

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND FIFTY-FIFTH MEETING

Minutes of Board Meeting

Wednesday, January 27, 2021

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

Present: Gregory Russ, Chair
Joseph Adams, Member
Paula Gavin, Member
Matt Gewolb, Member
Victor A. Gonzalez, Member
Jacqueline Young, Member
Vito Mustaciuolo, General Manager
Jacqueline C. Hernandez, Esq., Corporate Secretary

*Because of the ongoing COVID-19 health crisis and in relation to Governor Andrew Cuomo's Executive Orders, the Board Meeting of the New York City Housing Authority, held on Wednesday, January 27, 2021 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, January 27, 2021

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, December 30, 2020

APPROVED

II. Reports

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, January 27, 2021

1 Authorization to Approve Investment Transactions

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

Authorization is requested to approve the investment transactions that were performed by the Authority's Treasury Department for the Quarter Ended September 30, 2020, in accordance with the United States Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

APPROVED¹

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

2 Authorization to Enter into an Agreement with Dell Marketing L.P.

Location:	Non-Development
Administering Department:	IT Infrastructure
Funding Source:	Operating – Federal & Section 8
Amount:	\$17,000,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to enter into this agreement with Dell Marketing L.P. for various Microsoft products, a Government Cloud Subscription and support services, commencing on March 1, 2021 and continuing through September 30, 2025, 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 four (4) years and seven (7) months thereafter, utilizing the terms and conditions of the New York City Department of Information Technology & Telecommunications Contract Number MA1-858-20211200826. There are no renewal options.

APPROVED²

3 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Visual Assessment Services in Dwelling Units and Building Interior Common Areas

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$2,000,000.00
Projected Section 3 Hires:	6

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Unyse, LLC. The first lowest bidder and the third lowest bidder are ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor and the Authority has awarded one (1) other IDIQ contract to the first lowest bidder and one (1) other IDIQ contract to the third lowest bidder. The second 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 a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

4 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Chip Collection, Analysis and Reporting Services

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$1,161,190.00
Projected Section 3 Hires:	1

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Athenica Environmental Services Inc. The first lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

5 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Chip Collection, Analysis and Reporting Services

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$1,161,190.00
Projected Section 3 Hires:	4

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Genesis Environmental Consultants Inc. The first lowest bidder is ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) contract of this service to any one (1) vendor and the Authority has awarded one (1) other IDIQ contract to the first lowest bidder. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

6 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Chip Collection, Analysis and Reporting Services

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$1,161,190.00
Projected Section 3 Hires:	1

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Precision Environmental Inc. DBA Precision Group Services. 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 second lowest bidder and the third lowest bidder are ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor and the Authority has awarded one (1) other IDIQ contract to the second lowest bidder and seeks to award one (1) other IDIQ contract to the third lowest bidder. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

7 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Chip Collection, Analysis and Reporting Services

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$1,161,190.00
Projected Section 3 Hires:	2

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Kam Consultants Corp. 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 second lowest bidder and the third lowest bidder are ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor and the Authority has awarded one (1) other IDIQ contract to the second lowest bidder and seeks to award one (1) other IDIQ contract to the third lowest bidder. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 8 Authorization to Ratify the Entering into an Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Trystate Mechanical, Inc.

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$10,400,000.00
Projected Section 3 Hires:	7

Authorization is requested to ratify the entering into an emergency IDIQ agreement with Trystate Mechanical, Inc. for upgrade/modernization of roof fans and ventilation systems, which commenced on October 22, 2020 and is continuing through October 21, 2024, which includes an initial two-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

- 9 Authorization to Ratify the Entering into an Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Stonewolf Contracting, Inc.

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$1,500,000.00
Projected Section 3 Hires:	2

Authorization is requested to ratify the entering into an emergency IDIQ agreement with Stonewolf Contracting, Inc. for upgrade/modernization of roof fans and ventilation systems, which commenced on October 9, 2020 and is continuing through October 8, 2024, which includes an initial two-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

10 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Gas Piping Inspections

Location:	Various (Citywide)
Administering Department:	Operations – Maintenance Repairs and Skilled Trades
Funding Source:	Operating – Federal
Amount:	\$1,250,000.00
Projected Section 3 Hires:	1

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Vital Plumbing, 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 second lowest bidder and the third lowest bidder are ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor, unless no other qualified bidder has been identified, and the Authority has awarded two (2) other IDIQ contracts to the second lowest bidder and seeks to award one (1) other IDIQ contract to the third lowest bidder. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

11 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Gas Piping Inspections

Location:	Various (Citywide)
Administering Department:	Operations – Maintenance Repairs and Skilled Trades
Funding Source:	Operating – Federal
Amount:	\$1,250,000.00
Projected Section 3 Hires:	0

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Genuine Plumbing and Heating 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. The second lowest bidder is ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor, unless no other qualified bidder has been identified, and the Authority has awarded two (2) other IDIQ contracts to the second lowest bidder. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

12 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Water Main Repairs

Location:	Various (Citywide)
Administering Department:	Operations – Management and Planning
Funding Source:	Operating – Federal
Amount:	\$1,250,000.00
Projected Section 3 Hires:	0

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, RJ Bruno Inc. The first lowest bidder is ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than two (2) IDIQ contracts of this service to any one (1) vendor, unless and until there are no other viable bidders, and the Authority seeks to award two (2) other IDIQ contracts to the first lowest bidder. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

13 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Water Main Repairs

Location:	Various (Citywide)
Administering Department:	Operations – Management and Planning
Funding Source:	Operating – Federal
Amount:	\$1,250,000.00
Projected Section 3 Hires:	3

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

APPROVED

14 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Water Main Repairs

Location:	Various (Citywide)
Administering Department:	Operations – Management and Planning
Funding Source:	Operating – Federal
Amount:	\$1,250,000.00
Projected Section 3 Hires:	3

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

APPROVED

15 Award of a Requirement Contract for Replacement of Three (3) Boiler Plant Systems

Location:	Stebbins Avenue – Hewitt Place Claremont Parkway – Franklin Avenue
Administering Department:	Operations – Heating Management and Services
Funding Source:	Operating – Federal
Amount:	\$1,295,000.00
Projected Section 3 Hires:	5

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Crescent Contracting Corporation. The first lowest bidder was deemed non-responsive for failure to satisfy the requisite prior work experience and failure to submit price adjustment, as outlined in the Authority's bid documents. There are no renewal options.

APPROVED

16 Award of a Requirement Contract for Replacement of Two (2) Boiler Plant Systems

Location:	Claremont Parkway – Franklin Avenue
Administering Department:	Operations – Heating Management and Services
Funding Source:	Operating – Federal
Amount:	\$1,965,000.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Vital Plumbing, Inc. The first lowest bidder was deemed non-responsive for failure to provide bid security, as outlined in the Authority's bid documents. There are no renewal options.

APPROVED

17 Authorization to (i) Enter into One (1) Design-Build Contract (“DB Contract”) for One (1) Project to be Awarded and (ii) Provide a Status Report to the Board at the First Board Meeting Following Award of the DB Contract

Location:	Polo Grounds Towers
Administering Department:	Capital Projects Division – Energy and Sustainability
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	TBD

Authorization is requested to (i) enter into one (1) DB Contract for one (1) project for pneumatic collection system for municipal solid waste to be awarded, in connection therewith, and (ii) provide a Status Report to the Board at the first Board Meeting following award of the DB Contract.

APPROVED

18 Authorization to Enter into an Agreement with The Gordian Group, Inc.

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – Federal & City
Amount:	\$15,000,000.00
Projected Section 3 Hires:	0

Authorization is requested to enter into an agreement with The Gordian Group, Inc. for Job Order Contract consulting services, commencing on February 10, 2021 and continuing through February 9, 2026, 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.

APPROVED

19 Authorization to Ratify a Change Order to Contract No. RF1634363 Awarded to Technico Construction Services, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook West (Bldgs. 1-4)
Administering Department:	Capital Projects Division – Recovery and Resilience
Funding Source:	Capital – Federal
Amount:	\$1,983,314.33
Projected Section 3 Hires:	2

Authorization is requested to ratify a change order to this contract awarded to Technico Construction Services, Inc. for restoration, authorized by Board Resolution 17-5/24-15 and as subsequently amended for an initial 810-day term, to increase the amount, in order to fund the masonry work to remove and rebuild the parapets during the extended 365-day term, which commenced on November 2, 2019 and continued through October 31, 2020.

APPROVED

20 Authorization to Ratify a Change Order to Contract No. GR1429262 Awarded to Delric Construction Co., Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Rangel
Administering Department:	Capital Projects Division – Recovery and Resilience
Funding Source:	Capital – FEMA
Amount:	\$12,508.32
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Delric Construction Co., Inc. for restoration, authorized by Board Resolution 16-9/28-26 and as subsequently amended for an initial 425-day term, to increase the amount, in order to fund the provision of gas regulators for installation during the extended 270-day term, which commenced on December 30, 2018 and continued through September 25, 2019.

APPROVED

21 Authorization to Ratify a Change Order to the Agreement with Kohn Pedersen Fox Associates P.C. 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 and Resilience
Funding Source:	Capital – FEMA
Amount:	\$221,490.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this agreement with Kohn Pedersen Fox Associates P.C. 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 initial five-year term, extended 365-day term and anticipated extended 180-day term, which commenced on April 28, 2015 and is continuing through October 24, 2021.

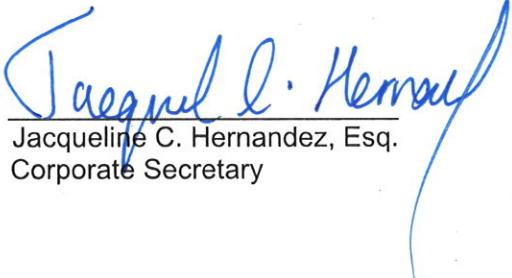
APPROVED

- 22 Authorization to Ratify a Funding Increase to Requirement Contract No. CX1720542
Awarded to Gem - Quality Corporation

Location:	Various (Brooklyn & Manhattan)
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – City & Federal
Amount:	\$2,420,610.00
Projected Section 3 Hires:	1

Authorization is requested to ratify a funding increase to this requirement contract awarded to Gem - Quality Corporation for installation of exterior compactors and bulk crushers, authorized by Board Resolution 18-9/27-3 and as subsequently amended for a 1095-day term, to increase the not-to-exceed amount, in order to fund the additional work during the 1095-day term, which commenced on March 11, 2019 and is continuing through March 9, 2022.

APPROVED



Jacqueline C. Hernandez, Esq.
Corporate Secretary

¹ Board Member Adams abstained from voting on this item.

² Board Member Adams abstained from voting on this item.

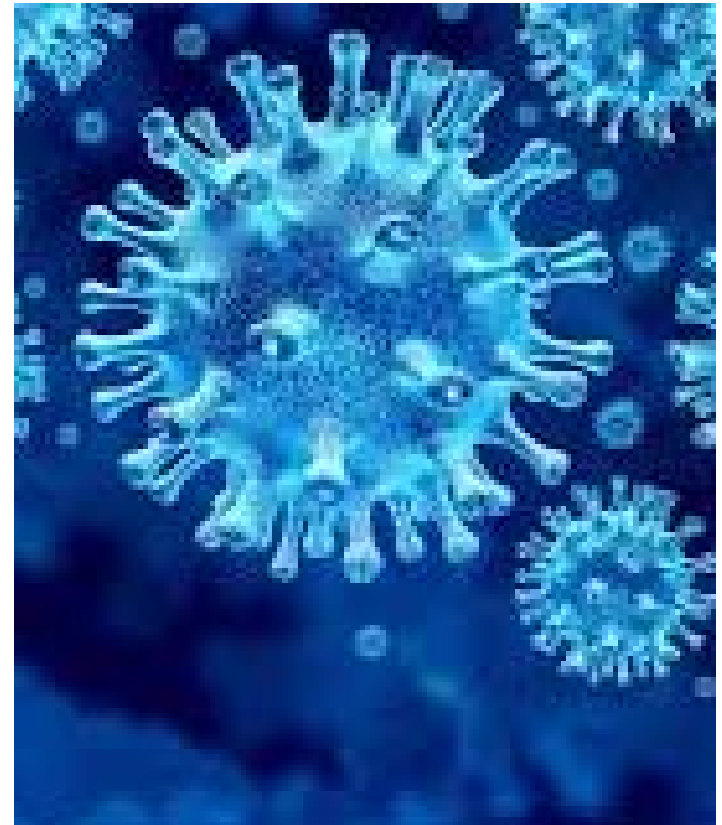
NYCHA Board Meeting January 27, 2021

Vaccination Updates
Lauren Gray - Vice President Of Compliance

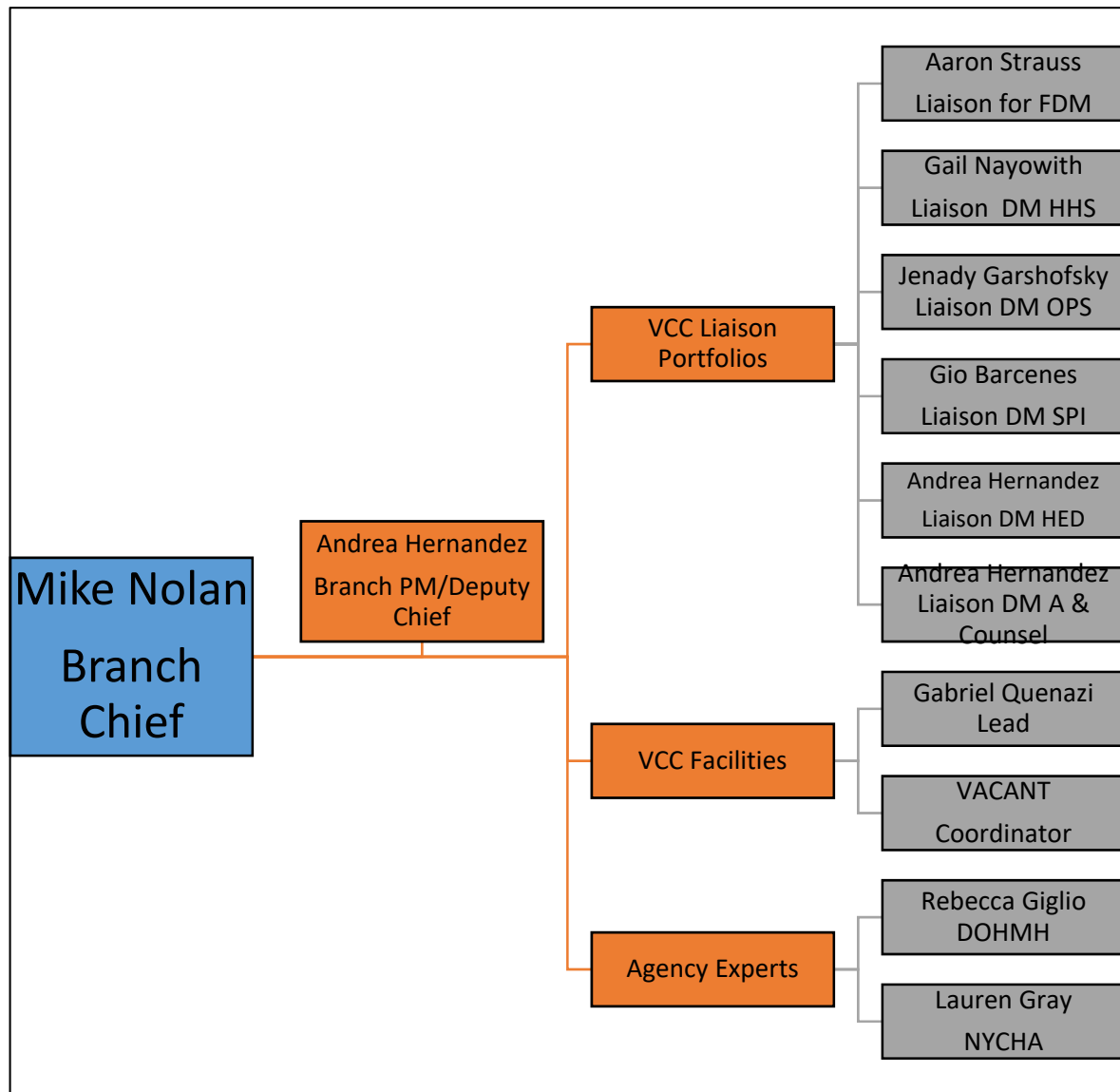


VACCINE UPDATES DECEMBER 2020 – JANUARY 2021

- Vaccination Command Center is stood up for city agencies
- New York City Housing Authority works to get into the volunteer Department of Health and Mental Hygiene (“DOHMH”) Point Of Dispensing (“POD”) vaccine program
- NYCHA works with City Hall and the Governor’s Office to host pop-up vaccination locations at NYCHA Senior and Community Centers

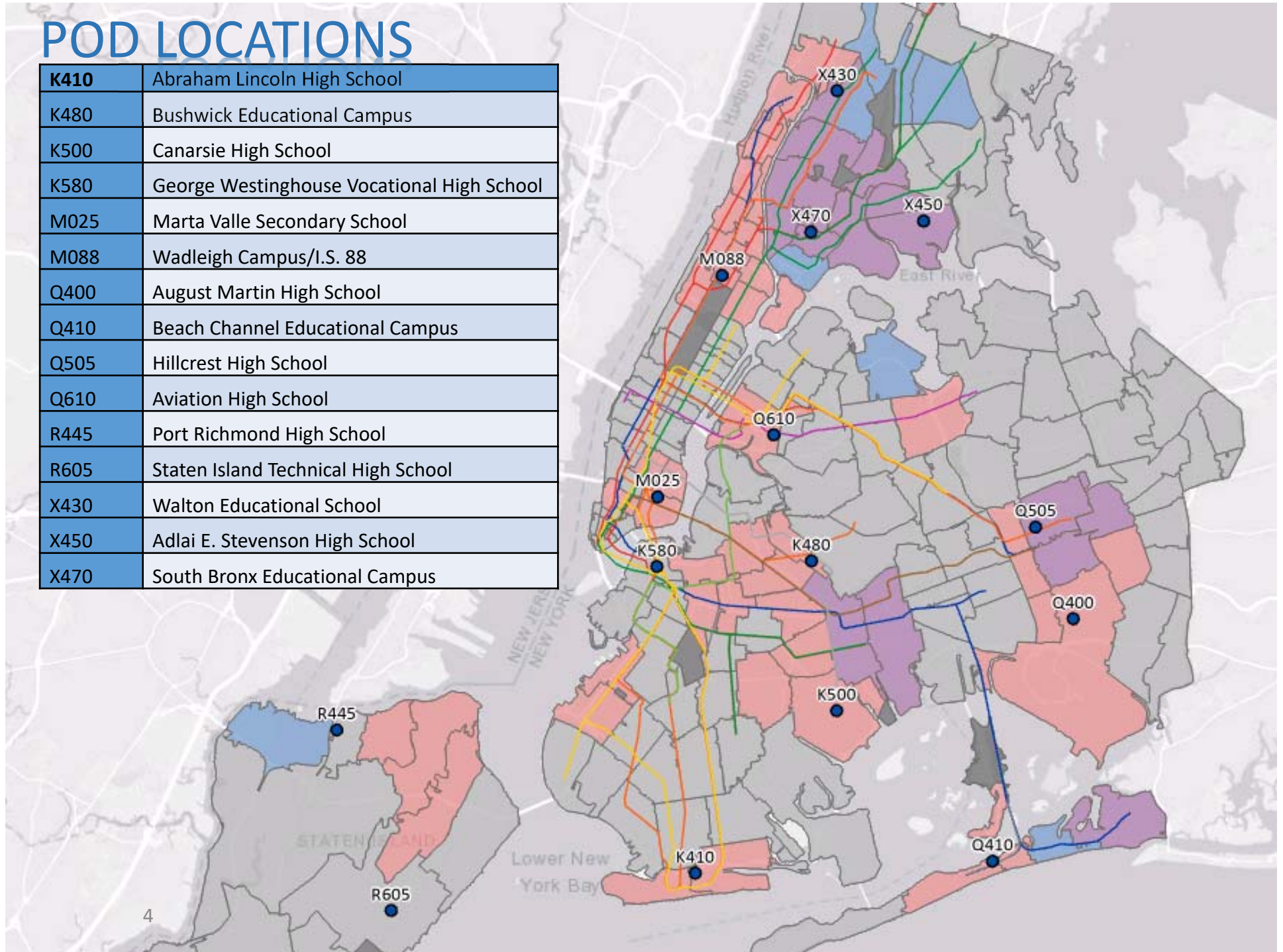


VCC ORGANIZATIONAL CHART



POD LOCATIONS

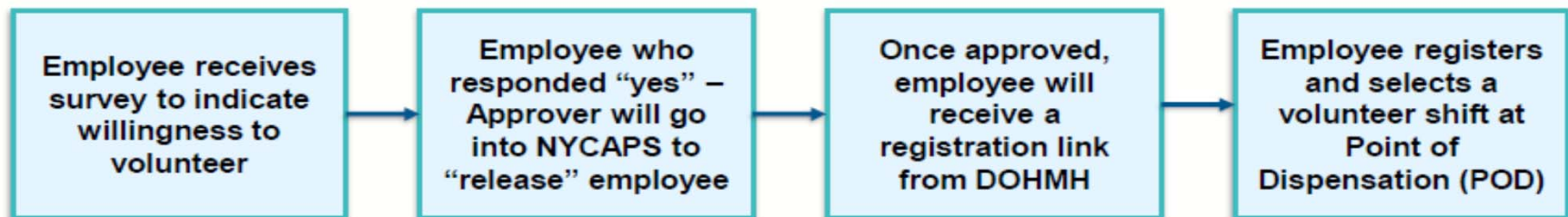
K410	Abraham Lincoln High School
K480	Bushwick Educational Campus
K500	Canarsie High School
K580	George Westinghouse Vocational High School
M025	Marta Valle Secondary School
M088	Wadleigh Campus/I.S. 88
Q400	August Martin High School
Q410	Beach Channel Educational Campus
Q505	Hillcrest High School
Q610	Aviation High School
R445	Port Richmond High School
R605	Staten Island Technical High School
X430	Walton Educational School
X450	Adlai E. Stevenson High School
X470	South Bronx Educational Campus



POD VOLUNTEERING OVERVIEW

PODs Volunteering Overview

- Process (for currently eligible agencies)



- The registration link is customized for each employee and should **not** be shared
- Agencies can approve/disapprove employees at their discretion, but we encourage agency/office approvals and to allow employees to work for weekend shifts



NYCHA Coordinates
City & State Sponsored
Pop-Up NYCHA Vaccine Sites

Pop Up Site Numbers

Date	Name of Development Host Site	Total Numbers
1-16-2021 / 1-17-2021	Cassidy-Lafayette	1,892
1-16-2021 / 1-17-2021	Van Dyke	
1-16-2021 / 1-17-2021	Polo	
1-16-2021 / 1-17-2021	West Tremont Avenue-Sedgwick Avenue	1,194
1-16-2021 / 1-17-2021	Stuyvesant Gardens II	
1-16-2021 / 1-17-2021	Corsi	
1-16-2021 / 1-17-2021	International Tower	
1-16-2021 / 1-17-2021	Stapleton	
1-18-2021 / 1-22-2021	Van Dyke	825
1-23-2021	Randall Avenue – Balcom Avenue	765
1-23-2021	Union Ave – East 163 rd Street	
1-23-2021	Reid	
1-23-2021	Vandalia	
Totals:		4,676

QUESTIONS?



Capital Projects Division

Board Meeting Update
January 27, 2021



NEW YORK CITY
**HOUSING
AUTHORITY**

Capital Projects Division

Weatherization Assistance Program ("WAP")

In September 2019, Board Resolution #19-9/25-16 authorized, as solely related to Weatherization Assistance Program ("WAP") contracts,

(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, pursuant to (a) Section 7.01 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 14-9/24-38,

(b) sole source contracts that are valued in excess of \$100,000.00 that would require Authority approval as required by Section 301(b)(2) of the Authority's Contract Procedure Resolution ("CPR"), adopted by Board Resolution 74-6/5-26 and with subsequent amendments of which the most recent is by Board Resolution 19-6/26-8, and

(c) change orders, as required by Section 501(a)(3) of the CPR; and

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

(a) number of contracts awarded, and

(b) change orders entered into, subsequent to the prior Board Meeting.

Capital Projects Division

Weatherization Assistance Program (WAP)

Status Report as of:
1/19/2021

Background

- Apartment and common area lighting upgrades at all developments
- Ventilation improvement at all developments
- Replace inefficient refrigerators at all developments
- Window replacements
- Boiler replacements

Monthly Status Update

- **Applicable Contracts Awarded since 9/2019: 7 contracts totaling \$1,195,796.02 awarded. (See chart)**
- **Change Orders entered into since July: None**
- Funding Source: Federal Operating dollars
- Lower East Side Building – New agreement awarded. Windows are on order.
- Colon LIFHE Tower - Refrigerator installations are complete.
- Penn Wortman - In-unit lighting and ventilation are complete.

Schedule

Listed Projects (see chart)

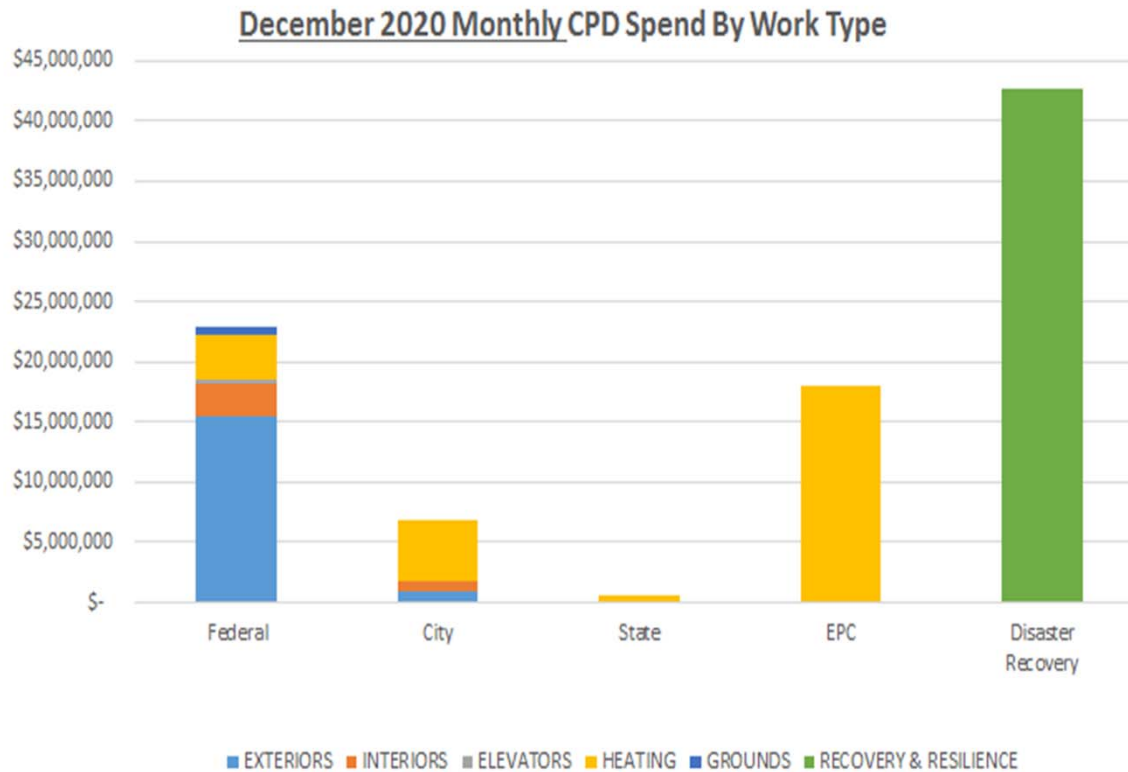
- Construction commenced: **March 2020**
- Anticipated Completion: **July 2021**
- Completed Energy Audits: **Begun in October 2019, completed in January 2020. Additional audits, begun in August 2020, are ongoing.**

WAP Provider	Development	Address	Contract Amount	Date Awarded
Northern Manhattan Improvement Corp.	Lower East Side I Infill	206 Eldridge Street Manhattan, NY, 10002	\$198,059.40	1/14/21
Northern Manhattan Improvement Corp.	Lower East Side I Infill	45-49 Stanton Street Manhattan, NY 10002	\$128,704.66	2/6/20
Northern Manhattan Improvement Corp.	Lower East Side I Infill	71-77 Stanton Street Manhattan, NY 10002	\$139,798.66	2/6/20
Northern Manhattan Improvement Corp.	Lower East Side I Infill	201-215 Eldridge Street Manhattan, NY 10002	\$181,496.68	2/6/20
Margaret Community Corporation	Conlon LIHFE Tower	92-33 170th Street Jamaica, NY 11433	\$124,000.00	1/28/20
Bedford Stuyvesant Restoration Corporation	Pennsylvania/ Wortman	875 Pennsylvania Ave. Brooklyn, NY 11207	\$251,911.61	12/20/19
Crown Heights Jewish Community Council	Ocean Hill/ Brownsville	324-334 Howard Ave. Brooklyn, NY 11233	\$171,825.01	12/20/19
TOTAL			\$1,195,796.02	



Capital Projects Division

December 2020 Spend



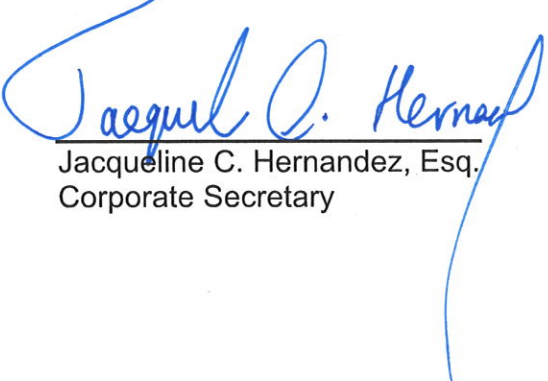
Funding Source	Spend Total
Federal	\$23M
City	\$7M
State	\$0.6M
EPC	\$18M
Disaster Recovery	\$42M
Total	\$91M



THREE-THOUSAND ONE HUNDRED AND FIFTY-FIFTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:27 A.M.


Jacqueline C. Hernandez, Esq.
Corporate Secretary