

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND FIFTY-NINTH MEETING

Minutes of Board Meeting

Wednesday, April 28, 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, April 28, 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, April 28, 2021

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, April 14, 2021

APPROVED

II. Reports

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, April 28, 2021

1 Authorization to Amend the Authority's By-Laws

| | |
|----------------------------|-------------------------|
| Location: | Non-Development |
| Administering Department: | Strategy and Innovation |
| Funding Source: | N/A |
| Amount: | N/A |
| Projected Section 3 Hires: | Not Required |

Authorization is requested to amend the Authority's By-Laws (the "By-Laws") adopted by Board Resolution 58-6-515 and as subsequently amended. The amended By-Laws shall be effective April 28, 2021.

The amendment of the By-Laws by this Board Resolution amends and restates the By-Laws as enacted pursuant to Board Resolution 14-9/24-38 and shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to Board Resolutions in effect prior to this Board Resolution.

The amendment to the By-Laws is requested based on the recommendations regarding the agency's governance structure detailed in the Transformation Plan, dated March 8, 2021, which comprises part of the Organizational Plan required pursuant to Paragraphs 46 and 47 of the agreement between the United States Department of Housing and Urban Development, the Authority and the City of New York, dated January 31, 2019.

APPROVED¹

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

- 2 Authorization to (i) Establish the Audit and Finance Committee, as a Standing Committee, and (ii) Adopt the Audit and Finance Committee Charter

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|----------------------------|-------------------------|
| Location: | Non-Development |
| Administering Department: | Strategy and Innovation |
| Funding Source: | N/A |
| Amount: | N/A |
| Projected Section 3 Hires: | Not Required |

Authorization is requested to (i) establish the Audit and Finance Committee, as a Standing Committee, and (ii) adopt the Audit and Finance Committee Charter (the "Charter"), to govern the Audit and Finance Committee, pursuant to the Authority's recently amended By-Laws adopted pursuant to Board Resolution 21-4/28-1. The Charter shall take effect as of April 28, 2021.

This Board Resolution supersedes Board Resolutions 03-6/18-18 (Established Audit Committee and Adopted Committee Charter), 13-9/25-6 (Amended Audit Committee Charter), and 13-10/23-29 (Adopted Finance Committee Charter), and the adoption of this Board Resolution shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to such superseded Board Resolutions in effect prior to this Board Resolution.

APPROVED

- 3 Authorization to (i) Establish the Resident and Community Affairs Committee, as a Standing Committee, and (ii) Adopt the Resident and Community Affairs Committee Charter

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|----------------------------|-------------------------|
| Location: | Non-Development |
| Administering Department: | Strategy and Innovation |
| Funding Source: | N/A |
| Amount: | N/A |
| Projected Section 3 Hires: | Not Required |

Authorization is requested to (i) establish the Resident and Community Affairs Committee, as a Standing Committee, and (ii) adopt the Resident and Community Affairs Committee Charter (the "Charter"), to govern the Resident and Community Affairs Committee, pursuant to the Authority's recently amended By-Laws adopted pursuant to Board Resolution 21-4/28-1. The Charter shall take effect as of April 28, 2021.

This Board Resolution supersedes Board Resolution 13-10/23-32 (Adopted Resident and Community Affairs Committee Charter) and the adoption of this Board Resolution shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to such superseded Board Resolution in effect prior to this Board Resolution.

APPROVED

- 4 Authorization to (i) Establish the Operations, Compliance and Capital Committee, as a Special Committee, and (ii) Adopt the Operations, Compliance and Capital Committee Charter

| | |
|----------------------------|-------------------------|
| Location: | Non-Development |
| Administering Department: | Strategy and Innovation |
| Funding Source: | N/A |
| Amount: | N/A |
| Projected Section 3 Hires: | Not Required |

Authorization is requested to (i) establish the Operations, Compliance and Capital Committee, as a Special Committee, and (ii) adopt the Operations, Compliance and Capital Committee Charter (the "Charter"), to govern the Operations, Compliance and Capital Committee, pursuant to the Authority's recently amended By-Laws adopted pursuant to Board Resolution 21-4/28-1. The Charter shall take effect as of April 28, 2021.

This Board Resolution supersedes Board Resolutions 07-11/28-5 (Established Energy Management and Environmental Sustainability Committee and Adopted Committee Charter), 13-10/23-31 (Adopted Operations Committee Charter), and 14-9/24-39 (Adopted Programs Committee Charter), and the adoption of this Board Resolution shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to such superseded Board Resolutions in effect prior to this Board Resolution.

APPROVED

- 5 Authorization to (i) Establish the Governance Committee, as a Special Committee, and (ii) Adopt the Governance Committee Charter

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|----------------------------|-------------------------|
| Location: | Non-Development |
| Administering Department: | Strategy and Innovation |
| Funding Source: | N/A |
| Amount: | N/A |
| Projected Section 3 Hires: | Not Required |

Authorization is requested to (i) establish the Governance Committee, as a Special Committee, and (ii) adopt the Governance Committee Charter (the "Charter"), to govern the Governance Committee, pursuant to the Authority's recently amended By-Laws adopted pursuant to Board Resolution 21-4/28-1. The Charter shall take effect as of April 28, 2021.

This Board Resolution supersedes Board Resolution 13-10/23-30 (Adopted Governance Committee Charter) and the adoption of this Board Resolution shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to such superseded Board Resolution in effect prior to this Board Resolution.

APPROVED

- 6 Authorization to (i) Amend Board Resolution 20-6/24-4, and (ii) Approve a Funding Increase to the Agreement with Guidehouse Inc. (“Guidehouse”)

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|----------------------------|-------------------------|
| Location: | Non-Development |
| Administering Department: | Strategy and Innovation |
| Funding Source: | Operating – Federal |
| Amount: | \$1,812,365.00 |
| Projected Section 3 Hires: | 0 |

Authorization is requested to (i) amend Board Resolution 20-6/24-4, which authorized the ratification of entering into an agreement with Guidehouse for change management consulting services, for an initial one-year term with two (2) one-year renewal options, by changing the erroneously stated term dates of the initial one-year term and the two (2) one-year renewal option terms, from May 26, 2020 through May 25, 2023, to accurately reflect the term dates as they appear on the executed agreement; and (ii) approve a funding increase to this agreement with Guidehouse, 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 two (2) one-year renewal option terms, which commenced on May 21, 2020 and is continuing through May 20, 2023.

APPROVED

- 7 Authorization to Approve Investment Transactions

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|----------------------------|---------------------|
| 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 December 31, 2020, in accordance with the United States Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

APPROVED²

8 Authorization to Award the Authority's Environmental Liability Insurance Program Policies

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|----------------------------|---------------------|
| Location: | Non-Development |
| Administering Department: | Risk Management |
| Funding Source: | Operating – Federal |
| Amount: | \$1,481,854.00 |
| Projected Section 3 Hires: | Not Required |

Authorization is requested to award the Authority's Environmental Liability Insurance Program ("ELIP") Policies to (1) Allianz Global Risks US Insurance Company, a member insurer of Allianz SE ("Allianz"), with a general total limit of \$25,000,000.00 each incident and total policy aggregate limit of \$25,000,000.00, (2) Everest Indemnity Insurance Company, a member insurer of Everest Re Group, Limited ("Everest"), with a general total limit of \$10,000,000.00 each incident and a total policy aggregate limit of \$10,000,000.00 in excess of Allianz's policy, and (3) Hamilton Insurance Designated Activity Company, a member insurer of Hamilton Re, with a general total limit of \$15,000,000.00 each incident and \$15,000,000.00 total policy aggregate limit in excess of Everest's policy. The ELIP has total limits of \$50,000,000.00 each incident and \$50,000,000.00 in the aggregate. Coverage is subject to each incident deductibles of \$350,000.00 for Lead-Based Paint Liability, \$100,000.00 for Microbial Matter Liability (including mold), \$100,000.00 for cleanup costs for Underground Storage Tanks ("USTs") 25 years up to 30 years on the date of the pollution exposure, \$175,000.00 for cleanup costs for USTs over 30 years, and \$25,000.00 for all other pollution conditions. Coverage includes pollution conditions arising from all acts of terrorism. All ELIP Policies commence on May 18, 2021 and continue through May 17, 2024.

APPROVED

9 Award of a Requirement Contract for Lead-Based Paint Abatement

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|----------------------------|---------------------|
| Location: | Bronx River |
| Administering Department: | Healthy Homes |
| Funding Source: | Operating – Federal |
| Amount: | \$12,470,606.05 |
| Projected Section 3 Hires: | 6 |

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, New York Environmental Systems, Inc. The first lowest bidder and the second lowest bidder were 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

10 Authorization of a Funding Increase to the Agreement with Infojini, Inc.

| | |
|----------------------------|--|
| Location: | Non-Development |
| Administering Department: | Administration – Human Resources |
| Funding Source: | Operating & Capital – Federal, Section 8 & Categorical Grants |
| Amount: | \$10,800,000.00 |
| Projected Section 3 Hires: | 11 |

Authorization is requested to approve a funding increase to the agreement with Infojini, Inc. for general, professional and technical-information technology staff augmentation services, authorized by Board Resolution 18-9/27-43 for a five-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the five-year term, which commenced on November 18, 2018 and is continuing through November 17, 2023.

APPROVED

- 11 Authorization to (i) Submit Documents to HUD for PACT Conversion; (ii) Form Authority Corporate Affiliates; (iii) Enter into one (1) or more Ninety-Nine (99) Year Leases; (iv) Enter into a PILOT Agreement; and (v) Provide Lessor’s Financing and Authority Subordinate Subsidy Financing

| | |
|----------------------------|-------------------------|
| Location: | Williamsburg |
| Administering Department: | Real Estate Development |
| Funding Source: | N/A |
| Amount: | N/A |
| Projected Section 3 Hires: | 22 |

Authorization is requested, as it relates to the conversion of one (1) development (the “Project Site”), consisting of 1,621 units in Brooklyn from Section 9 of the United States Housing Act of 1937 to project-based federal subsidy under Section 8 of the United States Housing Act of 1937, under the United States Department of Housing and Urban Development (“HUD”) Notice PIH 2012-32/H 2017-03 REV-3, as amended, and through the Authority’s Permanent Affordability Commitment Together (“PACT”) initiative, in accordance with two (2) conversion methods promulgated by HUD, to wit, Rental Assistance Demonstration program; and Section 18 of the 1937 Housing Act, to (i) submit documents to HUD for PACT conversion approvals; (ii) form Authority Corporate Affiliate entities to be part of the organizational structure of the PACT Beneficial Tenant (as defined below); (iii) enter into one (1) or more ninety-nine (99) year leases (collectively, and separately, the “Lease”) and other ancillary documents with Partnership Community Housing Development Fund Company, Inc. (the “HDFC”) and Williamsburg PACT LLC (consisting of joint ventures by and among: an affiliate of MDG Design + Construction, an affiliate of Wavecrest Management Team Ltd., the Authority corporate affiliates, the HDFC or an affiliate thereof, and a historic tax credit investor (collectively, the “PACT Beneficial Tenant” and with the HDFC, the “PACT Tenant”)), for the leasehold conveyance of the Project Site upon HUD approval and the New York City Housing Development Corporation’s Sponsor Review (such Sponsor Review defined below) of the PACT Partner (as defined below); (iv) enter into a Payment in Lieu of Taxes (“PILOT”) agreement with the City of New York; (v) provide financing from the Authority to the PACT Tenant, that will be evidenced by one or more notes and secured by one or more mortgages and ancillary loan documents and/or a capitalized lease structure with an initial upfront rent payment and annual rent payments over the Lease term paid from cash flow; and (vi) take such further action as may be necessary to effectuate the transaction.

APPROVED

- 12 Authorization to (i) Submit Documents to HUD for PACT Conversion; (ii) Form Authority Corporate Affiliates; (iii) Enter into one (1) or more Ninety-Nine (99) Year Leases; (iv) Enter into a PILOT Agreement; and (v) Provide Lessor’s Financing and Authority Subordinate Subsidy Financing

| | |
|----------------------------|--------------------------------|
| Location: | Harlem River & Harlem River II |
| Administering Department: | Real Estate Development |
| Funding Source: | N/A |
| Amount: | N/A |
| Projected Section 3 Hires: | 20 |

Authorization is requested, as it relates to the conversion of two (2) developments (the “Project Site”), consisting of 690 units in Manhattan from Section 9 of the United States Housing Act of 1937 to project-based federal subsidy under Section 8 of the United States Housing Act of 1937, under the United States Department of Housing and Urban Development (“HUD”) Notice PIH 2012-32/H 2017-03 REV-3, as amended, and through the Authority’s Permanent Affordability Commitment Together (“PACT”) initiative, in accordance with two (2) conversion methods promulgated by HUD, to wit, Rental Assistance Demonstration program; and Section 18 of the 1937 Housing Act, to (i) submit documents to HUD for PACT conversion approvals; (ii) form Authority Corporate Affiliate entities to be part of the organizational structure of the PACT Beneficial Tenant (as defined below); (iii) enter into one (1) or more ninety-nine (99) year leases (collectively, and separately, the “Lease”) and other ancillary documents with the Harlem River Preservation Housing Development Fund Company Inc. (the “HDFC”, consisting of the Settlement Housing Fund, Inc., and the West Harlem Group Assistance, Incorporated, as members) and the Harlem River Preservation LLC (consisting of joint ventures by and among: Settlement Housing Fund, Inc., West Harlem Group Assistance, Incorporated, and L+M Development Partners Inc. or affiliates thereof, the Authority corporate affiliates and a historic tax credit investor (collectively, the “PACT Beneficial Tenant” and with the HDFC, the “PACT Tenant”)), for the leasehold conveyance of the Project Site upon HUD approval and the New York City Housing Development Corporation’s (“HDC”) Sponsor Review (such Sponsor Review defined below) of the PACT Partner (as defined below); (iv) enter into a Payment in Lieu of Taxes (“PILOT”) agreement with the City of New York; (v) provide financing from the Authority to the PACT Tenant, that will be evidenced by one or more notes and secured by one or more mortgages and ancillary loan documents and/or a capitalized lease structure with an initial upfront rent payment and annual rent payments over the Lease term paid from cash flow; and (vi) take such further action as may be necessary to effectuate the transaction.

APPROVED

- 13 Authorization to Award an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for All-Inclusive Maintenance, Repairs and Environmental Services in Move-Out Apartments and Court Cases

| | |
|----------------------------|---------------------------------------|
| Location: | Various (Citywide) |
| Administering Department: | Operations – Management & Planning |
| Funding Source: | Operating – Federal |
| Amount: | \$25,000,000.00 |
| Projected Section 3 Hires: | 11 |

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Jemco Electrical Contractors, Inc. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED³

- 14 Authorization to Award an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for All-Inclusive Maintenance, Repairs and Environmental Services in Move-Out Apartments and Court Cases

| | |
|----------------------------|---------------------------------------|
| Location: | Various (Citywide) |
| Administering Department: | Operations – Management & Planning |
| Funding Source: | Operating – Federal |
| Amount: | \$25,000,000.00 |
| Projected Section 3 Hires: | 2 |

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, AWL Industries Inc. The first lowest bidder was deemed non-responsive for failure to submit the required bid security, as outlined in the Authority's bid documents. The second lowest bidder is ineligible to receive award of this IDIQ contract based on Technical Services Department's analysis of their current capacity to perform the scope of work, as outlined in the Authority's bid documents. The third lowest bidder was deemed non-responsive for failure to satisfy the requisite prior work experience, as outlined in the Authority's bid documents. The fourth lowest bidder was deemed non-responsive for failure to meet the requisite prime contractor licensing requirements, a New York City Department of Buildings General Contractors License, Master Plumber License or Master Electrician License, as outlined in the Authority's bid documents. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 15 Authorization to Award an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for All-Inclusive Maintenance, Repairs and Environmental Services in Move-Out Apartments and Court Cases

| | |
|----------------------------|---------------------------------------|
| Location: | Various (Citywide) |
| Administering Department: | Operations – Management & Planning |
| Funding Source: | Operating – Federal |
| Amount: | \$25,000,000.00 |
| Projected Section 3 Hires: | 2 |

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, AWL Industries 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 is ineligible to receive award of this IDIQ contract based on Technical Services Department's analysis of their current capacity to perform the scope of work, as outlined in the Authority's bid documents. The third lowest bidder was deemed non-responsive for failure to satisfy the requisite prior work experience, as outlined in the Authority's bid documents. The fourth lowest bidder was deemed non-responsive for failure to meet the requisite prime contractor licensing requirements, a New York City Department of Buildings General Contractors License, Master Plumber License or Master Electrician License, as outlined in the Authority's bid documents. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 16 Authorization to Award an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for All-Inclusive Maintenance, Repairs and Environmental Services in Move-Out Apartments and Court Cases

| | |
|----------------------------|---------------------------------------|
| Location: | Various (Citywide) |
| Administering Department: | Operations – Management & Planning |
| Funding Source: | Operating – Federal |
| Amount: | \$10,000,000.00 |
| Projected Section 3 Hires: | 15 |

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Building Maintenance 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 was deemed non-responsive for failure to submit the required bid security, 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

- 17 Authorization to Award an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for All-Inclusive Maintenance, Repairs and Environmental Services in Move-Out Apartments and Court Cases

| | |
|----------------------------|---------------------------------------|
| Location: | Various (Citywide) |
| Administering Department: | Operations – Management & Planning |
| Funding Source: | Operating – Federal |
| Amount: | \$10,000,000.00 |
| Projected Section 3 Hires: | 15 |

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Building Maintenance Corp. The first lowest bidder was deemed non-responsive for failure to submit the required bid security, 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

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

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|----------------------------|---|
| Location: | Various (Manhattan) |
| Administering Department: | Operations – Heating Management & Services |
| Funding Source: | Operating – Federal |
| Amount: | \$2,085,672.19 |
| Projected Section 3 Hires: | 0 |

Authorization is requested to (i) amend this requirement contract awarded to New York Boiler for boiler welding and repair services, authorized by Board Resolution 17-12/20-13 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to extend the term for an additional twelve (12) months; and (ii) approve a funding increase to this requirement contract awarded to New York Boiler, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term and the extended twelve-month term, which commenced on June 7, 2020 and is continuing through June 6, 2022.

APPROVED

- 19 Authorization to (i) Amend Requirement Contract No. 1730294 Awarded to New York Boiler, Inc. ("New York Boiler") and (ii) Ratify a Funding Increase to the Requirement Contract Awarded to New York Boiler

| | |
|----------------------------|--|
| Location: | Various (Queens & Staten Island) |
| Administering Department: | Operations – Heating Management & Services |
| Funding Source: | Operating – Federal |
| Amount: | \$820,944.34 |
| Projected Section 3 Hires: | 0 |

Authorization is requested to (i) amend this requirement contract awarded to New York Boiler for boiler welding and repair services, authorized by Board Resolution 17-12/20-14 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to extend the term for an additional twelve (12) months; and (ii) ratify a funding increase to this requirement contract awarded to New York Boiler, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term and the extended twelve-month term, which commenced on June 7, 2020 and is continuing through June 6, 2022.

APPROVED

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

| | |
|----------------------------|--|
| Location: | Various (Brooklyn) |
| Administering Department: | Operations – Property Management, Brooklyn |
| Funding Source: | Operating – Federal |
| Amount: | \$241,645.28 |
| 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 one-year renewal option term, which commenced on August 3, 2020 and is continuing through August 2, 2021.

APPROVED

- 21 Authorization to Approve a Funding Increase to Job Order Contract ("JOC") No.1923580 Awarded to Pen Enterprises Inc.

| | |
|----------------------------|--|
| Location: | Various (Manhattan) |
| Administering Department: | Operations – Heating Management & Services |
| Funding Source: | Operating – Federal |
| Amount: | \$12,903,174.96 |
| Projected Section 3 Hires: | 0 |

Authorization is requested to approve a funding increase to this JOC awarded to Pen Enterprises Inc. for general mechanical construction and trade renovation work, authorized by Board Resolution 19-10/30-7 and as subsequently amended for an initial two-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the two (2) one-year renewal option terms, which commenced on December 2, 2019 and is continuing through December 1, 2023.

APPROVED

- 22 Authorization to Ratify a Funding Increase to the Emergency Agreement with First Quality Maintenance II, LLC d/b/a Alliance Maintenance

| | |
|----------------------------|------------------------------------|
| Location: | Various (Citywide) |
| Administering Department: | Operations – Management & Planning |
| Funding Source: | Operating – Federal |
| Amount: | \$51,711,094.00 |
| Projected Section 3 Hires: | 0 |

Authorization is requested to ratify a funding increase to this emergency agreement with First Quality Maintenance II, LLC d/b/a Alliance Maintenance for cleaning services, authorized by Board Resolution 20-9/30-23 for an initial six-month term with one (1) three-month renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the extended 174-day term, which commenced on January 8, 2021 and is continuing through June 30, 2021.

APPROVED

- 23 Authorization to Ratify a Funding Increase to the Emergency Agreement with United Facility Services Corp. d/b/a Eastco Building Services

| | |
|----------------------------|---------------------------------------|
| Location: | Various (Citywide) |
| Administering Department: | Operations – Management & Planning |
| Funding Source: | Operating – Federal |
| Amount: | \$14,321,010.00 |
| Projected Section 3 Hires: | 0 |

Authorization is requested to ratify a funding increase to this emergency agreement with United Facility Services Corp. d/b/a Eastco Building Services for cleaning services, authorized by Board Resolution 20-11/24-12 for an initial nine-month term with one (1) three-month renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the extended 97-day term, which commenced on March 26, 2021 and is continuing through June 30, 2021.

APPROVED

- 24 Award of a Contract for Trash Hoist Replacement with Vertical Reciprocating Conveyors

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|----------------------------|--|
| Location: | Monroe |
| Administering Department: | Capital Projects Division – Project Management Team 3 |
| Funding Source: | Capital – Federal |
| Amount: | \$ 3,139,021.00 |
| Projected Section 3 Hires: | 4 |

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Ziaur Bhuiyan/DBA Dynamic Construction Company. The first lowest bidder was deemed non-responsive for failure to submit the required bid bond and sealed list of subcontractors, as outlined in the Authority's bid documents.

APPROVED

- 25 Authorization to Ratify a Funding Increase to the Agreement with Curtis+Ginsberg Architects, LLP Related to the Response to and Recovery from Hurricane Sandy

| | |
|----------------------------|---|
| Location: | Coney Island I (Site 8), O'Dwyer Gardens & Surfside Gardens |
| Administering Department: | Capital Projects Division – Recovery & Resilience |
| Funding Source: | Capital – FEMA |
| Amount: | \$150,100.00 |
| Projected Section 3 Hires: | Not Required |

Authorization is requested to ratify a funding increase to this agreement with Curtis+Ginsberg Architects, LLP for architectural and engineering services, authorized by Board Resolution 15-1/28-10 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the extended 365-day term and anticipated extended 365-day term, which commenced on April 13, 2020 and is continuing through April 12, 2022.

APPROVED

- 26 Authorization to Ratify a Change Order to Requirement Contract No. CX1720542 Awarded to Gem - Quality Corporation

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|----------------------------|---|
| Location: | Governor Smith |
| Administering Department: | Capital Projects Division – Project Management Team 3 |
| Funding Source: | Capital – City |
| Amount: | \$115,439.90 |
| Projected Section 3 Hires: | Not Required |

Authorization is requested to ratify a change order 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 concrete work and replacement of a drain and steel bollard during the 1095-day term, which commenced on March 11, 2019 and is continuing through March 9, 2022.

APPROVED

27 Authorization to Ratify a Change Order to Requirement Contract No. CX1720542 Awarded to Gem - Quality Corporation

| | |
|----------------------------|--|
| Location: | Sumner |
| Administering Department: | Capital Projects Division – Project Management Team 3 |
| Funding Source: | Capital – City |
| Amount: | \$49,553.28 |
| Projected Section 3 Hires: | Not Required |

Authorization is requested to ratify a change order 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 change in materials used during the 1095-day term, which commenced on March 11, 2019 and is continuing through March 9, 2022.

APPROVED

28 Authorization to Ratify a Change Order to Requirement Contract No. CX1720542 Awarded to Gem - Quality Corporation

| | |
|----------------------------|--|
| Location: | Wald |
| Administering Department: | Capital Projects Division – Project Management Team 3 |
| Funding Source: | Capital – City |
| Amount: | \$27,847.05 |
| Projected Section 3 Hires: | Not Required |

Authorization is requested to ratify a change order 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 replacement of the conduits and wiring during the 1095-day term, which commenced on March 11, 2019 and is continuing through March 9, 2022.

APPROVED

29 Authorization to Ratify a Change Order to Requirement Contract No. CX1720542 Awarded to Gem - Quality Corporation

| | |
|----------------------------|--|
| Location: | Baruch |
| Administering Department: | Capital Projects Division – Project Management Team 3 |
| Funding Source: | Capital – City |
| Amount: | \$46,852.05 |
| Projected Section 3 Hires: | Not Required |

Authorization is requested to ratify a change order 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 replacement of the conduits and wiring and rerouting of the power during the 1095-day term, which commenced on March 11, 2019 and is continuing through March 9, 2022.

APPROVED

30 Authorization to Ratify a Change Order to Requirement Contract No. CX1720542 Awarded to Gem - Quality Corporation

| | |
|----------------------------|--|
| Location: | Riis |
| Administering Department: | Capital Projects Division – Project Management Team 3 |
| Funding Source: | Capital – Federal |
| Amount: | \$28,795.43 |
| Projected Section 3 Hires: | Not Required |

Authorization is requested to ratify a change order 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 new conduits, wirings, and a pull box during the 1095-day term, which commenced on March 11, 2019 and is continuing through March 9, 2022.

APPROVED

31 Authorization to Ratify a Change Order to Requirement Contract No. CX1720542 Awarded to Gem - Quality Corporation

| | |
|----------------------------|--|
| Location: | Marcy |
| Administering Department: | Capital Projects Division – Project Management Team 3 |
| Funding Source: | Capital – City |
| Amount: | \$5,197.50 |
| Projected Section 3 Hires: | Not Required |

Authorization is requested to ratify a change order 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 conduits and wiring during the 1095-day term, which commenced on March 11, 2019 and is continuing through March 9, 2022.

APPROVED

32 Authorization to Ratify a Change Order to Requirement Contract No. CX1720542 Awarded to Gem - Quality Corporation

| | |
|----------------------------|--|
| Location: | Lafayette Gardens |
| Administering Department: | Capital Projects Division – Project Management Team 3 |
| Funding Source: | Capital – Federal |
| Amount: | \$85,839.60 |
| Projected Section 3 Hires: | Not Required |

Authorization is requested to ratify a change order 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 excavation and removal of the concrete slab during the 1095-day term, which commenced on March 11, 2019 and is continuing through March 9, 2022.

APPROVED

33 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: | \$64,692.84 |
| 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 new roofing assembly at the water tower during a period after the extended 485-day term, which work commenced on June 22, 2020 and continued through March 26, 2021.

APPROVED

34 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: | \$105,381.80 |
| 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 modification of the stairs and associated entrance doors during a period after the extended 485-day term, which work commenced on November 16, 2019 and continued through April 9, 2021.

APPROVED

35 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: | \$1,843.57 |
| 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 production of a new mock-up of the parapet stone during a period after the extended 485-day term, which work commenced on and continued through June 22, 2020.

APPROVED

36 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: | \$18,203.60 |
| 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 canopy roof restoration for Building No. 1, which work will commence after the extended 485-day term and will continue through the contract's anticipated completion date of May 30, 2021.

APPROVED

37 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: | \$228,339.93 |
| 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 additional pounds of ballast gravel during the extended 485-day term through the contract's anticipated completion date, which commenced on December 31, 2017 and is continuing through May 30, 2021.

APPROVED

38 Authorization to Approve 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: | \$101,159.39 |
| Projected Section 3 Hires: | Not Required |

Authorization is requested to approve 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 work, which work will commence after the extended 485-day term and will continue through the contract's anticipated completion date of May 30, 2021.


APPROVED

39 Authorization to Approve 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: | \$131,108.20 |
| Projected Section 3 Hires: | Not Required |

Authorization is requested to approve 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 work, which work will commence after the extended 485-day term and will continue through the contract's anticipated completion date of May 30, 2021.

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.

³ Board Member Adams abstained from voting on this item.



Capital Projects Division

Board Meeting Update
April 28, 2021



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:
4/16/2021

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 – Window work continues
- Colon LIFHE Tower - All work completed. contract closeout has begun.
- Penn Wortman – Remaining window work is on hold.
- Ocean Hill Brownsville – contract is closed.

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**

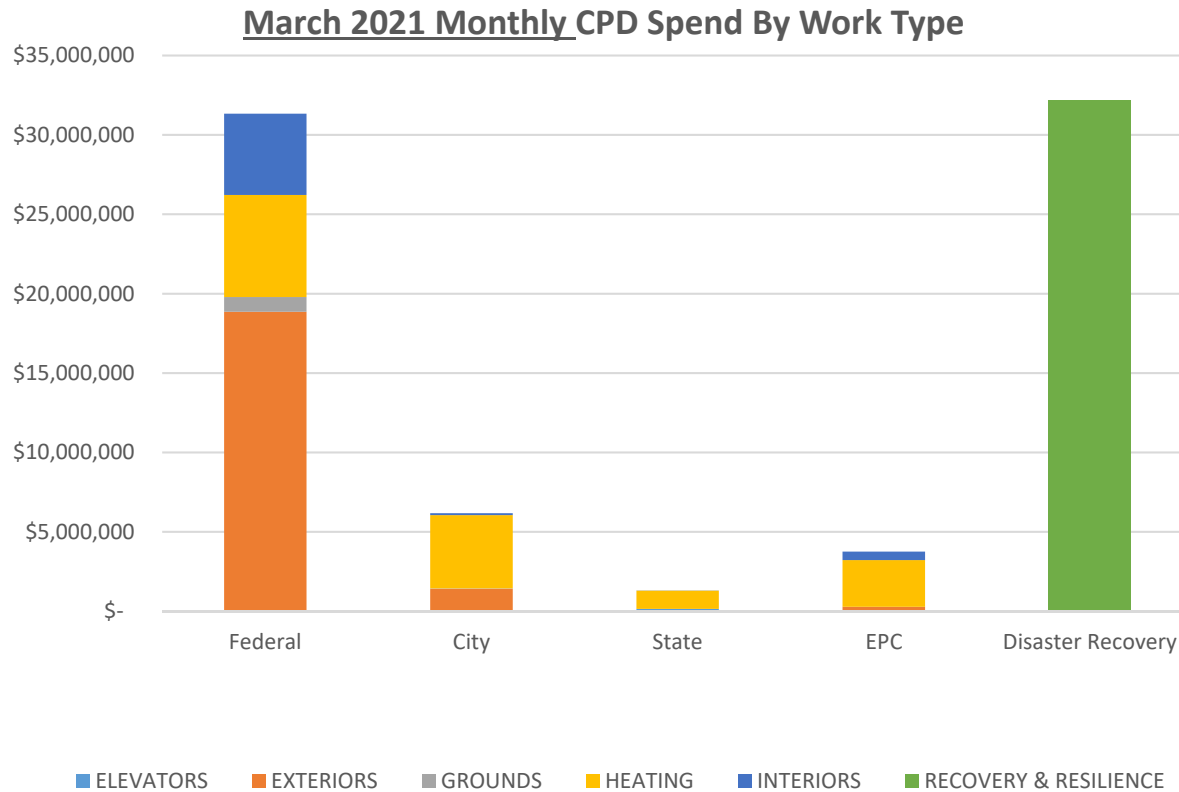
| WAP Provider | Development | Address | Contract Amount | Date Awarded |
|--|--------------------------|--|-----------------------|--------------|
| Northern Manhattan Improvement Corp. | Lower East Side I Infill | 206 Eldridge Street Manhattan, NY, 10002 | \$198,059.40 | 1/14/21 |
| Northern Manhattan 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 | |

No new contracts awarded above \$1M, pursuant to the recently adopted Procurement Policy Manual



Capital Projects Division

March 2021 Spend

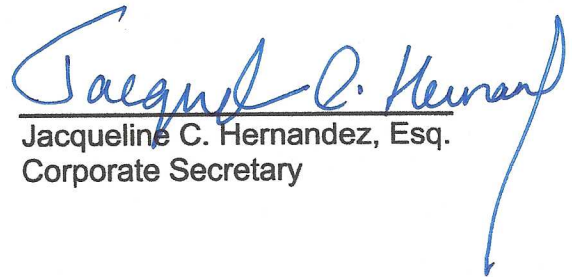


| Funding Source | Spend Total |
|-------------------|--------------|
| Federal | \$31M |
| City | \$6M |
| State | \$1M |
| EPC | \$4M |
| Disaster Recovery | \$32M |
| Total | \$74M |

THREE-THOUSAND ONE HUNDRED AND FIFTY- NINTH MEETING

ADJOURNMENT

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


Jacqueline C. Hernandez, Esq.
Corporate Secretary