

# NEW YORK CITY HOUSING AUTHORITY

## THREE-THOUSAND ONE HUNDRED AND SEVENTY-FOURTH MEETING

### Minutes of Board Meeting

Wednesday, April 27, 2022

The meeting was held remotely.\* A Quorum being present, the Chair called the meeting to order.

Present: Gregory Russ, Chair  
Victor A. Gonzalez, Vice-Chair  
Joseph Adams, Member  
Magalie Austin, Member  
Paula Gavin, Member  
Emma Wolfe, Member  
Daniel Sherrod, Chief Operating Officer  
Jacqueline C. Hernandez, Esq., Corporate Secretary

\* Because of the ongoing COVID-19 health crisis and in relation to Chapter 1 of the Laws of 2022 of New York State, the Board Meeting of the New York City Housing Authority, held on Wednesday, April 27, 2022 at 10:00 A.M., was limited to viewing the live-stream or listening via phone instead of attendance in person

***NEW YORK CITY HOUSING AUTHORITY***  
***Office of the Corporate Secretary***

***Minutes***  
***Regular Meeting***  
***Wednesday, April 27, 2022***

I. Authority Minutes

Adoption of Minutes of Regular Voting Meeting, Wednesday, March 23, 2022

Adoption of Minutes of Regular Non-Voting Meeting, Wednesday, March 23, 2022

**APPROVED**

II. Chair's Remarks

III. Reports

1. Quarterly Temporary Suspension Report on Mold and Ventilation Related Contracts (Report is attached hereto and incorporated herein)
2. Quarterly Temporary Suspension Report on Elevator Modernization, Heating Plant and Waste Management Contracts, and Capital Projects Department's Spend Rate Update (Report is attached hereto and incorporated herein)

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, April 27, 2022

- 1 Award of a Requirement Contract for the Purchase and Delivery of Hardware, Mortise Locks, Parts and Accessories

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$4,003,181.70
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, APR Industries, Inc. There are no renewal options.

**APPROVED**

**APPROVED = UNANIMOUS**

**N/A = NOT APPLICABLE**

- 2 Authorization of a Contract Capacity Increase to the Agreement with HD Supply Facilities Maintenance, LTD. ("HD Supply")

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$22,000,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to approve a contract capacity increase to this agreement with HD Supply for the purchase and delivery of maintenance, repair and operating supplies, authorized by Board Resolution 17-11/29-15 for an initial four (4) years and thirty-two (32) days term with a 333-days extension option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the 333-days extension option term, which commenced on January 30, 2022 and is continuing through December 29, 2022.

**APPROVED**

- 3 Authorization to Amend and Restate the Authority's Procurement Policy Manual ("PPM")

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

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Authorization is requested to amend and restate the Authority's PPM, adopted pursuant to Board Resolution 20-11/24-29 and as subsequently amended by Board Resolution 21-6/30-14. The amended PPM shall take effect as of May 1, 2022.

The amendment of the PPM shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to Board Resolutions in effect prior to this Board Resolution.

**APPROVED**

4 Authorization to Ratify the Award of a Requirement Contract for Inspection, Testing and Central Station Monitoring of Fire Alarm Systems

Location:	Various (Bronx)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,201,288.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 3,900

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Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Briscoe Protective LLC. This requirement contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

5 Authorization to Ratify the Award of a Requirement Contract for Inspection, Testing and Central Station Monitoring of Fire Alarm Systems

Location:	Various (Brooklyn)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,334,476.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 4,500

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Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Briscoe Protective LLC. This requirement contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

6 Authorization to Ratify the Award of a Requirement Contract for Inspection, Testing and Central Station Monitoring of Fire Alarm Systems

Location:	Various (Manhattan)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,516,658.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 4,500

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Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Briscoe Protective LLC. This requirement contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

7 Authorization of a Contract Capacity Increase to Requirement Contract No. 2115195 Awarded to Simco Enterprises, Corp. ("Simco")

Location:	Various (Manhattan)
Administering Department:	Property Management – Manhattan
Funding Source:	Operating – Federal
Amount:	\$1,512,891.83
Projected Section 3 Hires/Labor Hours:	Labor Hours – 1,250

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Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Simco for janitorial general cleaning and debris removal (move-out apartments and fire damage), 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 November 8, 2021 and is continuing through November 7, 2023.

**APPROVED**

- 8 Authorization to Ratify a Contract Capacity Increase to Requirement Contract No. 2013907 Awarded to New York Environmental Systems, Inc. ("NYESI")

Location:	Various (Manhattan)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$6,047,871.40
Projected Section 3 Hires/Labor Hours:	2

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Authorization is requested to ratify a contract capacity increase to this requirement contract awarded to NYESI for asbestos abatement and replacement of floor tiles in move-out apartments, authorized by Board Resolution 20-9/30-20 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 January 19, 2021 and is continuing through January 18, 2023.

**APPROVED**

- 9 Authorization to Enter into an Agreement with Universal Technologies, LLC ("Universal")

Location:	Non-Development
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$4,503,122.77
Projected Section 3 Hires/Labor Hours:	Labor Hours – 0

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Authorization is requested to enter into this agreement with Universal for a Hitachi Storage Area Network system, with maintenance services, commencing on May 1, 2022 and continuing through April 30, 2027, 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, utilizing the terms and conditions of the New York State Office of General Services Contract Number PM69224 (Award Number 22802, Group Number 73600). There are no renewal options.

**APPROVED**

- 10 Authorization to Ratify the Entering into an Agreement with NTT America, Inc. ("NTT America")

Location:	Various (Citywide)
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$11,214,225.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 0

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Authorization is requested to ratify the entering into an agreement with NTT America for the implementation and transition of the Authority's On-Premise Cisco Unified Communications Manager and Unified Contact Center Enterprise Clusters to Cloud Based Telephony Unified Communications as a Service and Call Center as a Service Systems including integration with the Authority's Microsoft Cloud Based Active Directory, Email Services, On-Premise Siebel and Maximo, which commenced on April 1, 2022 and is continuing through March 31, 2027. There are no renewal options.

**APPROVED<sup>1</sup>**

- 11 Authorization of a Contract Capacity Increase to the Agreement with Sungard Availability Services, LP ("Sungard")

Location:	Non-Development
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating – Federal & Section 8
Amount:	\$3,306,008.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 0

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Authorization is requested to approve a contract capacity increase to this agreement with Sungard for Information Technology Disaster Recovery services for the Authority's mission critical applications and database systems, which did not require initial Board authorization for an initial one-year term with four (4) 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 four (4) one-year renewal option terms, which commenced on April 1, 2022 and is continuing through March 31, 2026.

**APPROVED**

12 Authorization of a Contract Capacity Increase to the Agreement with Cablevision Lightpath, LLC ("Cablevision")

Location:	Various (Citywide)
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating – Federal & Section 8
Amount:	\$1,500,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to approve a contract capacity increase to this agreement with Cablevision for internet circuits, maintenance, services and support, which did not require initial Board authorization for a five-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the five-year term, which commenced on May 15, 2019 and is continuing through May 14, 2024.

**APPROVED<sup>2</sup>**

13 Authorization of a Contract Capacity Increase to the Agreement with Stellar Services, Inc. ("Stellar")

Location:	Various (Citywide)
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating – Federal & Section 8
Amount:	\$800,000.00
Projected Section 3 Hires/Labor Hours:	0

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Authorization is requested to approve a contract capacity increase to this agreement with Stellar for Field Support Services and On-Demand Information Technology Services, 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 and the two (2) one-year renewal option terms, which commenced on February 1, 2019 and is continuing through January 31, 2024.

**APPROVED<sup>3</sup>**



14 Authorization to Enter into Three (3) Agreements with Three (3) Firms

Location:	Bay View (LLC I), Marcy & Ravenswood
Administering Department:	Capital Projects Division
Funding Source:	Capital – Federal
Amount:	\$11,157,336.50
Projected Section 3 Hires/Labor Hours:	Multiple Vendors – Multiple Plans

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Authorization is requested to enter into three (3) agreements with STV Construction, Inc., Arcadis of New York, Inc. and Jay Shapiro & Associates, Inc. for construction management as agent services, commencing on May 16, 2022 and continuing through May 15, 2027, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President for Capital Projects Division and continuing for five (5) years thereafter, which includes an initial three-year term and two (2) one-year renewal options to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term.

**APPROVED**

15 Authorization to the Enter into Various Customer Project Commitments ("CPCs") with New York Power Authority ("NYPA")

Location:	Various (Bronx, Brooklyn & Queens)
Administering Department:	Capital Projects Division – Energy & Sustainability Programs
Funding Source:	Capital – Federal
Amount:	\$250,000,000.00
Projected Section 3 Hires/Labor Hours:	Pending Submission

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Authorization is requested to the enter into various CPCs with NYPA for energy efficient heating plant replacements and other energy efficiency measures, pursuant to the terms of the Master Cost Recovery Agreement between the Authority and NYPA, for a ten-year term, commencing on July 7, 2022 and continuing through July 6, 2032.

**APPROVED**

- 16 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") No. EL1924847 Awarded to Jemco Electrical Contractors, Inc. ("Jemco")

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – Federal, State & City
Amount:	\$22,500,000.00
Projected Section 3 Hires/Labor Hours:	11

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Authorization is requested to approve a contract capacity increase to this IDIQ JOC awarded to Jemco for electrical work, authorized by Board Resolution 20-10/28-11 for a two-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 two-year term, which commenced on November 23, 2020 and is continuing through November 22, 2022.

**APPROVED**

- 17 Authorization to Ratify a Contract Capacity Increase to the Agreement with Kohn Pederson Fox Associates P.C. ("KPF") Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook East, Red Hook West (Bldgs. 1-4) & Red Hook West (Bldgs. 15-25)
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA & CDBG-DR
Amount:	\$1,487,889.00
Projected Section 3 Hires/Labor Hours:	0

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Authorization is requested to ratify a contract capacity increase to this agreement with KPF for architectural and engineering services, authorized by Board Resolution 15-2/25-12 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the extended 184-day term and extended 614-day term, which commenced on October 25, 2021 and is continuing through December 31, 2023.

**APPROVED**

- 18 Authorization to Ratify a Change Order to Contract No. AS1616102 Awarded to Corbex Inc. ("Corbex")

Location:	Justice Sonia Sotomayor
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$2,552,113.58
Projected Section 3 Hires/Labor Hours:	2

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Authorization is requested to ratify a change order to this contract awarded to Corbex for cellar abatement and restoration, authorized by Board Resolution 17-1/25-5 and as subsequently amended for an initial 450-day term, to increase the amount, in order to fund the additional pipe insulation and abatement during the initial 450-day term, extended 89-day term, extended 180-day term and extended 764-day term, which commenced on June 9, 2017 and continued through June 30, 2021.

**APPROVED**

- 19 Authorization to Ratify a Contract Capacity Increase to the Agreement with LiRo Program and Construction Management, PE P.C. ("LiRo") Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook East, Red Hook West (Bldgs. 1-4) & Red Hook West (Bldgs. 15-25)
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA & CDBG-DR
Amount:	\$2,160,704.00
Projected Section 3 Hires/Labor Hours:	3

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Authorization is requested to ratify a contract capacity increase to this agreement with LiRo for professional construction management as agent services, authorized by Board Resolution 15-7/29-14 and as subsequently amended for an initial five-year term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the initial five-year term, extended 233-day term, extended 365-day term and extended 507-day term, which commenced on December 22, 2015 and is continuing through December 31, 2023.

**APPROVED**

20 Rejection of All Bids for a Contract for Roof Water Tank Replacement

Location:	East River
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

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Rejection of all bids is recommended in the best interest of the Authority. This contract will be re-bid.

**APPROVED**

21 Rejection of All Bids for a Contract for Roof Water Tank Replacement

Location:	Brevoort
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

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Rejection of all bids is recommended in the best interest of the Authority. This contract will be re-bid.

**APPROVED**

- 22 Authorization to (i) Amend Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 1924575 Awarded to Airtek Environmental Corp. ("Airtek") and (ii) Approve a Contract Capacity Increase to the IDIQ Contract Awarded to Airtek

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – CDBG
Amount:	\$3,000,000.00
Projected Section 3 Hires/Labor Hours:	5

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Authorization is requested to (i) amend this IDIQ contract awarded to Airtek for lead-based paint inspection and related services, authorized by Board Resolution 19-10/30-31 for an initial eighteen-month term with one (1) six-month renewal option, to extend the term for an additional twelve (12) months; and (ii) approve a contract capacity increase to this IDIQ contract awarded to Airtek, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the extended six-month term and extended twelve-month term, which commenced on November 8, 2021 and is continuing through May 7, 2023.

**APPROVED**

- 23 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Integrated Pest Management

Location:	Various (Citywide)
Administering Department:	Pest Control
Funding Source:	Operating – Federal
Amount:	\$3,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 5,554

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Authorization is requested to award an IDIQ contract to the first lowest responsive and responsible bidder First Response Exterminating LLC. 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 three (3) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

24 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Integrated Pest Management

Location:	Various (Citywide)
Administering Department:	Pest Control
Funding Source:	Operating – Federal
Amount:	\$3,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 520

Authorization is requested to award an IDIQ contract to the second lowest responsive and responsible bidder Bug Queen, 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. The first lowest responsive and responsible bidder is being awarded Contract No. 2200461 from this Request for Quotes. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

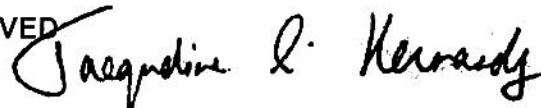
**APPROVED**

25 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Integrated Pest Management

Location:	Various (Citywide)
Administering Department:	Pest Control
Funding Source:	Operating – Federal
Amount:	\$3,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 3,120

Authorization is requested to award an IDIQ contract to the third lowest responsive and responsible bidder Abalon Exterminating Company, 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. The first lowest responsive and responsible bidder is being awarded Contract No. 2200461 from this Request for Quotes ("RFQ"). The second lowest responsive and responsible bidder is being awarded Contract No. 2200460 from this RFQ. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**



Jacqueline C. Hernandez, Esq.  
Corporate Secretary

<sup>1</sup> Board Member Adams abstained from voting on this item.

<sup>2</sup> Board Member Adams abstained from voting on this item.

<sup>3</sup> Board Member Adams abstained from voting on this item.



# NYCHA Board Meeting

April 27, 2022

Quarterly Temporary Suspension Report on Mold and Ventilation Related Contracts

Elena Tenchikova, Senior Director for Office of Mold Assessment and Remediation



# 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 administrated 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 Temporary Suspension of Board Approval For Ventilation Related Contracts Activity for Q1 2022

Vendor	Type	Location	Initial Award Date	Term Being Funded and Amount	Activity
Sahara Construction Corp.	Ventilation – Roof Fan Replacement/ Installation (IDIQ)	Citywide	November 2019	Initial 3 yrs. w/2 1-yr. renewal periods \$8,300,000	Contract Capacity Increase

Note: Indefinite delivery/indefinite quantity (“IDIQ”) contracts provide for indefinite quantity of supplies or services during a fixed period IDIQ contract. Therefore, the quantity assigned to the vendor may increase as the program progresses over time.

4/1/2022

# Roof Fan Replacement/Installation

## Program Activity Since Award

All Engineering work is 100% complete.

Description	No.
Total Fans Installed in Previous Quarters	3,536
Total Fans Installed in Q4 2021	1,345
Total Fans Installed in Q1 2022	1,049
<b>Total Fans Installed</b>	<b>5,930</b>
Total Fans* Remaining to be Installed	288
<b>Overall Number of Fans to be Replaced by OMAR Project*</b>	<b>6,218</b>
<b>Overall Percentage of Progress to Project Completion</b>	<b>95.4%</b>
Total Fans Retained	2,223
<b>Total Fans* Assigned to OMAR</b>	<b>8,441</b>

*\*The following total of number of fans is subject to change as the engineering documents are annotated by OMAR.*

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

4/1/2022

# Vent Cleaning

## Program Activity Since Award

Description	No.
Total Units that had Vents Cleaned in Previous Quarters	37,457
Total Units that had Vents Cleaned in Q4 2021	18,916
Total Units that had Completed in Q1 2022	5,915
<b>Total Units that had Vents Completed</b>	<b>62,288</b>
Overall Units Attempted/No Access	24,363
<b>Total Units that had Vents Cleaned or Attempted</b>	<b>86,651</b>
<b>Overall Percentage of Units that had Vents Cleaned or Attempted</b>	<b>99.4%</b>
Total Units that Remain to Be Attempted/Cleaned	507
Total Units Visited and Confirmed to Not Be Supported by Mechanical Ventilation	17,663
<b>Overall Units Assigned to OMAR</b>	<b>104,821</b>

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.

4/1/2022

# Vent Cleaning – 3<sup>rd</sup> Attempts

## Program Activity Since Award

Description	No.
Total Units Requiring 3 <sup>rd</sup> Attempt	28,061
Total 3 <sup>rd</sup> Attempts	7,581
Total 3 <sup>rd</sup> Attempt Resulting in a Cleaning	3,502
<b>3<sup>rd</sup> Attempts Completed Ratio</b>	<b>27.0%</b>

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.

4/1/2022

# NYCHA Board Meeting

## April 27, 2022

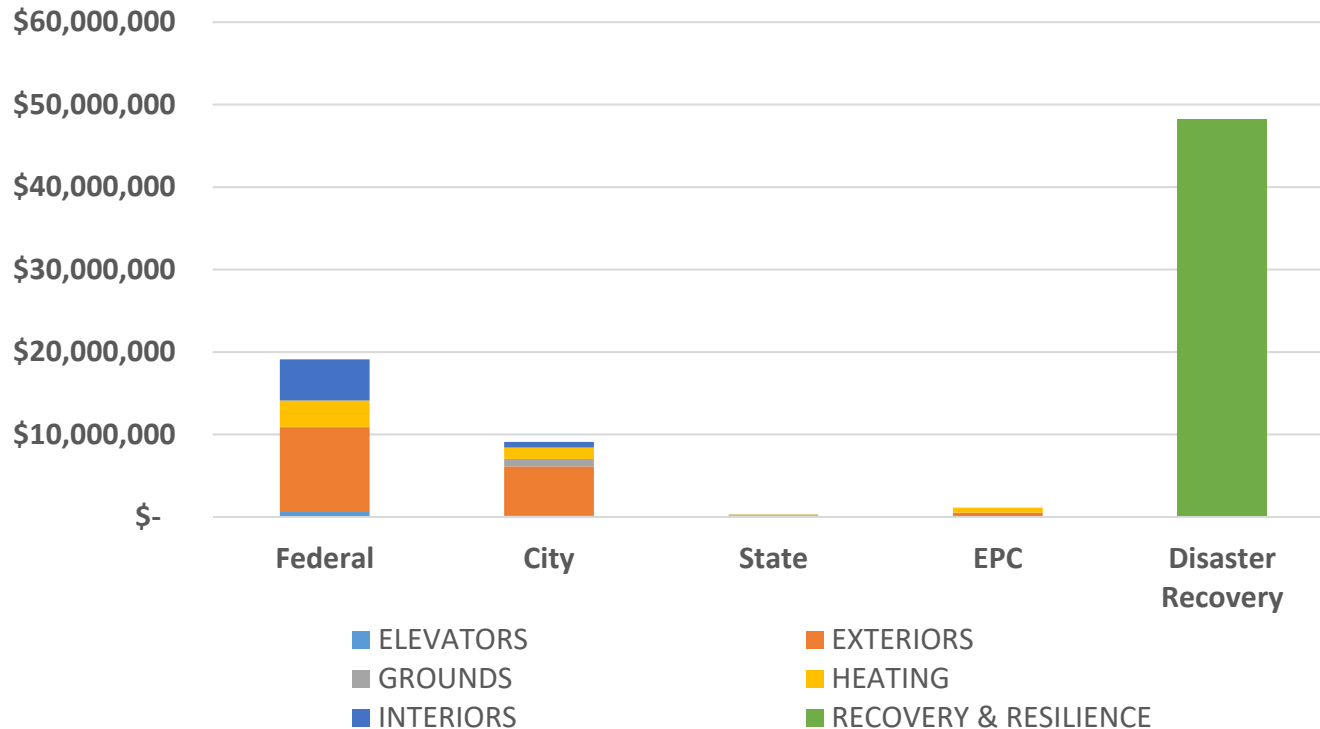
Quarterly Temporary Suspension Report on  
Elevator Modernization, Heating Plant and Waste  
Management Contracts, and Capital Projects  
Department's Spend Rate Update

Steven Lovci, EVP for Capital Projects Division



# Capital Projects – December 2021 Expenditure

December 2021 Monthly Capital Projects Spend By Work Type



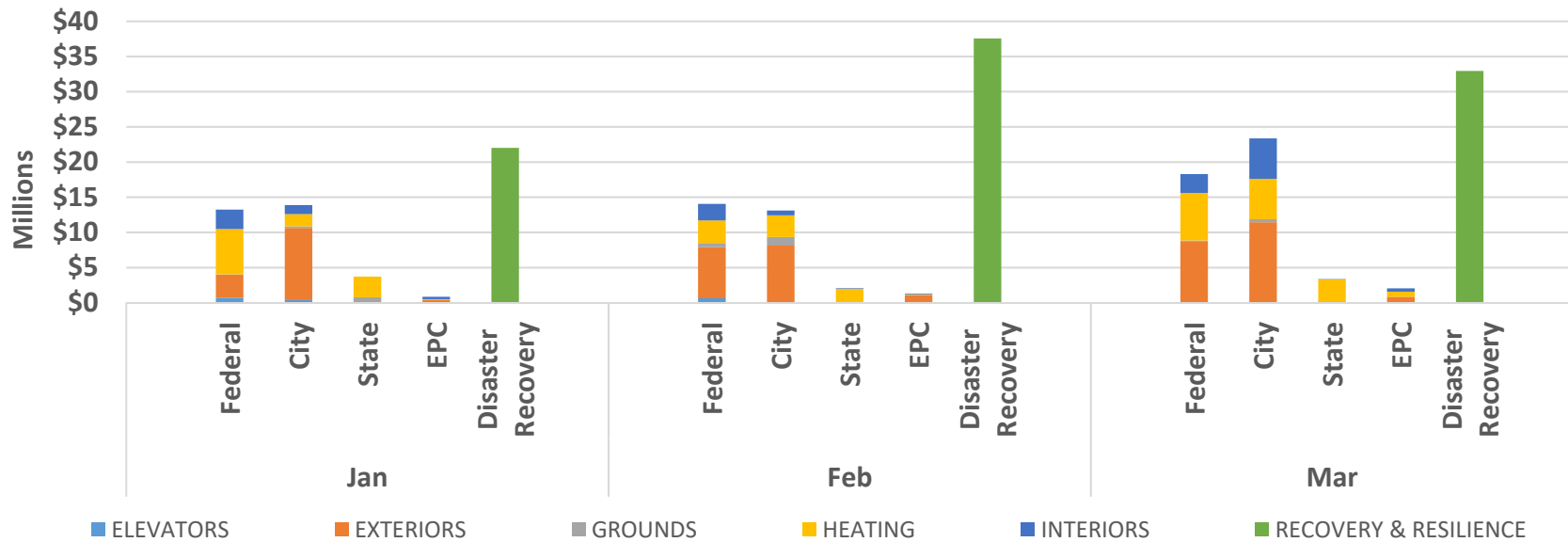
Funding Source	Dec. Spend
Federal	\$19M
City	\$9M
State	\$0.3M
EPC	\$1M
Disaster Recovery	\$48M
<b>Total</b>	<b>\$77M</b>

NOTES: Data covers the period from December 1 through December 31, 2021



# Capital Projects – Quarter 1 (January - March) 2022 Spend

Q1 2022 Capital Projects Spend By Work Type



Funding Source	January	February	March	Total
Federal	\$13M	\$14M	\$18M	\$45M
City	\$14M	\$13M	\$23M	\$50M
State	\$4M	\$2M	\$3M	\$9M
EPC	\$1M	\$1M	\$2M	\$4M
Disaster Recovery	\$22M	\$38M	\$33M	\$93M
<b>Total</b>	<b>\$54M</b>	<b>\$68M</b>	<b>\$79M</b>	<b>\$201M</b>

NOTES: Data covers the period from January 1 through March 31, 2022





# **Elevator Modernization Contracts: Q1 Update on New Awards, Change Orders and Contract Capacity Increases (1/2)**

**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	Nouveau Elevator Industries, LLC	Lump Sum	Carey Gardens	632 days	\$7,305,350.00	1	964	Non-Minority Owned
	Centennial Elevator Industries, Inc	Lump Sum	Queensbridge North	1,073 days	\$22,207,499.00	6	19,800	Non-Minority Owned
	Centennial Elevator Industries, Inc	Lump Sum	Queensbridge North	1,073 days	\$1,852,573.90	2	1,964	Non-Minority Owned
	Centennial Elevator Industries, Inc	Lump Sum	McKinley	485 days	\$7,600,000.00	4	2,900	Non-Minority Owned
	Centennial Elevator Industries, Inc	Lump Sum	Mitchel	807 days	\$14,257,418.00	4	10,560	Non-Minority Owned
	Charan Electrical Enterprises, Inc	Lump Sum	Queensbridge South	1,073 days	\$1,225,555.55	2	966	Minority Owned
	Charan Electrical Enterprises, Inc	Lump Sum	McKinley	485 days	\$355,555.55	2	323	Minority Owned
	Charan Electrical Enterprises, Inc	Lump Sum	Highbridge Gardens	471 days	\$525,550.00	2	442	Minority Owned
	Charan Electrical Enterprises, Inc	Lump Sum	Mitchel	807 days	\$975,555.55	2	950	Minority Owned
	Charan Electrical Enterprises, Inc	Lump Sum	Coney Island 1B	653 days	\$175,555.55	2	110	Minority Owned

NOTES: Data covers the period from December 18 through March 31, 2021, as the last update to the Board covered the period through December 17, 2021



# **Elevator Modernization Contracts: Q1 Update on New Awards, Change Orders and Contract Capacity Increases (2/2)**

**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	Charan Electrical Enterprises, Inc	Lump Sum	Coney Island 4&5	471 days	\$475,555.55	3	345	Minority Owned
	Charan Electrical Enterprises, Inc.	Lump Sum	Carey Gardens	632 days	\$525,555.55	2	442	Minority Owned
	A.T.J Electrical Company	Lump Sum	Richmond Terrace	457 days	\$1,321,480.00	2	1,250	Non-Minority Owned
	A.T.J Electrical Company	Lump Sum	Unity Plaza (Sites 4 – 27)	569 days	\$1,595,060.00	2	1,500	Non-Minority Owned
Change Order	None	None	None	None	None	None	None	None
Contract Capacity Increase	None	None	None	None	None	None	None	None

NOTES: Data covers the period from December 18 through March 31, 2021, as the last update to the Board covered the period through December 17, 2021



# 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	Funding
ATLANTIC TERMINAL SITE 4B	Modernization of elevators	Pending Award	Pending Award	Procurement	11/6/2022	9/30/2024	State & City
BUTLER	Modernization of elevators	Pending Award	Pending Award	Procurement	10/21/2022	8/18/2024	State & City
CAREY GARDENS	Modernization of elevators	Pending Award	\$525,555.55	Procurement	5/27/2022	2/19/2024	State & City
CONEY ISLAND I (SITE 1B)	Modernization of elevators	\$2,333,657.00	\$175,555.55	Construction	9/22/2023	9/22/2023	State & City
CONEY ISLAND I (SITES 4 & 5)	Modernization of elevators	\$3,750,711.00	\$475,555.55	Construction	3/15/2023	3/15/2023	State & City
HIGHBRIDGE GARDENS	Modernization of elevators	\$7,415,404.00	\$525,550.00	Construction	1/28/2023	1/28/2023	State & City
MITCHEL	Modernization of elevators	\$14,257,418.00	\$975,555.55	Procurement	5/20/2022	8/19/2024	State & City
QUEENSBRIDGE NORTH	Modernization of elevators	\$22,207,499.00	\$1,852,573.90	Procurement	4/30/2022	4/22/2025	State & City
RICHMOND TERRACE	Modernization of elevators	\$6,798,308.00	\$1,321,480.00	Construction	3/2/2023	3/2/2023	State & City
UNITY PLAZA (SITES 17,24,25A)	Modernization of elevators	Pending Award	Pending Award	Procurement	11/18/2022	9/28/2023	State & City
UNITY PLAZA (SITES 4-27)	Modernization of elevators	Pending Award	\$1,595,060.00	Procurement	6/10/2022	12/31/2023	State & City
MCKINLEY	Modernization of elevators	\$7,600,000.00	\$355,555.55	Construction	6/3/2023	6/3/2023	Federal
MORRISANIA AIR RIGHTS	Modernization of elevators	Pending Award	Pending Award	Procurement	10/23/2022	11/12/2025	Federal
QUEENSBRIDGE SOUTH	Modernization of elevators	\$24,589,763.00	\$1,225,555.55	Construction	9/21/2024	9/21/2024	Federal
ADAMS	Modernization of elevators	Pending Award	Pending Award	Design	3/11/2022	3/29/2024	City
AMSTERDAM	Modernization of elevators	Pending Award	Pending Award	Design	6/17/2022	6/26/2025	City
DYKMAN	Modernization of elevators	Pending Award	Pending Award	Design	4/29/2022	04/26/2024	City
HERNANDEZ	Modernization of elevators	Pending Award	Pending Award	Procurement	12/5/2022	04/19/2024	City
HYLAN	Modernization of elevators	Pending Award	Pending Award	Procurement	9/20/2022	2/03/2024	City
MELTZER	Modernization of elevators	Pending Award	Pending Award	Procurement	12/06/2022	4/19/2024	City
SARATOGA VILLAGE	Modernization of elevators	Pending Award	Pending Award	Procurement	9/20/2022	12/9/2023	City
ST NICHOLAS	Modernization of elevators	Pending Award	Pending Award	Design	4/29/2022	2/14/2025	City
<b>TOTAL TO DATE</b>		<b>\$88,952,760.00</b>	<b>\$9,027,997.20</b>				

NOTES: Data is as at March 31, 2022



# **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	None	None	None	None	None	None	None	None
Change Order	None	None	None	None	None	None	None	None
Contract Capacity Increase	None	None	None	None	None	None	None	None

NOTES: Data covers the period from December 18 through March 31, 2021, as the last update to the Board covered the period through December 17, 2021



# 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.

# Capital Projects – Q1 Project Status Update for HPCs

Development	General Scope	Construction Contract Amount	Current Phase	Current Phase Completion Date	Substantial Completion	Funding
AMSTERDAM	Steam, decoupling DHW	Pending Award	Procurement	5/17/2022	4/27/2024	Federal & State
BAY VIEW	Above grade, Steam, decoupling	Pending Award	Procurement	7/4/2022	3/18/2026	Federal & State
BREVOORT	Steam, decoupling DHW	Pending Award	Design	4/10/2022	4/27/2024	Federal & State
COOPER PARK	Steam, decoupling DHW	Pending Award	Procurement	6/14/2022	4/5/2024	Federal & State
GOWANUS	Above grade, Steam, decoupling	Pending Award	Procurement	7/28/2022	11/6/2024	Federal & State
JOHNSON	Steam, decoupling DHW	Pending Award	Procurement	9/16/2022	6/27/2024	Federal & State
LINCOLN	Steam, decoupling DHW	Pending Award	Design	4/10/2022	8/18/2024	Federal & State
MARCY	Above grade, Steam, decoupling	Pending Award	Design	4/10/2022	4/8/2026	Federal & State
MOTT HAVEN	Steam, decoupling DHW	Pending Award	Design	3/1/2022	2/26/2024	Federal & State
RAVENSWOOD	Steam, decoupling DHW	Pending Award	Procurement	4/11/2022	5/5/2026	Federal & State
ROOSEVELT I and II	Steam, decoupling DHW	Pending Award	Procurement	6/14/2022	9/4/2024	Federal & State
SMITH	Steam, decoupling DHW	Pending Award	Procurement	7/14/2022	6/13/2024	Federal & State
UPACA (SITE 5)	Steam, decoupling DHW	Pending Award	Procurement	6/27/2022	1/4/2024	Federal & State
VAN DYKE I and II	Steam, decoupling DHW	Pending Award	Design	4/10/2022	6/28/2025	Federal & State
<b>TOTAL TO DATE</b>		<b>\$0.00</b>				

NOTES: Data is as at March 31, 2022



# **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	None	None	None	None	None	None	None	None
Change Order	None	None	None	None	None	None	None	None
Contract Capacity Increase	None	None	None	None	None	None	None	None

NOTES: Data covers the period from December 18 through March 31, 2021, as the last update to the Board covered the period through December 17, 2021





# 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.

## Capital Projects – Q1 Project Status Update for WMCs

Development	General Scope	Construction Contract Amount	Current Phase	Current Phase Completion Date	Substantial Completion	Funding
Various Developments as per the Action Plan	JOC Delivery: Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY21 and FY22)	Pending Procurement & Award	Planning/Procurement	Quarter 1 - 2022	Quarter 2 - 2024	City & Federal
Various Developments as per the Action Plan	IDIQ Delivery: Replacement of Interior Compactor Room Equipment and General Improvements of finishes and Misc. Systems (i.e. Lighting / Plumbing) (FY23 - FY26)	Pending Procurement & Award	Planning	Quarter 1 - 2022	2024/2025	City & Federal
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY21 15A/15B)	Pending Procurement & Award	Planning/Procurement	Quarter 1 - 2022	Quarter 3 - 2024	City & Federal
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY22 18A/18B)	Pending Procurement & Award	Planning	Quarter 1 - 2022	Quarter 3 - 2025	City & Federal
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY23 18C/18D)	Pending Procurement & Award	Planning	Quarter 3 - 2022	Quarter 4 - 2025	City & Federal
<b>TOTAL TO DATE</b>		<b>\$0.00</b>				

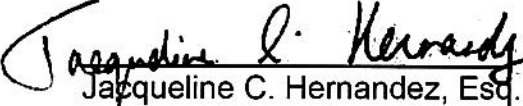
NOTES: Data is as at March 31, 2022



THREE-THOUSAND ONE HUNDRED AND SEVENTY-FOURTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:55 A.M.

  
Jacqueline C. Hernandez, Esq.  
Corporate Secretary