

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

Minutes of Board Meeting

Tuesday, October 24, 2023

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

Present: Jamie Rubin, Chair  
Victor A. Gonzalez, Vice-Chair  
Greg Belinfanti, Member  
Paula Gavin, Member  
James McKoy, Member  
Raymond Miller, Member  
Sheena Wright, Member  
Lisa Bova-Hiatt, Chief Executive Officer (CEO)  
Jacqueline C. Hernandez, Esq., Corporate Secretary

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

***Minutes***  
***Regular Meeting***  
***Tuesday, October 24, 2023***

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Thursday, September 28, 2023

**APPROVED**

II. CEO's Remarks

III. Reports

1. Update on Capital Projects Portfolio  
(Report is attached hereto and incorporated herein)
2. Quarterly Temporary Suspension Report on Mold and Ventilation-Related Contracts  
(Report is attached hereto and incorporated herein)
3. Quarterly Temporary Suspension Report on Elevator Modernization, Heating and Waste Management Contracts, and Asset & Capital Management Division's Capital Projects Expenditure Update  
(Report is attached hereto and incorporated herein)

IV. Authority Calendar

Calendar of Regular Meeting, Tuesday, October 24, 2023

1 Authorization to Award the Authority's Property and Terrorism Insurance Policies

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating – Federal
Amount:	\$23,435,562.08
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to award the Authority's Property and Terrorism Insurance Policies which provide \$250,000,000.00 (M) of property insurance subject to a \$5M per occurrence deductible for named storm and flood, \$1M deductible for all other perils and, through a separate placement, \$150M of terrorism insurance subject to a \$100,000.00 deductible, commencing on October 30, 2023 and continuing to October 30, 2024.

**APPROVED**

2 Authorization to Ratify the Entering into an Agreement with Wells Fargo Bank, N. A. ("Wells Fargo")

Location:	Non-Development
Administering Department:	Financial Accounting & Reporting Services
Funding Source:	Operating – Federal
Amount:	\$2,600,000.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

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Authorization is requested to ratify the entering into this agreement with Wells Fargo for monthly rent billing, remittance processing of rental payments and related services, which commenced on December 22, 2022 and is continuing through June 30, 2024. There are no renewal options.

**APPROVED**

- 3 Award of a Requirement Contract for the Purchase and Delivery of Hardware for Doors (fifteen (15) out of the twenty-six (26) line-items)

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$1,808,840.85
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, Independent Hardware, Inc. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 4 Authorization to Ratify the Award of a Requirement Contract for the Purchase and Delivery of Masonry Materials, Plaster and Lime (four (4) out of the fourteen (14) line-items)

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$3,695,822.50
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Caulktite Corp. This requirement contract also provides for two (2) 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 the Purchase and Delivery of Structural Glass Supplies (twelve (12) out of the twenty-three (23) line-items)

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$1,747,819.28
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Tempco Glass Fabrication LLC. The first lowest bidder was deemed non-responsive for the submission of product samples which were found to be deficient, as outlined in the Authority's bid documents. This requirement contract also provides for three (3) 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**

- 6 Authorization to Ratify the Award of a Requirement Contract for the Purchase and Delivery of Electrical Indoor Fixtures, Heaters and Connectors (twenty-seven (27) out of the seventy-six (76) line-items)

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$2,234,453.50
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Wesco Distribution, Inc. There are no renewal options.

**APPROVED**

7 Authorization to Ratify the Award of a Requirement Contract for the Purchase and Delivery of Elevator Parts

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$6,360,611.02
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Claddagh Controls Corp. The first lowest bidder was deemed non-responsive for submitting alternate samples that failed to meet the minimum quality specifications, as outlined in the Authority's bid documents. There are no renewal options.

**APPROVED**

8 Authorization to Ratify the Award of a Requirement Contract for the Purchase and Delivery of Compactor Cartridge Bags

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$13,265,648.00
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, JAD Corp. of America. The first lowest bidder was deemed non-responsive for the submission of a product sample which was found to be deficient. The second lowest bidder withdrew its bid, with the approval of the Authority. The third lowest bidder was deemed non-responsive for failure to submit a product sample, as outlined in the Authority's bid documents. 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 Requirement Contract No. 2116190 Awarded to American Pipe & Tank Lining Co. Inc. ("American Pipe")

Location:	Various (Citywide)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,127,764.75
Projected Section 3 Hires/Labor Hours:	1,000 of 4,000 Hours

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Authorization is requested to approve a contract capacity increase to this requirement contract awarded to American Pipe for annual gravity water tank inspection, cleaning, disinfection, bacteriological water sampling and related work, authorized by Board Resolution 21-10/27-6 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 November 17, 2021 and is continuing through November 16, 2024.

**APPROVED**

- 10 Authorization of a Contract Capacity Increase to Requirement Contract No. 2204484 Awarded to Cooling Guard Mechanical Corp. ("Cooling Guard")

Location:	Various (Citywide)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,111,428.59
Projected Section 3 Hires/Labor Hours:	50 of 200 Hours

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Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Cooling Guard for preventive maintenance and repair/replacement of heating, ventilation and air conditioning systems and parts, authorized by Board Resolution 23-2/23-14 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, which commenced on February 10, 2023 and is continuing through February 9, 2025.

**APPROVED**

- 11 Authorization to Enter into the 2021-2027 Memorandum of Agreement with the International Brotherhood of Teamsters, Local 237 (“Local 237”)

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

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Authorization is requested to enter into the 2021-2027 Memorandum of Agreement with Local 237 relating to economic matters for approximately 6,145 cleaning, maintenance, and property management employees serving in 19 different housing-unique titles, commencing on December 30, 2021 and continuing through May 31, 2027.

**APPROVED**

- 12 Authorization to Ratify a Contract Capacity Increase to the Agreement with NYC Office of Labor Relations (“OLR”)

Location:	Non-Development
Administering Department:	Human Resources
Funding Source:	Operating – Federal
Amount:	\$332,726.40
Projected Section 3 Hires/Labor Hours:	0

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Authorization is requested to ratify a contract capacity increase to this agreement with OLR for inclusion of employee data in the New York City automated payroll system, which did not require initial Board authorization and as subsequently amended for an initial two-year term with three (3) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the third one-year renewal option term, which commenced on March 28, 2023 and is continuing through March 27, 2024.

**APPROVED**

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

Location:	Gun Hill
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$15,182,458.32
Projected Section 3 Hires/Labor Hours:	16,800 of 67,200 Hours

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Zoria Housing LLC. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents.

**APPROVED**

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

Location:	Douglass II
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$8,709,674.00
Projected Section 3 Hires/Labor Hours:	3,500 of 14,000 Hours

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Bhaghiana General Construction, Inc.

**APPROVED**

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

Location:	Seward Park Extension
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$4,373,617.00
Projected Section 3 Hires/Labor Hours:	2,450 of 9,800 Hours

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Bhaghiana General Construction, Inc. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents.

**APPROVED**

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

Location:	Moore
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$4,782,812.00
Projected Section 3 Hires/Labor Hours:	3,916 of 15,660 Hours

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, A.B.C.D. Construction Corp.

**APPROVED**

- 17 Authorization to Approve a Change Order to Contract No. BW1832266 Awarded to S & N Builders, Inc. ("S&N")

Location:	Ingersoll
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$1,977,910.00
Projected Section 3 Hires/Labor Hours:	5 Hires

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Authorization is requested to approve a change order to this contract awarded to S&N for exterior restoration, authorized by Board Resolution 19-7/31-9 and as subsequently amended for an initial three-year, two-month and thirteen-day term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the extended eleven-month and eighteen-day term, which commenced on December 6, 2022 and is continuing through November 23, 2023.

**APPROVED**

- 18 Rejection of Sole Bid for a Contract for Replacement of Fire Alarm System at Hughes Apartments Community Center

Location:	Hughes
Administering Department:	Asset & Capital Management – 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 this sole bid is recommended in the best interest of the Authority.

**APPROVED**

19 Rejection of All Bids for an Indefinite Delivery, Indefinite Quantity Contract for Grounds Improvements

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 2
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**

20 Authorization to Enter into a Design-Build Agreement ("DB Agreement") with SLSCO LP dba Community Modernization Group ("CMG")

Location:	Todt Hill
Administering Department:	Asset & Capital Management
Funding Source:	Capital – City & Federal
Amount:	\$150,280,000.00
Projected Section 3 Hires/Labor Hours:	49,000 of 196,000 Hours

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Authorization is requested to enter into this DB Agreement with CMG for comprehensive modernization design and construction services, commencing on May 15, 2024 and continuing through August 17, 2027, or commencing on such other date as may be determined by the Chief Procurement Officer and continuing for three (3) years, three (3) months and three (3) days thereafter. There are no renewal options.

**APPROVED**

- 21 Authorization to Enter into a Design-Build Agreement ("DB Agreement") with St. Nicholas Revitalization Partners LLC ("SNRP")

Location:	Saint Nicholas
Administering Department:	Asset & Capital Management
Funding Source:	Capital – City, Federal & FEMA
Amount:	\$477,040,000.00
Projected Section 3 Hires/Labor Hours:	84,475 of 337,900 Hours

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Authorization is requested to enter into this DB Agreement with SNRP for comprehensive modernization design and construction services, commencing on May 15, 2024 and continuing through September 20, 2028, or commencing on such other date as may be determined by the Chief Procurement Officer and continuing for four (4) years, four (4) months and six (6) days thereafter. There are no renewal options.

**APPROVED**

- 22 Authorization to Amend Board Resolution 23-7/26-20

Location:	Breukelen & Nostrand
Administering Department:	Asset & Capital Management – Sustainability Programs
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to amend Board Resolution 23-7/26-20, which authorized the entering into an agreement with Sherwood Design Engineer, P.C. for cloudburst infrastructure designs, for an initial two-year and six-month term with one (1) two-year and six-month renewal option, to correct the contract no. from 2313343 to 2313344 as it appears in the executed agreement. All other terms and conditions set forth in Board Resolution 23-7/26-20 shall remain unchanged.

**APPROVED**

23 Authorization to Amend Board Resolution 23-7/26-21

Location:	Butler, Ingersoll & Woodside
Administering Department:	Asset & Capital Management – Sustainability Programs
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to amend Board Resolution 23-7/26-21, which authorized the entering into an agreement with WSP USA Inc. for cloudburst infrastructure designs, for an initial two-year and six-month term with one (1) two-year and six-month renewal option, to correct the contract no. from 2313344 to 2313343 as it appears in the executed agreement. All other terms and conditions set forth in Board Resolution 23-7/26-21 shall remain unchanged.

**APPROVED**

24 Rejection of All Bids for a Contract for RetrofitNY Net-Zero Energy Project

Location:	Ravenswood
Administering Department:	Asset & Capital Management – Energy & Sustainability Programs
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 not be re-bid.

**APPROVED**

- 25 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement No. 2020268 Awarded to Peterson Rich Office, LLC ("Peterson")

Location:	Various (Citywide)
Administering Department:	Real Estate Development
Funding Source:	Operating – Federal
Amount:	\$950,000.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

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Authorization is requested to approve a contract capacity increase to this IDIQ agreement awarded to Peterson for architectural 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 additional assigned work during the remainder of the initial three-year term, which commenced on March 8, 2021 and is continuing through March 7, 2024.

**APPROVED**

- 26 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") No. GR1925099 Awarded to Jemco Electrical Contractors, Inc. ("Jemco")

Location:	Red Hook East, Red Hook West (Bldgs 1-4) & Red Hook West (Bldgs 15-25)
Administering Department:	Asset & Capital Management – Recovery & Resilience
Funding Source:	Capital – Federal, City & State
Amount:	\$4,500,000.00
Projected Section 3 Hires/Labor Hours:	6 Hires

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Authorization is requested to approve a contract capacity increase to this IDIQ JOC awarded to Jemco for general construction, authorized by Board Resolution 20-9/30-13 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 first one-year renewal option term and the second one-year renewal option term, which commenced on October 27, 2022 and is continuing through October 26, 2024.

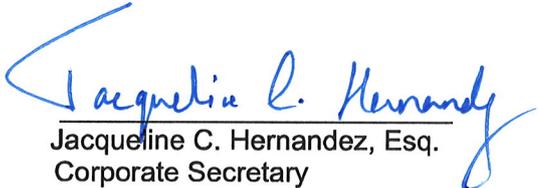
**APPROVED**

27 Authorization to Submit Initial Rental Assistance Demonstration Applications to the United States Department of Housing and Urban Development ("HUD") for PACT Conversion for Multiple Project Sites

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

Authorization is requested, as it relates to the conversion of the following developments: in Manhattan, Campos Plaza II, consisting of 224 units; Manhattanville, consisting of 1,272 units; and Rangel, consisting of 984 units, and in the Bronx: 1010 East 178th Street, consisting of 220 units; East 152nd Street-Courtlandt Avenue, consisting of 221 units; Moore, consisting of 461 units; and Eastchester Gardens, consisting of 877 units (collectively, the "Project Sites" and individually, a "Project Site"), to submit to HUD, (i) initial Rental Assistance Demonstration ("RAD") applications, (ii) RAD Financing Plans, and (iii) applications pursuant to Section 18 of the United States Housing Act of 1937, as amended, in anticipation of upcoming Permanent Affordability Commitment Together ("PACT") conversions. Each Project Site will be presented in more detail to the Board closer to the date of each PACT conversion.

**APPROVED**

  
Jacqueline C. Hernandez, Esq.  
Corporate Secretary



**NYCHA Board Meeting**  
**October 24, 2023**

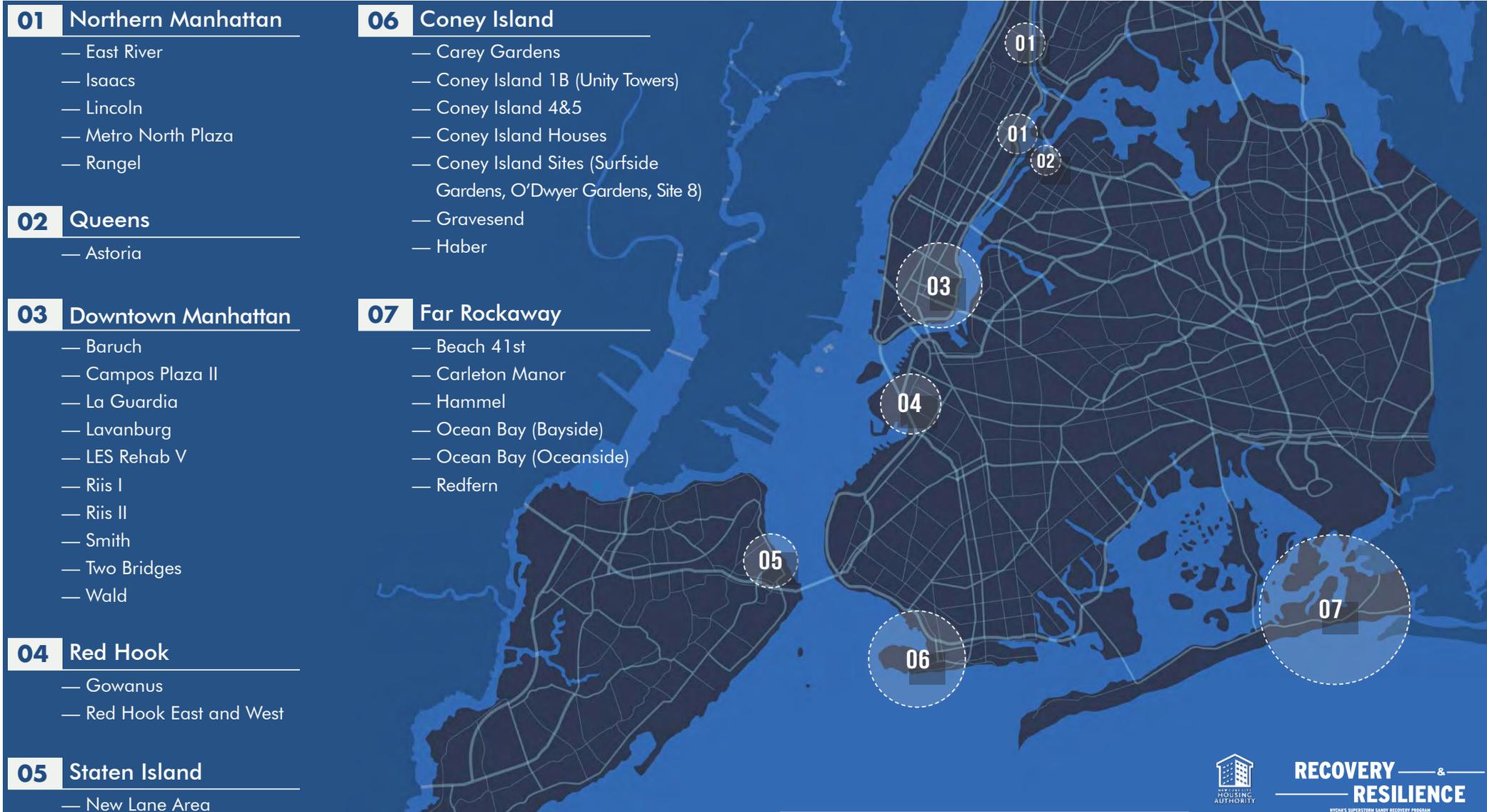
***Update on Capital Projects Portfolio***

Shaan Mavani, Chief Asset & Capital Management Officer  
Joy Sinderbrand, Senior Vice President for Capital Programs

# Objectives of today's presentation

- Provide an update on milestones achieved in the Sandy Recovery & Resiliency Program and remaining schedule of work
- Overview projects completed in 2022 and 2023 across the broader portfolio of NYCHA's capital programs
- Highlight the focus of NYCHA's direct capital investments in the next five years

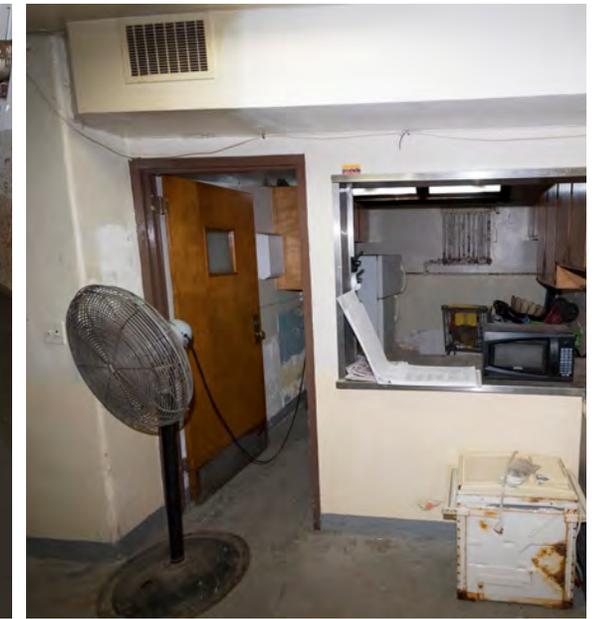
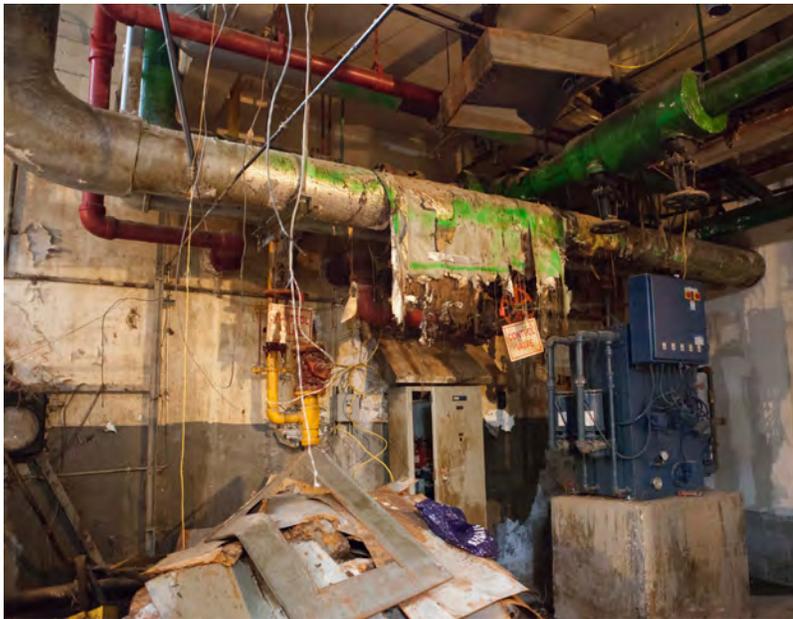
# Superstorm Sandy severely impacted 35 NYCHA properties which received capital recovery funding



# Flooding damaged variety of building systems (1/2)



# Flooding damaged variety of building systems (2/2)



# \$2.9B of work now complete of \$3.3B total funding

**35**

damaged developments have had major construction awarded, covering 246 buildings.



**21**

developments protected (serving over 11,153 apartments in 123 buildings)



**187**

roofs completed



**181**

hot water heaters installed



**1,270**

CCTV cameras installed



**197**

full power emergency generators installed



**132**

entrance doors with new security systems

**111**

backup generators operational (68 turned over — operational generators serve over 11,014 apartments in 124 buildings)



**131**

new MEP annexes completed (buildings to elevate new equipment above future flood water)



**72**

new boilers set in place

**12**

new MEP annexes in progress

**52**

new boilers systems operational (serving over 3,483 apartments in 43 buildings)

# BOILER UPGRADES



CONEY ISLAND 4&5



CONEY ISLAND 1B (UNITY TOWERS)



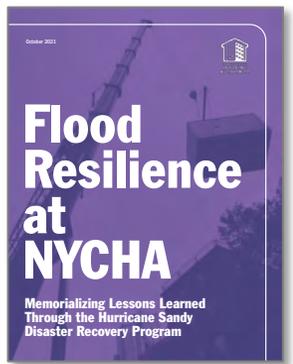
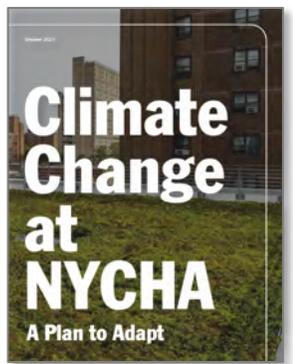
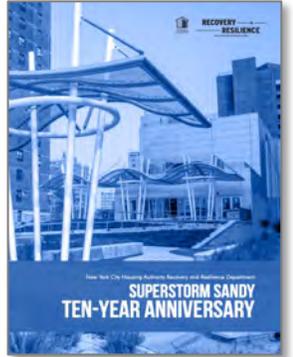
REDFERN



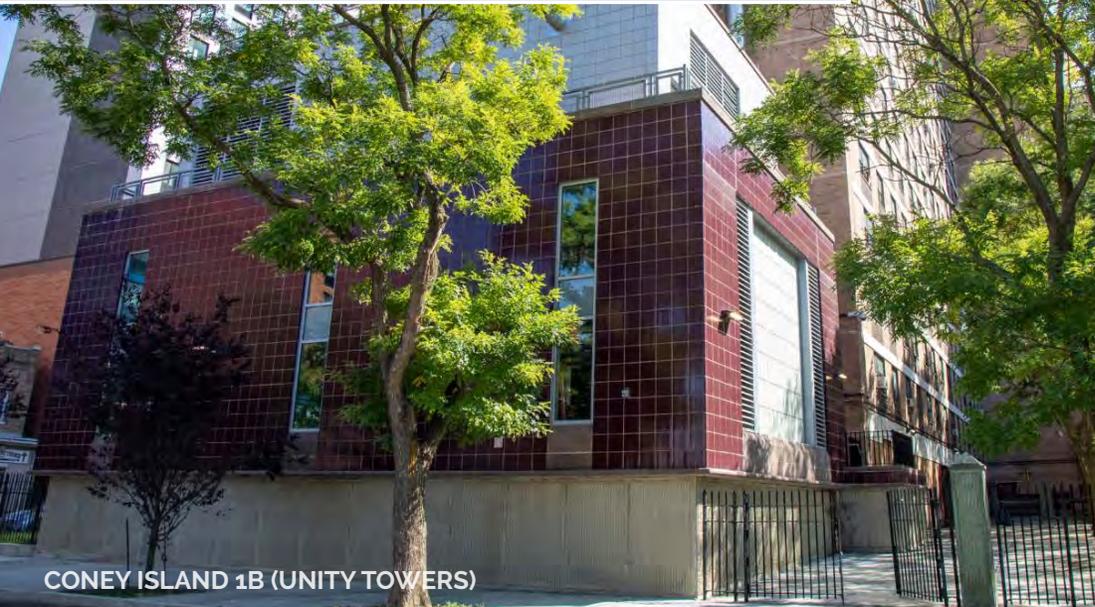
RED HOOK EAST AND WEST



**RECOVERY & RESILIENCE**  
NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM



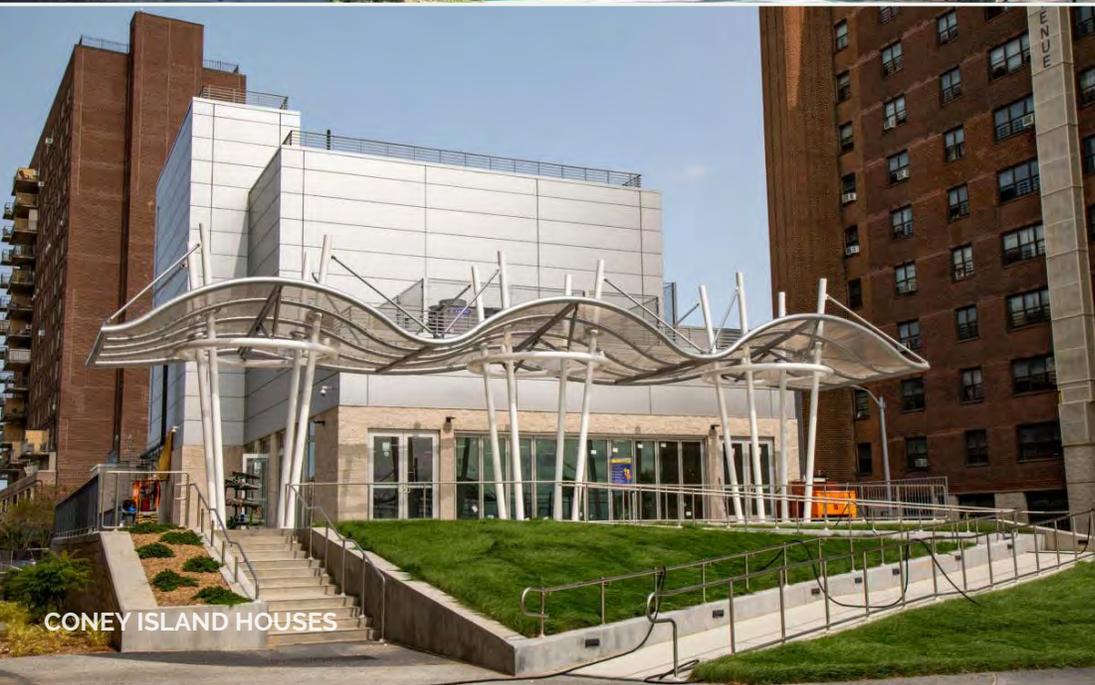
# NEW STRUCTURES



CONEY ISLAND 1B (UNITY TOWERS)



CONEY ISLAND HOUSES



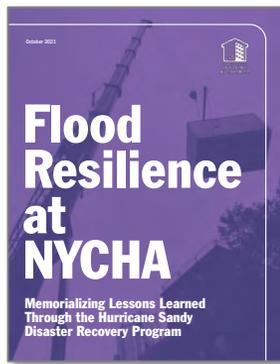
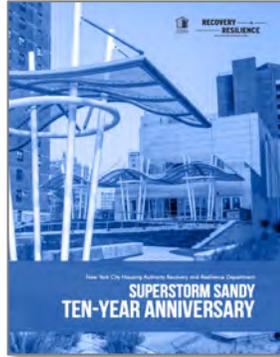
CONEY ISLAND HOUSES



ISAAC'S



RECOVERY & RESILIENCE  
NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM



# GENERATORS



ASTORIA



HAMMEL



CONEY ISLAND 1B (UNITY TOWERS)



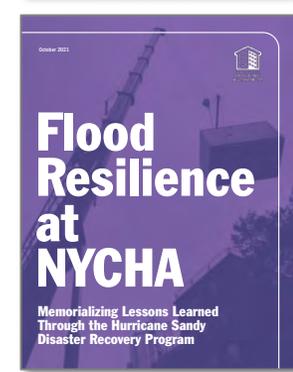
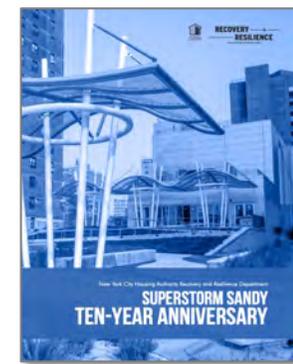
WALD



GOWANUS



EAST RIVER



**RECOVERY & RESILIENCE**  
NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

# FLOOD PROTECTION



GRAVESEND



OCEAN BAY (OCEANSIDE)



REDFERN



CAREY GARDENS



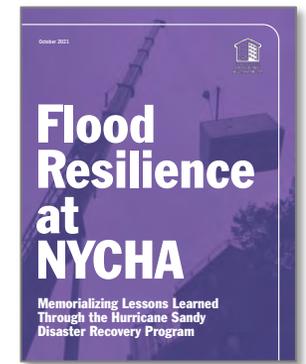
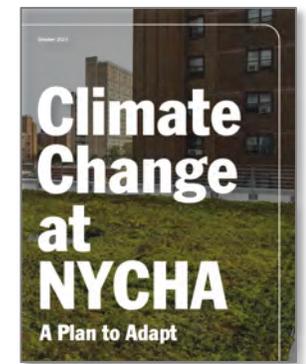
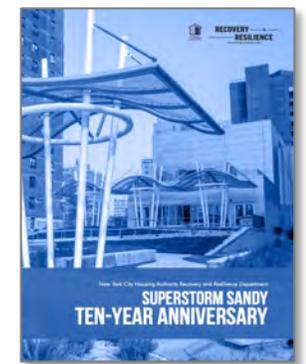
CAMPOS PLAZA II



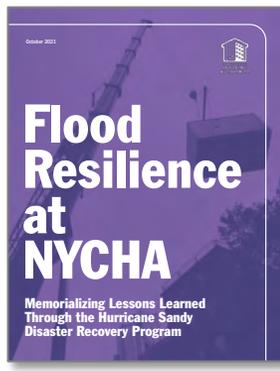
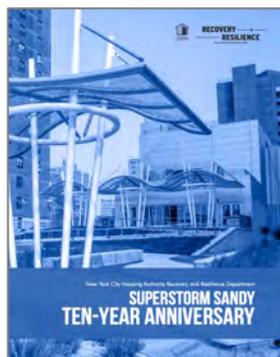
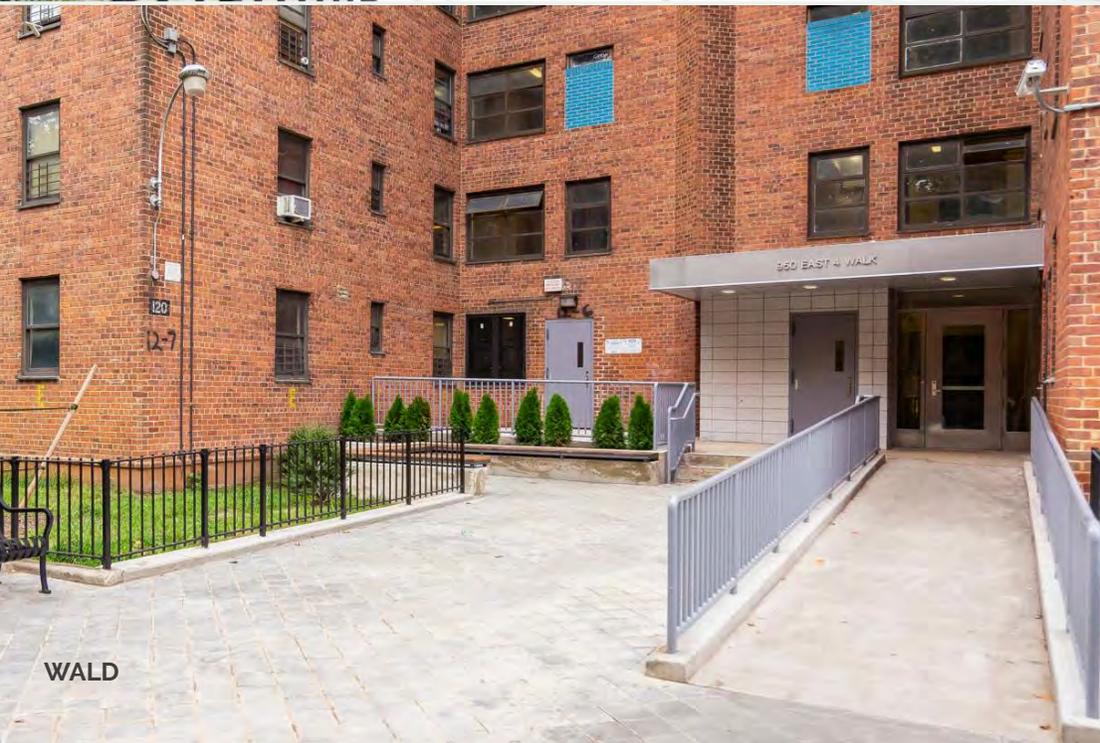
OCEAN BAY (OCEANSIDE)



CAMPOS PLAZA II



# SITE IMPROVEMENTS

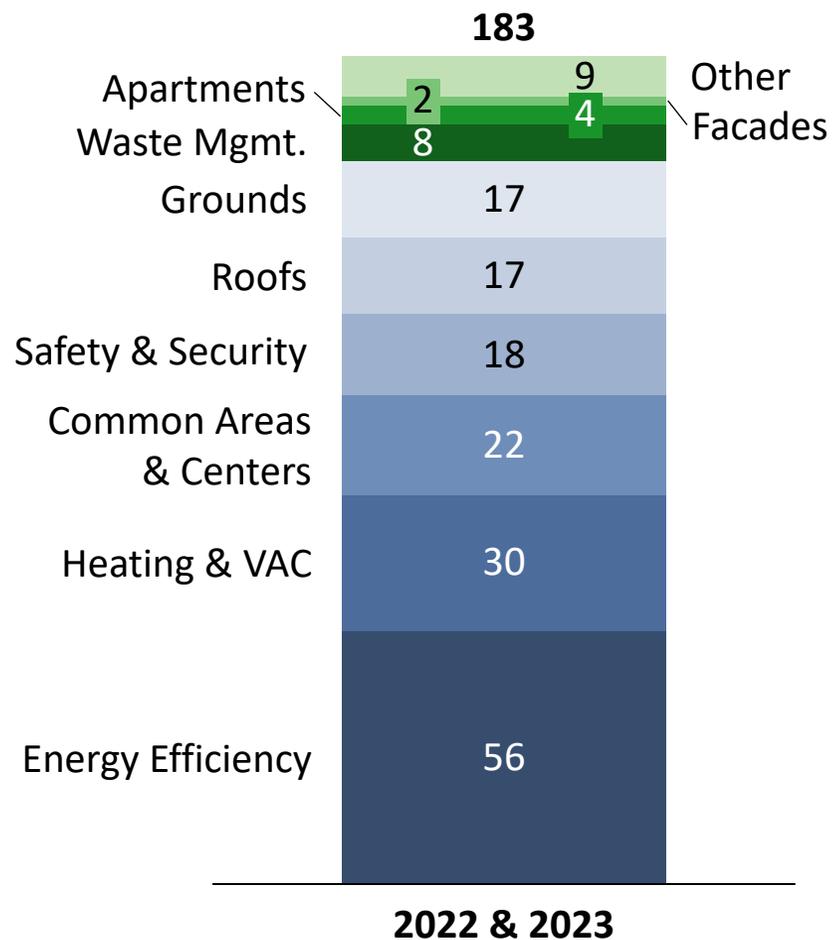


# Remaining work at 12 sites to complete in 2024

Project	Budget	% Complete	Remaining work	% of Construction Areas Returned to Resident Access	Substantial Completion
Haber Houses	\$52M	97%	<ul style="list-style-type: none"> <li>• Turnover of heating system and removal of old oil tank</li> </ul>	24%	Q4 2023
Riis I	\$94M	95%	<ul style="list-style-type: none"> <li>• Repair of installed equipment damaged by leaks</li> <li>• Turnover of generators</li> </ul>	100%	Q3 2023
Metro North	\$51M	92%	<ul style="list-style-type: none"> <li>• Turnover of heating system and generators</li> <li>• Punchlist</li> </ul>	80%	Q4 2023
Baruch/ Lavanburg	\$215M	76%	<ul style="list-style-type: none"> <li>• Completion of heat / hot water system in new annexes</li> <li>• Emergency generators Floodproofing</li> <li>• Grounds restoration</li> </ul>	50%	Q2 2024
Hammel	\$178M	72%	<ul style="list-style-type: none"> <li>• Completion of boiler plant and gymnasium</li> <li>• Testing and commissioning of emergency generators</li> <li>• Flood testing for rescue areas</li> <li>• CCTV and site restoration</li> </ul>	50%	Q2 2024
Red Hook East & West Overall	\$550M	65%	<ul style="list-style-type: none"> <li>• Completion of heat / hot water system in new annexes</li> <li>• Emergency generators</li> <li>• Floodproofing</li> <li>• Grounds restoration</li> </ul>	Majority of site not accessible to residents, fences will come down in phases starting this month pending LL11 funding.	Q3 2024
Coney Island Sites (O'Dwyer, Surfside, Site 8)	\$275M	67%	<ul style="list-style-type: none"> <li>• Completion of heat / hot water system in new annexes</li> <li>• Emergency generators</li> <li>• Floodproofing</li> <li>• Grounds restoration</li> </ul>	0% to 65% (varies by site)	Q4 2024
Carey Gardens	\$128M	64%	<ul style="list-style-type: none"> <li>• Completion of heat / hot water system in new annexes</li> </ul>	90%	Q3 2024

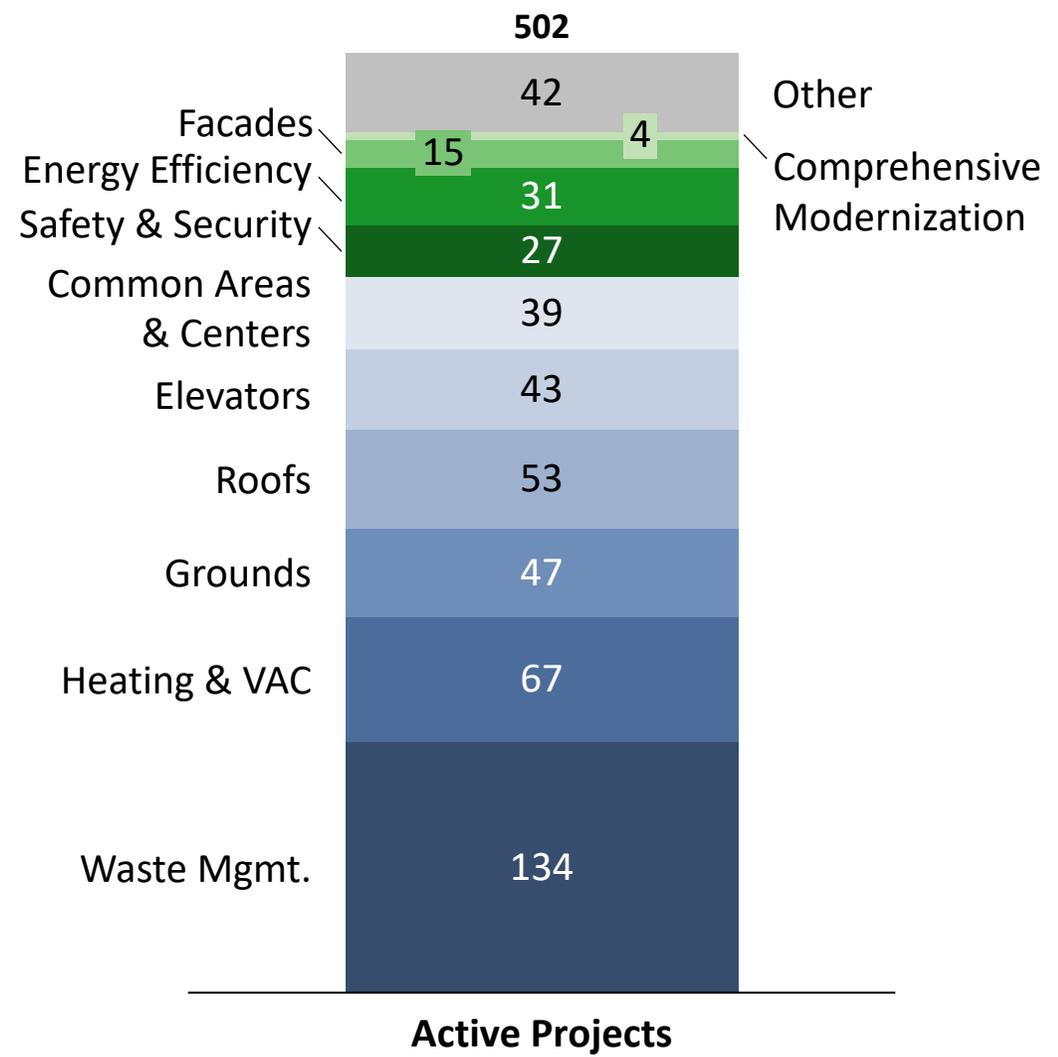
# Broader project portfolio utilizing >\$750M per year

183 projects completed in 2022 & 2023  
with \$517 million budget

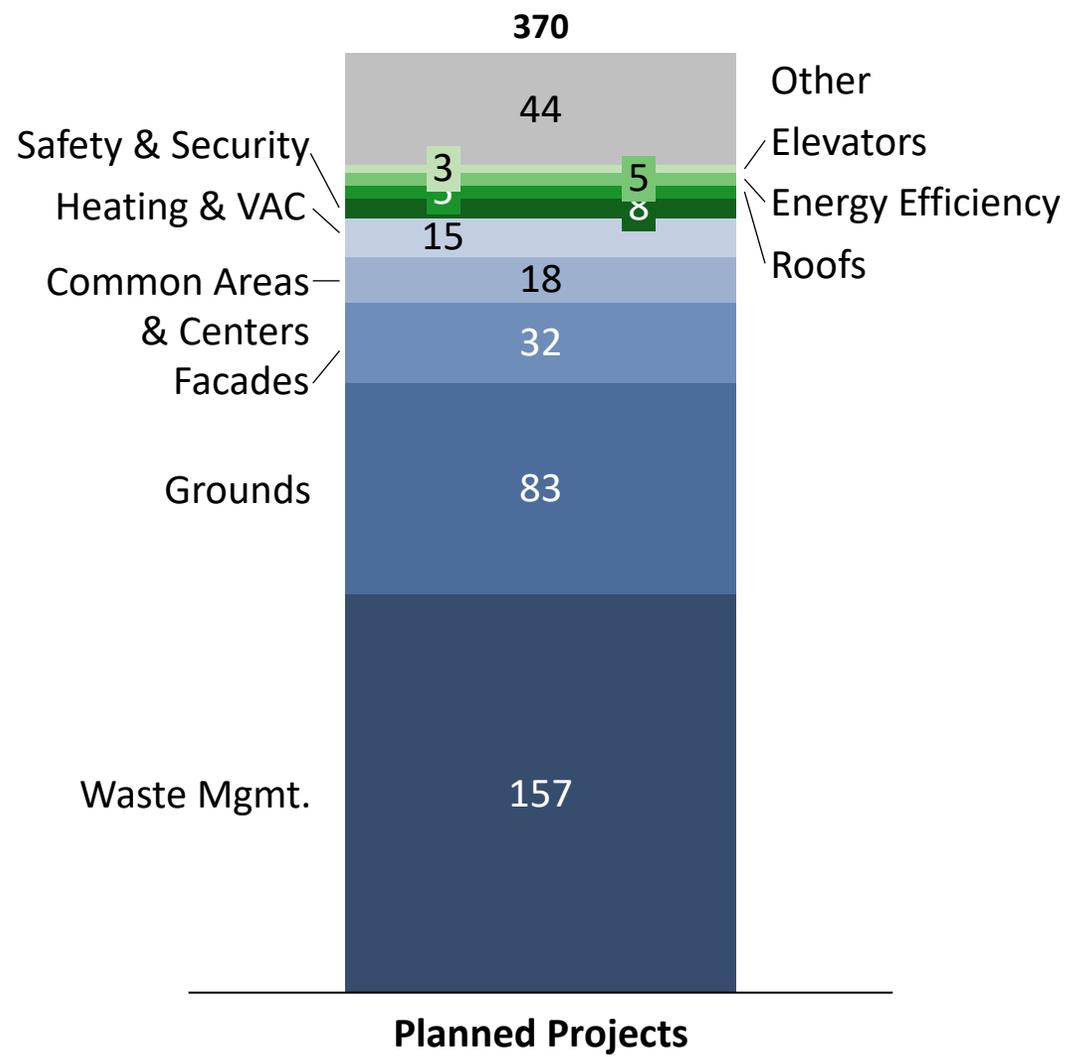


# \$6.9B in active and planned work through 2028

502 active (pre-closeout) projects with \$4.9B budget



370 planned projects with \$2.0B budget





# 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 (completed)
  - Vent cleaning (completed)
  - Damper replacement (soft-launched)

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 work is 100% complete.

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

10/04/2023

# Vent Cleaning

## Program Activity Since Award

All work is 100% complete.

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 Completed in Q2 2023	310
Overall Units Attempted/No Access	17,208
<b>Total Units that had Vents Cleaned or Attempted</b>	<b>89,303</b>
<b>Overall Percentage of Units that had Vents Cleaned or Attempted</b>	<b>100%</b>
Total Units that Remaining to be Attempted/Cleaned	0
Total Units Visited and Confirmed Not To Be Supported by Mechanical Ventilation	19,468
<b>Overall Units Assigned to OMAR</b>	<b>117,032</b>

### 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.

10/04/2023

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

## Program Activity Since Award

All work is 100% complete.

Description	No.
Total Units Requiring 3 <sup>rd</sup> Attempt	32,032
Total 3 <sup>rd</sup> Attempts	32,032
Total 3 <sup>rd</sup> Attempt Resulting in a Cleaning	15,610
<b>3<sup>rd</sup> Attempts Completed Ratio</b>	<b>100%</b>
<b>3<sup>rd</sup> Attempts Cleaned Ratio</b>	<b>48%</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.

10/04/2023

# Damper Replacement

## Program Activity Since Award

Description	No.
Total Dampers Replaced in Previous Quarters	39
Total Dampers Replaced in Q3 2023	2,970
Overall Dampers being Attempted but No Access Provided	50
<b>Total Dampers Replaced</b>	<b>3,009</b>
<b>Overall Percentage of Dampers Replaced at Locations Attempted</b>	<b>98%</b>
Total Dampers Remaining to be Replaced	91,691
Total Units Visited and Confirmed Not To Be Supported by Mechanical Ventilation	0
<b>Overall Assigned to OMAR</b>	<b>94,700</b>

### Notes:

-Dampers are being replaced in units and hallways.

-As NYCHA consolidations convert to RAD, it may lead to variations in the number of damper replacement in previous quarters.

10/04/2023

**NYCHA Board Meeting**  
**October 24, 2023**

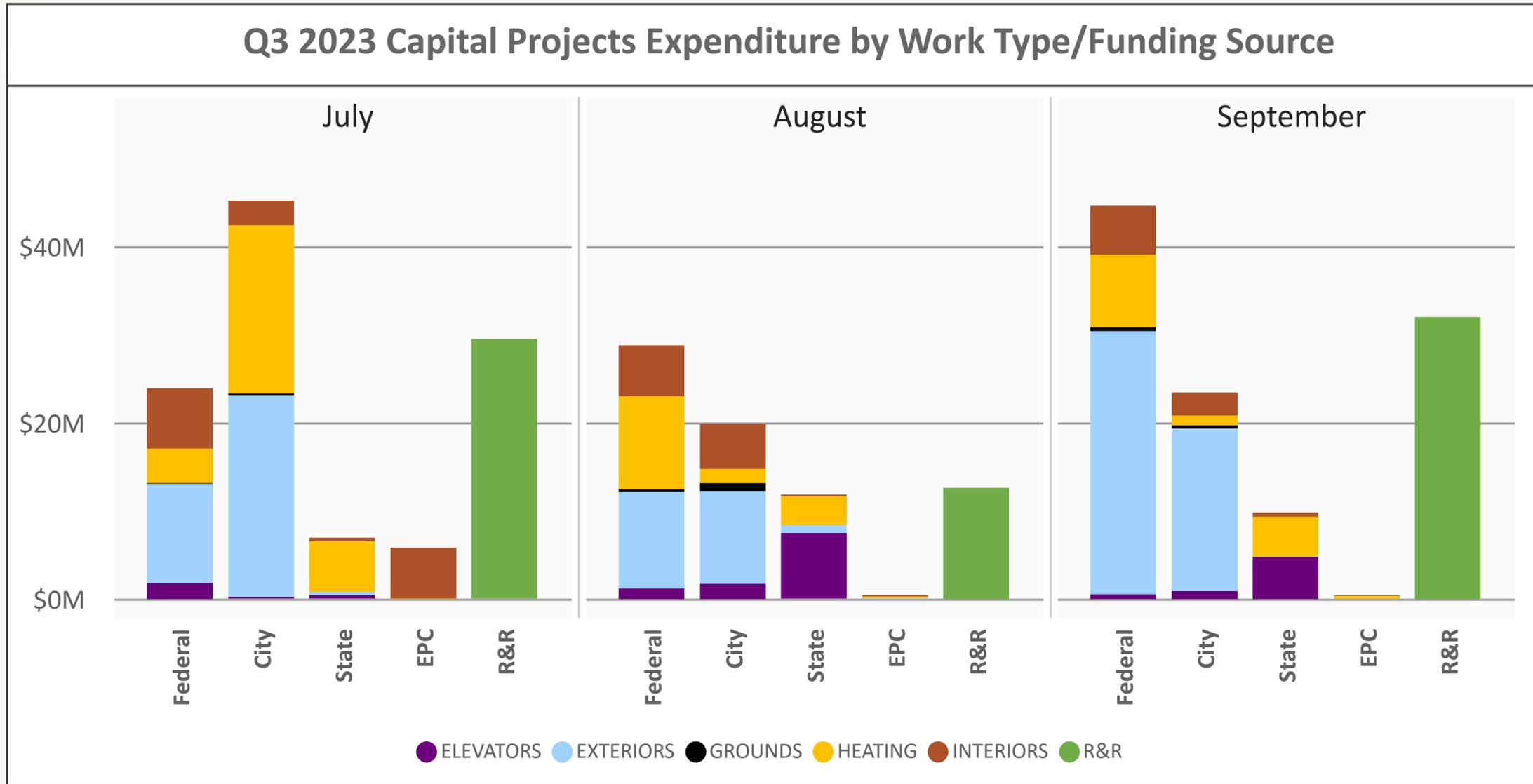
Quarterly Temporary Suspension Report on Elevator Modernization, Heating and Waste Management Contracts, and Asset & Capital Management Division's Capital Projects Expenditure Update

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





# Capital Projects - Quarter 3 (Jul-Sept) 2023 Expenditure (1 of 2)



Funding Source	July	August	September	Total
Federal	\$23.87M	\$28.75M	\$44.60M	<b>\$97.23M</b>
City	\$45.17M	\$19.82M	\$23.39M	<b>\$88.38M</b>
R&R	\$29.45M	\$12.59M	\$31.97M	<b>\$74.01M</b>
State	\$6.92M	\$11.76M	\$9.75M	<b>\$28.44M</b>
EPC	\$5.74M	\$0.39M	\$0.35M	<b>\$6.48M</b>
<b>Total</b>	<b>\$111.15M</b>	<b>\$73.32M</b>	<b>\$110.07M</b>	<b>\$294.54M</b>

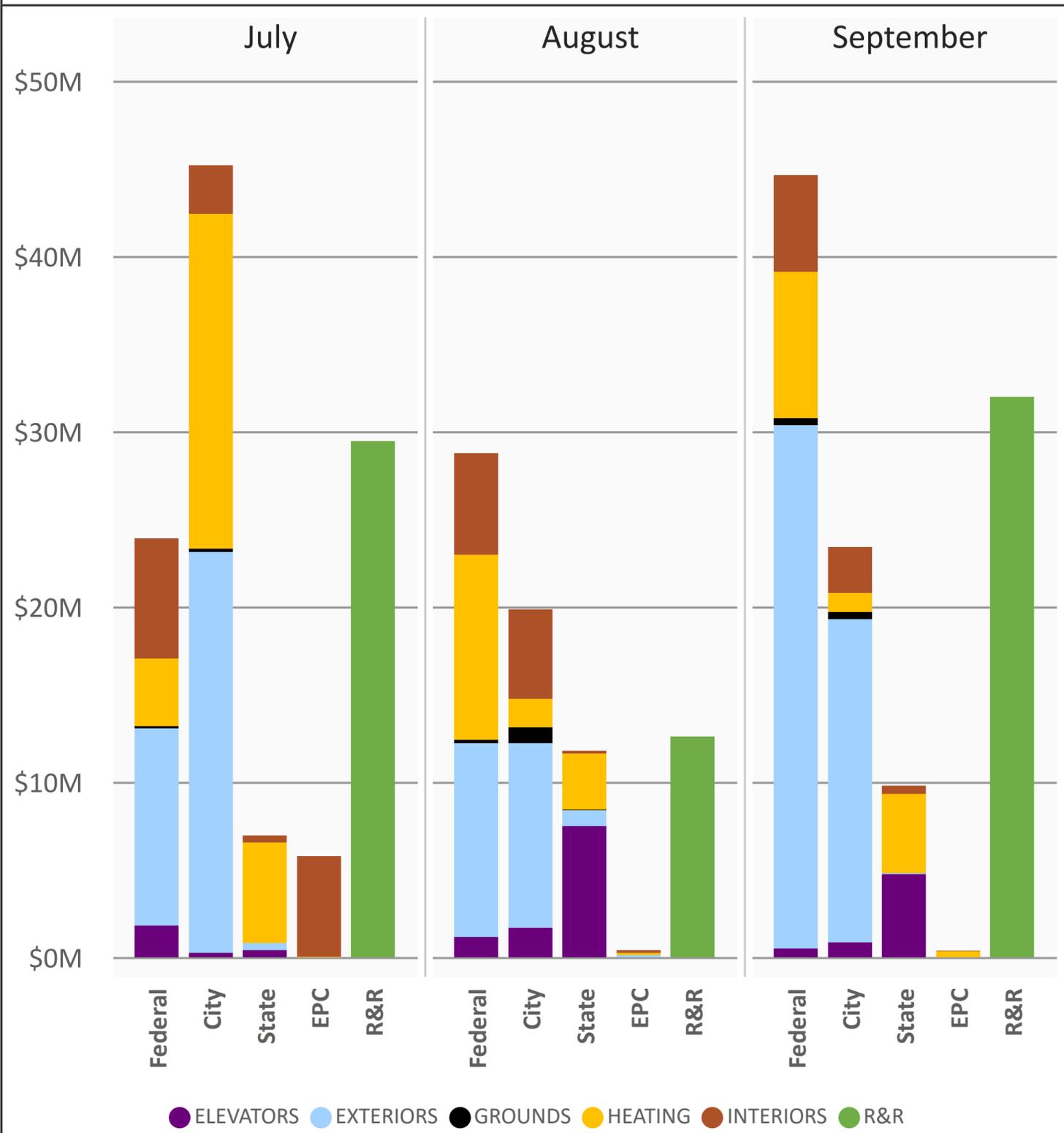
Notes: Data covers the period from July 01, 2023 through September 30, 2023

R&R = Recovery & Resilience



# Capital Projects - Quarter 3 (Jul-Sept) 2023 Expenditure (2 of 2)

### Q3 2023 Capital Projects Expenditure by Work Type



### July 2023

Work Type	Federal	City	State	EPC	R&R	Total
EXTERIORS	\$11.27M	\$22.88M	\$0.39M			<b>\$34.53M</b>
R&R					\$29.45M	<b>\$29.45M</b>
HEATING	\$3.88M	\$19.08M	\$5.72M	\$0.02M		<b>\$28.70M</b>
INTERIORS	\$6.83M	\$2.77M	\$0.40M	\$5.72M		<b>\$15.73M</b>
ELEVATORS	\$1.80M	\$0.23M	\$0.41M			<b>\$2.44M</b>
GROUND	\$0.10M	\$0.20M				<b>\$0.30M</b>
<b>Total</b>	<b>\$23.87M</b>	<b>\$45.17M</b>	<b>\$6.92M</b>	<b>\$5.74M</b>	<b>\$29.45M</b>	<b>\$111.15M</b>

### August 2023

Work Type	Federal	City	State	EPC	R&R	Total
GROUND	\$0.21M	\$0.91M	\$0.03M			<b>\$1.15M</b>
ELEVATORS	\$1.13M	\$1.68M	\$7.49M			<b>\$10.30M</b>
INTERIORS	\$5.77M	\$5.08M	\$0.14M	\$0.15M		<b>\$11.14M</b>
R&R					\$12.59M	<b>\$12.59M</b>
HEATING	\$10.58M	\$1.61M	\$3.23M	\$0.12M		<b>\$15.54M</b>
EXTERIORS	\$11.06M	\$10.53M	\$0.88M	\$0.12M		<b>\$22.60M</b>
<b>Total</b>	<b>\$28.75M</b>	<b>\$19.82M</b>	<b>\$11.76M</b>	<b>\$0.39M</b>	<b>\$12.59M</b>	<b>\$73.32M</b>

### September 2023

Work Type	Federal	City	State	EPC	R&R	Total
ELEVATORS	\$0.49M	\$0.85M	\$4.72M			<b>\$6.06M</b>
EXTERIORS	\$29.85M	\$18.44M	\$0.06M			<b>\$48.36M</b>
GROUND	\$0.42M	\$0.41M	\$0.01M			<b>\$0.83M</b>
HEATING	\$8.33M	\$1.11M	\$4.51M	\$0.34M		<b>\$14.29M</b>
INTERIORS	\$5.51M	\$2.59M	\$0.44M	\$0.00M		<b>\$8.56M</b>
R&R					\$31.97M	<b>\$31.97M</b>
<b>Total</b>	<b>\$44.60M</b>	<b>\$23.39M</b>	<b>\$9.75M</b>	<b>\$0.35M</b>	<b>\$31.97M</b>	<b>\$110.07M</b>

<b>Grand Total</b>	<b>\$97.23M</b>	<b>\$88.38M</b>	<b>\$28.44M</b>	<b>\$6.48M</b>	<b>\$74.01M</b>	<b>\$294.54M</b>
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Notes: Data covers the period from Jul 01, 2023 through September 30, 2023

R&R = Recovery & Resilience



# Elevator Modernization Contracts

Q3 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	CHARAN ELECTRICAL ENTERPRISES, INC.	Lump Sum	ADAMS	870 Days	\$1,675,556	2	1450	Minority Owned
Change Order	--	--	--	--	--	--	0	--
Contract Capacity Increase	--	--	--	--	--	--	0	--
<b>Total To Date</b>					<b>\$1,675,556</b>			



## 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.



# Q3 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	\$1,675,556	Construction	09/15/2024	07/12/2024	City, Federal
AMSTERDAM	Elevators Renovation	\$20,588,130	Pending Award	Construction	11/05/2025	09/01/2025	Federal, City
ATLANTIC TERMINAL SITE 4B	Elevators Renovation	\$2,594,984	\$453,036	Construction	04/10/2025	01/06/2025	Federal, State
BUTLER	Elevators Renovation	\$14,615,981	\$1,555,555	Construction	08/20/2024	06/22/2024	Federal, State
CAREY GARDENS	Elevators Renovation	\$6,828,480	\$525,556	Construction	08/18/2024	06/15/2024	City, State, Federal
CONEY ISLAND I (SITE 1B)	Elevators Renovation	\$2,333,657	\$175,556	Construction	07/22/2024	05/19/2024	City, Federal, State
CONEY ISLAND I (SITES 4 & 5)	Elevators Renovation	\$3,750,711	\$475,556	Construction	05/06/2024	03/03/2024	State
DYCKMAN	Elevators Renovation	\$11,109,474	\$870,000	Construction	01/14/2025	11/10/2024	City, Federal
HERNANDEZ	Elevators Renovation	\$1,783,000	Pending Award	Construction	10/07/2024	08/03/2024	Federal, City
HIGHBRIDGE GARDENS	Elevators Renovation	\$7,415,404	\$525,500	Construction	01/13/2024	10/07/2023	State
HYLAN	Elevators Renovation	\$1,640,000	Pending Award	Construction	07/16/2024	05/12/2024	City, Federal
MCKINLEY	Elevators Renovation	\$7,600,000	\$355,556	Construction	01/22/2024	11/19/2023	Federal
MELTZER TOWER	Elevators Renovation	\$2,005,000	Pending Award	Construction	09/30/2024	07/27/2024	Federal, City
MITCHEL	Elevators Renovation	\$14,257,418	\$975,556	Construction	02/23/2025	12/21/2024	City, Federal, State
MORRISANIA AIR RIGHTS	Elevators Renovation	\$14,751,928	\$1,555,556	Construction	02/17/2025	12/15/2024	Federal, City
QUEENSBRIDGE NORTH	Elevators Renovation	\$22,207,499	\$1,852,574	Construction	07/25/2025	05/22/2025	City, State
QUEENSBRIDGE SOUTH	Elevators Renovation	\$24,589,763	\$1,255,556	Construction	10/07/2025	08/21/2025	Federal
RICHMOND TERRACE	Elevators Renovation	\$6,798,308	\$1,321,480	Construction	12/31/2023	10/28/2023	State
SAINT NICHOLAS	Elevators Renovation	\$8,480,000	Pending Award	Construction	01/15/2025	11/11/2024	City, Federal
SARATOGA VILLAGE	Elevators Renovation	\$1,595,000	Pending Award	Construction	07/02/2024	04/28/2024	City, Federal
UNITY PLAZA (SITES 17,24,25A)	Elevators Renovation	\$1,235,874	\$490,203	Construction	03/09/2024	01/05/2024	City, State
UNITY PLAZA (SITES 4-27)	Elevators Renovation	\$8,421,912	\$1,595,060	Construction	03/09/2024	01/05/2024	City, State
<b>Total To Date</b>		<b>\$197,146,908</b>	<b>\$15,657,852</b>				

Notes: Data covers the period from Jul 01, 2023 through September 30, 2023



# Heating Plant Contracts

Q3 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	--	--	--	--	--	--	0	--
Change Order	--	--	--	--	--	--	0	--
Contract Capacity Increase	DYNAMIC US, INC	Lump Sum	COOPER PARK, ROOSEVELT I, ROOSEVELT II	1353 Days	\$397,830	6	15750	Minority Owned
Contract Capacity Increase	MARIC MECHANICAL, INC.	Lump Sum	RAVENSWOOD	1285 Days	\$561,404	10	65000	Non-Minority Owned
Contract Capacity Increase	NAVILLUS TILE INC D/B/A NAVILLUS CONTRACTING	Lump Sum	GOWANUS	1130 Days	-\$2,184,265	7	20000	Non-Minority Owned
<b>Total To Date</b>					<b>-\$1,225,031</b>			



## 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.



# Q3 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	05/20/2025	02/19/2025	Federal, State
BAY VIEW	Heating Systems Renovation	\$22,587,665	Construction	01/23/2026	12/24/2025	Federal, INS IRCAPF, State
BREVOORT	Heating Systems Renovation	\$25,156,470	Construction	04/06/2025	02/05/2025	Federal, State
COOPER PARK	Heating Systems Renovation	\$20,653,927	Construction	11/29/2024	10/18/2024	Federal, State
GOWANUS	Heating Systems Renovation	\$26,723,000	Construction	01/28/2025	01/21/2025	Federal, State
JOHNSON	Heating Systems Renovation	\$23,867,815	Construction	02/27/2025	12/29/2024	Federal, State
LINCOLN	Heating Systems Renovation	\$2,432,863	Procurement	02/23/2024	01/24/2026	Federal, Operating, State
MARCY	Heating Systems Renovation	\$39,086,000	Construction	10/30/2026	09/18/2026	Federal, State
MOTT HAVEN	Heating Systems Renovation	\$24,035,185	Construction	02/27/2025	12/29/2024	Federal, State
RAVENSWOOD	Heating Systems Renovation	\$47,445,404	Construction	03/17/2026	01/09/2026	Federal, State
ROOSEVELT I, ROOSEVELT II	Heating Systems Renovation	\$25,323,959	Construction	02/28/2025	11/29/2024	Federal, State
SMITH	Heating Systems Renovation	\$21,394,830	Construction	08/21/2025	08/12/2025	Federal, State
UPACA (SITE 5)	Heating Systems Renovation	\$8,380,000	Construction	09/23/2024	08/05/2024	Federal, State
VAN DYKE I, VAN DYKE II	Heating Systems Renovation	\$43,511,504	Construction	04/06/2025	02/05/2025	Federal, State
<b>Total To Date</b>		<b>\$363,998,622</b>				

Notes: Data covers the period from Jul 01, 2023 through September 30, 2023



# Waste Management Contracts

Q3 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	--	--	--	--	--	--	0	--
Change Order	--	--	--	--	--	--	0	--
Contract Capacity Increase	--	--	--	--	--	--	0	--
<b>Total To Date</b>					--			



## 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.



# Q3 Project Status Update for WMCs

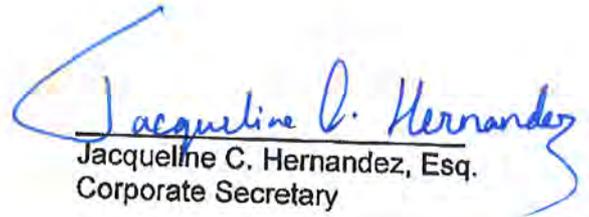
Development	General Scope	Construction Contract Amount	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
Polo Ground Towers (e21316)	Design-Build: Pneumatic Systems	\$31,930,000	Construction	6/25/2024	6/1/2024	City & Federal
Various Developments as per the Action Plan (e21231, e21232, e21233, e21234, e21235, e21238, e21296)	Design-Build: Waste Yards Redesign	\$15,000,000	Design	8/22/2024	8/21/2024	City & Federal
Various Developments as per the Action Plan (e22065)	Design-Bid-Build: Waste Yards Redesign (FY21 15A/15B)	Pending Procurement & Award	Design	10/20/2023	6/5/2025	City & Federal
Various Developments as per the Action Plan (e22067)	JOC Delivery : Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY21)	10,596,286.49	Construction	8/5/2024	5/7/2024	City
Various Developments as per the Action Plan (e22068)	JOC Delivery : Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY 22)	\$10,285,209	Construction	4/18/2024	4/18/2024	City
Various Developments as per the Action Plan (e22286)	IDIQ Deliery: Interior Compactors (FY23)	Pending Procurement & Award	Procurement	8/12/2024	11/15/2024	City
Various Developments as per the Action Plan (e22069, e22070)	Design-Bid-Build: Waste Yards Redesign (FY22 18A/18B)	On Hold	Planning	TBD	TBD	City
Various Developments as per the Action Plan (e22071, e22072)	Design-Bid-Build: Waste Yards Redesign (FY23 18C/18D)	On Hold	Planning	TBD	TBD	City

Notes: Data covers the period from Jul 01, 2023 through September 30, 2023

THREE-THOUSAND ONE HUNDRED AND EIGHTY-NINTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:08 A.M.

  
Jacqueline C. Hernandez, Esq.  
Corporate Secretary