

NEW YORK CITY HOUSING AUTHORITY
THREE-THOUSAND ONE HUNDRED AND SEVENTY-SEVENTH MEETING

Minutes of Board Meeting

Wednesday, July 27, 2022

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: Gregory Russ, Chair
Victor A. Gonzalez, Vice-Chair
Paula Gavin, Member
Emma Wolfe, Member
Eva Trimble, Chief Operating Officer
Jacqueline C. Hernandez, Esq., Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY

Office of the Corporate Secretary

Minutes Regular Meeting Wednesday, July 27, 2022

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, June 15, 2022

APPROVED

II. 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)

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, July 27, 2022

- 1 Authorization of a Contract Capacity Increase to Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2113139 Awarded to Tomex Electronics, Inc. ("Tomex Electronics")

Location:	Various (Citywide)
Administering Department:	Safety & Security
Funding Source:	Operating – Federal
Amount:	\$2,507,512.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 50

Authorization is requested to approve a contract capacity increase to this emergency IDIQ contract awarded to Tomex Electronics for maintenance and repair of layered access control and closed-circuit television, which did not require initial Board authorization for an initial one-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 July 23, 2022 and is continuing through July 22, 2023.

APPROVED

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

- 2 Authorization to Ratify a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 1906918 Awarded to Visual Millwork & Fixture MFG Inc. ("Visual Millwork")

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$2,000,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify a contract capacity increase to this IDIQ contract awarded to Visual Millwork for the purchase and delivery of kitchen cabinets, authorized by Board Resolution 19-10/30-6 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 November 1, 2021 and is continuing through October 31, 2022.

APPROVED

- 3 Authorization of 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 – Federal
Amount:	\$900,000.00
Projected Section 3 Hires/Labor Hours:	4

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to AGD for lead-based paint abatement, 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 August 20, 2020 and is continuing through August 19, 2023.

APPROVED

- 4 Authorization of a Contract Capacity Increase to Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Interface Cable Assemblies and Services Corp. ("ICAS")

Location:	Various (Manhattan)
Administering Department:	Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$1,456,809.88
Projected Section 3 Hires/Labor Hours:	Labor Hours – 500

Authorization is requested to approve a contract capacity increase to this emergency IDIQ agreement with ICAS for electrician 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 3, 2022 and is continuing through February 2, 2024.

APPROVED

- 5 Authorization of a Contract Capacity Increase to Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Amazonas Painting Corp. ("Amazonas")

Location:	Various (Manhattan)
Administering Department:	Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$3,335,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 2,740

Authorization is requested to approve a contract capacity increase to this emergency IDIQ agreement with Amazonas 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 January 21, 2022 and is continuing through January 20, 2025.

APPROVED

- 6 Authorization to (i) Amend Requirement Contract No. 1730283 Awarded to New York Boiler, Inc. ("New York Boiler") and (ii) Ratify a Contract Capacity Increase to the Requirement Contract Awarded to New York Boiler

Location:	Various (Brooklyn)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$2,257,857.00
Projected Section 3 Hires/Labor Hours:	1

Authorization is requested to (i) amend this requirement contract awarded to New York Boiler for boiler welding and repair services, authorized by Board Resolution 17-12/20-11 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to extend the term for an additional twelve (12) months; and (ii) ratify a contract capacity increase to this requirement contract awarded to New York Boiler, 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 June 7, 2022 and is continuing through June 6, 2023.

APPROVED

- 7 Authorization to (i) Amend Requirement Contract No. 1730291 Awarded to New York Boiler, Inc. ("New York Boiler") and (ii) Ratify a Contract Capacity Increase to the Requirement Contract Awarded to New York Boiler

Location:	Various (Bronx)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$2,198,095.00
Projected Section 3 Hires/Labor Hours:	1

Authorization is requested to (i) amend this requirement contract awarded to New York Boiler for boiler welding and repair services, authorized by Board Resolution 17-12/20-12 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to extend the term for an additional twelve (12) months; and (ii) ratify a contract capacity increase to this requirement contract awarded to New York Boiler, 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 June 6, 2022 and is continuing through June 5, 2023.

APPROVED

- 8 Authorization to (i) Amend Requirement Contract No. 1730292 Awarded to New York Boiler, Inc. ("New York Boiler") and (ii) Ratify a Contract Capacity Increase to the Requirement Contract Awarded to New York Boiler

Location:	Various (Manhattan)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$2,869,198.00
Projected Section 3 Hires/Labor Hours:	1

Authorization is requested to (i) amend this requirement contract awarded to New York Boiler for boiler welding and repair services, authorized by Board Resolution 17-12/20-13 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to extend the term for an additional twelve (12) months; and (ii) ratify a contract capacity increase to this requirement contract awarded to New York Boiler, 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 June 7, 2022 and is continuing through June 6, 2023.

APPROVED

- 9 Authorization to Award the Authority's General Liability Insurance Program Policies, Including Automobile Liability Coverage

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$5,598,775.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to award the Authority's General Liability Insurance Program Policies to (i) Lloyd's of London, (ii) Group Ark Insurance Limited, a White Mountains Insurance Group subsidiary, (iii) SiriusPoint Bermuda Insurance Company Limited, a SiriusPoint Limited subsidiary, (iv) Navigators Insurance Company, a Hartford Financial Services Group, Inc. subsidiary, (v) RSUI Indemnity Company, an Alleghany Corporation subsidiary, (vi) Endurance American Specialty Insurance Company, a SOMPO Holdings, Inc. subsidiary, (vii) Lexington Insurance Company, an American International Group, Inc. subsidiary, (viii) Liberty Surplus Insurance Corporation, a Liberty Mutual Insurance Holding Company, Inc. subsidiary, (ix) Westchester Surplus Lines Insurance Company, a Chubb Limited subsidiary and (x) Markel Insurance SE, a Markel Corporation subsidiary, to provide insurance coverage for torts above the Authority's \$5,000,000.00 self-insured retention in the amount of \$100,000,000.00 per occurrence and \$100,000,000.00 in the aggregate (including \$100,000,000.00 of automobile liability), and terrorism coverage, commencing August 1, 2022 and continuing through July 31, 2023.

APPROVED

- 10 Authorization to Award the Authority's Public Officials Liability Insurance Policies, Including Employment Practices Liability Coverage

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$1,719,526.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to award the Authority's Public Officials Liability ("POL") Insurance Program Policies, including Employment Practices Liability ("EPL") to (i) Old Republic Union Insurance Company, a subsidiary of Old Republic International Corporation, (ii) Landmark American Insurance Company, a subsidiary of Alleghany Corporation ("Alleghany"), (iii) Fair American Insurance and Reinsurance Company, a subsidiary of Alleghany, (iv) Ironshore Indemnity Incorporated, a subsidiary of Liberty Mutual Holding Company Incorporated, (v) Kinsale Insurance Company, a subsidiary of Kinsale Capital Group, Incorporated, (vi) Ascot Insurance Company, a subsidiary of Canada Pension Plan Investment Board and (vii) Markel Insurance Company, a subsidiary of Markel Corporation, to provide POL insurance coverage above the Authority's \$5,000,000.00 self-insured retention where applicable in the amount of \$20,000,000.00 per claim and \$20,000,000.00 in the aggregate (including \$15,000,000.00 of EPL coverage), commencing on August 1, 2022 and continuing through July 31, 2023.

APPROVED

- 11 Authorization to Approve Investment Transactions

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

Authorization is requested to approve the investment transactions that were performed by the Authority's Treasury Department for the twelve (12) months ending December 31, 2021, in accordance with the United States Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

APPROVED

12 Authorization to Approve the Issuance of the Authority's Fiscal Year 2021 Audited Annual Financial Statements

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

Authorization is requested to approve the issuance of the Authority's Fiscal Year 2021 Audited Annual Financial Statements, presented in accordance with accounting principles generally accepted in the United States of America, and as recommended by the Authority's Audit and Finance Committee, in compliance with the Audit and Finance Committee Charter, adopted pursuant to Board Resolution 21-4/28-2 and as subsequently amended by Board Resolution 22-1/26-15.

APPROVED

13 Authorization to (i) Enter into Two (2) Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreements with Ventrop Engineering Consulting Group, PLLC ("Ventrop") and AECOM USA, Inc. ("AECOM") and (ii) Ratify the Entering into Four (4) IDIQ Agreements with Steven Winter Associates, Inc. ("Steven Winter"), Cycle Architecture, PLLC ("Cycle"), Facility Strategies Group, LLC ("Facility Strategies") and Synergy Strategic Design Architects & Engineers, D.P.C. ("Synergy Strategic")

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Energy & Sustainability Programs
Funding Source:	Operating & Capital – Federal, State, City & Mixed Finance
Amount:	\$30,000,000.00
Projected Section 3 Hires/Labor Hours:	Multiple Vendors – Multiple Plans

Authorization is requested to (i) enter into two (2) IDIQ Agreements with Ventrop and AECOM for Architectural and Engineering ("A/E") and Sustainability Consulting Services, commencing on July 27, 2022 and continuing through July 26, 2025, or commencing on such other date as may be determined by the Chief Procurement Officer or the Chief Asset and Capital Management Officer and continuing for three (3) years thereafter, and (ii) ratify the entering into four (4) IDIQ Agreements with Steven Winter, Cycle, Facility Strategies and Synergy Strategic for A/E and Sustainability Consulting Services, of which the commencement dates are listed on page 5 of this Board Resolution. Each IDIQ agreement also provides for 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

14 Award of a Contract for Community Center Addition

Location:	Wyckoff Gardens
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – City & Federal
Amount:	\$4,577,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 2,500

Authorization is requested to award this contract to the lowest responsive and responsible bidder, ACS System Associates, Inc.

APPROVED

15 Award of a Contract for Roofing Replacement and Roofing Structure Renovation

Location:	Low
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$8,114,072.53
Projected Section 3 Hires/Labor Hours:	Labor Hours – 12,725

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

APPROVED

- 16 Authorization of a Contract Capacity Increase to Requirement Contract No. EL1816082 Awarded to Gilston Electrical Contracting, LLC ("Gilston")

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – City
Amount:	\$5,546,724.70
Projected Section 3 Hires/Labor Hours:	2

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Gilston for site lighting upgrades, authorized by Board Resolution 20-2/26-2 for a three (3) year term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the three-year term, which commenced on March 31, 2020 and is continuing through March 30, 2023.

APPROVED

- 17 Authorization to Ratify an Amendment to Board Resolution 22-2/23-5

Location:	Woodside
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify an amendment to Board Resolution 22-2/23-5, which authorized the award of a contract to P&K Contracting, Inc. for roofing replacement and rooftop structure renovation, for a 510-day term, to correct the contract no. from 2110533 to 2200786 and the contract type from lump sum to unit price. All other terms and conditions set forth in Board Resolution 22-2/23-5 shall remain unchanged.

APPROVED

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

Location:	Gompers
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Rejection of all bids is recommended in the best interest of the Authority.

APPROVED

19 Rejection of All Bids for a Contract for Trash Hoist Replacement with Vertical Reciprocating Conveyors

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

Rejection of all bids is recommended in the best interest of the Authority. This contract will not be re-bid.

APPROVED

- 20 Rejection of All Bids for a Contract for Trash Hoist Replacement with Vertical Reciprocating Conveyors Electrical Portion

Location:	Marlboro Houses (LLC I)
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Rejection of all bids is recommended in the best interest of the Authority. This contract will not be re-bid.

APPROVED

- 21 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") No. GR1925097 Awarded to WDF Inc. ("WDF")

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Capital Planning
Funding Source:	Capital – Federal, City & State
Amount:	\$12,500,000.00
Projected Section 3 Hires/Labor Hours:	18

Authorization is requested to approve a contract capacity increase to this IDIQ JOC awarded to WDF for general construction, authorized by Board Resolution 20-9/30-11 and as subsequently amended for an initial 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 10, 2020 and is continuing through November 9, 2022.

APPROVED

- 22 Authorization to Ratify a Contract Capacity Increase to Requirement Contract No. HE1323147 Awarded to Kordun Construction Corp. ("Kordun") Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Brooklyn)
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$1,663,322.00
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to ratify a contract capacity increase to this requirement contract awarded to Kordun for the replacement of temporary oil boilers with temporary natural gas boilers, authorized by Board Resolution 13-11/20-18 and as subsequently amended for an initial two-year and seven-month term, to increase the not-to-exceed amount, in order to fund the continuation of the lease of all temporary natural gas boilers and as-needed repairs, during the remainder of the extended nine-month and fifteen-day term, which commenced on June 1, 2022 and is continuing through March 15, 2023.

APPROVED

- 23 Authorization to Ratify a Contract Capacity Increase to Requirement Contract No. HE1323149 Awarded to Kordun Construction Corp. ("Kordun") 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 & Insurance
Amount:	\$1,305,410.00
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to ratify a contract capacity increase to this requirement contract awarded to Kordun for the replacement of temporary oil boilers with temporary natural gas boilers, authorized by Board Resolution 13-11/20-17 and as subsequently amended for an initial two-year and seven-month term, to increase the not-to-exceed amount, in order to fund the continuation of the lease of all temporary natural gas boilers and as-needed repairs, during the remainder of extended nine-month and fifteen-day term, which commenced on June 1, 2022 and is continuing through March 15, 2023.

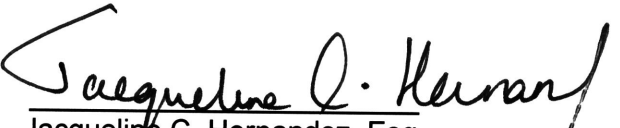
APPROVED

24 Authorization to rename the Marlboro Houses Skate Park the Sara Lee McWhite Park

Location:	Marlboro Houses (LLC I)
Administering Department:	Communications
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to rename the Marlboro Houses Skate Park, located at West 11th Street at Avenue X in the borough of Brooklyn, to the Sara Lee McWhite Park.

APPROVED


Jacqueline C. Hernandez, Esq.
Corporate Secretary



NYCHA Board Meeting

July 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

Program Activity Since Award

All Engineering work is 100% complete.

Description	No.
Total Fans Installed in Previous Quarters	5,930
Total Fans Installed in Q1 2022	1,049
Total Fans Installed in Q2 2022	252
Total Fans Installed	6,182
Total Fans* Remaining to be Installed	0
Overall Number of Fans to be Replaced by OMAR Project*	6,182
Overall Percentage of Progress to Project Completion	100%
Total Fans Retained	2,254
Total Fans* Assigned to OMAR	8,436

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

Notes:

- 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.
- As NYCHA continues to QA and clean up the roof fan installation data, it might lead to a certain variation in the number of installed roof fans quarter-to-quarter.

7/01/2022

Vent Cleaning

Program Activity Since Award

Description	No.
Total Units that had Vents Cleaned in Previous Quarters	62,288
Total Units that had Vents Cleaned in Q1 2022	5,915
Total Units that had Completed in Q2 2022	1,693
Total Units that had Vents Completed	63,981
Overall Units Attempted/No Access	23,634
Total Units that had Vents Cleaned or Attempted	87,615
Overall Percentage of Units that had Vents Cleaned or Attempted	99.9%
Total Units that Remaining to Be Attempted/Cleaned	87
Total Units Visited and Confirmed to Not Be Supported by Mechanical Ventilation	17,644
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.

7/01/2022

Vent Cleaning – 3rd Attempts

Program Activity Since Award

Description	No.
Total Units Requiring 3 rd Attempt	28,806
Total 3 rd Attempts	10,067
Total 3 rd Attempt Resulting in a Cleaning	5,172
3rd Attempts Completed Ratio	34.9%

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.

7/01/2022

NYCHA Board Meeting

July 27, 2022

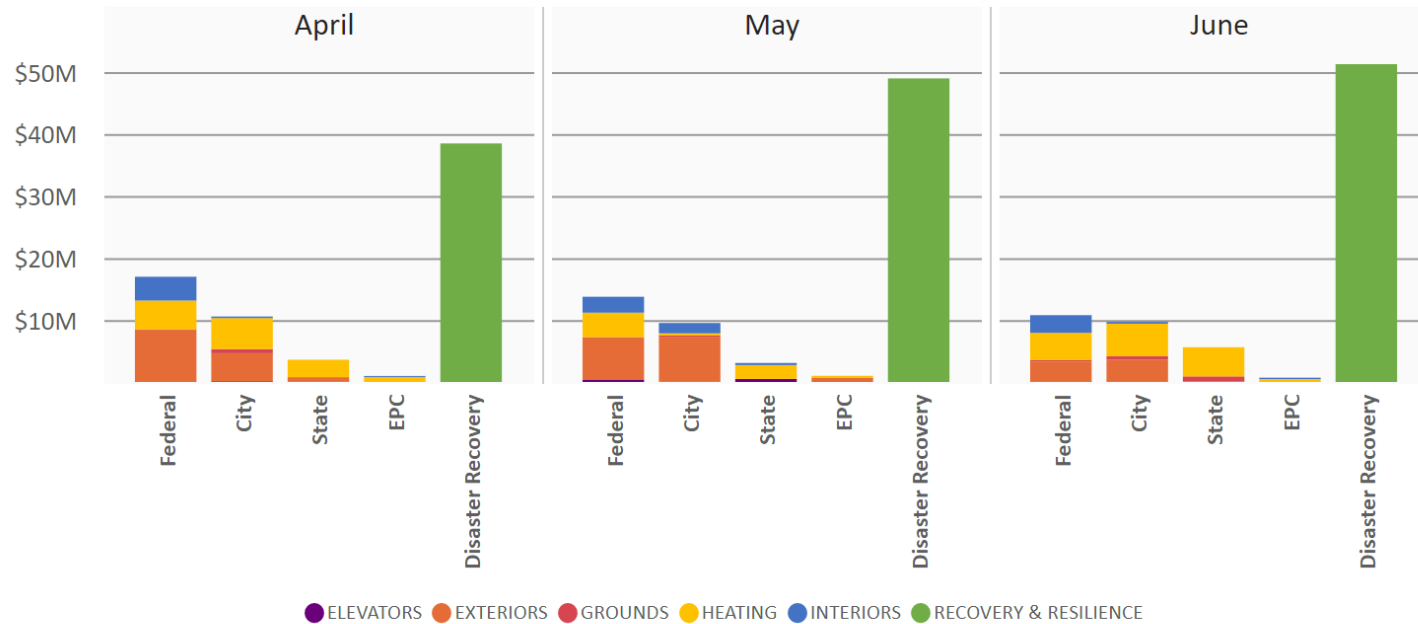
Quarterly Temporary Suspension Report on
Elevator Modernization, Heating Plant and Waste
Management Contracts, and Capital Projects
Department's Spend Rate Update

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



Capital Projects - Quarter 2 (April-June) 2022 Expenditure

Q2 2022 Capital Projects Spend By Work Type



Funding Source	April	May	June	Total
Federal	\$17M	\$14M	\$11M	\$41M
City	\$11M	\$10M	\$10M	\$30M
State	\$4M	\$3M	\$6M	\$12M
EPC	\$1M	\$1M	\$1M	\$3M
Disaster Recovery	\$38M	\$49M	\$51M	\$139M
Total	\$71M	\$76M	\$78M	\$225M

Notes: Data covers the period from April 01, 2022 through June 30, 2022

Elevator Modernization Contracts:

Q2 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	Transel Elevator & Electric Inc. DBA TEI Group	Lump Sum	Unity Plaza (Sites 4-27)	569 Days	\$8,421,912.00	4	1914	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 April 01 through June 30, 2022 as the last update to the Board covered the period through March 31, 2022

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.

Q2 Project Status Update for EMCs

Development ▲	General Scope	Contract Amount (General)	Contract Amount (Electrical)	Current Phase	Current Phase Completion Date	Substantial Completion	Funding
ADAMS	Elevators Renovation	Pending Award	Pending Award	Procurement	12/01/2022	03/24/2024	City
AMSTERDAM	Elevators Renovation	Pending Award	Pending Award	Design	07/26/2022	08/03/2025	City
ATLANTIC TERMINAL SITE 4B	Elevators Renovation	Pending Award	Pending Award	Procurement	11/14/2022	10/13/2024	City, State
BUTLER	Elevators Renovation	Pending Award	Pending Award	Procurement	10/27/2022	08/25/2024	City, State
CAREY GARDENS	Elevators Renovation	\$7,305,350.00	\$525,555.55	Construction	04/22/2024	04/12/2024	City, State
CONY ISLAND I (SITE 1B)	Elevators Renovation	\$2,333,657.00	\$175,555.55	Construction	01/10/2024	11/07/2023	City, State
CONY ISLAND I (SITES 4 & 5)	Elevators Renovation	\$3,750,711.00	\$475,555.55	Construction	07/12/2023	05/09/2023	City, State
DYCKMAN	Elevators Renovation	Pending Award	Pending Award	Procurement	02/11/2023	04/30/2024	City
HERNANDEZ	Elevators Renovation	Pending Award	Pending Award	Procurement	03/17/2023	06/29/2024	City
HIGHBRIDGE GARDENS	Elevators Renovation	\$7,415,404.00	\$525,500.00	Construction	08/14/2023	05/08/2023	City, State
HYLAN	Elevators Renovation	Pending Award	Pending Award	Procurement	11/12/2022	03/25/2024	City
MCKINLEY	Elevators Renovation	\$7,600,000.00	\$355,555.55	Construction	08/06/2023	06/03/2023	Federal
MELTZER TOWER	Elevators Renovation	Pending Award	Pending Award	Procurement	02/01/2023	06/15/2024	City
MITCHEL	Elevators Renovation	\$14,257,418.00	\$975,555.55	Construction	09/28/2024	08/09/2024	City, State
MORRISANIA AIR RIGHTS	Elevators Renovation	Pending Award	Pending Award	Procurement	12/12/2022	01/01/2026	Federal
QUEENSBRIDGE NORTH	Elevators Renovation	\$22,207,499.00	\$1,852,573.90	Construction	06/05/2025	04/02/2025	City, State
QUEENSBRIDGE SOUTH	Elevators Renovation	\$24,589,763.00	\$1,255,555.55	Construction	12/19/2024	12/18/2024	Federal
RICHMOND TERRACE	Elevators Renovation	\$6,798,308.00	\$1,321,480.00	Construction	07/16/2023	05/13/2023	City, State
SAINT NICHOLAS	Elevators Renovation	Pending Award	Pending Award	Procurement	02/13/2023	04/04/2025	City
SARATOGA VILLAGE	Elevators Renovation	Pending Award	Pending Award	Procurement	11/11/2022	01/29/2024	City
UNITY PLAZA (SITES 17,24,25A)	Elevators Renovation	Pending Award	Pending Award	Procurement	11/27/2022	10/08/2023	City
UNITY PLAZA (SITES 4-27)	Elevators Renovation	Pending Award	\$1,595,060.00	Procurement	07/08/2022	01/29/2024	City, State
Total To Date		\$96,258,110.00	\$9,057,947.20				

Notes: Data is as of June 30, 2022

Heating Plant Contracts:

Q2 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 April 01 through June 30, 2022 as the last update to the Board covered the period through March 31, 2022

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 - Q2 Project Status Update for HPCs (1/2)

Development ▲	General Scope	Construction Contract Amount	Current Phase	Current Phase Completion Date	Substantial Completion	Funding
AMSTERDAM	Heating Systems Renovation	Pending Procurement and Award	Procurement	09/03/2022	05/06/2024	Federal, State
BROWNSVILLE	Heating Systems Renovation	\$18,009.22	Procurement	08/01/2022	08/13/2025	City, Federal
COOPER PARK	Heating Systems Renovation	Pending Procurement and Award	Procurement	09/13/2022	07/14/2024	Federal, State
GOWANUS	Heating Systems Renovation	Pending Procurement and Award	Procurement	07/28/2022	05/29/2024	Federal, State
JOHNSON	Heating Systems Renovation	Pending Procurement and Award	Procurement	10/06/2022	08/06/2024	Federal, State
LINCOLN	Heating Systems Renovation	Pending Procurement and Award	Procurement	10/19/2022	09/19/2024	Federal, Other, State
MARCY	Heating Systems Renovation	Pending Procurement and Award	Procurement	10/12/2022	04/14/2026	Federal, State
MOTT HAVEN	Heating Systems Renovation	Pending Procurement and Award	Procurement	10/05/2022	08/06/2024	Federal, State
OCEAN HILL APARTMENTS	Heating Systems Renovation	\$8,097.21	Procurement	09/19/2022	10/01/2025	Federal, State
RAVENSWOOD	Heating Systems Renovation	Pending Procurement and Award	Procurement	08/09/2022	08/09/2025	Federal, State
ROOSEVELT I, ROOSEVELT II	Heating Systems Renovation	Pending Procurement and Award	Procurement	09/13/2022	07/14/2024	Federal, State
SAINT NICHOLAS	Heating Systems Renovation	Pending Procurement and Award	Procurement	02/11/2022	01/29/2025	Federal
SARATOGA VILLAGE	Heating Systems Renovation	\$8,957.91	Procurement	09/18/2022	10/01/2025	City, Federal
SMITH	Heating Systems Renovation	Pending Procurement and Award	Procurement	07/15/2022	01/14/2024	Federal, State
UPACA (SITE 5)	Heating Systems Renovation	Pending Procurement and Award	Procurement	09/25/2022	05/28/2024	Federal, State
VAN DYKE I, VAN DYKE II	Heating Systems Renovation	Pending Procurement and Award	Procurement	11/18/2022	09/19/2024	Federal, State
Total To Date		\$35,064.34				

Notes: Data is as of June 30, 2022

Capital Projects - Q2 Project Status Update for HPCs (2/2)

Development ▲	General Scope	Construction Contract Amount	Current Phase	Current Phase Completion Date	Substantial Completion	Funding
830 AMSTERDAM AVENUE	Heating Systems Renovation	\$15,476,584.00	Construction	10/20/2024	04/23/2024	City, Federal, State
BERRY	Heating Systems Renovation	\$25,622,685.00	Construction	10/20/2024	04/23/2024	City, Federal, State
BRONX RIVER	Heating Systems Renovation	Pending Procurement and Award	Design	09/24/2022	05/28/2024	Federal
BUTLER	Heating Systems Renovation	Pending Procurement and Award	Planning	06/30/2022	02/26/2025	Federal
CARVER	Heating Systems Renovation	Pending Procurement and Award	Design	11/29/2022	01/06/2024	Federal
DYCKMAN	Heating Systems Renovation	Pending Procurement and Award	Design	09/07/2022	01/03/2025	Federal
EAST RIVER	Heating Systems Renovation	Pending Procurement and Award	Design	09/26/2022	08/13/2024	Federal
GRANT	Heating Systems Renovation	Pending Procurement and Award	Planning	06/30/2022	02/26/2025	Federal
LAFAYETTE	Heating Systems Renovation	Pending Procurement and Award	Planning	06/30/2022	02/26/2025	Federal
MARBLE HILL	Heating Systems Renovation	\$24,381,466.00	Construction	10/20/2024	04/23/2024	City, Federal, Other, State
MITCHEL	Heating Systems Renovation	Pending Procurement and Award	Planning	06/30/2022	02/27/2025	Federal
MONROE	Heating Systems Renovation	Pending Procurement and Award	Planning	06/30/2022	02/26/2025	Federal
SOUTH BEACH	Heating Systems Renovation	Pending Procurement and Award	Planning	06/30/2022	02/26/2025	Federal
WILSON	Heating Systems Renovation	Pending Procurement and Award	Design	01/02/2023	04/15/2025	Federal, Other
Total To Date		\$65,480,735.00				

Notes: Data is as of June 30, 2022

Waste Management Contracts:

Q2 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	Navillus Tile Inc. DBA Navillus Contracting	Lump Sum	Polo Ground Towers	730 Days	\$31,930,000.00	5	6900	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 April 01 through June 30, 2022 as the last update to the Board covered the period through March 31, 2022

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 - Q2 Project Status Update for WMCs

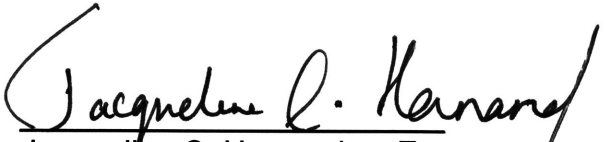
Development	General Scope	Construction Contract Amount	Current Phase	Current Phase Completion Date	Substantial Completion	Funding
Various Developments as per the Action Plan	JOC Delivery: Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY22)	Pending Procurement & Award	Procurement	Quarter 4 - 2022	Quarter 3 - 2024	City
Various Developments as per the Action Plan	JOC Delivery: Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY21)	Pending Procurement & Award	Procurement	Quarter 4 - 2022	Quarter 1- 2024	City
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY23 18C/18D)	On Hold	Planning	TBD	TBD	City
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY22 18A/18B)	On Hold	Planning	TBD	TBD	City
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY21 15A/15B)	Pending Procurement & Award	Design Procurement	Quarter 3 - 2022	Quarter 2 - 2025	City & Federal

Notes: Data is as of June 30, 2022

THREE-THOUSAND ONE HUNDRED AND SEVENTY-SEVENTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:43 A.M.



Jacqueline C. Hernandez, Esq.
Corporate Secretary