

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND FORTY-SIXTH MEETING

Minutes of Board Meeting

Wednesday, February 26, 2020

The meeting was held at the office of the Authority, 250 Broadway, New York City. A Quorum being present, the Chair called the meeting to order.

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

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, February 26, 2020

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, January 29, 2020

APPROVED

II. Chair's Report

III. Board-Approved Temporary Suspensions Reports

1. Capital Projects Division

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, February 26, 2020

1 Authorization to Approve Investment Transactions

Location:	Non-Development
Administering Department:	Finance – Treasury Operations
Funding Source:	N/A
Amount:	NA
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, 2019, in accordance with the United States Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

APPROVED

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

2 Award of a Requirement Contract for Site Lighting Upgrades

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – City
Amount:	\$4,675,290.42
Projected Section 3 Hires:	3

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Gilston Electrical Contracting, LLC.

APPROVED

3 Authorization to Enter into Four (4) Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreements with Four (4) Firms

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Energy Programs
Funding Source:	Operating & Capital – Non-Federal Funds & Loan Proceeds
Amount:	\$400,000,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to enter into four (4) IDIQ agreements with four (4) firms for energy performance contract services, commencing on March 11, 2020 and continuing through March 10, 2025 (or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Capital Projects and continuing for five (5) years thereafter).

APPROVED

4 Award of a Job Order Contract for the Installation of Closed-Circuit Television and Layered Access Control

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Operating & Capital – Federal, State & City
Amount:	\$7,500,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to award this Job Order Contract ("JOC") to the lowest responsive and responsible bidder, CSI Security & Electric, Inc. The first lowest bidder was deemed non-responsive for failure to submit the required bid bond at the time of its bid, as outlined in the Authority's bid documents. This JOC also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

5 Award of a Job Order Contract for the Installation of Closed-Circuit Television and Layered Access Control

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Operating & Capital – Federal, State & City
Amount:	\$7,500,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to award this Job Order Contract ("JOC") to the lowest responsive and responsible bidder, CSI Security & Electric, Inc. This JOC also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

6 Authorization to Ratify a Change Order to Contract No. BW1313869 Awarded to Hudson Insurance Group

Location:	Amsterdam
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$33,819.73
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Hudson Insurance Group for exterior restoration, authorized by Board Resolution 13-9/25-11 and as subsequently amended for an initial 690-day term, to increase the not-to-exceed amount, in order to fund the emergency steam line repairs between Building Nos. 2 and 5 during the extended 150-day term, which commenced on August 3, 2017 and continued through December 30, 2017.

APPROVED

7 Authorization to Ratify a Change Order to Contract No. BW1313869 Awarded to Hudson Insurance Group

Location:	Amsterdam
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$10,151.93
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Hudson Insurance Group for exterior restoration, authorized by Board Resolution 13-9/25-11 and as subsequently amended for an initial 690-day term, to increase the not-to-exceed amount, in order to fund the emergency steam line repairs between Building Nos. 9 and 12 during the extended 485-day term, which commenced on December 31, 2017 and continued April 29, 2019.

APPROVED

8 Authorization to Ratify a Change Order to Contract No. BW1313869 Awarded to Hudson Insurance Group

Location:	Amsterdam
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$31,903.88
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Hudson Insurance Group for exterior restoration, authorized by Board Resolution 13-9/25-11 and as subsequently amended for an initial 690-day term, to increase the not-to-exceed amount, in order to fund the additional building canopy fascia work during the extended 485-day term and anticipated extended 427-day term, which commenced on December 31, 2017 and is continuing through June 29, 2020.

APPROVED

9 Authorization to Ratify a Change Order to Contract No. BW1313869 Awarded to Hudson Insurance Group

Location:	Amsterdam
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$15,461.92
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Hudson Insurance Group for exterior restoration, authorized by Board Resolution 13-9/25-11 and as subsequently amended for an initial 690-day term, to increase the not-to-exceed amount, in order to fund the installation of a grounding electrode at Building No. 1 during the extended 485-day term, which commenced on December 31, 2017 and continued through April 29, 2019.

APPROVED

- 10 Authorization to Ratify a Funding Increase to Contract No. BW1313869 Awarded to Hudson Insurance Group

Location:	Amsterdam
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$2,247,112.80
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a funding increase to this contract awarded to Hudson Insurance Group for exterior restoration, authorized by Board Resolution 13-9/25-11 and as subsequently amended for an initial 690-day term, to increase the not-to-exceed amount, in order to fund the additional façade repairs at Building Nos. 5, 8 and 10 during the extended 485-day term and anticipated extended 427-day term, which commenced on December 31, 2017 and is continuing through June 29, 2020.

APPROVED

- 11 Authorization to Approve a Funding Increase to Contract No. BW1313869 Awarded to Hudson Insurance Group

Location:	Amsterdam
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$3,738,186.98
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this contract awarded to Hudson Insurance Group for exterior restoration, authorized by Board Resolution 13-9/25-11 and as subsequently amended for an initial 690-day term, to increase the not-to-exceed amount, in order to fund the additional facade repairs at Building Nos. 2, 3 and 6 during the anticipated extended 427-day term, which commenced on April 30, 2019 and is continuing through June 29, 2020 .

APPROVED

12 Authorization to Ratify a Funding Increase 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:	\$23,100.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a funding increase 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 remainder of the five-year term, which commenced on April 28, 2015 and is continuing through April 27, 2020.

APPROVED

13 Rejection of All Bids for a Requirement Contract for Site Lighting Upgrades

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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

APPROVED

12 Authorization to Ratify a Funding Increase 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:	\$23,100.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a funding increase 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 remainder of the five-year term, which commenced on April 28, 2015 and is continuing through April 27, 2020.

APPROVED

13 Rejection of All Bids for a Requirement Contract for Site Lighting Upgrades

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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

APPROVED

14 Rejection of All Bids for a Contract for Community Center Renovation

Location:	Corsi
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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

APPROVED

15 Rejection of All Bids for a Contract for Gymnasium Renovation

Location:	Morris I
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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

APPROVED

16 Rejection of All Bids for a Contract for Spray Shower Upgrades

Location:	Mill Brook
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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

APPROVED

17 Rejection of Sole Bid for a Contract for Trash Hoist Replacement with Vertical Reciprocating Conveyors ("VRCs") Architectural, Structural and VRC Package

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

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

APPROVED

18 Rejection of Sole Bid for a Contract for Trash Hoist Replacement with Vertical Reciprocating Conveyors Electrical Package

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

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

APPROVED

19 Rejection of All Bids for a Job Order Contract for Heating, Ventilating and Air-Conditioning

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Recovery and Resilience
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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

APPROVED

20 Rejection of All Bids for a Job Order Contract for Heating, Ventilating and Air-Conditioning

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Recovery and Resilience
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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

APPROVED

21 Rejection of All Bids for a Job Order Contract for Plumbing

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Recovery and Resilience
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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

APPROVED

22 Rejection of All Bids for a Job Order Contract for Plumbing

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Recovery and Resilience
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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

APPROVED

23 Award of a Requirement Contract for the Purchase and Delivery of Appliance Parts

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,355,823.81
Projected Section 3 Hires:	Not Required

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

APPROVED

24 Award of a Requirement Contract for the Purchase and Delivery of Compactor Cartridge Bags

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$7,582,879.70
Projected Section 3 Hires:	Not Required

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, JAD Corp. of America. There are no renewal options.

APPROVED

25 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for the Purchase and Delivery of Plastic Laminated Wood Doors

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$2,275,763.00
Projected Section 3 Hires:	Not Required

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Modu Studio LLC. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

26 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for the Purchase and Delivery of Plastic Laminated Wood Doors

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$2,275,763.00
Projected Section 3 Hires:	Not Required

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Modu Studio LLC. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

27 Award of a Requirement Contract for Bulk Garbage Carting Services

Location:	Various (Brooklyn)
Administering Department:	Operations – Property Management, Brooklyn
Funding Source:	Operating – Federal
Amount:	\$1,210,775.00
Projected Section 3 Hires:	0

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Waste Connections of New York, Inc. (formerly, "IESI NY Corporation"). The first lowest bidder was deemed non-responsive for failure to submit the required Business Integrity Commission Trade Waste Hauler License, as outlined in the Authority's bid documents. The second lowest bidder was deemed non-responsive for failure to submit the required Form of Bid Bond, as outlined in the Authority's bid documents. The third lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

28 Award of a Requirement Contract for Bulk Garbage Carting Services

Location:	Various (Manhattan)
Administering Department:	Operations – Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$2,949,495.00
Projected Section 3 Hires:	0

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Waste Connections of New York, Inc. (formerly, "IESI NY Corporation"). The first lowest bidder was deemed non-responsive for failure to submit the required Business Integrity Commission Trade Waste Hauler License, as outlined in the Authority's bid documents. 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 requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

29 Authorization to Ratify the Award of a Requirement Contract for Bulk Garbage Carting Services

Location:	Various (Manhattan)
Administering Department:	Operations – Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$1,449,810.00
Projected Section 3 Hires:	0

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Waste Connections of New York, Inc. (formerly "IESI NY Corporation"). The first lowest bidder was deemed non-responsive for failure to submit the required Business Integrity Commission Trade Waste Hauler License, as outlined in the Authority's bid documents. 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 requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

30 Authorization of a Funding Increase to Requirement Contract No. 1812196 Awarded to New Aps Management Corp

Location:	Saint Nicholas
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$284,057.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to New Aps Management Corp for maintenance painting of apartments, 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 and the one-year renewal option term, which commenced on May 23, 2018 and is continuing through May 22, 2021.

APPROVED

31 Authorization of a Funding Increase to Requirement Contract No. 1802435 Awarded to Beesla Painting Co., Inc.

Location:	East River
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$101,620.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Beesla Painting Co., Inc. for maintenance painting of apartments, 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 and the one-year renewal option term, which commenced on February 16, 2018 and is continuing through February 15, 2021.

APPROVED

32 Authorization of a Funding Increase to Requirement Contract No.1803228 Awarded to Amazonas Painting Corp.

Location:	Farragut
Administering Department:	Operations – Management, Brooklyn Property
Funding Source:	Operating – Federal
Amount:	\$201,178.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Amazonas Painting Corp. for maintenance painting of apartments, 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 and the one-year renewal option term, which commenced on April 2, 2018 and is continuing through April 1, 2021.

APPROVED

33 Authorization of a Funding Increase to Requirement Contract No.1805565 Awarded to Amazonas Painting Corp.

Location:	Boulevard (LLC II) & Belmont-Sutter Area
Administering Department:	Operations – Property Management, Mixed Finance
Funding Source:	Operating – Federal
Amount:	\$158,344.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Amazonas Painting Corp. for maintenance painting of apartments, 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 and the one-year renewal option term, which commenced on July 2, 2018 and is continuing through July 1, 2021.

APPROVED

- 34 Authorization of a Funding Increase to Requirement Contract No. 1810669 Awarded to Dimo Construction Corp.

Location:	Rangel
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$557,481.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Dimo Construction Corp. for maintenance painting of apartments, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on May 14, 2018 and is continuing through May 13, 2021.

APPROVED

- 35 Authorization of a Funding Increase to Requirement Contract No.1821672 Awarded to Beesla Painting Co., Inc.

Location:	Pink
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$507,673.43
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Beesla Painting Co., Inc. for maintenance painting of apartments, 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 and the one-year renewal option term, which commenced on September 20, 2018 and is continuing through September 19, 2021.

APPROVED

- 36 Authorization of a Funding Increase to Requirement Contract No.1814051 Awarded to Simco Enterprises, Corp.

Location:	Pelham Parkway & Boston Road Plaza
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$279,404.74
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Simco Enterprises, Corp. for maintenance painting of apartments, 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 and the one-year renewal option term, which commenced on June 28, 2018 and is continuing through June 27, 2021.

APPROVED

- 37 Authorization of a Funding Increase to Requirement Contract No.1802400 Awarded to Amazonas Painting Corp.

Location:	O'Dwyer Gardens, Coney Island I (Site 8) & Gravesend
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$179,411.92
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Amazonas Painting Corp. for maintenance painting of apartments, 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 and the one-year renewal option term, which commenced on March 7, 2018 and is continuing through March 6, 2021.

APPROVED

- 38 Authorization of a Funding Increase to Requirement Contract No.1815425 Awarded to Top-Notch Painting Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$138,516.75
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Top-Notch Painting Inc. for maintenance painting of apartments, 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 and the one-year renewal option term, which commenced on August 24, 2018 and is continuing through August 23, 2021.

APPROVED

- 39 Authorization of a Funding Increase to Requirement Contract No.1805614 Awarded to Virinder, Inc.

Location:	Eastchester Gardens & Middletown Plaza
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$104,773.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Virinder, Inc. for maintenance painting of apartments, 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 and the one-year renewal option term, which commenced on August 20, 2018 and is continuing through August 19, 2021.

APPROVED

- 40 Authorization of a Funding Increase to Requirement Contract No.1812200 Awarded to Simco Enterprises, Corp.

Location:	Carver
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$176,206.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Simco Enterprises, Corp. for maintenance painting of apartments, 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 and the one-year renewal option term, which commenced on June 28, 2018 and is continuing through June 27, 2021.

APPROVED

- 41 Authorization of a Funding Increase to Requirement Contract No.1808934 Awarded to Moonlite Painting Co, Inc

Location:	Sedgwick & West Tremont Avenue – Sedgwick Avenue Area
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$134,670.00
Projected Section 3 Hires:	Not Required

Authorization to requested to approve a funding increase to this requirement contract awarded to Moonlite Painting Co, Inc for maintenance painting of apartments, 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 and the one-year renewal option term, which commenced on April 11, 2018 and is continuing through April 10, 2021.

APPROVED

- 42 Authorization of a Funding Increase to Requirement Contract No. 1731161 Awarded to Bloom Construction, Inc.

Location:	Astoria
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$100,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Bloom Construction, Inc. for maintenance painting of apartments, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on April 10, 2018 and is continuing through April 9, 2021.

APPROVED

- 43 Authorization of a Funding Increase to Requirement Contract No.1815449 Awarded to Simco Enterprises, Corp.

Location:	Various (Bronx)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$100,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Simco Enterprises, Corp. for maintenance painting of apartments, 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 and the one-year renewal option term, which commenced on August 16, 2018 and is continuing through August 15, 2021.

APPROVED

- 44 Authorization of a Funding Increase to Requirement Contract No.1727092 Awarded to Bloom Construction, Inc.

Location:	Armstrong I & II
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$100,224.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Bloom Construction, Inc. for maintenance painting of apartments, 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 and the one-year renewal option term, which commenced on March 13, 2018 and is continuing through March 12, 2021.

APPROVED

- 45 Authorization of a Funding Increase to Requirement Contract No. 1909160 Awarded to N Arjun Construction Corp

Location:	Stuyvesant Gardens I & II
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$69,829.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to N Arjun Construction Corp for removal and installation of vinyl composition floor tiles in apartments, which did not require initial Board authorization for an initial one-year term with one (1) six-month renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial one-year term and the six-month renewal option term, which commenced on April 26, 2019 and is continuing through October 25, 2020.

APPROVED

- 46 Authorization of a Funding Increase to Requirement Contract No. 1912233 Awarded to Noori Construction Corp

Location:	Pommonok
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$137,957.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Noori Construction Corp for removal and installation of vinyl composition floor tiles in apartments, which did not require initial Board authorization for an initial one-year term with one (1) six-month renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial one-year term and the six-month renewal option term, which commenced on June 17, 2019 and is continuing through December 16, 2020.

APPROVED

- 47 Authorization of a Funding Increase to Requirement Contract No. 1900336 Awarded to USA 2 Construction, Inc.

Location:	Baruch & Baruch Addition
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$48,134.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to USA 2 Construction, Inc. for removal and installation of vinyl composition floor tiles in apartments, which did not require initial Board authorization for an initial one-year term with one (1) six-month renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the six-month renewal option term, which commenced on January 14, 2020 and is continuing through July 13, 2020.

APPROVED

- 48 Authorization of a Funding Increase to Requirement Contract No. 1826939 Awarded to Sahara Construction Corp.

Location:	Various (Citywide)
Administering Department:	Operations – NextGen Operations NGO1
Funding Source:	Operating – Federal
Amount:	\$607,565.33
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Sahara Construction Corp. for repair and/or replacement of roof fans, 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 and the one-year renewal option term, which commenced on September 10, 2018 and is continuing through September 9, 2021.

APPROVED

- 49 Authorization of a Funding Increase to Requirement Contract No. 1815102 Awarded to Dirty Gloves Drain Services LLC

Location:	Various (Brooklyn)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$390,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Dirty Gloves Drain Services LLC for sewer rodding with water jetting including closed-circuit television camera inspection, 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 3, 2018 and is continuing through August 2, 2021.

APPROVED

- 50 Authorization of a Funding Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 1913690 Awarded to RJ Bruno Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$2,700,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this IDIQ contract awarded to RJ Bruno Inc. for plumbing repairs, 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 initial two-year term and the three (3) one-year renewal option terms, which commenced on June 26, 2019 and is continuing through June 25, 2024.

LAI DOVER

- 51 Authorization of a Funding Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 1913762 Awarded to RJ Bruno Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$2,700,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this IDIQ contract awarded to RJ Bruno Inc. for plumbing repairs, 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 initial two-year term and the three (3) one-year renewal option terms, which commenced on June 26, 2019 and is continuing through June 25, 2024.

LAI DOVER

- 52 Authorization of a Funding Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 1913752 Awarded to RJ Bruno Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$2,700,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this IDIQ contract awarded to RJ Bruno Inc. for plumbing repairs, 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 initial two-year term and the three (3) one-year renewal option terms, which commenced on June 26, 2019 and is continuing through June 25, 2024.

LAI DOVER

- 53 Authorization of a Funding Increase to Requirement Contract No. 1701750 Awarded to Petson Building Supply, Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$200,444.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Petson Building Supply, Inc. for the purchase and delivery of metal lath and accessories, authorized by Board Resolution 17-3/29-8 for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on July 26, 2017 and is continuing through July 25, 2020.

APPROVED

- 54 Authorization of a Funding Increase to Requirement Contract No.1811045 Awarded to PDQ Supply, Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$62,292.99
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to PDQ Supply, Inc. for the purchase and delivery of refrigerator appliance parts, which did not require initial Board authorization and as subsequently amended for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on April 23, 2018 and is continuing through April 22, 2021.

APPROVED

- 55 Authorization to Ratify a Funding Increase to Requirement Contract No.1726601 Awarded to PDQ Supply, Inc.

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$16,725.45
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a funding increase to this requirement contract awarded to PDQ Supply, Inc. for the purchase and delivery of range and microwave parts, which did not require initial Board authorization for a two-year, eleven-month and thirty-day term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the two-year, eleven-month and thirty-day term, which commenced on November 1, 2017 and is continuing through October 30, 2020.

APPROVED

- 56 Authorization of a Funding Increase to Requirement Contract No. 1726601 Awarded to PDQ Supply, Inc.

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$73,335.95
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to PDQ Supply, Inc. for the purchase and delivery of range and microwave parts, which did not require initial Board authorization and as subsequently amended for a two-year, eleven-month and thirty-day term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the two-year, eleven-month and thirty-day term, which commenced on November 1, 2017 and is continuing through October 30, 2020.

APPROVED

- 57 Authorization of a Funding Increase to Requirement Contract No.1905266 Awarded to TEC Solutions Concepts Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$188,750.50
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to TEC Solutions Concepts Inc. for the purchase and delivery of electronic keyless access control locks, which did not require initial Board authorization and as subsequently amended for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on March 1, 2019 and is continuing through February 28, 2022.

APPROVED

- 58 Authorization of a Funding Increase to Requirement Contract No. 1729864 Awarded to APR Industries, Inc.

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$480,850.28
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to APR Industries, Inc. for the purchase and delivery of locks, mortise slam locks, latch sets, locksets and night latches, which did not require initial Board authorization for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on October 18, 2018 and is continuing through October 17, 2021.

APPROVED

- 59 Authorization of a Funding Increase to Requirement Contract No.1723425 Awarded to Genesis Environmental Consultants Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$519,967.35
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Genesis Environmental Consultants Inc. for asbestos abatement air monitoring sampling, 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 one-year renewal option term, which commenced on December 18, 2019 and is continuing through December 17, 2020.

APPROVED

- 60 Authorization of a Funding Increase to Requirement Contract No.1700526 Awarded to Herc Rentals Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – City
Amount:	\$1,625,670.68
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Herc Rentals Inc. for Rental, Mobilization/De-Mobilization and Service of Portable Light Towers, authorized by Board Resolution 17-2/22-13 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 April 24, 2019 and is continuing through April 23, 2020.

APPROVED

- 61 Authorization of a Funding Increase to Requirement Contract No. 1832684 Awarded to EIA Electric, Inc.

Location:	Various (Citywide)
Administering Department:	Operations – NextGen Operations – Mixed Finance
Funding Source:	Operating – Federal
Amount:	\$258,590.17
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to EIA Electric, Inc. for service of electro-magnetic locks, 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 and the one-year renewal option term, which commenced on December 3, 2018 and is continuing through December 2, 2021.

APPROVED

- 62 Authorization of a Funding Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No.1912300 Awarded to RJ Bruno Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,100,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this IDIQ contract awarded to RJ Bruno Inc. for water main repairs, 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 and the one-year renewal option term, which commenced on June 13, 2019 and is continuing through June 12, 2022.

LAI DOVER

- 63 Authorization to Ratify a Funding Increase to Requirement Contract No.1917856 Awarded to Simco Enterprises, Corp.

Location:	Various (Citywide)
Administrating Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$2,000,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a funding increase to this requirement contract awarded to Simco Enterprises, Corp. for preparation of vacant apartments, which did not require initial Board authorization for an initial one-year term with one (1) six-month renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial one-year term and the six-month renewal option term, which commenced on July 29, 2019 and is continuing through January 28, 2021.

APPROVED

64 Authorization to (i) Submit a Section 18 Application to HUD for Disposition of a Parcel of Land and Development Rights and (ii) Upon HUD Approval, Convey the Parcel of Land and Development Rights, and Grant Easements, for Supportive Housing Development

Location:	Howard
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to (i) submit an application to the United States Department of Housing and Urban Development ("HUD"), pursuant to Section 18 of the United States Housing Act of 1937, as amended (the "Section 18 Application") to dispose of an approximately 6,150 square-foot parcel of land (the "Land") and approximately 36,000 square feet of zoning floor area (the "Development Rights") from Howard Houses located at Kings County, Block 3489 Lot 1, and grant easements, as may be legally required; and (ii) upon HUD approval, convey the Land and Development Rights and grant easements to the Family Services Network of New York or its affiliate for incorporation into the development of an affordable supportive housing project at 1546 East New York Avenue at Kings County, Block 3489 Lot 121.

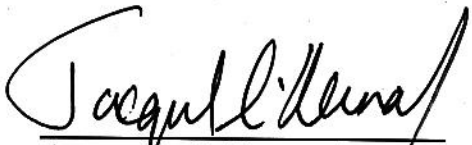
APPROVED

65 Authorization to (i) Submit a Section 18 Application to HUD for the Long-Term Lease for a Parcel of Land and (ii) Upon HUD Approval, Enter into the Long-Term Lease for a Parcel of Land with Zoning Floor Area

Location:	Morrisania Air Rights
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to (i) submit an application to the United States Department of Housing and Urban Development ("HUD"), pursuant to Section 18 of the United States Housing Act of 1937, as amended (the "Section 18 Application") for approval to enter into a ninety-nine (99) year lease for an approximately 21,200 square foot parcel of land located at Bronx County, Block 2409, Tax Lot 98 (the "Project Site"), with a total of approximately 128,000 square feet of zoning floor area for the construction of a building with approximately one hundred seventy (170) affordable housing units, one (1) superintendent's unit, ground floor community facility uses, a new waste facility, and on-site supportive services for special needs residents and (ii) upon HUD approval of the Section 18 Application, enter into a ninety-nine (99) year lease for the Project Site with zoning floor area with Melrose North, a joint venture between Bronx Pro Group and Services for the Underserved, or its affiliate.

APPROVED


Jacqueline C. Hernandez, Esq.
Corporate Secretary



Compliance Quarterly Update NYCHA Board Meeting

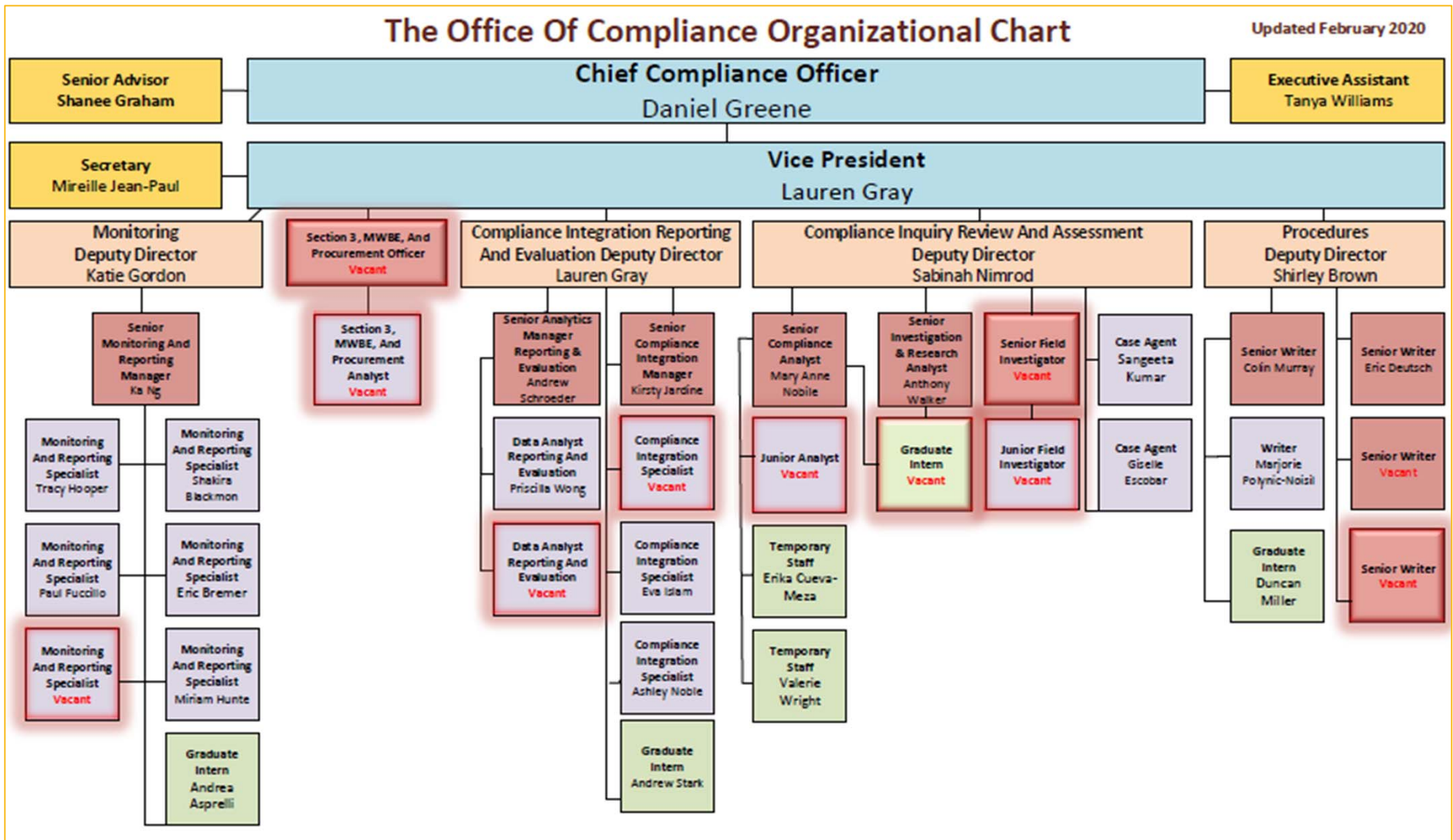
February 26, 2020



Compliance Staffing Update

The Office Of Compliance Organizational Chart

Updated February 2020



PHAS.UPCS.Deceptive Practice and Compliance 101 Training Update

Project	Update
<p>Public Housing Assessment System (“PHAS”) & Uniform Physical Condition Standards (“UPCS”) Training: 3-Day Comprehensive Training Required by Action Plan</p>	<ul style="list-style-type: none"> • 864 Staff Trained (52%) • 95% Passing Rate • Deadline for Completion is September 2020
<p>Authority-Wide Compliance Training: Training Providing All Staff with Information About the HUD Agreement, Internal Controls, Ethics</p>	<ul style="list-style-type: none"> • 5961 Staff Trained since October 2019 • Compliance Working with Operations to Provide Training to Caretakers

Lead Compliance Update

Project	Update
Comprehensive Lead Procedure Manual	<ul style="list-style-type: none">• Included Comments/Review by Federal Monitor and HUD• Posted January 21, 2020
Environmental Health & Safety (“EH&S”) and Compliance: Lead Compliance Assurance Program	<ul style="list-style-type: none">• 3 Monthly Exceptions Report to Date• Improved Awareness of Lead Compliance Issues• Improved Field Compliance and Documentary Compliance
January 31, 2020 Certification Update	<ul style="list-style-type: none">• Marked Improvements for Compliance in Key Areas• Resident Notices and Clearance Examinations Remain Challenges

Mold Compliance Updates

Project	Update
Ongoing EH&S & Compliance Mold Investigations and Corrective Actions	<ul style="list-style-type: none"> • EH&S Performs Investigations and Recommends Actions to Compliance • 55 Staff Have Received Memos to Improve Performance
Long-Term Pending Mold and Leak Work Order Collaboration with Office of Mold Assessment and Remediation, Independent Data Analyst and Operations	<ul style="list-style-type: none"> • NYCHA had closed nearly 7,400 of these work orders (approximately 67% of the total it started with). • 5,254 of these closed work orders were closed with a remedy (work was performed).
Enforcement of Overdue 4-day Initial Inspections Using Data from Independent Data Analyst	<ul style="list-style-type: none"> • Monitoring Unit initiated 20 inquiries to Regional Asset Managers for overdue mold inspections • Responses mandatory in all cases

Risk-Based Development Onsite Monitoring: Compliance, Environmental Health and Safety, and Quality Assurance

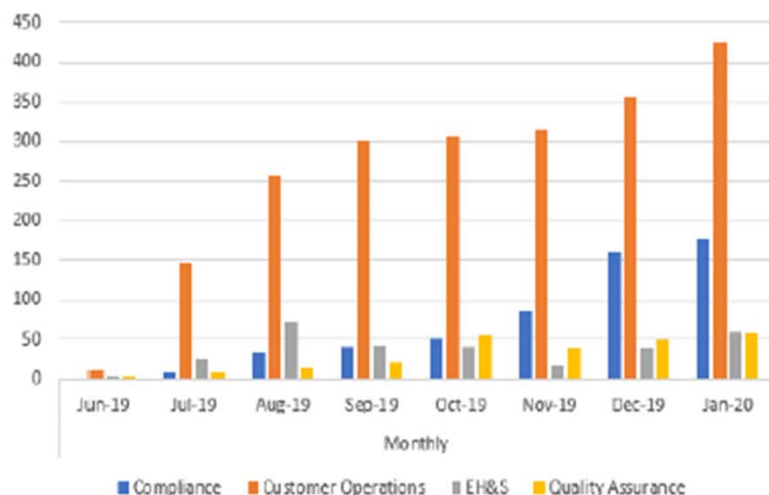
15 Areas Monitored Including HUD Agreement, Smoking Policies, Uniform Physical Conditions Standards, Procurement, Rent Collection, Annual Certification, Governance and More

Projects	Update
East River	January 6 – January 10, 2020
Throggs Neck	February 3 – February 7, 2020
Washington	March 2 – March 9, 2020
Queensbridge South	April (TBD)
Albany	May (TBD)
Amsterdam	June (TBD)

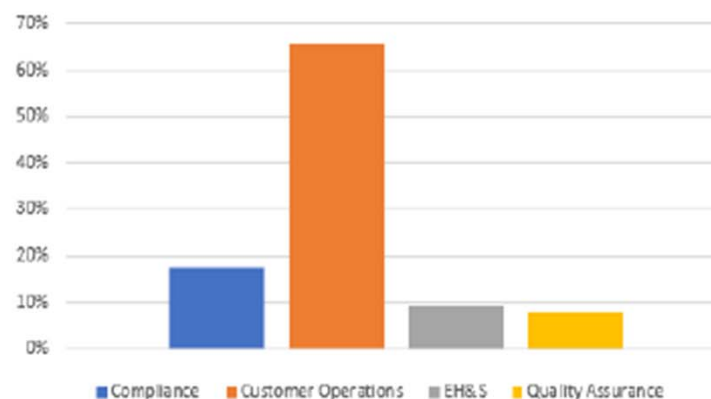
Compliance Complaint Forum Update

Summary of Complaints Received

Month-to-Date



Accumulated Total



Department / Unit	Monthly								Accumulated
	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Total
Compliance	0	9	35	41	52	86	161	178	562
Customer Operations	12	148	258	301	307	316	357	426	2125
EH&S	1	26	73	44	41	17	40	61	303
Quality Assurance	1	10	16	22	57	40	49	58	253
Grand Total	14	193	382	408	457	459	607	723	3243

Daniel Greene
Chief Compliance Officer
Daniel.Greene@nycha.nyc.gov

Opportunity Transformation Excellence

Elevator Services and Repair Department Strategies

February 26, 2020



NEW YORK CITY
**HOUSING
AUTHORITY**



Elevator Services and Repair Department

- NYCHA's elevators provide efficient vertical transportation and access to residential stair halls across 264 developments.
- NYCHA owns 3,224 elevators, making an estimated 3.2 million trips daily. 3,163 elevators provide access to residential hallways, while the remaining 61 service community centers, freight needs, and police stations. 92 percent of NYCHA residential units are in buildings served by elevators.
- Of NYCHA's 3,224 elevators, 1,558 are the only elevator serving a specific stair hall.
- NYCHA operates 41 seniors-only developments, along with 13 seniors-only buildings, although many seniors live in units within non-senior-designated developments as well. NYCHA elevators also serve over 31,000 mobility-impaired residents.

2018 versus 2019 Elevator Outages and Average Restoration Time (Hours)

2018			2019		
Month	Outages	Average Restoration Time (Hours)	Month	Outages	Average Restoration Time (Hours)
Jan	3,586	15.6	Jan	3,647	11.6
Feb	3,067	11.5	Feb	3,058	11.8
Mar	3,395	11.5	Mar	3,126	8.2
Apr	3,274	10.5	Apr	3,384	8.3
May	3,669	11.1	May	3,731	8.3
Jun	3,588	10.0	Jun	3,775	9.4
Jul	4,268	13.2	Jul	4,442	13.0
Aug	4,170	13.8	Aug	3,286	7.8
Sep	4,185	14.5	Sep	2,960	7.6
Oct	3,979	13.3	Oct	3,142	8.5
Nov	3,453	13.4	Nov	3,061	8.7
Dec	3,552	13.0	Dec	3,311	10.0
Grand Total	44,186	12.7	Grand Total	40,923	9.6

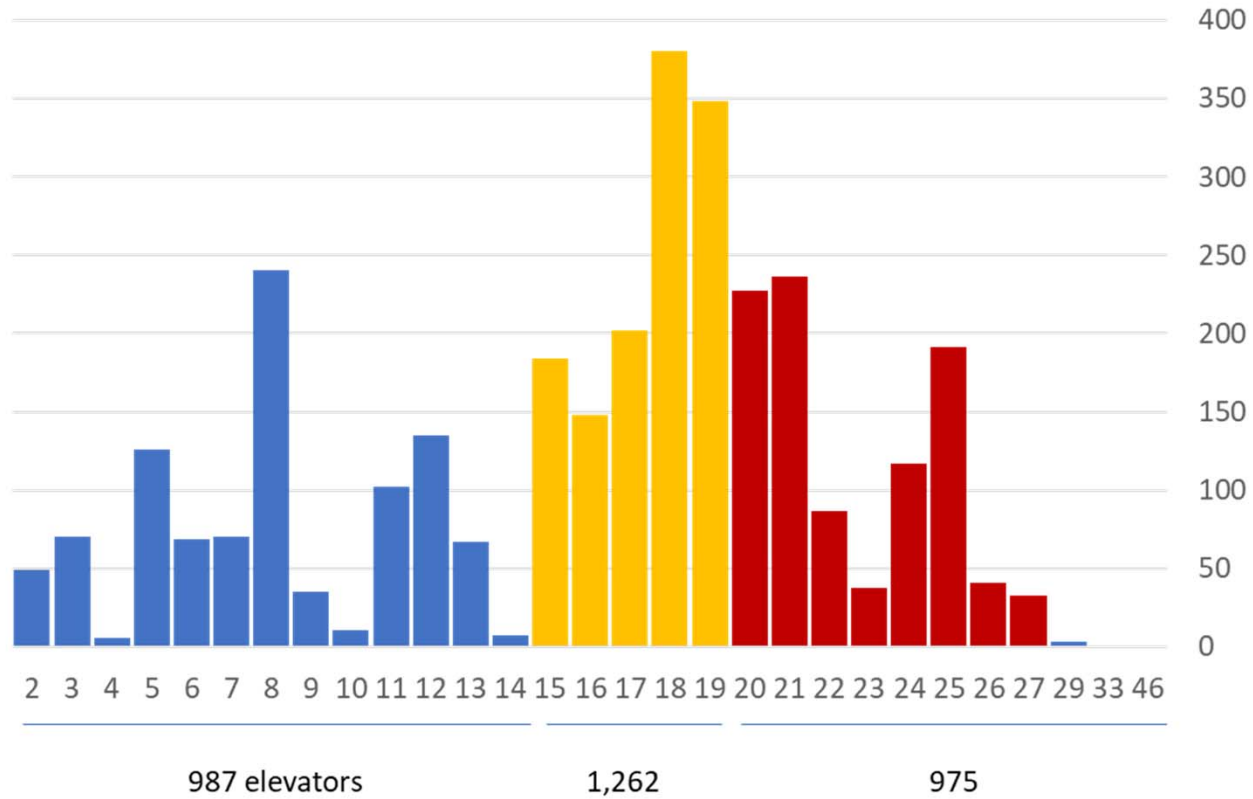
2019 versus 2020 Elevator Outages and Average Restoration Time (Hours) (As of February 24, 2020)

2019			2020		
Month	Outages	Average Restoration Time (Hours)	Month	Outages	Average Restoration Time (Hours)
Jan	3,647	11.6	Jan	2,982	9.3
Feb	3,058	11.8	Feb	2,282	10.1
Grand Total	6,705	11.7	Grand Total	5,264	9.6

Aging Elevator Stock

NYCHA elevators by age
of elevators

- 5+ years of useful life remaining
- 0-5 years remaining
- Past useful life

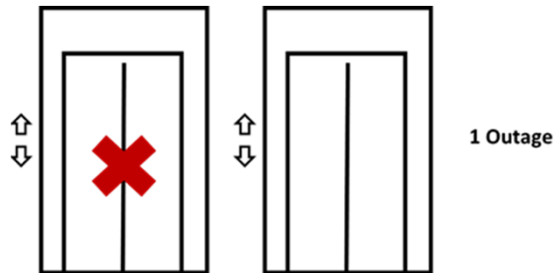


Definitions

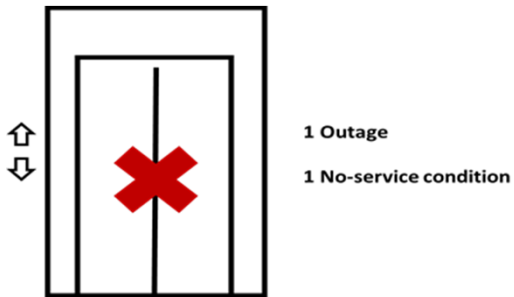
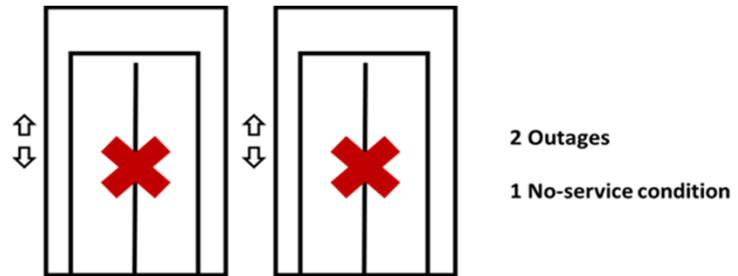
- Elevator Outage: a disruption in service for a single elevator that prevents a resident from using that specific car to reach their floor.
- No-service condition (NSC): a full disruption to all elevator service to a residential floor. For single-elevator stair halls, each outage is a no-service condition. In a two-elevator stair hall, a no-service condition requires simultaneous outages in both elevators.
- No-service conditions receive a high priority response relative to outages that do not trigger a no-service condition.
- Single-elevator configurations pose a challenge since each outage is also a no-service condition.
- Stair hall: a portion of a building that shares a unique set of access points.

Types of Outages

Single-elevator outage



Multiple-elevator building with all elevators out of service



Single-elevator building no-service condition

Elevator Action Plan

Circumstance	Details	Maximo Flag	Priority Level	Maximo Code
Immediate threat to life, limb, or property	Stuck passengers, fires, accidents, NYPD pit searches, and open hatch doors. Often requires coordinated response with FDNY and NYPD.	HAZARD	HIGH PRIORITY	“Super 9”
No-service condition	An outage or outages have disrupted all elevator service to a residential floor.	NSC	HIGH PRIORITY	9
Senior building	Elevator outage in a building restricted to senior residents.	SNR	HIGH PRIORITY	9
Mobility-impaired residents	Mobility-impaired resident observed waiting in lobby; service request from mobility-impaired resident.	WHL	HIGH PRIORITY	9
Outages <i>not</i> triggering an NSC	An elevator outage that does not trigger an NSC and does not have any of the flags above.		PRIORITY	5
Elevator running with a problem	An elevator issue that has not disrupted service.	RWP	LOW PRIORITY	3

- ❑ The elevator dispatching system follows a strict rubric in assigning specific Maximo flags and priority codes, based on the severity of the problem and impact to residents.
- ❑ NYCHA is creating an Elevator Risk Heat Map, by March 1, 2020.
- ❑ The Action Plan includes details on dispatch prioritization, internal communication, and communication with residents.

Priority Level	Maximo Code	Average Duration (Hrs; 2016-2018)	Median Duration (Hrs; 2016-2018)
High Priority	9	6.8	3.5
Priority	5	15.3	6.4

Strategies to Improve Performance

- **Installation of Water-Resistant Door Operators:** ESRD has begun installing water-resistant elevator door operators on 52 elevators that have frequent flooding and other water-related conditions, with portfolio-wide replacement scheduled by 2024.
- **Create requirement contract for repair/replacement of Hoist Generators and Motors:** Motor room equipment failure accounts for over 30% of elevator outages. NYCHA will contract with vendors to repair and replace 2,112 hoist motors and generators across the portfolio.
- **Machine Room Ventilation Upgrade:** NYCHA is installing air conditioners in elevator motor rooms to reduce outages caused by overheating conditions in the summer months. To date, the installation of more than 600 have been completed. There were 722 less outages from June through October at locations where ACs were installed and operational.
- **Staff Coverage & Shift Change:** NYCHA is working with the Office of Labor Relations and our union partner on a new shift schedule model that provides for 24-hour coverage 7 days a week. Adding teams to each sector would increase ESRD's capacity—increasing preventative maintenance rates and likely reducing outage duration. An additional 20 teams have been approved for FY20—at a preliminary cost of \$3 Million annually.

Strategies to Improve Performance

- **Remote Elevator Monitoring Systems (REMS):** Provides ESRD dispatchers with notifications each time a “fault” is detected.
 - Under the Capital Plan, CPD will install 281 new elevators by 2024, all of which will be equipped with REMS. By 2024, ESRD will use a vendor to install REMS in all remaining elevators.
- **NYCHA Elevator Special Teams (NEST):** Conducts evaluations of developments with continuous outages. Team will evaluate elevators that frequently running with problems or out of service for shorter periods of time. The purpose of the team is to conduct a root cause analysis as opposed to temporary solutions.
 - When the problem is diagnosed, Special Teams will train the teams assigned to the location and train them on diagnosis and repair.

Technology Enhancements

Maximo upgrade to allow distinct identification of outages and no-service conditions in multiple elevator buildings.

- Mechanics can confirm and close out outages in their handheld devices and create planned elevator outage work orders.
- Elevator Dashboard will provide real time data on the number of outages and no-service conditions, and include number of apartments impacted, total number of work orders open. Remote Elevator Monitoring systems will be incorporated.
- Maximo system Elevator Repair Code Modifications to provide elevator work orders with more distinct causes to better identify trends and issues.

Communications Plan

- Robocalls are sent to affected residents upon confirmation of a planned and unplanned outage and no-service condition. Residents are notified via robocall when service resumes.
- MNYCHA app enhancements to allow residents to make complaints about non-hazardous elevator conditions. Additionally residents will be allowed to opt-in to receive push notifications via the app.
- NYCHA is releasing an enhanced no-service condition robocall using interactive voice response technology to provide additional assistance to mobility impaired residents.
- Buildings are posted with specific flyers for planned and unplanned outages; rehabilitation and preventative maintenance.
- NYCHA's public facing website began providing outage and no-service condition reporting by in December 2019.

Vulnerable Resident Outreach

- In addition to the communications plan for all residents, NYCHA will conduct supplemental outreach to senior and mobility impaired residents during no-service conditions.
- Stair climbers are utilized during elevator no-service conditions.
- Prioritize relocation of mobility impaired residents during prolonged no- service conditions and elevator rehabilitations.
- Welfare Checks for senior or mobility impaired residents who do not respond to robocalls.
- Enhanced robocall with specific language to address mobility impaired residents or others who may need additional assistance.
- Request for Expression of Interest issued November 15, 2019 and was extended until January 1, 2020.

Capital Strategies

With over 1,000 elevators within five years of the end of their useful life—and only 281 modernizations scheduled for the next five years—NYCHA’s aging elevator stock will remain a challenge.

Schedule of elevator replacements through 2024

	2019 (calendar)	2020	2021	2022	2023	2024	TOTAL
Elevator replacements	0	4	102	40	121	14	281
Funding source		City, Federal	City, Federal	State	State, Federal	Federal	City, State, Federal

Residents impacted by elevator replacements

	2019 (calendar)	2020	2021	2022	2023	2024	TOTAL
Federal		272	1,428		4,918	2,403	9,021
State				4,003	11,903		15,906
City		451	10,980	-	-	-	11,431
Total		723	12,408	4,003	16,821	2,403	36,358

Q&A

Thank you

2020 Hiring Plan Status Update

February 26, 2020



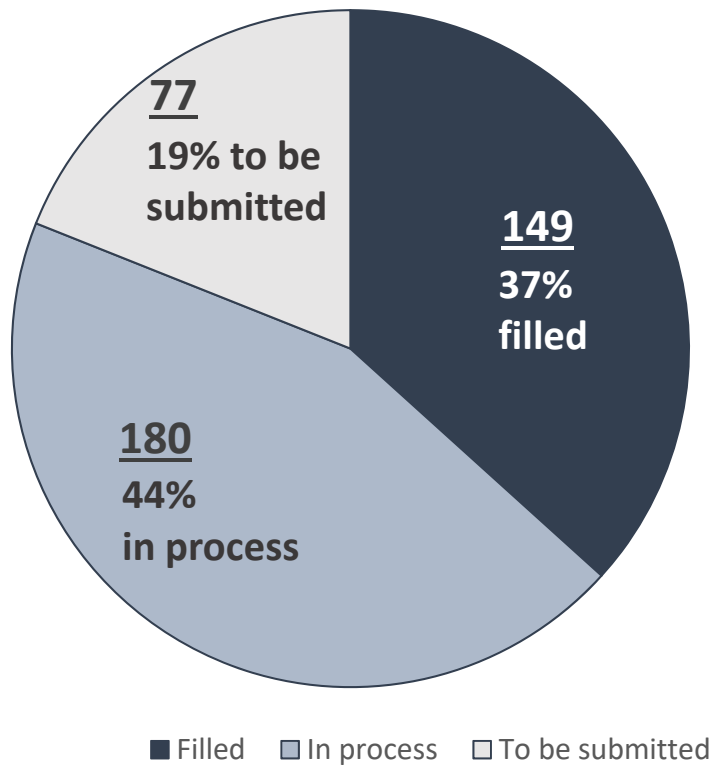
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**HOUSING
AUTHORITY**



NYCHA 2020 HIRING STATUS UPDATE

2020 Additional Overall Headcount

2020 Additional HC
PP04 (02/08/2020)



These 406 vacancies were created to meet the HUD Agreement goals, and are distributed across the following nine departments:

- Heating Management System
- Elevators Services & Repair
- Maintenance Repairs & Skilled Trades
- Lead Hazard Control
- Prevention & Intervention Strategies
- Mold Hazard Control
- Environmental Health & Safety
- Compliance
- Quality Assurance



PACT UPDATE

February 26, 2020



**NEW YORK CITY
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PACT PROGRAM UPDATE

NYCHA is making substantial progress toward achieving the goal of 62,000 conversions by 2028. Momentum is building and we are actively scaling up operations to complete a greater annual number of conversions.

Brooklyn Bundle Closing

- On February 12, 2020 NYCHA closed the Brooklyn bundle transaction, which includes 2,625 units spread across 9 developments.
 - Armstrong I – 371 Units
 - Armstrong II – 248 Units
 - 572 Warren St – 200 Units
 - Weeksville Gardens – 257 Units
 - Berry Street – South 9th - 150 Units
 - Marcy Ave – Green Ave, Sites A – 48 Units
 - Marcy Ave – Greene Ave, Sites B – 30 Units
 - Independence Towers – 744 Units
 - Williams Plaza – 577 Units

- The deal will bring \$370M in renovations to all of the developments and address the PNA needs at each development.

PACT PROGRAM UPDATE

Developer Designations

- On February 12, 2020 NYCHA also announced developer designations to convert 8 developments and 5,908 apartments.
- NYCHA expects the deals to close within a year and renovations to be completed two years following closing.

NYCHA Site(s)	Units	Development Team
Linden Houses	1,586	L+M Development Partners
		Douglaston Development
		Dantes Partners
Boulevard Houses	1,441	Hudson Companies
		Property Resources Corp.
		Broadway Builders
		Melcara Corp.
		Lisa Management
Williamsburg Houses	1,630	Wavecrest Management
		MDG Design + Construction
Harlem River I and II Houses	693	Settlement Housing Fund
		West Harlem Group Assistance
		L+M Builders
		C+C Management
Audubon Houses, Bethune Gardens, Marshall Plaza	558	Dantes Partners
		Apex Builders
		Webb & Brooker
TOTAL	5,908	

PACT PROGRAM UPDATE

PACT Round 9 RFEI

- NYCHA is preparing to release a Request for Expressions of Interest to convert an additional 5,391 units.

Program Summary

- By Spring 2020, NYCHA will have 20,816 units in conversion.

Converted and Fully Renovated (by # of Units)	Converted and Renovations Underway (by # of Units)	Developer Selected (by # of Units)	Procurement Stage (by # of Units)	Total Units
1,395	6,404	7,626	5,391	20,816



Capital Projects Division

Board Meeting Update
February 26, 2020



Manhattan

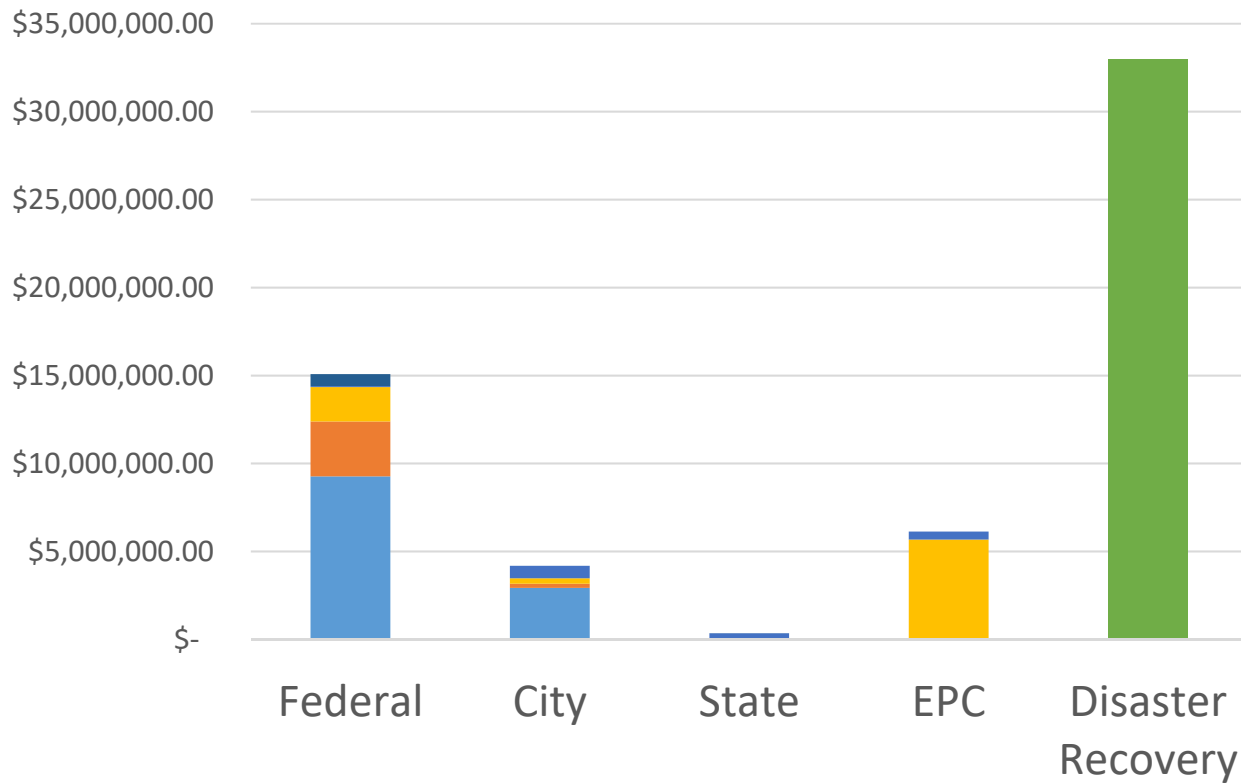
Queens

NEW YORK CITY
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Capital Projects Division

January 2020 Spend

Jan 2020 Monthly CPD Spend by Work Type



- Exteriors
- Interiors
- Elevators
- Heatings
- Grounds
- Recovery & Resilience

Funding Source	Spend Total
Federal	\$15M
City	\$4M
State	\$0.4M
EPC	\$6M
Disaster Recovery	\$33M
Total	\$59M



Capital Projects Division

City Heating Plant Program

Status Report as of:
2/26/2020

Background

At the March 2018 board meeting board, resolution 18-3-28-6, temporary suspension of approvals in Authority Bi-Laws CPR relating to the replacement of heating-related system (as part of the City Capital Plus Heating Pant Program) was approved. This resolution allowed NYCHA to enter into contracts without board approval in order to expedite these projects. 9 contracts were awarded after the March board meeting.

Project Scope

- Replace boilers and tanks, tank room ventilation and associated plumbing.
- Modernize Domestic Hot Water Systems – Decoupling or separating the hot water from heating boilers to reduce strain on the boilers, allow for proper maintenance in summer and reduce energy demand.
- Install new heating controls – 30% of the building monitoring interior air temperature rather than exterior air temperature (cause of overheating)
- Properly size heating plants based on decoupling and temperature sensors.

Schedule

Current Phase: **Procurement (on-schedule)**
Anticipated Completion: **2022-23**

All Heating Plants under the Mayoral Program are On Schedule to meet the expedited timeline.

1. Design completed in 6 months (March-Sept. 2018)
2. Bids published Sept. and opened in Nov.
3. OMB and Comptroller Submissions in early Feb. 2020; ahead of schedule
4. Construction to begin Spring 2019; ahead of schedule

Monthly Status Update

- All 9 contracts have been awarded totaling \$257,345,159.00 (11 Developments)
- Temporary boilers are installed at all 9 sites and operational at 6 of the sites.
- Demolition phase has begun at all 9 sites.
 - Asbestos abatement is underway at 7 of the 9 sites.
- \$200 million in Mayoral Funds and \$57,345,159 will be financed using Federal funds.

Development	Estimate	Bid	% over	Section 3
Rangel Houses	\$18,190,085	\$31,400,000	72.62 %	2
Morris I, II, Morrissania	\$50,314,404	\$59,600,000	18.46 %	8
Robinson Houses	\$ 3,621,213	\$4,644,000	28.24 %	2
Florentino Plaza	\$ 7,211,764	\$ 9,828,000	36.28 %	4
Sotomayor	\$ 42,484,007	\$ 58,753,000	38.29 %	16
Long Island Baptist	\$ 4,441,955	\$ 3,944,159	-11.21 %	5
Cypress Hills	\$ 26,243,651	\$ 36,861,000	40.46 %	3
Farragut	\$ 27,224,941	\$ 33,700,000	23.78 %	14
Taft	\$ 19,056,699	\$ 18,615,000	- 2.32 %	4
TOTAL	\$ 198,788,719.31	\$ 257,345,159.00	29.46%	58



Capital Projects Division

Weatherization Assistance Program (WAP)

Status Report as of:
2/26/2020

Background

At the 2019 September board meeting board resolution “19-9-25-16 - Temporary Suspension of Approvals in Authority By-Laws CPR Related to WAP Contracts” was approved. The resolution allows NYCHA to enter into WAP agreements over \$100,000 without board approval and CPD would then report any contracts awarded or change orders entered into at the next board meeting. Three WAP agreements over \$100,000 were awarded after the January board meeting that will require CPD reporting.

Project Scope

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

Schedule

Construction to begin: **March 2020**
Anticipated Completion: **June 2020**

Monthly Status Update

- Completed WAP contracts as of February 2020 totaled \$12.2 million (2,661 apartments in 121 buildings)
- Completed Energy Audits (started in October and completed in January)
- Funding Source is Federal Operating.

WAP Provider	Development	Address	Contract Amount
Northern Manhattan Improvement Corp.	Lower East Side I Infill	45-49 Stanton Street Manhattan, NY 10002	\$128,704.66
Northern Manhattan Improvement Corp.	Lower East Side I Infill	71-77 Stanton Street Manhattan, NY 10002	\$139,798.66
Northern Manhattan Improvement Corp.	Lower East Side I Infill	201-215 Eldridge Street Manhattan, NY 10002	\$181,496.68
TOTAL			\$450,000.00

Program Summary

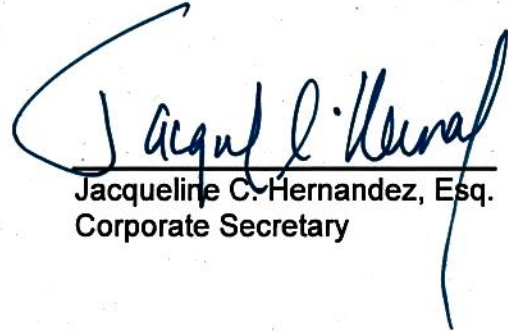
NYCHA’s scattered-site portfolio includes 659 stand-alone buildings and 1-4 family homes housing 45,000 residents. These buildings, unlike those in large campuses, closely resemble the building stock served by WAP. WAP provides a flexible, near-term rehab option for small buildings, including those slated for future PACT/RAD disposition. WAP provides grants of up to 80% of the cost of repairs and capital improvements that improve the energy efficiency of housing serving low-income residents. NYCHA has typically opted to fund a deeper scope of work by providing more owner funding (30-40%). The extra funding generally funds a portion of the cost of new windows and/or boiler replacement. WAP is a direct-install program (i.e. no funds change hands between HCR and NYCHA), implemented through HCR-assigned WAP providers, who conduct the required energy audit, oversee installation, and provide M&V at completion. Our external partner is the New York State Homes and Community Renewal (HCR), WAP agencies.



THREE-THOUSAND ONE HUNDRED AND FORTY-SIXTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 12:25 P.M.



Jacqueline C. Hernandez, Esq.
Corporate Secretary