support / consulting sessions to S3BC: Mechanical equipment and business for 80 hrs./ \$20,000.
M/WBE Status:	Non-Minority

CPO approved a contract capacity increase to this IDIQ contract awarded to Insparisk for Third Party Witnessing Services for Category 1 & 5, which did not require initial Board authorization for an initial 2-year term with three (3) 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 second one-year renewal options term, which commenced on March 8, 2024 and is continuing through March 7, 2025.

2. Agreement with Spectrum New York Metro, LLC ("Spectrum")

Contract #:	2406544
Location:	Non-Development
Administering Department:	IT Infrastructure
Amount:	\$3,500,000.00
Projected Section 3 Hires/Labor Hours or OEO Plan:	0 / 0 with OEO plan Hiring Events within NYCHA, NYC & CT. Internships Training Programs
M/WBE Status:	Non-Minority

CPO approved an agreement with Spectrum for voice and data telecommunication services, commencing on November 15, 2024 and continuing through November 14, 2029 or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President for IT and continuing for five (5) years thereafter, utilizing the terms and conditions of the NYC Office of Technology and Innovation Telecom Enterprise Agreement CT1-858-20238800184. There are no renewal options.

Quarterly Report of Awards and Contract Capacity Increases
Approved by the Chief Procurement Officer ("CPO")
4th Quarter of 2024*

3. Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Risk Assessment Services (Inspection & Assessment)

Contract #:	2435022
Location:	Various (Citywide)
Administering Department:	Lead Hazard Control Department
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours or OEO Plan:	42,105 / 10,527
M/WBE Status:	Non-Minority

CPO approved an IDIQ contract award to the lowest responsive and responsible bidder, ATC Group Services LLC dba Atlas Technical. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

4. Contract Capacity Increase to the Agreement with TRC Environmental Corporation ("TRC Environmental ")

Contract #:	2213766
Location:	Various (Citywide)
Administering Department:	Lead Hazard Control Department
Amount:	\$3,125,000.00
Projected Section 3 Hires/Labor Hours or OEO Plan:	25,000 / 6,250
M/WBE Status:	Non-Minority

CPO approved a contract capacity increase to this agreement with TRC Environmental for Lead-Based Paint Inspection Services, authorized by Board Resolution 22-12/21-9 for an initial 2-year term with one 1-year renewal option term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the 2-year initial term and the 1-year renewal option term, which commenced on February 15, 2023 and is continuing through February 14, 2026.

Quarterly Report of Awards and Contract Capacity Increases
Approved by the Chief Procurement Officer (“CPO”)
4th Quarter of 2024*

5. Contract Capacity Increase to the Agreement with Core Environmental Consultants Inc ("Core Environmental")

Contract #:	2213767
Location:	Various (Citywide)
Administering Department:	Lead Hazard Control Department
Amount:	\$3,125,000.00
Projected Section 3 Hires/Labor Hours or OEO Plan:	33,280 / 12,480
M/WBE Status:	WBE

CPO approved a contract capacity increase to this agreement with Core Environmental for Lead-Based Paint Inspection Services, authorized by Board Resolution 22-12/21-9 for an initial 2-year term with one 1-year renewal option term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the 1-year renewal option term, which commenced on December 22, 2024 and is continuing through December 21, 2025.

6. Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Fixture Flushing Services, Legionella Water Sampling & Testing

Contract #:	2435131
Location:	Various (Citywide)
Administering Department:	Office of Mold Assessment and Remediation
Amount:	\$3,000,000.00
Projected Section 3 Hires/Labor Hours or OEO Plan:	88,000 / 22,000
M/WBE Status:	Non-Minority

CPO approved an IDIQ contract award to the lowest responsive and responsible bidder, The ALC Group, LLC dba ALC Environmental. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

Quarterly Report of Awards and Contract Capacity Increases

Approved by the Chief Procurement Officer ("CPO")

4th Quarter of 2024*

7. Contract Capacity Increase to the Agreement with Melissa Johnson Associates Inc ("Melissa Johnson")

Contract #:	2212626
Location:	Various (Citywide)
Administering Department:	Resident Outreach for Conversion and Modernization Services
Amount:	\$588,000.00
Projected Section 3 Hires/Labor Hours or OEO Plan:	12,340 / 9,180
M/WBE Status:	WBE

CPO approved a contract capacity increase to this agreement with Melissa Johnson for Outreach Services Inside Residential Buildings, which did not require initial Board authorization for an initial 2-year term with two 1-year renewal options term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the 2-year initial term and the two 1-year renewal options term, which commenced on January 17, 2023 and is continuing through January 17, 2027.

*This report only covers the period from 11/21/24 to 12/31/24, when the PPM revision took effect.



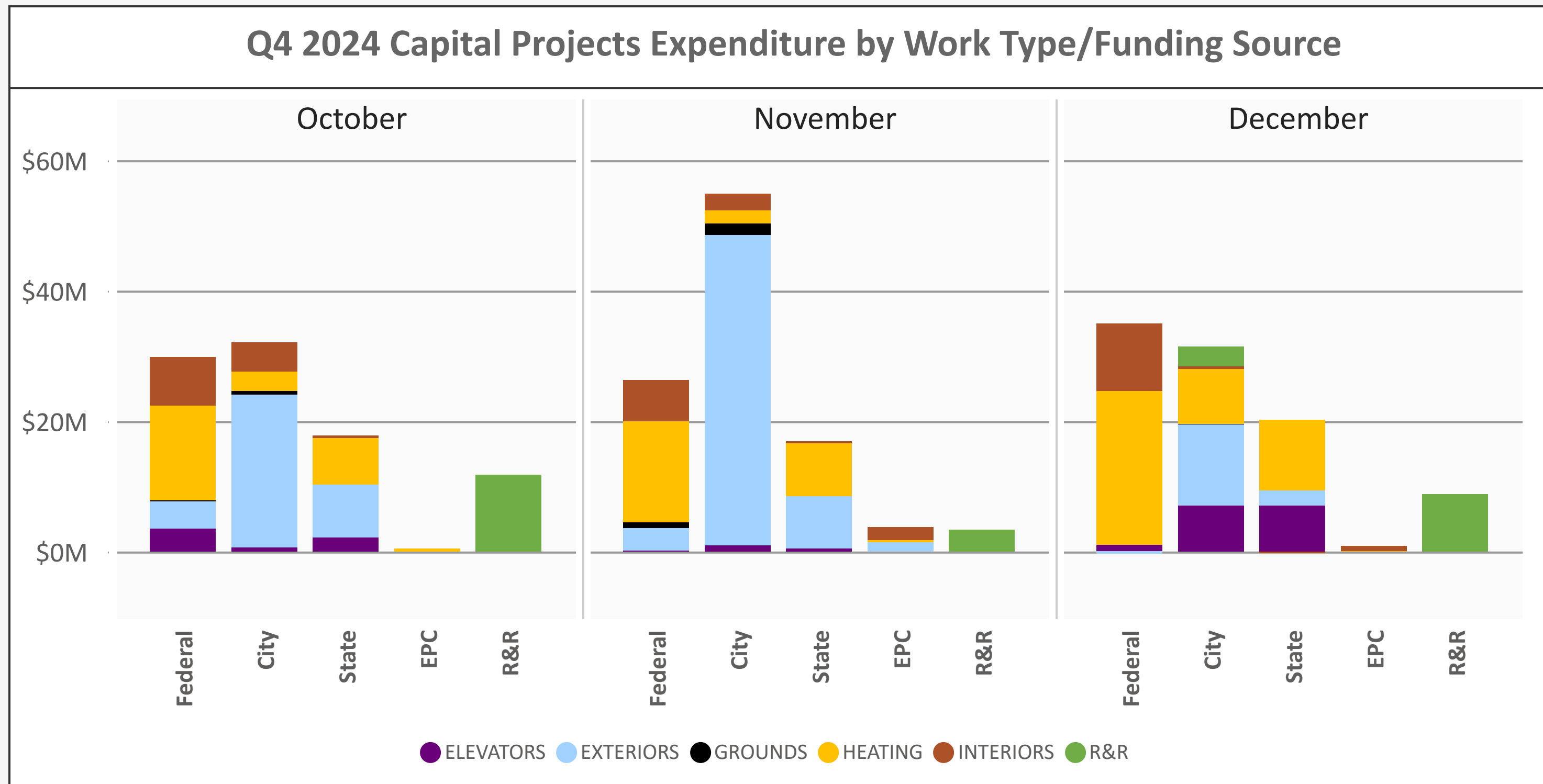
NYCHA Board Meeting January 29, 2025

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

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



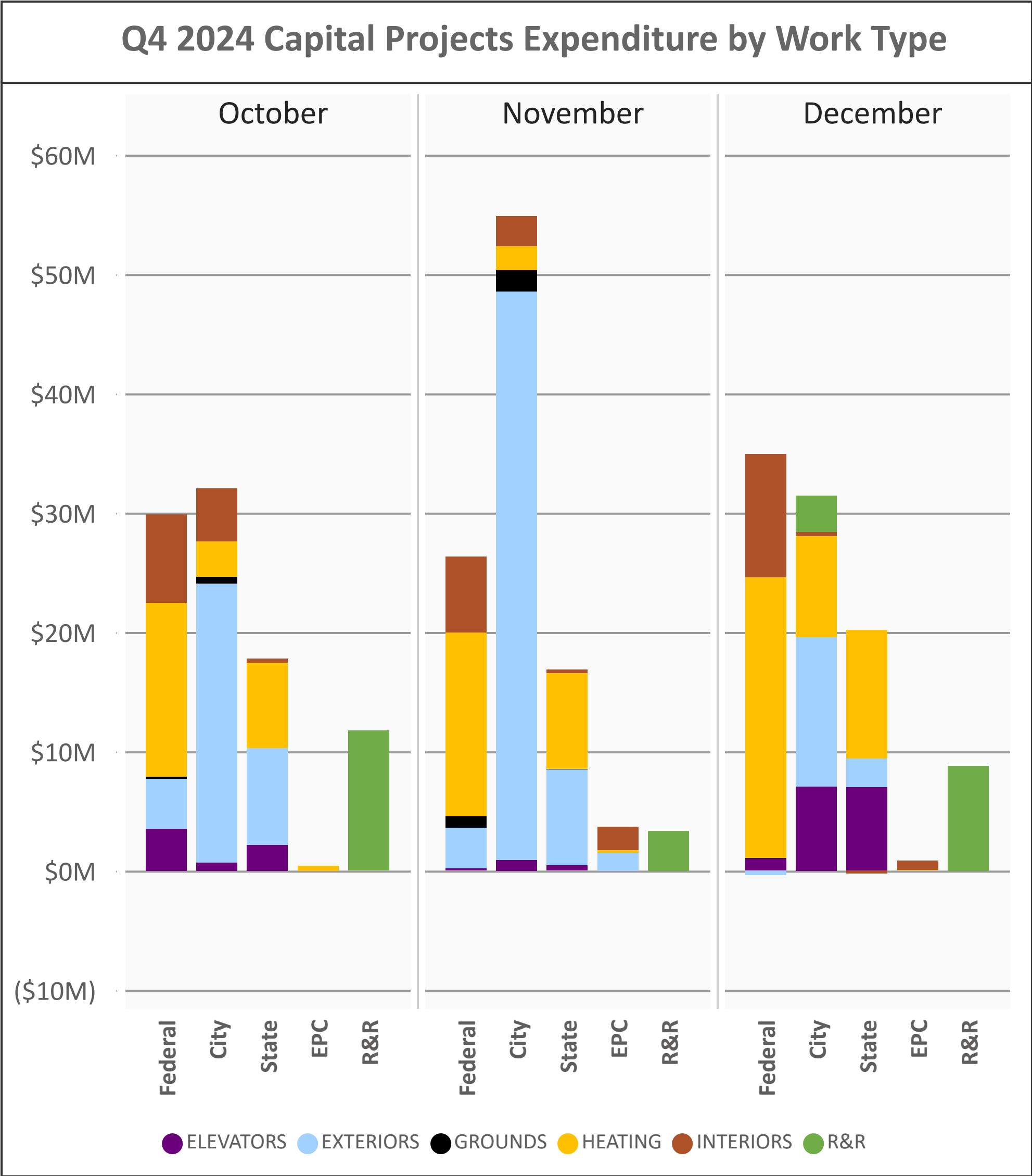
Capital Projects - Quarter 4 (Oct-Dec) 2024 Expenditure (1 of 2)



Funding Source	October	November	December	Total
Federal	\$29.83M	\$26.30M	\$34.57M	\$90.70M
City	\$32.04M	\$54.85M	\$31.40M	\$118.30M
State	\$17.76M	\$16.86M	\$19.93M	\$54.56M
EPC	\$0.40M	\$3.68M	\$0.84M	\$4.93M
R&R	\$11.73M	\$3.33M	\$8.77M	\$23.83M
Total	\$91.77M	\$105.02M	\$95.52M	\$292.31M



Capital Projects - Quarter 4 (Oct-Dec) 2024 Expenditure (2 of 2)



October 2024						
Work Type	Federal	City	State	EPC	R&R	Total
EXTERIORS	\$4.20M	\$23.36M	\$8.12M	\$0.00M		\$35.68M
HEATING	\$14.56M	\$2.95M	\$7.13M	\$0.40M		\$25.05M
INTERIORS	\$7.40M	\$4.44M	\$0.34M	\$0.00M		\$12.19M
R&R		\$0.00M			\$11.73M	\$11.73M
ELEVATORS	\$3.50M	\$0.68M	\$2.17M			\$6.34M
GROUND	\$0.18M	\$0.61M	\$0.00M			\$0.79M
Total	\$29.83M	\$32.04M	\$17.76M	\$0.40M	\$11.73M	\$91.77M

November 2024						
Work Type	Federal	City	State	EPC	R&R	Total
EXTERIORS	\$3.39M	\$47.65M	\$8.01M	\$1.50M		\$60.55M
HEATING	\$15.43M	\$2.02M	\$8.06M	\$0.24M		\$25.75M
INTERIORS	\$6.33M	\$2.51M	\$0.28M	\$1.93M		\$11.06M
R&R		\$0.00M			\$3.33M	\$3.33M
GROUND	\$0.94M	\$1.75M	\$0.03M			\$2.72M
ELEVATORS	\$0.21M	\$0.92M	\$0.48M			\$1.61M
Total	\$26.30M	\$54.85M	\$16.86M	\$3.68M	\$3.33M	\$105.02M

December 2024						
Work Type	Federal	City	State	EPC	R&R	Total
HEATING	\$23.55M	\$8.47M	\$10.76M	\$0.08M		\$42.86M
ELEVATORS	\$1.04M	\$7.04M	\$7.03M			\$15.11M
EXTERIORS	(\$0.36M)	\$12.51M	\$2.37M	\$0.00M		\$14.52M
R&R		\$3.03M			\$8.77M	\$11.80M
INTERIORS	\$10.32M	\$0.32M	(\$0.23M)	\$0.76M		\$11.17M
GROUND	\$0.02M	\$0.03M	\$0.00M			\$0.06M
Total	\$34.57M	\$31.40M	\$19.93M	\$0.84M	\$8.77M	\$95.52M

Grand Total	\$90.70M	\$118.30M	\$54.56M	\$4.93M	\$23.83M	\$292.31M
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Notes: Data covers the period from October 01, 2024 through December 31, 2024

R&R = Recovery & Resilience



Elevator Modernization Contracts

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

Board Resolution: 21-10/27-10 and 21-6/30-22

Suspension Period: 1,286 Days

Category	Vendor	Type	Location	Term Being Funded by Amount *	Amount	Section 3 Workers *	Labor Hours (Section 3 Worker) *	MWBE
Award	--	--	--	--	\$0.00	--	0	--
Change Order	--	--	--	--	\$0.00	--	0	--
Contract Capacity Change	--	--	--	--	\$0.00	--	0	--
Total To Date					\$0.00			

* As per contract

Notes: Data covers the period from October 01, 2024 through December 31, 2024

Elevator Modernization Contracts ("EMCs")

In October 2021, Board Resolution 21-10/27-10, as solely related to Elevator Modernization Contracts (EMCs) , pursuant to Board Resolution 21-6/30-22, the Board authorized the,

(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 I .03(i)(l) 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 21-4/28-1, and Section IV(E) of the Authority's PPM, adopted by Board Resolution 20-11/24-29 and with one (1) subsequent amendment by Board Resolution 21-6/30-14; and

(b) **change orders and funding increases (now known as contract capacity increases)**, as required by Section V(D) of the PPM (collectively, "Temporary Suspension"); and

(ii) at each Board Meeting, providing an EMCs report including, but not limited to, the number of

(a) **contracts awarded**, and

(b) **change orders and funding increases (now known as contract capacity increases)** entered into subsequent to the prior Board Meeting.

Subsequent to Board authorization, the Authority determined that the EMCs report should be provided to the Board quarterly.

All other terms and conditions set forth in Board Resolution 21-6/30-22 shall remain unchanged.



Q4 Project Status Update for EMCs

Development	General Scope	Contract Amount (General)	Contract Amount (Electrical)	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
303 VERNON AVENUE	Elevators Renovation	\$2,314,899	Not Applicable	Construction	07/16/2026	04/03/2026	Federal
ADAMS	Elevators Renovation	\$12,544,385	\$1,675,556	Construction	09/13/2025	08/30/2025	City, Federal
AMSTERDAM	Elevators Renovation	\$20,588,130	\$4,498,677	Construction	06/22/2026	06/08/2026	City, Federal,
ATLANTIC TERMINAL SITE 4B	Elevators Renovation	\$2,594,984	\$453,036	Construction	09/19/2025	09/05/2025	City, State, Federal
BUTLER	Elevators Renovation	\$14,771,724	\$1,592,394	Construction	05/29/2025	05/15/2025	Federal, State
CAREY GARDENS	Elevators Renovation	\$7,305,350	\$525,556	Construction	04/16/2025	04/02/2025	City, State, Federal
CONEY ISLAND I (SITE 1B)	Elevators Renovation	\$2,333,657	\$175,556	Construction	01/03/2025	12/10/2024	City, Federal, State
CONEY ISLAND I (SITES 4 & 5)	Elevators Renovation	\$3,750,711	\$475,556	Closeout	06/15/2025	07/19/2024	City, Federal, State
DYCKMAN	Elevators Renovation	\$11,109,474	\$870,000	Construction	08/08/2025	07/25/2025	City, Federal
HERNANDEZ	Elevators Renovation	\$1,783,000	Not Applicable	Construction	08/13/2025	07/30/2025	Federal, City
HIGHBRIDGE GARDENS	Elevators Renovation	\$7,415,404	\$540,992	Closeout	06/15/2025	05/02/2024	State
HYLAN	Elevators Renovation	\$1,640,000	Not Applicable	Construction	05/04/2025	03/28/2025	City, Federal
MCKINLEY	Elevators Renovation	\$7,600,000	\$361,023	Closeout	06/15/2025	03/15/2024	Federal
MELTZER TOWER	Elevators Renovation	\$2,005,000	Not Applicable	Construction	02/28/2025	02/14/2025	Federal, City
MITCHEL	Elevators Renovation	\$14,257,418	\$996,409	Construction	08/29/2025	08/15/2025	City, State
MORRISANIA AIR RIGHTS	Elevators Renovation	\$14,751,928	\$1,555,556	Construction	01/12/2026	12/29/2025	Federal, City
QUEENSBRIDGE NORTH	Elevators Renovation	\$22,207,499	\$1,852,574	Construction	05/15/2026	05/01/2026	City, State
QUEENSBRIDGE SOUTH	Elevators Renovation	\$24,589,763	\$1,789,218	Construction	08/09/2026	04/27/2026	Federal
RICHMOND TERRACE	Elevators Renovation	\$6,798,308	\$1,330,168	Closeout	06/15/2025	02/13/2024	State
SAINT NICHOLAS	Elevators Renovation	\$8,480,000	\$1,233,778	Construction	11/20/2025	11/06/2025	City, Federal
SARATOGA VILLAGE	Elevators Renovation	\$1,661,635	Not Applicable	Construction	03/15/2025	03/01/2025	City, Federal
UNITY PLAZA (SITES 17,24,25A)	Elevators Renovation	\$1,235,874	\$490,203	Closeout	05/27/2025	05/08/2024	City, State
UNITY PLAZA (SITES 4-27)	Elevators Renovation	\$8,421,912	\$1,595,060	Construction	01/20/2025	01/06/2025	City, State
Total To Date		\$200,161,055	\$22,011,309				

Notes: Data covers the period from October 01, 2024 through December 31, 2024



Heating Plant Contracts

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

Board Resolution: 21-6/30-23 and 23-7/26-23

Suspension Period: 1,460 Days

Category ▲	Vendor	Type	Location	Term Being Funded by Amount *	Amount	Section 3 Workers *	Labor Hours (Section 3 Worker) *	MWBE
Award	--	--	--	--	\$0.00	--	0	--
Change Order	DYNAMIC US, INC	Lump Sum	COOPER PARK	1353 Days	\$11,097.25	6	15750	Non-Minority Owned
Change Order	MARIC MECHANICAL, INC.	Lump Sum	RAVENSWOOD	1285 Days	\$1,255,749.03	10	65000	Non-Minority Owned
Change Order	RICHARDS PLUMBING AND HEATING CO., INC.	Lump Sum	AMSTERDAM	1268 Days	\$126,787.38	10	21500	Non-Minority Owned
Change Order	RICHARDS PLUMBING AND HEATING CO., INC.	Lump Sum	SMITH	1143 Days	\$76,881.09	Data Not Available	Data Not Available	Data Not Available
Contract Capacity Change	--	--	--	--	\$0.00	--	0	--
Total To Date					\$1,470,514.75			

* As per contract

Notes: Data covers the period from October 01, 2024 through December 31, 2024

Heating Plant Contracts ("HPCs")

In June of 2021, Board Resolution 21-6/30-23 and in July of 2023, Board Resolution 23-7/26-23 authorized, as solely related to Heating Plant Contracts ("HPCs")

- (i) temporarily suspend 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)) provide a quarterly HPCs 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

In October 2021, Board Resolution 21-10/27-11 changed the frequency of providing the HPCs report to the Board from monthly at each Board meeting to quarterly.



Q4 Project Status Update for HPCs

Development	General Scope	Construction Contract Amount (General) *	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
AMSTERDAM	Heating System	\$33,934,588	Construction	09/21/2025	09/16/2025	Federal, State
BAY VIEW	Heating System	\$22,600,360	Construction	01/03/2027	12/26/2026	Federal, INS IRCAPF, State
BREVOORT	Heating System	\$25,156,470	Construction	07/25/2025	07/18/2025	Federal, State
COOPER PARK	Heating System	\$20,736,977	Construction	08/05/2025	07/08/2025	Federal, State
GOWANUS	Heating System	\$28,226,230	Construction	09/12/2025	08/22/2025	Federal, State
JOHNSON	Heating System	\$23,867,815	Construction	01/21/2026	01/13/2026	Federal, State
LINCOLN	Heating System	\$44,774,692	Construction	08/27/2026	08/27/2026	Federal, Operating, State
MARCY	Heating System	\$39,086,000	Construction	10/30/2026	10/23/2026	City, Federal, State
MOTT HAVEN	Heating System	\$24,035,185	Construction	01/04/2026	12/31/2025	Federal, State
RAVENSWOOD	Heating System	\$49,032,777	Construction	03/16/2026	03/09/2026	Federal, State
ROOSEVELT I, ROOSEVELT II	Heating System	\$25,569,599	Construction	07/23/2025	07/07/2025	Federal, State
SMITH	Heating System	\$21,687,685	Construction	05/03/2025	05/02/2025	Federal, State
UPACA (SITE 5)	Heating System	\$8,397,092	Construction	07/18/2025	06/29/2025	Federal, State
VAN DYKE I, VAN DYKE II	Heating System	\$43,602,254	Construction	10/01/2025	09/24/2025	Federal, State
Total To Date		\$410,707,724				

- Contains new awards and/or release amounts from Master contract.

Notes: Data covers the period from October 01, 2024 through December 31, 2024



Waste Management Contracts

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

Board Resolution: 21-10/27-9 and 23-7/26-22

Suspension Period: 1,460 Days

Category	Vendor	Type	Location	Term Being Funded by Amount *	Amount	Section 3 Workers *	Labor Hours (Section 3 Worker) *	MWBE
Award	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	--	\$32,924,924.00	2	5,000	Non-Minority Owned
Change Order	--	--	--	--	\$0.00	--	0	--
Contract Capacity Change	--	--	--	--	\$0.00	--	0	--
Total To Date					\$32,924,924.00			

* As per contract

Notes: Data covers the period from October 01, 2024 through December 31, 2024

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



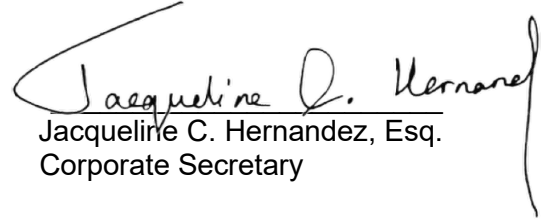
Q4 Project Status Update for WMCs

Development	General Scope	Construction Contract Amount	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
Polo Ground Towers (e21316)	Design-Build: Pneumatic Systems	31,930,000	Construction	5/20/2025	5/20/2025	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	15,000,000	Construction	11/28/2024	11/22/2024	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)	32,924,924	Procurement	7/4/2025	4/8/2026	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)	Pending Procurement & Award	Design	1/10/2025	3/20/2027	City, Federal

THREE-THOUSAND TWO HUNDREDTH AND THIRD MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 10:43 A.M.


Jacqueline C. Hernandez, Esq.
Corporate Secretary