

# 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

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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

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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

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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

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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

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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

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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.

**APPROVED<sup>1</sup>**

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

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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

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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.

**APPROVED<sup>2</sup>**

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

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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<sup>3</sup>**

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

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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

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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

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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

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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

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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.

**APPROVED<sup>4</sup>**

- 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

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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.

**APPROVED<sup>5</sup>**

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

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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.

**APPROVED<sup>6</sup>**

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

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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

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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**

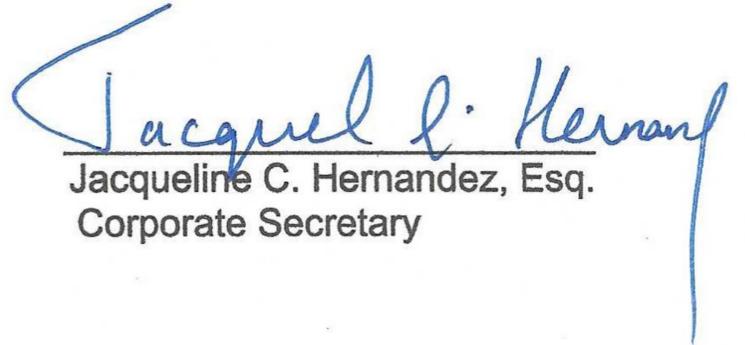
19 Authorization to Ratify a Change Order to Contract No. GR1429247 Awarded to Adam's European Contracting Inc. ("Adams") Related to the Response to and Recovery from Hurricane Sandy

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

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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

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<sup>1</sup> Board Member Adams abstained from voting on this item.

<sup>2</sup> Board Member Adams abstained from voting on this item.

<sup>3</sup> Board Member Adams abstained from voting on this item.

<sup>4</sup> Board Member Adams abstained from voting on this item.

<sup>5</sup> Board Member Adams abstained from voting on this item.

<sup>6</sup> Board Member Adams abstained from voting on this item.



# Capital Projects Division

Board Meeting Update  
May 26, 2021



NEW YORK CITY  
**HOUSING  
AUTHORITY**

# Capital Projects Division

## **Weatherization Assistance Program ("WAP")**

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

(i) the temporary suspension of prerequisite Authority approval of

**(a) contracts that are valued in excess of \$1,000,000.00**, as required by Section 1.03(i)(1) of the Authority's By-Laws, pursuant to (a) Section 7.01 of the Authority's By-Laws, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 14-9/24-38,

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

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

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

**(a) number of contracts awarded, and**

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



# Capital Projects Division

## Weatherization Assistance Program (WAP)

Status Report as of:  
5/14/2021

### 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 pending at 1 building plus tenant not home
- Colon LIFHE Tower - All work completed. contract closeout has begun.
- Penn Wortman – Remaining window work has resumed.
- 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**

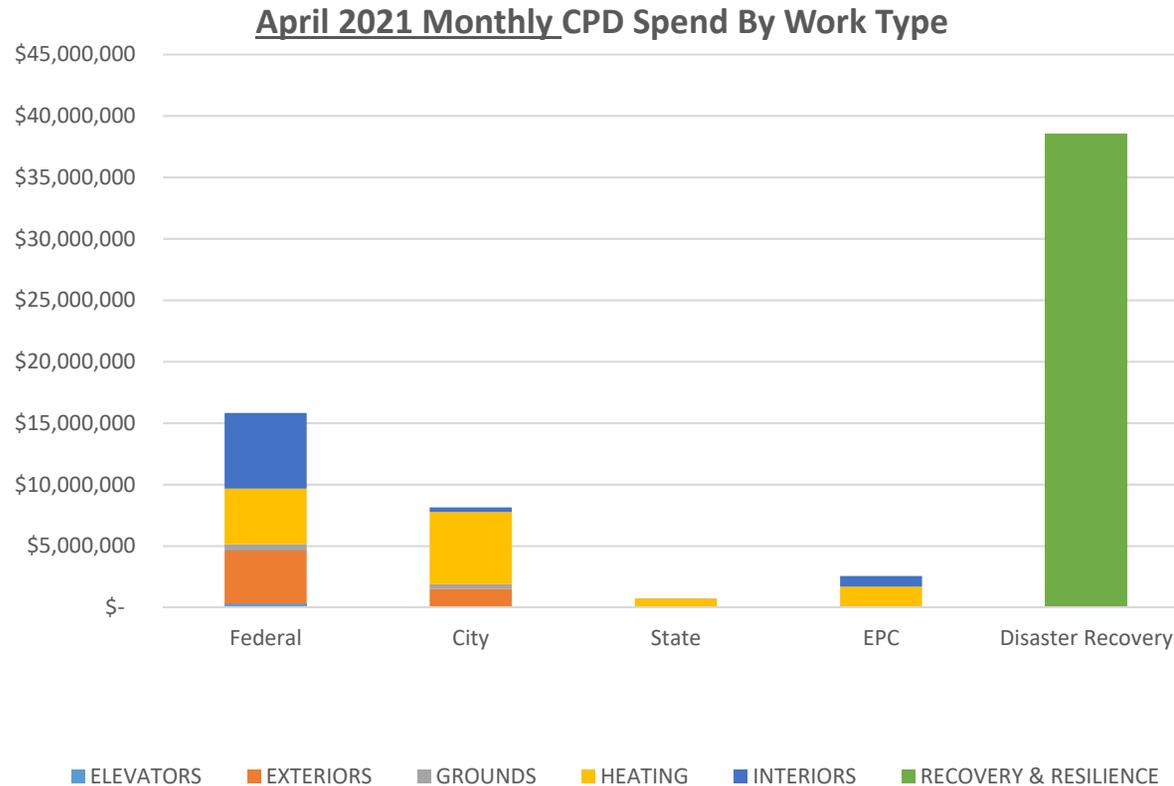
WAP Provider	Development	Address	Contract Amount	Date Awarded
Northern Manhattan Improvement Corp.	Lower East Side I Infill	206 Eldridge Street Manhattan, NY, 10002	\$198,059.40	1/14/21
Northern Manhattan Improvement Corp.	Lower East Side I Infill	45-49 Stanton Street Manhattan, NY 10002	\$128,704.66	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
<b>TOTAL</b>			<b>\$1,195,796.02</b>	

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



# Capital Projects Division

## April 2021 Spend



Funding Source	Spend Total
Federal	\$16M
City	\$8M
State	\$0.7M
EPC	\$3M
Disaster Recovery	\$39M
<b>Total</b>	<b>\$66.7M</b>



THREE-THOUSAND ONE HUNDRED AND SIXTIETH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:43 A.M.

  
Jacqueline C. Hernandez, Esq.  
Corporate Secretary