

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND SIXTIETH MEETING

Minutes of Board Meeting

Wednesday, May 26, 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, Chief Operating Officer
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, May 26, 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, May 26, 2021

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, April 28, 2021

APPROVED

II. Reports

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, May 26, 2021

1 Authorization to Rescind Board Resolution 20-7/29-1

Location:	Various (Citywide)
Administering Department:	Enterprise Technology Portfolio Management
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to rescind Board Resolution 20-7/29-1, which authorized the Authority to enter into an agreement with Guidehouse LLP for training services for the Tenant Data Management and Rent Collection Systems, because subsequent to the Board's authorization to enter into this agreement, the Authority's Information Technology Department, along with its partners in other departments, made a strategic decision to discontinue the implementation of the Tenant Data Management and Rent Collection Systems at this time.

APPROVED

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

2 Authorization to Enter into an Agreement with Public Works Partners LLC

Location:	Non-Development
Administering Department:	Real Estate Development
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires:	70

Authorization is requested to enter into this agreement with Public Works Partners LLC for program administrator services for the Authority's Permanent Affordability Commitment Together Resident Planning Fund, commencing on June 1, 2021 and continuing through May 30, 2026 (or commencing on such other date as may be determined by the Chief Procurement Officer and continuing for five (5) years thereafter) which includes an initial three-year term and two (2) one-year renewal options to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew prior to the expiration of the expiring term.

APPROVED

3 Authorization to (i) Sell NYCHA's Purchase Money Note and assign its Purchase Money Mortgage and Security Agreement evidencing and securing NYCHA's unpaid portion of the acquisition price of the Triborough Portfolio and (ii) Take Such Further Action as May Be Necessary to Effectuate the Transaction

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

Authorization is requested, as it relates to the indebtedness evidenced by that certain Purchase Money Note ("Seller Note") and secured by that certain Purchase Money Mortgage and Security Agreement ("Seller Mortgage"), both dated as of December 23, 2014 and made by Triborough Preservation LLC, a limited liability company formed under the laws of the State of New York, (of which affiliates of the New York City Housing Authority ("NYCHA") and the L+M Development Partners Inc. are members) in favor of NYCHA, to (i) sell the Seller Note and assign such Seller Note and the Seller Mortgage to L+M Fund Management LLC or an affiliate thereof (the "Transaction") and, (ii) take such further action as may be necessary to effectuate the Transaction.

APPROVED

4 Authorization to Ratify the Award of a Requirement Contract for Lead-Based Paint Abatement in Occupied Apartments

Location:	Various (Brooklyn)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$5,441,819.13
Projected Section 3 Hires:	2

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Empire Control Abatement, 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. The third lowest bidder and the fifth lowest bidder were deemed non-responsive for failure to submit the required Project Labor Agreement, as outlined in the Authority's bid documents. The fourth lowest bidder and the sixth lowest bidder were deemed non-responsive for failure to satisfy the requisite prior work experience, 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

5 Authorization to Ratify the Award of a Requirement Contract for Lead-Based Paint Abatement in Occupied Apartments

Location:	Various (Bronx)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$4,769,538.32
Projected Section 3 Hires:	2

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Empire Control Abatement, Inc. The first lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The second lowest bidder and the fifth lowest bidder were deemed non-responsive for failure to submit the required Project Labor Agreement, as outlined in the Authority's bid documents. The third lowest bidder and the fourth lowest bidder were deemed non-responsive for failure to satisfy the requisite prior work experience, 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

6 Authorization to Ratify the Award of a Requirement Contract for Lead-Based Paint Abatement in Occupied Apartments

Location:	Various (Manhattan)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$5,429,967.56
Projected Section 3 Hires:	3

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, New York Environmental Systems, 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, the third lowest bidder and the sixth lowest bidder were 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 submit the required Project Labor Agreement, as outlined in the Authority's bid documents. The fifth lowest bidder is ineligible to receive award of this requirement contract, as bid documents limit award of no more than two (2) requirement contracts of this service to any one (1) vendor and the Authority seeks to award two (2) other requirement contracts to the fifth lowest bidder. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED¹

7 Authorization to Ratify the Award of a Requirement Contract for Lead-Based Paint Abatement in Occupied Apartments

Location:	Various (Queens & Staten Island)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$2,809,594.41
Projected Section 3 Hires:	3

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, New York Environmental Systems, Inc. The first lowest bidder, the second lowest bidder and the fifth lowest bidder were deemed non-responsive for failure to satisfy the requisite prior work experience, as outlined in the Authority's bid documents. The third lowest bidder was deemed non-responsive for failure to submit the required Project Labor Agreement, as outlined in the Authority's bid documents. The fourth lowest bidder is ineligible to receive award of this requirement contract, as bid documents limit award of no more than two (2) requirement contracts of this service to any one (1) vendor and the Authority seeks to award two (2) other requirement contracts to the fourth lowest bidder. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

8 Authorization to Enter into an Agreement with W.W. Grainger, Inc.

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,147,890.30
Projected Section 3 Hires:	Not Required

Authorization is requested to enter into this agreement with W.W. Grainger, Inc. for the purchase and delivery of machinery supplies, commencing on June 1, 2021 and continuing through September 30, 2022, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President and Chief Administrative Officer and continuing for one (1) year and four (4) months thereafter, utilizing the terms and conditions of the New York State Office of General Services Contract Number PC67235 (Award Number 22918, Group Number 39000). There are no renewal options.

APPROVED²

9 Award of a Requirement Contract for Inspection and Testing of Fire Standpipe and Sprinkler Systems

Location:	Various – (Brooklyn)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$2,537,122.52
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc. The first lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. This requirement contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED³

10 Award of a Requirement Contract for Inspection and Testing of Fire Standpipe and Sprinkler Systems

Location:	Various – (Bronx)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,854,996.84
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Richards Plumbing and Heating Co., Inc. This requirement contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

11 Award of a Requirement Contract for Inspection and Testing of Fire Standpipe and Sprinkler Systems

Location:	Various (Manhattan)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$2,766,882.96
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc. The first lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. This requirement contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

12 Award of a Requirement Contract for Inspection and Testing of Fire Standpipe and Sprinkler Systems

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,030,213.10
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc. The first lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. This requirement contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

13 Award of a Requirement Contract for the Installation of Remote Elevator Management Systems for Passenger Elevators

Location:	Various (Bronx, Brooklyn, Manhattan & Queens)
Administering Department:	Operations – Elevators
Funding Source:	Capital – Federal
Amount:	\$6,995,000.00
Projected Section 3 Hires:	5

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Alliance Elevator Company, LLC dba Unitec Elevator Company. The first lowest bidder was deemed non-responsive for failure to satisfy the requisite prior work experience, 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

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

Location:	Various (Brooklyn)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$1,731,978.77
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 17-12/20-11 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to extend the term for an additional twelve (12) months; and (ii) 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.

APPROVED⁴

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

Location:	Various (Bronx)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$1,228,525.68
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 17-12/20-12 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to extend the term for an additional twelve (12) months; and (ii) 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 6, 2020 and is continuing through June 5, 2022.

APPROVED⁵

16 Award of a Contract for Elevator Rehabilitation, Maintenance and Service

Location:	Queensbridge South
Administering Department:	Capital Projects Division – Project Management
Funding Source:	Operating & Capital – Federal
Amount:	\$24,589,763.00
Projected Section 3 Hires:	3

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Nouveau Elevator Industries, LLC. The first lowest bidder was deemed non-responsive for failure to use the updated cost breakdown, as outlined in the Authority's bid documents.

APPROVED⁶

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

Location:	Rangel
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA
Amount:	\$7,776.72
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Delric Construction Co., Inc. for restoration, authorized by Board Resolution 16-9/28-26 and as subsequently amended for an initial 425-day term, to increase the amount, in order to fund the provision of a backup generator and three (3) electricians on site during the extended 365-day term, which commenced on September 26, 2019 and continued through September 24, 2020.

APPROVED

- 18 Authorization to (i) Amend Board Resolutions 19-7/31-26, 19-11/26-21, 19-11/26-22, 20-4/29-15 and 21-2/24-20, and (ii) Ratify a Change Order to Contract No. GR1429247 Awarded to Adam's European Contracting Inc. ("Adams") Related to the Response to and Recovery from Hurricane Sandy

Location:	Gowanus
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA
Amount:	\$11,397.72
Projected Section 3 Hires:	Not Required

Authorization is requested to (i) amend Board Resolutions 19-7/31-26, 19-11/26-21, 19-11/26-22, 20-4/29-15 and 21-2/24-20, which authorized the approval of one (1) change order, ratification of three (3) change orders and one (1) funding increase to this contract awarded to Adams for restoration, authorized by Board Resolution 17-1/25-4 and as subsequently amended for an initial 790-day term, by changing the erroneously calculated days of the extended term of July 7, 2019 through July 6, 2020 from 365 days to accurately reflect 366 days; and (ii) ratify a change order to the contract awarded to Adams, to increase the amount, in order to fund the additional assigned work during the initial 790-day term, which commenced on May 8, 2017 and continued through July 6, 2019.

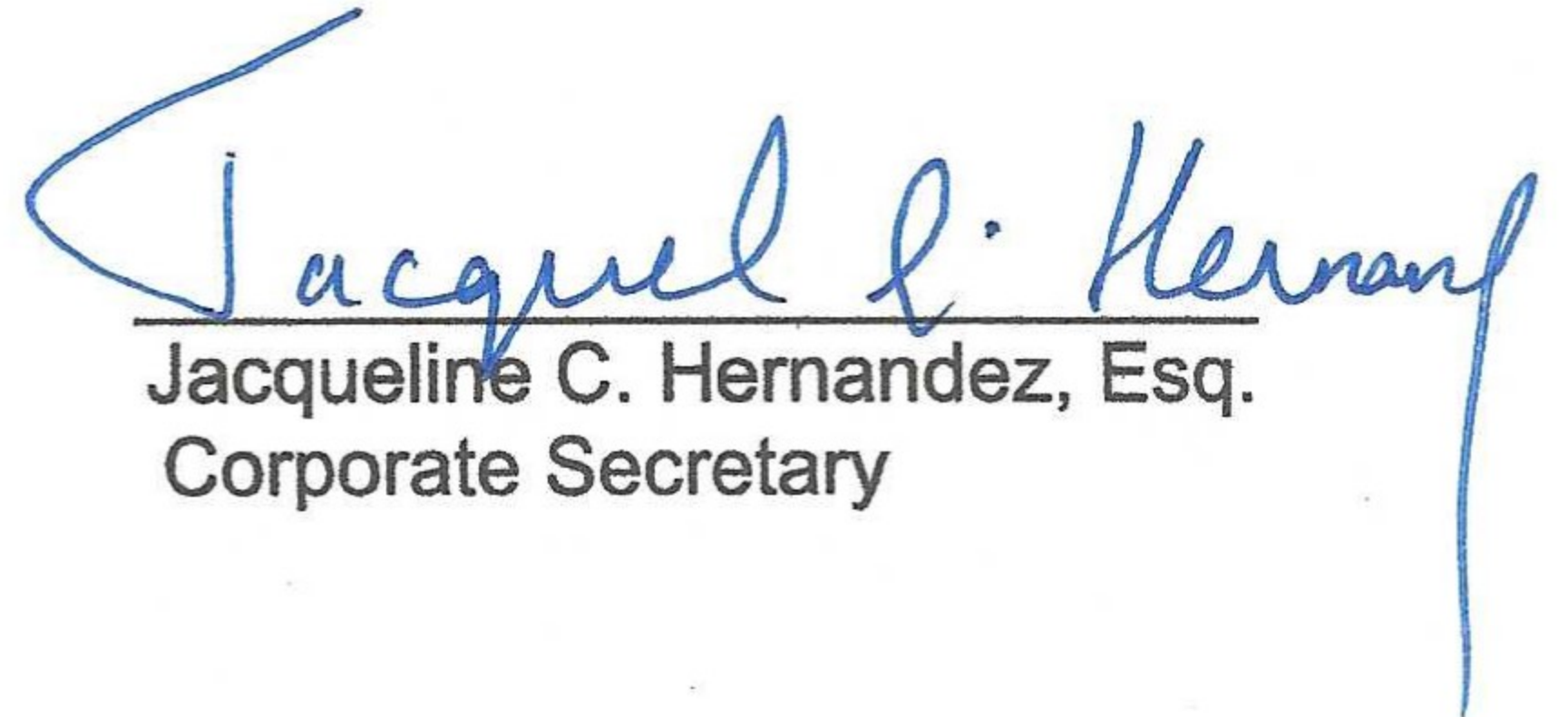
APPROVED

19 Authorization to Ratify a Change Order to Contract No. GR1429247 Awarded to Adam's European Contracting Inc. ("Adams") Related to the Response to and Recovery from Hurricane Sandy

Location:	Gowanus
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA
Amount:	\$8,556.76
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Adams for restoration, authorized by Board Resolution 17-1/25-4 and as subsequently amended for an initial 790-day term, to increase the amount, in order to fund the additional assigned work during the extended 366-day term, which commenced on July 7, 2019 and continued through July 6, 2020.

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.

⁴ Board Member Adams abstained from voting on this item.

⁵ Board Member Adams abstained from voting on this item.

⁶ Board Member Adams abstained from voting on this item.