

NEW YORK CITY HOUSING AUTHORITY
THREE-THOUSAND ONE HUNDRED AND EIGHTY-FOURTH MEETING

Minutes of Board Meeting

Thursday, April 27, 2023

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

Present: Victor A. Gonzalez, Vice-Chair
Magalie Austin, Member
Paula Gavin, Member
James McKoy, Member
Raymond Miller, Member
Lisa Bova-Hiatt, Interim Chief Executive Officer (CEO)
Jacqueline C. Hernandez, Esq., Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Thursday, April 27, 2023

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Thursday, March 30, 2023

APPROVED

II. Vice-Chair Remarks

III. Interim CEO Remarks

IV. Reports

1. Temporary Suspension Report on Mold and Ventilation Related Contracts
(Report is attached hereto and incorporated herein)
2. Quarterly Update on Asset and Capital Management Division Capital Projects Expenditure and Temporary Suspension for Elevator, Heating and Waste Management Contracts
(Report is attached hereto and incorporated herein)

V. Authority Calendar

Calendar of Regular Meeting, Thursday, April 27, 2023

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

- 1 Authorization to (i) Repeal Board Resolution 17-6/28-26, and (ii) Promulgate Rules and Regulations Governing Public Access to Authority Records

Location:	Non-Development
Administering Department:	Legal Affairs
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to (i) repeal Board Resolution 17-6/28-26, and (ii) promulgate rules and regulations governing public access to Authority records, as mentioned herein, pursuant to the New York State Freedom of Information Law under the New York Public Officers Law Article 6, Sections 86-90.

The repeal of Board Resolution 17-6/28-26 shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to such Board Resolution or any procedures promulgated thereunder.

APPROVED

- 2 Authorization to Enter into an Agreement with Rems Plus, LLC ("Rems")

Location:	Various (Citywide)
Administering Department:	Elevators
Funding Source:	Capital – Federal
Amount:	\$2,843,100.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to enter into this agreement with Rems for cloud-based monitoring of elevator systems and related technical support services, commencing on May 1, 2023 and continuing through April 30, 2028, or commencing on such other date as may be determined by the Chief Procurement Officer or the Senior Vice-President for Operations Support Services and continuing for five (5) years thereafter. There are no renewal options.

APPROVED

3 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for the Purchase and Delivery of Wooden Kitchen Cabinets

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to award this IDIQ contract to the fourth lowest responsive and responsible bidder, Vik-Jay Industries, Inc. The lowest responsive and responsible bidder has been awarded Contract No. 2214039 from this Request for Quotes ("RFQ"). The second lowest responsive and responsible bidder has been awarded Contract No. 2212334 from this RFQ. The third lowest responsive and responsible bidder has been awarded Contract No. 2212314 from this RFQ. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

4 Authorization to Ratify a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2012610 Awarded to AGD Contracting Corp. ("AGD")

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating & Capital – Federal & City
Amount:	\$1,800,000.00
Projected Section 3 Hires/Labor Hours:	4 Hires

Authorization is requested to ratify a contract capacity increase to this IDIQ contract awarded to AGD for lead-based paint abatement in occupied and unoccupied apartments, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on August 20, 2022 and is continuing through August 19, 2023.

APPROVED

- 5 Authorization to (i) Amend Board Resolution 19-5/29-6 and (ii) Ratify a Contract Capacity Increase to the Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Athenica Environmental Services Inc.

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating & Capital – City
Amount:	\$2,143,040.00
Projected Section 3 Hires/Labor Hours:	4 Hires

Authorization is requested to (i) amend Board Resolution 19-5/29-6, which authorized the entering into three (3) IDIQ agreements with three (3) firms for lead-based paint inspection quality assurance services, for an initial two-year term with one (1) one-year renewal option, by changing the erroneously stated firm name from Athenica Environmental Inc. to Athenica Environmental Services Inc. ("Athenica"), as it appears on the executed IDIQ agreement; and (ii) ratify a contract capacity increase to this IDIQ agreement awarded to Athenica, to increase the not-to-exceed amount in order to fund the continued provision of services during the remainder of the extended twelve-month term, which commenced on July 15, 2022 and is continuing through July 14, 2023.

APPROVED

- 6 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Plumber Services

Location:	Various (Citywide)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	250 of 1,000 Hours

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, RJ Bruno Inc. The first lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, 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 Plumber Services

Location:	Various (Citywide)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	500 of 2,000 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Watson's Plumbing, Heating & Building Services, Inc. The first lowest bidder was deemed non-responsive for the submission of an unrealistic low estimated cost. 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 a Requirement Contract for Regulated Waste Removal and Disposal

Location:	Various (Citywide)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,678,933.30
Projected Section 3 Hires/Labor Hours:	3,360 of 13,440 Hours

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Emergi-Clean, Inc. This requirement 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 the Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Sergeant Sammy Construction, Inc. ("Sergeant")

Location:	Various (Queens & Staten Island)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$932,359.96
Projected Section 3 Hires/Labor Hours:	5,560 of 7,076 Hours

Authorization is requested to approve a contract capacity increase to this emergency IDIQ agreement with Sergeant for painting services, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year automatic renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on February 11, 2022 and is continuing through February 10, 2025.

APPROVED

- 10 Authorization of a Contract Capacity Increase to Requirement Contract No. 2103837 Awarded to Richards Plumbing and Heating Co., Inc. ("Richards Plumbing")

Location:	Various (Brooklyn)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,157,122.19
Projected Section 3 Hires/Labor Hours:	1,862 of 7,447 Hours

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Richards Plumbing for inspection and testing of fire standpipe and sprinkler systems, authorized by Board Resolution 21-5/26-9 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 September 10, 2021 and is continuing through September 9, 2024.

APPROVED

- 11 Authorization of a Contract Capacity Increase to Requirement Contract No. 2103839 Awarded to Richards Plumbing and Heating Co., Inc. ("Richards Plumbing")

Location:	Various (Bronx)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,043,478.41
Projected Section 3 Hires/Labor Hours:	1,679 of 6,715 Hours

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Richards Plumbing for inspection and testing of fire standpipe and sprinkler systems, authorized by Board Resolution 21-5/26-10 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 September 10, 2021 and is continuing through September 9, 2024.

APPROVED

- 12 Authorization of a Contract Capacity Increase to Requirement Contract No. 2103840 Awarded to Richards Plumbing and Heating Co., Inc. ("Richards Plumbing")

Location:	Various (Manhattan)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,455,943.62
Projected Section 3 Hires/Labor Hours:	2,343 of 9,370 Hours

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Richards Plumbing for inspection and testing of fire standpipe and sprinkler systems, authorized by Board Resolution 21-5/26-11 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 September 10, 2021 and is continuing through September 9, 2024.

APPROVED

- 13 Authorization to Ratify a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2210290 Awarded to Max Builders, Inc. ("Max Builders")

Location:	Various (Citywide)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$1,500,000.00
Projected Section 3 Hires/Labor Hours:	113 of 450 Hours

Authorization is requested to ratify a contract capacity increase to this IDIQ contract awarded to Max Builders for grounds maintenance, which did not require initial Board authorization 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, which commenced on September 27, 2022 and is continuing through September 26, 2025.

APPROVED

- 14 Authorization to Ratify a Contract Capacity Increase to the Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with NYC Disinfection Services Inc ("NYCDSI")

Location:	Various (Brooklyn)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$1,500,000.00
Projected Section 3 Hires/Labor Hours:	3,722 of 14,889 Hours

Authorization is requested to ratify a contract capacity increase to this emergency IDIQ agreement with NYCDSI for janitorial services, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term, which commenced on February 14, 2022 and is continuing through February 13, 2024.

APPROVED

- 15 Authorization to Ratify a Contract Capacity Increase to the Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with NYC Disinfection Services Inc ("NYCDSI")

Location:	Various (Bronx)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$3,796,000.00
Projected Section 3 Hires/Labor Hours:	12,269 of 49,076 Hours

Authorization is requested to ratify a contract capacity increase to this emergency IDIQ agreement with NYCDSI for janitorial services, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term, which commenced on March 4, 2022 and is continuing through March 3, 2024.

APPROVED

- 16 Authorization to Ratify a Contract Capacity Increase to Requirement Contract No. 2113409 Awarded to JP Handa Construction Inc ("JP Handa")

Location:	Various (Bronx)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$2,520,000.00
Projected Section 3 Hires/Labor Hours:	435 of 1,741 Hours

Authorization is requested to ratify a contract capacity increase to this requirement contract awarded to JP Handa for janitorial general cleaning and debris removal (move-out apartments and fire damage), which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on January 17, 2022 and is continuing through January 16, 2025.

APPROVED

17 Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Twin Parks East (Site 9)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal & City
Amount:	\$1,888,261.00
Projected Section 3 Hires/Labor Hours:	1,975 of 7,900 Hours

Authorization is requested to award this contract to the lowest responsive and responsible bidder, P & K Contracting, Inc.

APPROVED

18 Authorization to Ratify the Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Clinton
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal & City
Amount:	\$12,211,000.00
Projected Section 3 Hires/Labor Hours:	9,500 of 38,000 Hours

Authorization is requested to ratify the award of this contract to the lowest responsive and responsible bidder, Roma Scaffolding, Inc.

APPROVED

- 19 Authorization to Approve a Change Order to Contract No. PL1813841 Awarded to Skountzos Plumbing & Heating Corp. ("Skountzos")

Location:	Senator Wagner
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$1,210,300.00
Projected Section 3 Hires/Labor Hours:	1 Hire

Authorization is requested to approve a change order to this contract awarded to Skountzos for gas piping replacement, authorized by Board Resolution 19-11/26-4 and as subsequently amended for an initial 730-day term, to increase the amount, in order to fund the additional assigned work during the extended one-year, ten-month and eighteen-day term, which commenced on February 13, 2022 and is continuing through December 30, 2023.

APPROVED

- 20 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Steam Distribution Repairs and Maintenance

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Energy & Sustainability Programs
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	10,400 of 41,600 Hours

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

APPROVED

- 21 Award of an Indefinite Delivery, Indefinite Quantity (“IDIQ”) Contract for Steam Distribution Repairs and Maintenance

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Energy & Sustainability Programs
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	9,002 of 36,008 Hours

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

APPROVED

- 22 Award of an Indefinite Delivery, Indefinite Quantity (“IDIQ”) Contract for Steam Distribution Repairs and Maintenance

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Energy & Sustainability Programs
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	34,320 of 137,280 Hours

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

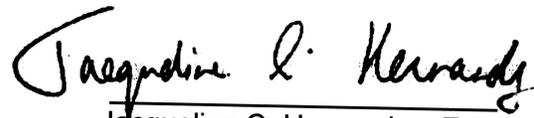
APPROVED

23 Authorization to Enter into an Agreement with DynaTouch Corporation ("DynaTouch")

Location:	Various (Citywide)
Administering Department:	IT Infrastructure & Operations
Funding Source:	Capital – Federal
Amount:	\$5,204,921.00
Projected Section 3 Hires/Labor Hours:	115 of 460 Hours

Authorization is requested to enter into an agreement with DynaTouch for self-service kiosks and associated professional services, commencing on April 27, 2023 and continuing through April 26, 2028, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President and Chief Information Officer and continuing for five (5) years thereafter, which includes an initial two-year term and three (3) one-year renewal options to be coterminous with the United States Office of the General Services Administration ("GSA") Multiple Award Schedule ("MAS") Schedule 70 Contract # GS-35F-306CA Category 33411, 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 GSA MAS Contract.

APPROVED


Jacqueline C. Hernandez, Esq.
Corporate Secretary



Manhattan

Queens



NEW YORK CITY
**HOUSING
AUTHORITY**

NYCHA Board Meeting

April 27, 2023

Temporary Suspension Report on Mold and Ventilation
Related Contracts

Daniel Greene,
Senior Vice-President for Healthy Homes

- MARCY AVENUE-GREENE AVENUE SITE A
- MARCY AVENUE-GREENE AVENUE SITE B
- GOWANUS-787 ATLANTIC AVENUE
- WYCKOFF GARDENS
- 572 WARREN STREET
- ATLANTIC TERMINAL SITE 4B
- ARMSTRONG I
- ARMSTRONG II
- STUYVESANT GARDENS I
- STUYVESANT GARDENS II
- WEEKSVILLE GARDENS
- ALBANY II
- ALBANY
- CROWN HEIGHTS
- PARK ROCK REHAB
- STERLING PLACE REHABS (SAINT JOHNS-STERLING)
- STERLING PLACE REHABS (STERLING-BUFFALO)
- HOWARD AVENUE-PARK PLACE
- GARVEY (GROUP A)
- HOWARD AVENUE
- RALPH AVENUE REHAB
- REID APARTMENTS
- FENIMORE-LEFFERTS
- RUTLAND TOWERS
- SUTTER AVE-UNION ST
- 104-14 TAPSCOTT STREET
- TAPSCOTT STREET REHAB
- LENOX ROAD-ROCKAWAY PARKWAY
- HUGHES APARTMENTS
- BREUKELN
- VANDALIA AVENUE
- BUSHWICK II (GROUPS B & D)
- PALMETTO GARDENS
- SARATOGA VILLAGE
- BREVOORT
- OCEAN HILL APARTMENTS
- KINGSBOROUGH EXTENSION
- OCEAN HILL BROWNSVILLE
- GLENMORE PLAZA
- LOW HOUSES
- FIORENTINO PLAZA
- BELMONT-SUTTER AREA
- CYPRESS HILLS
- EAST NEW YORK CITY LINE
- UNIFY PLAZA (SITES 17, 24, 25A)
- PINK
- LONG ISLAND BAPTIST HOUSES
- UNIFY PLAZA (SITES 1, 27)
- WOODSON
- VAN DYKE II
- 613 ASHFORD STREET
- BOULEVARD
- LINDEN
- PENNSYLVANIA AVE-WORTMAN AVE

Ventilation and Mold Related Contracts

On November 29, 2021, Board Resolution 19-10/30-30 was extended by Board Resolution 21-11/29-2 which now authorizes, as solely related to ventilation contracts and other contracts related to mold detection, inspection and remediation administered by the Authority's Capital Projects Division, Operations Department or Healthy Homes, to:

- i. Temporarily suspend for 730 days of the prerequisite Authority approval of
 - a) Contracts that are valued in excess of \$1M; and
 - b) Change orders and contract capacity increases.

- ii. Provide a quarterly Ventilation and Mold Contracts 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.

Ventilation and Mold Contracts

- The Ventilation Modernization Program consists of three phases:
 - Roof fan replacement/installation (in-progress)
 - Vent cleaning (in-progress)
 - Damper replacement (pilot and design phase)

The roof fan work and damper work utilize engineering services.

Note: One vendor may be assigned to all three phases or a subset.

- Mold assessment and remediation contracts are used as work is assigned.

Roof Fan Replacement/Installation

Program Activity Since Award

All Engineering work is 100% complete.

Description	No.
Total Fans Installed in Previous Quarters	6,188
Total Fans Installed in Q4 2022	0
Total Fans Installed in Q1 2023	0
Total Fans Installed	6,188
Total Fans Remaining to be Installed	0
Overall Number of Fans to be Replaced by OMAR Project	6,188
Overall Percentage of Progress to Project Completion	100%
Total Fans Retained	2,248
Total Fans Assigned to OMAR	8,436

4/5/2023

Vent Cleaning

Program Activity Since Award

Description	No.
Total Units that had Vents Cleaned in Previous Quarters	64,578
Total Units that had Vents Cleaned in Q4 2022	3,855
Total Units that had Completed in Q1 2023	2,791
Total Units that had Vents Completed	71,224
Overall Units Attempted/No Access	14,640
Total Units that had Vents Cleaned or Attempted	85,864
Overall Percentage of Units that had Vents Cleaned or Attempted	100%
Total Units that Remaining to Be Attempted/Cleaned	14
Total Units Visited and Confirmed to Not Be Supported by Mechanical Ventilation	19,468
Overall Units Assigned to OMAR	105,346

Notes:

- This data represents work completed by NYCHA staff and the total number of current vent cleaning contracts awarded, including those not subject to the temporary suspension of Board approval.
- As NYCHA continues to QA and clean up vent cleaning data, it might lead to a certain variation in the number of cleaned vents quarter-to-quarter.
- As NYCHA consolidations convert to RAD, it may lead to variations in the number of vents cleaned in previous quarters.

4/5/2023

Vent Cleaning – 3rd Attempts

Program Activity Since Award

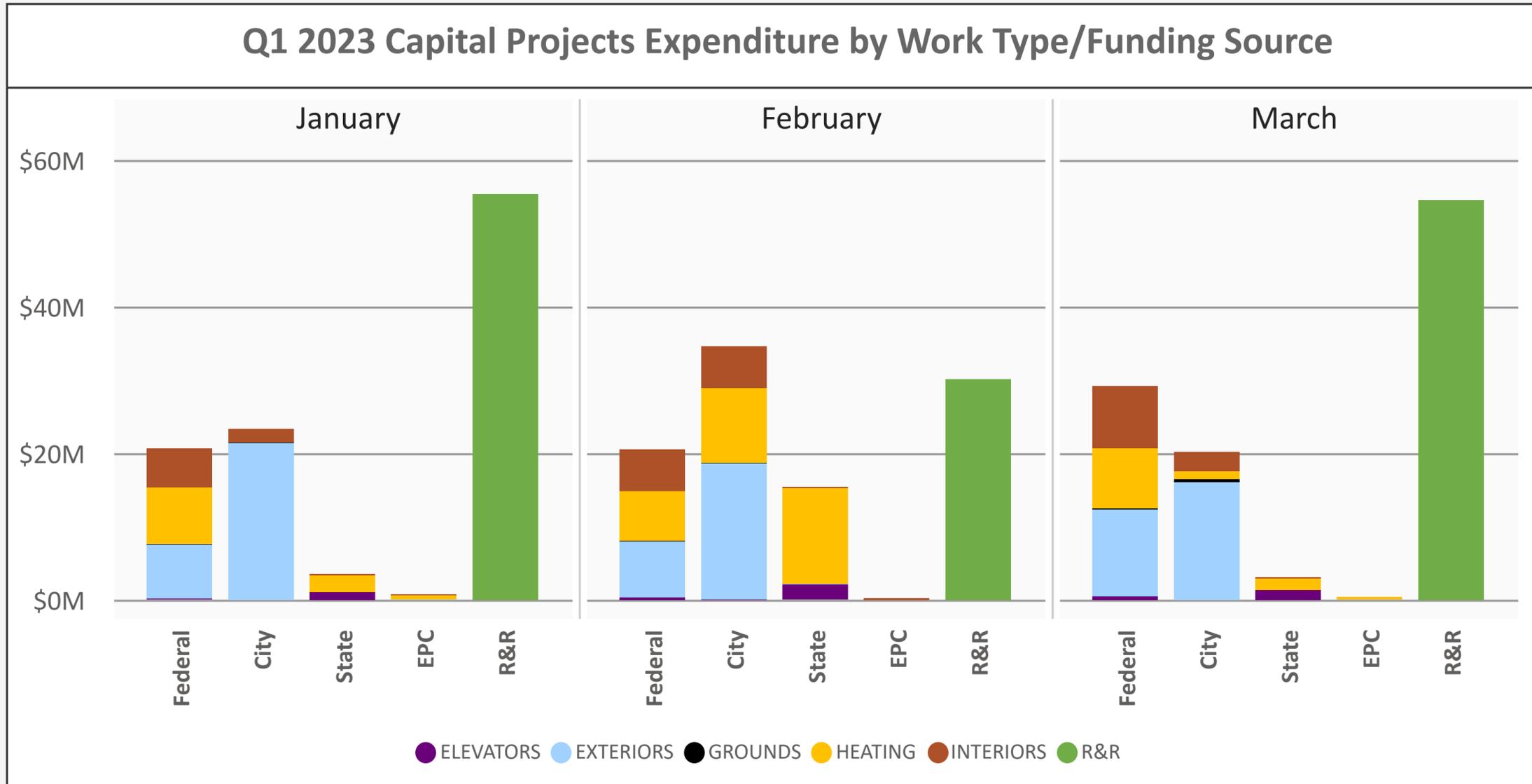
Description	No.
Total Units Requiring 3 rd Attempt	30,457
Total 3 rd Attempts	27,132
Total 3 rd Attempt Resulting in a Cleaning	12,433
3rd Attempts Completed Ratio	89%

Note: This data represents work completed by NYCHA staff and the total number of current vent cleaning contracts awarded, including those not subject to the temporary suspension of Board approval.

4/5/2023



Capital Projects - Quarter 1 (Jan-Mar) 2023 Expenditure (1 of 2)



Funding Source	January	February	March	Total
Federal	\$20.69M	\$20.55M	\$29.12M	\$70.36M
City	\$23.27M	\$34.62M	\$20.17M	\$78.06M
State	\$3.54M	\$15.36M	\$3.10M	\$22.00M
EPC	\$0.70M	\$0.22M	\$0.34M	\$1.26M
R&R	\$55.35M	\$30.08M	\$54.53M	\$139.95M
Total	\$103.55M	\$100.83M	\$107.26M	\$311.63M

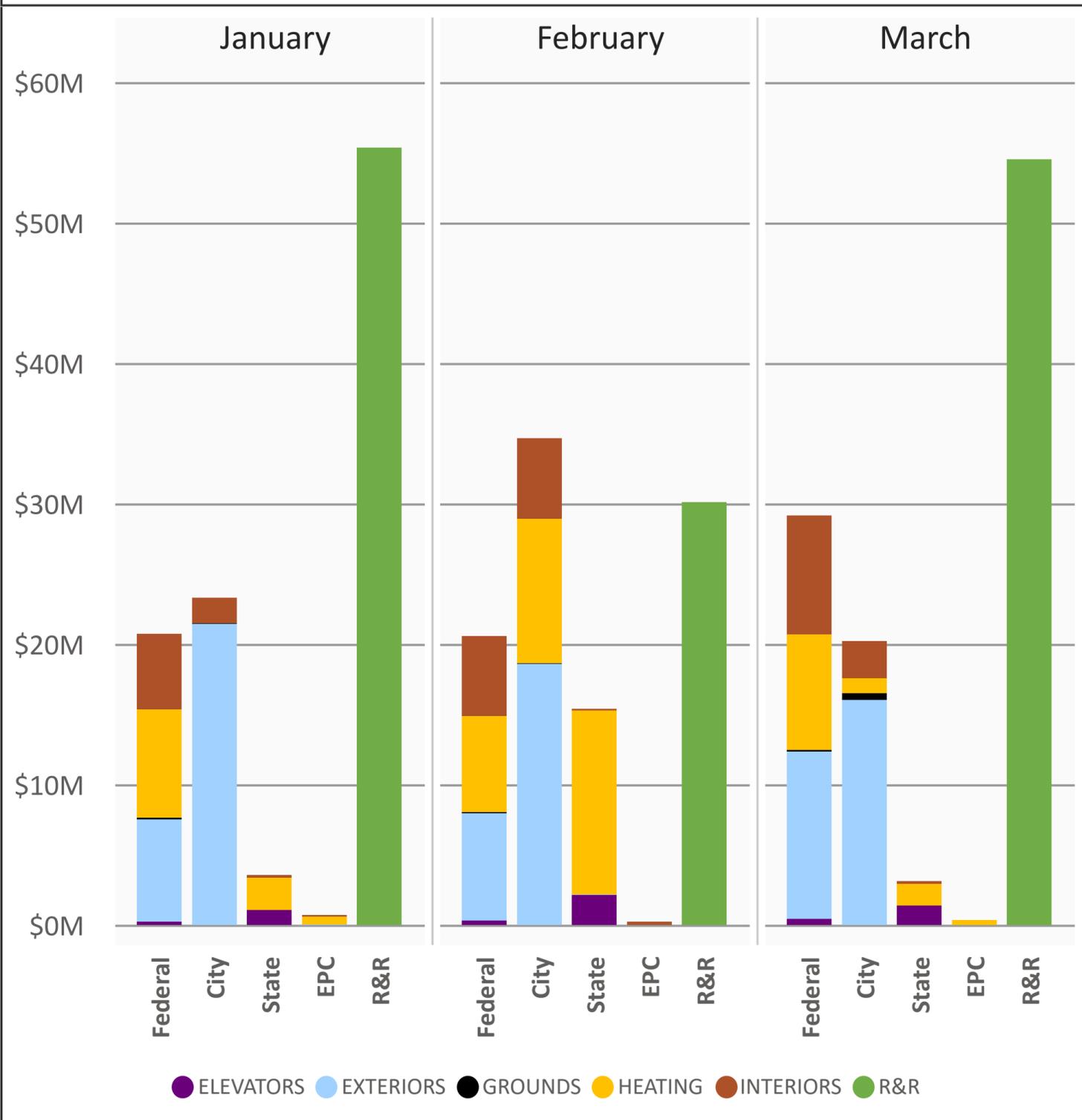
Notes: Data covers the period from January 01, 2023 through March 31, 2023

R&R = Recovery & Resilience



Capital Projects - Quarter 1 (Jan-Mar) 2023 Expenditure (2 of 2)

Q1 2023 Capital Projects Expenditure by Work Type



January 2023

Work Type	City	EPC	Federal	R&R	State	Total
ELEVATORS	\$0.01M		\$0.20M		\$1.04M	\$1.25M
EXTERIORS	\$21.43M	\$0.02M	\$7.32M		\$0.00M	\$28.77M
GROUND	\$0.02M		\$0.11M		\$0.00M	\$0.13M
HEATING	\$0.02M	\$0.57M	\$7.71M		\$2.32M	\$10.61M
INTERIORS	\$1.79M	\$0.11M	\$5.35M		\$0.18M	\$7.44M
R&R				\$55.35M		\$55.35M
Total	\$23.27M	\$0.70M	\$20.69M	\$55.35M	\$3.54M	\$103.55M

February 2023

Work Type	City	EPC	Federal	R&R	State	Total
ELEVATORS	\$0.01M		\$0.33M		\$2.14M	\$2.48M
EXTERIORS	\$18.56M	\$0.00M	\$7.62M		\$0.02M	\$26.20M
GROUND	\$0.06M		\$0.09M		\$0.00M	\$0.16M
HEATING	\$10.27M	\$0.00M	\$6.81M		\$13.11M	\$30.20M
INTERIORS	\$5.71M	\$0.22M	\$5.67M		\$0.08M	\$11.68M
R&R				\$30.08M		\$30.08M
Total	\$34.62M	\$0.22M	\$20.52M	\$30.08M	\$15.36M	\$100.80M

March 2023

Work Type	City	EPC	Federal	R&R	State	Total
ELEVATORS	\$0.00M		\$0.43M		\$1.37M	\$1.80M
EXTERIORS	\$16.02M	\$0.00M	\$11.90M		\$0.00M	\$27.92M
GROUND	\$0.47M		\$0.14M		\$0.00M	\$0.60M
HEATING	\$1.07M	\$0.34M	\$8.19M		\$1.57M	\$11.17M
INTERIORS	\$2.62M	\$0.00M	\$8.46M		\$0.16M	\$11.24M
R&R				\$54.53M		\$54.53M
Total	\$20.17M	\$0.34M	\$29.12M	\$54.53M	\$3.10M	\$107.26M

Grand Total	\$78.06M	\$1.26M	\$70.36M	\$139.95M	\$22.00M	\$311.63M
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Notes: Data covers the period from January 01, 2023 through March 31, 2023

R&R = Recovery & Resilience



Elevator Modernization Contracts

Q1 Update on New Awards, Change Orders and Contract Capacity Increases

Board Resolution: 21-6/30-22

Suspension Period: 1286 Days

Category	Vendor	Type	Location	Term Being Funded by Amount	Amount	Section 3 Workers	Labor Hours (Section 3 Worker)	MWBE
Award	CENTENNIAL ELEVATOR INDUSTRIES INC.	Lump Sum	HERNANDEZ	620 Days	\$1,783,000	1	330	Non-Minority Owned
Award	CENTENNIAL ELEVATOR INDUSTRIES INC.	Lump Sum	MELTZER TOWER	596 Days	\$2,005,000	1	360	Non-Minority Owned
Change Order	--	--	--	--	--	--	--	--
Contract Capacity Increase	--	--	--	--	--	--	--	--
Total To Date					\$3,788,000			

Elevator Modernization Contracts ("EMCs")

In June 2021, Board Resolution 21-6/30-22 authorized, as solely related to EMCs,

(i) the temporary suspension of 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 21-4/28-1, and Section IV(E) of the Authority's Procurement Policy Manual ("PPM"), adopted by Board Resolution 20-11/24-29 and with one (1) subsequent amendment by Board Resolution 21-6/30-14, and
- (c) change orders and funding increases**, as required by Section V(D) of the PPM; and

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

- (a) number of contracts awarded**, and
- (b) change orders and contract capacity increases** entered into, subsequent to the prior Board Meeting.

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



Q1 Project Status Update for EMCs

Development	General Scope	Contract Amount (General)	Contract Amount (Electrical)	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
ADAMS	Elevators Renovation	\$12,544,385	Pending Award	Construction	08/11/2024	08/11/2024	City, Federal
AMSTERDAM	Elevators Renovation	Pending Award	Pending Award	Procurement	04/11/2023	05/29/2025	Federal, City
ATLANTIC TERMINAL SITE 4B	Elevators Renovation	\$2,594,984	\$15,000,000	Construction	02/14/2025	11/11/2024	Federal, State
BUTLER	Elevators Renovation	\$14,615,981	\$1,555,555	Construction	08/20/2024	06/21/2024	Federal, State
CAREY GARDENS	Elevators Renovation	\$6,828,480	\$525,556	Construction	05/09/2024	03/05/2024	City, State, Federal
CONEY ISLAND I (SITE 1B)	Elevators Renovation	\$2,333,657	\$175,556	Construction	05/01/2024	02/25/2024	City, Custom, State
CONEY ISLAND I (SITES 4 & 5)	Elevators Renovation	\$3,750,711	\$475,556	Construction	11/23/2023	09/20/2023	State
DYCKMAN	Elevators Renovation	\$870,000	Pending Award	Procurement	05/29/2023	09/26/2024	City, Federal
HERNANDEZ	Elevators Renovation	\$1,783,000	Pending Award	Procurement	04/08/2023	08/25/2024	Federal, City
HIGHBRIDGE GARDENS	Elevators Renovation	\$7,415,404	\$525,500	Construction	11/25/2023	08/12/2023	State
HYLAN	Elevators Renovation	\$1,640,000	Pending Award	Construction	05/06/2024	03/02/2024	City, Federal
MCKINLEY	Elevators Renovation	\$7,600,000	\$355,556	Construction	10/24/2023	08/21/2023	Federal
MELTZER TOWER	Elevators Renovation	\$2,005,000	Pending Award	Procurement	09/14/2023	07/27/2024	Federal, City
MITCHEL	Elevators Renovation	\$14,257,418	\$975,556	Construction	12/21/2024	10/15/2024	City, Custom, State
MORRISANIA AIR RIGHTS	Elevators Renovation	\$14,751,928	\$1,555,556	Construction	05/21/2025	03/19/2025	Federal, City
QUEENSBRIDGE NORTH	Elevators Renovation	\$22,207,499	\$1,852,574	Construction	07/23/2025	05/20/2025	City, State
QUEENSBRIDGE SOUTH	Elevators Renovation	\$24,589,763	\$1,255,556	Construction	03/01/2025	01/13/2025	Federal
RICHMOND TERRACE	Elevators Renovation	\$6,798,308	\$1,321,480	Construction	10/15/2023	08/03/2023	State
SAINT NICHOLAS	Elevators Renovation	Pending Award	Pending Award	Procurement	06/16/2023	09/15/2024	City, Federal
SARATOGA VILLAGE	Elevators Renovation	\$1,595,000	Pending Award	Construction	04/20/2024	02/16/2024	City, Federal
UNITY PLAZA (SITES 17,24,25A)	Elevators Renovation	\$1,235,874	Pending Award	Construction	11/04/2024	08/31/2024	City, State
UNITY PLAZA (SITES 4-27)	Elevators Renovation	\$8,421,912	\$1,595,060	Construction	05/26/2024	03/23/2024	City, State
Total To Date		\$157,839,304	\$27,169,058				

Notes: Data covers the period from January 01, 2023 through March 31, 2023



Heating Plant Contracts

Q1 Update on New Awards, Change Orders and Contract Capacity Increases

Board Resolution: 21-6/30-23

Suspension Period: 730 Days

Category	Vendor	Type	Location	Term Being Funded by Amount	Amount	Section 3 Workers	Labor Hours (Section 3 Worker)	MWBE
Award	INFINITY CONTRACTING SERVICES CORP.	Lump Sum	MARCY	1568 Days	\$39,086,000	8	19,750	Minority Owned
Award	KORDUN CONSTRUCTION CORP	Lump Sum	BREVOORT, VAN DYKE I, VAN DYKE II	567 Days	\$68,667,974	4	17,500	Non-Minority Owned
Award	KORDUN CONSTRUCTION CORP	Lump Sum	JOHNSON, MOTT HAVEN	926 Days	\$47,903,000	2	15,000	Non-Minority Owned
Award	MDE-MARIC A JOINT VENTURE	Lump Sum	MARLBORO	1227 Days	\$63,540,000	9	27,200	Non-Minority Owned
Change Order	--	--	--	--	--	--	--	--
Contract Capacity Increase	--	--	--	--	--	--	--	--
Total To Date					\$219,196,974			

Notes: Data covers the period from January 01, 2023 through March 31, 2023

Heating Plant Contracts ("HPCs")

In June 2021, Board Resolution 21-6/30-23 authorized, as solely related to HPCs,

- (i) the temporary suspension of 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 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
 - (c) change orders and funding increases**, as required by Section V(D) of the PPM; and
- (ii) at each Board Meeting, providing a HPCs report including, but not limited to, the
 - (a) number of contracts awarded**, and
 - (b) change orders and contract capacity increases** entered into, subsequent to the prior Board Meeting.

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.



Q1 Project Status Update for HPCs

Development	General Scope	Construction Contract Amount (General)	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
AMSTERDAM	Heating Systems Renovation	\$33,400,000	Construction	09/30/2024	08/01/2024	Federal, State
BAY VIEW	Heating Systems Renovation	\$22,587,665	Construction	09/21/2025	07/23/2025	Federal, INS IRCAPF, State
BREVOORT	Heating Systems Renovation	Pending Procurement and Award	Procurement	04/22/2023	09/19/2024	Federal, State
COOPER PARK	Heating Systems Renovation	\$20,571,468	Construction	11/29/2024	09/30/2024	Federal, State
GOWANUS	Heating Systems Renovation	\$26,723,000	Construction	08/15/2024	06/16/2024	Federal, State
JOHNSON	Heating Systems Renovation	\$23,830,315	Construction	02/27/2025	12/29/2024	Federal, State
LINCOLN	Heating Systems Renovation	\$113,004	Design	04/16/2023	11/21/2024	Federal, Operating, State
MARCY	Heating Systems Renovation	\$39,086,000	Construction	10/30/2026	08/31/2026	Federal, State
MOTT HAVEN	Heating Systems Renovation	\$24,035,185	Construction	02/27/2025	12/29/2024	Federal, State
RAVENSWOOD	Heating Systems Renovation	\$46,884,000	Construction	10/15/2025	08/16/2025	Federal, State
ROOSEVELT I, ROOSEVELT II	Heating Systems Renovation	\$25,008,588	Construction	11/29/2024	09/30/2024	Federal, State
SMITH	Heating Systems Renovation	\$21,394,830	Construction	09/08/2024	07/10/2024	Federal, State
UPACA (SITE 5)	Heating Systems Renovation	\$8,380,000	Construction	09/23/2024	07/25/2024	Federal, State
VAN DYKE I, VAN DYKE II	Heating Systems Renovation	Pending Procurement and Award	Procurement	04/23/2023	09/19/2024	Federal, State
Total To Date		\$292,014,055				

Notes: Data covers the period from January 01, 2023 through March 31, 2023



Waste Management Contracts

Q1 Update on New Awards, Change Orders and Contract Capacity Increases

Board Resolution: 21-10/27-9

Suspension Period: 730 Days

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

Waste Management Contracts ("WMCs")

In October 2021, Board Resolution 21-10/27-9 authorized, as solely related to WMCs,

(i) the temporary suspension of 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 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

(c) change orders and contract capacity increases, as required by Section V(D) of the PPM; and

(ii) provide a quarterly WMCs report including, but not limited to, the

(a) number of contracts awarded, and

(b) change orders and contract capacity increases entered into, subsequent to the prior Board Meeting.



Q1 Project Status Update for WMCs

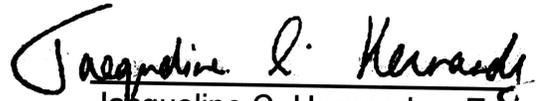
Development	General Scope	Construction Contract Amount	Current Phase	Current Phase Completion Date	Funding	Substantial Completion
Polo Ground Towers	Design-Build: Pneumatic Systems	\$31,930,000	Construction	6/25/2024	City & Federal	6/1/2024
Various Developments as per the Action Plan	Design-Build: Waste Yards Redesign	\$15,000,000	Design	10/20/2023	City & Federal	5/27/2024
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY21 15A/15B)	Pending Procurement & Award	Design	6/30/2023	City & Federal	3/15/2025
Various Developments as per the Action Plan	JOC Delivery : Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY21)	\$10,596,286	Construction	6/30/2024	City	3/31/2024
Various Developments as per the Action Plan	JOC Delivery : Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY 22)	\$10,285,209	Construction	5/31/2024	City	5/31/2024
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY22 18A/18B)	On Hold	Planning	TBD	City	TBD
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY23 18C/18D)	On Hold	Planning	TBD	City	TBD

Notes: Data covers the period from January 01, 2023 through March 31, 2023

THREE-THOUSAND ONE HUNDRED AND EIGHTY-FOURTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 10:39 A.M.


Jacqueline C. Hernandez, Esq.
Corporate Secretary