

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND FORTY-NINTH MEETING

Minutes of Board Meeting

Wednesday, June 24, 2020

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

Present: Gregory Russ, Chair
Kathryn Garcia, Vice-Chair
Joseph Adams, Member
Paula Gavin, Member
Matt Gewolb, Member
Victor A. Gonzalez, Member
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, June 24, 2020 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, June 24, 2020

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, May 27, 2020

APPROVED

II. Reports

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, June 24, 2020

- 1 Authorization to Ratify a Funding Increase to the Agreement with Cellco Partnership dba Verizon Wireless

Location:	Non-Development
Administering Department:	IT Infrastructure
Funding Source:	Operating – Federal & Section 8
Amount:	\$993,277.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a funding increase to this agreement with Cellco Partnership dba Verizon Wireless, for wireless and cellular devices and usage services, authorized by Board Resolution 15-3/25-3 and as subsequently amended 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 April 1, 2015 and continued through March 31, 2020, pursuant to the terms and conditions of the New York State Office of General Services Contract Number PS63766 (Award Number 20268, Group Number 77017).

APPROVED† ‡

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

2 Authorization to Enter into an Agreement with Sedgwick Claims Management Services, Inc.

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating – Workers' Compensation Self-Insurance Fund
Amount:	\$13,152,427.00
Projected Section 3 Hires:	0

Authorization is requested to enter into this agreement, with the sole responsive and responsible bidder, Sedgwick Claims Management Services, Inc. to provide third-party claims administration and medical management services for the Authority's Workers' Compensation Program, commencing on September 1, 2020 and continuing through August 31, 2025, or commencing on such other date as may be determined by the General Manager or the Chief Financial Officer and continuing for five (5) years thereafter. There are no renewal options.

APPROVED†

3 Authorization to Amend Board Resolution 18-6/27-22

Location:	Non-Development
Administering Department:	Real Estate Department
Funding Source:	Operating – Federal
Amount:	\$4,000,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to amend Board Resolution 18-6/27-22, which authorized entering into five (5) retainer agreements with five (5) law firms for legal and consulting services regarding real estate law and real estate development matters for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount of two (2) of those retainer agreements (Reno & Cavanaugh PLLC and Ballard Spahr LLP), in order to fund the continued provision of services, and in the case of Ballard Spahr LLP, to also cover services previously requested but not yet invoiced, during the remainder of the initial three-year term and the two (2) one-year renewal option terms, which commenced on July 1, 2018 and is continuing through June 30, 2023.

APPROVED†

4 Authorization to Ratify the Entering into an Agreement with Guidehouse Inc.

Location:	Non-Development
Administering Department:	Strategy & Innovation
Funding Source:	Operating – Federal
Amount:	\$1,950,000.00
Projected Section 3 Hires:	0

Authorization is requested to ratify the entering into an agreement with Guidehouse Inc. for change management consulting services, which commenced on May 26, 2020 and is continuing through May 25, 2023, which includes an initial one-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+

5 Authorization to Enter into Two (2) Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreements with Two (2) Firms

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – Federal, State & City
Amount:	\$30,000,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to enter into two (2) IDIQ agreements with two (2) firms for environmental investigation and abatement monitoring services, commencing on June 25, 2020 and continuing through June 24, 2023, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Capital Projects and continuing for three (3) years thereafter. The IDIQ agreements also provide for 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+

6 Authorization to Enter into Twelve (12) Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreements with Twelve (12) Firms

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – Federal, MF, CDBG & IRCAPF
Amount:	\$112,000,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to enter into twelve (12) IDIQ agreements with twelve (12) firms for Architectural and Engineering services for Façade Inspection and Safety Program/Local Law 11, commencing on July 1, 2020 and continuing through June 30, 2023, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Capital Projects and continuing for three (3) years thereafter. These IDIQ agreements also provide for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED†

7 Authorization of a Funding Increase to the Retainer Agreement with Nixon Peabody LLP

Location:	Non-Development
Administering Department:	Capital Projects Division – Capital Projects
Funding Source:	Capital – Federal
Amount:	\$1,219,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this retainer agreement with Nixon Peabody LLP for outside legal counsel services to support the Authority's Capital Projects Division and Law Department in connection with Design-Build and Construction Management at Risk Project Delivery Methods, which did not require initial Board authorization and as subsequently amended for an initial two-year term with three (3) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of legal services during the initial two-year term, which commenced on August 28, 2019 and is continuing through August 27, 2021.

APPROVED†

- 8 Authorization to Ratify a Change Order to Contract No. GR1611734 Awarded to M. Bhuiyan Construction Co. Inc.

Location:	Astoria
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – Federal & City
Amount:	\$3,737.26
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to M. Bhuiyan Construction Co. Inc. for community center renovation, authorized by Board Resolution 17-1/25-6 and as subsequently amended for an initial 365-day term, to increase the amount, in order to fund the replacement of the residential gas range and hood during the anticipated extended 478-day term, which commenced on August 14, 2019 and is continuing through December 3, 2020.

APPROVED†

- 9 Authorization to Ratify a Change Order to Contract No. GR1611734 Awarded to M. Bhuiyan Construction Co. Inc.

Location:	Astoria
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – Federal & City
Amount:	\$8,165.97
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to M. Bhuiyan Construction Co. Inc. for community center renovation, authorized by Board Resolution 17-1/25-6 and as subsequently amended for an initial 365-day term, to increase the amount, in order to fund the removal of abandoned gas piping in the kitchen during the anticipated extended 478-day term, which commenced on August 14, 2019 and is continuing through December 3, 2020.

APPROVED†

10 Rejection of All Bids for a Contract for Community Center Kitchen Expansion

Location:	Bronx River
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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

APPROVED+

11 Authorization of a Funding Increase to the Agreement with W.W. Grainger, Inc.

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$88,555.52
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to the agreement with W.W. Grainger, Inc. for the purchase and delivery of various tools and tool kits, which did not require initial Board authorization for a three-year, six-month and twenty-five day term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year, six-month and twenty-five day term, which commenced on March 6, 2017 and is continuing through September 30, 2020, pursuant to the terms and conditions of the New York State Office of General Services Contract Number PC67235 (Award Number 22918, Group Number 39000).

APPROVED+

12 Authorization of a Funding Increase to the Agreement with Fastenal Company

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$61,250.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to the agreement with Fastenal Company for the purchase and delivery of various Maintenance Repair Operations supplies, which did not require initial Board authorization for a four-year, one-month and seven-day term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the four-year, one-month and seven-day term, which commenced on August 24, 2016 and is continuing through September 30, 2020, pursuant to the terms and conditions of the New York State Office of General Services Contract Number PC67227 (Award Number 22918, Group Number 39000).

APPROVED†

13 Authorization of a Funding Increase to Requirement Contract No.1821533 Awarded to City Star Renovation Inc

Location:	Various (Bronx, Brooklyn, Manhattan & Staten Island)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$46,106.47
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to City Star Renovation Inc for tub glazing, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on July 30, 2018 and is continuing through July 29, 2021.

APPROVED†

- 14 Authorization of a Funding Increase to Requirement Contract No.1826874 Awarded to City Star Renovation Inc

Location:	Various (Bronx)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$142,800.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to City Star Renovation Inc for tub glazing, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on September 10, 2018 and is continuing through September 9, 2021.

APPROVED†

- 15 Authorization of a Funding Increase to Requirement Contract No. 1813875 Awarded to Dirty Gloves Drain Services LLC

Location:	Various (Manhattan)
Administering Department:	Operations – Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$163,820.40
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Dirty Gloves Drain Services LLC for sewer rodding with water jetting including closed-circuit television camera inspection, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on May 11, 2018 and is continuing through May 10, 2021.

APPROVED†

- 16 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:	\$178,021.78
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Dirty Gloves Drain Services LLC for sewer rodding with water jetting including closed-circuit television camera inspection, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on August 3, 2018 and is continuing through August 2, 2021.

APPROVED†

- 17 Authorization of a Funding Increase to Requirement Contract No. 1813895 Awarded to Dirty Gloves Drain Services LLC

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Property Management, Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$100,630.66
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Dirty Gloves Drain Services LLC for sewer rodding with water jetting including closed-circuit television camera inspection, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on May 11, 2018 and is continuing through May 10, 2021.

APPROVED†

- 18 Authorization of a Funding Increase to Requirement Contract No. 1814259 Awarded to Dirty Gloves Drain Services LLC

Location:	Various (Bronx)
Administering Department:	Operations – Property Management, Bronx
Funding Source:	Operating – Federal
Amount:	\$46,615.27
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Dirty Gloves Drain Services LLC for sewer rodding with water jetting including closed-circuit television camera inspection, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on August 15, 2018 and is continuing through August 14, 2021.

APPROVED†

- 19 Authorization of a Funding Increase to Requirement Contract No. 1825666 Awarded to United Eagle Renovations, Inc.

Location:	Various (Bronx)
Administering Department:	Operations – Property Management, Bronx
Funding Source:	Operating – Federal
Amount:	\$30,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to United Eagle Renovations, Inc. for acid wash for concrete, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on August 28, 2018 and is continuing through August 27, 2021.

APPROVED†

20 Authorization of a Funding Increase to Requirement Contract No. 1823789 Awarded to United Eagle Renovations, Inc.

Location:	Various (Bronx, Brooklyn, Manhattan & Staten Island)
Administering Department:	Operations – Property Management, Mixed Finance
Funding Source:	Operating – Federal
Amount:	\$25,508.44
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to United Eagle Renovations, Inc. for acid wash for concrete, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on August 16, 2018 and is continuing through August 15, 2021.

APPROVED+

21 Authorization of a Funding Increase to Requirement Contract No. 1813052 Awarded to New Essex Floor Covering, Inc

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

Authorization is requested to approve a funding increase to this requirement contract awarded to New Essex Floor Covering, Inc for maintenance painting of apartments, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on August 7, 2018 and is continuing through August 6, 2021.

APPROVED+

- 22 Authorization of a Funding Increase to Requirement Contract No. 1914637 Awarded to Speedo Corporation

Location:	Pomonok
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$892,233.20
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Speedo Corporation for maintenance painting of apartments, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on June 24, 2019 and is continuing through June 23, 2022.

APPROVED+

- 23 Authorization of a Funding Increase to Requirement Contract No. 1732656 Awarded to Beesla Painting Co., Inc.

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

Authorization is requested to approve a funding increase to this requirement contract awarded to Beesla Painting Co., Inc. for maintenance painting of apartments, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on February 23, 2020 and is continuing through February 22, 2021.

APPROVED+

- 24 Authorization of a Funding Increase to Requirement Contract No. 1810725 Awarded to Dimo Construction Corp.

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

Authorization is requested to approve a funding increase to this requirement contract awarded to Dimo Construction Corp. for maintenance painting of apartments, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on November 29, 2018 and is continuing through November 28, 2021.

APPROVED+

- 25 Authorization of a Funding Increase to Requirement Contract No. 1836043 Awarded to Moonlite Painting Co, Inc

Location:	Grant
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,586,646.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Moonlite Painting Co, Inc for maintenance painting of apartments, authorized by Board Resolution 19-1/30-14 for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on March 19, 2019 and is continuing through March 18, 2022.

APPROVED+

- 26 Authorization of a Funding Increase to Requirement Contract No. 1913157 Awarded to USA 2 Construction, Inc.

Location:	Rangel
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$50,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to USA 2 Construction, Inc. for removal and installation of vinyl composition floor tiles in apartments, which did not require initial Board authorization for an initial one-year term with one (1) six-month renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial one-year term and the six-month renewal option term, which commenced on November 26, 2019 and is continuing through May 25, 2021.

APPROVED+

- 27 Authorization of a Funding Increase to Requirement Contract No.1831535 Awarded to Bhaghiana General Construction, Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Property Management, Mixed Finance
Funding Source:	Operating – Federal
Amount:	\$101,312.37
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Bhaghiana General Construction, Inc. for wood floor repair and refinish, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on February 7, 2019 and is continuing through February 6, 2022.

APPROVED+

28 Authorization of a Funding Increase to Requirement Contract No. 1835989 Awarded to Sahara Construction Corp.

Location:	Various (Bronx, Brooklyn, Manhattan & Staten Island)
Administering Department:	Operations – Property Management, Mixed Finance
Funding Source:	Operating – Federal
Amount:	\$665,465.25
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Sahara Construction Corp. for emergency mechanical pumping and cleaning, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on January 29, 2019 and is continuing through January 28, 2022.

APPROVED†

29 Authorization of a Funding Increase to Requirement Contract No.1820204 Awarded to EIA Electric, Inc.

Location:	Various (Bronx)
Administering Department:	Operations – Property Management, Bronx
Funding Source:	Operating – Federal
Amount:	\$279,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to EIA Electric, Inc. for service of electro-magnetic locks, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on September 6, 2018 and is continuing through September 5, 2021.

APPROVED†

30 Authorization of a Funding Increase to Requirement Contract No. 1830436 Awarded to Max Builders, Inc.

Location:	Various (Bronx, Brooklyn, Manhattan & Staten Island)
Administering Department:	Operations – Property Management, Mixed Finance
Funding Source:	Operating – Federal
Amount:	\$106,409.12
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Max Builders, Inc. for excavating and shoring of trenches for underground pipe repair, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on October 23, 2018 and is continuing through October 22, 2021.

APPROVED†

31 Authorization to Ratify a Funding Increase to Requirement Contract No. 1912224 Awarded to RJ Bruno Inc.

Location:	Various (Brooklyn)
Administering Department:	Operations – Heating Management and Services
Funding Source:	Operating – Federal
Amount:	\$500,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a funding increase to this requirement contract awarded to RJ Bruno Inc. for labor only plumbing services on low-pressure boilers and associated plumbing fixtures in boiler rooms, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on May 29, 2019 and is continuing through May 28, 2022.

APPROVED† ‡

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

Location:	Various (Manhattan)
Administering Department:	Operations – Heating Management and Services
Funding Source:	Operating – Federal
Amount:	\$7,000,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify 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 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†

- 33 Authorization to Ratify a Funding Increase to Requirement Contract No. 1814153 Awarded to TR Pipe Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Heating Management and Services
Funding Source:	Operating – Federal
Amount:	\$2,500,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a funding increase to this requirement contract awarded to TR Pipe Inc. for the replacement of vacuum pump units, authorized by Board Resolution 18-6/27-16, for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on September 7, 2018 and is continuing through September 6, 2021.

APPROVED†

- 34 Authorization to Ratify a Funding Increase to Requirement Contract No. 1832207 Awarded to TR Pipe Inc.

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Heating Management and Services
Funding Source:	Operating – Federal
Amount:	\$2,000,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a funding increase to this requirement contract awarded to TR Pipe Inc. for the replacement of vacuum pump units, authorized by Board Resolution 18-11/28-25, for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on February 28, 2019 and is continuing through February 27, 2022.

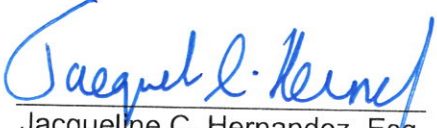
APPROVED†

- 35 Authorization to Ratify a Funding Increase to Requirement Contract No. 1811618 Awarded to TR Pipe Inc.

Location:	Various (Brooklyn)
Administering Department:	Operations – Heating Management and Services
Funding Source:	Operating – Federal
Amount:	\$3,000,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a funding increase to this requirement contract awarded to TR Pipe Inc. for the replacement of vacuum pump units, authorized by Board Resolution 18-6/27-15, for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on September 7, 2018 and is continuing through September 6, 2021.

APPROVED†


Jacqueline C. Hernandez, Esq.
Corporate Secretary

† Vice-Chair Garcia was absent for the vote on this item.

‡ Board Member Adams abstained from voting on this item.

Manhattan

Queens

June 24, 2020 Board Calendar Meeting

Preparing NYCHA's Central Office to Return to Work Locations



NEW YORK CITY
**HOUSING
AUTHORITY**



Overview

NYS guidance for returning to office-based work focuses on three key components:

- Places
- People
- Processes

NYCHA has convened a work group to plan NYCHA Central Office's return to work locations. Representatives from the following departments are participating:

- Chair's Office
- GM's Office
- EHS
- DRES
- HR
- Law
- IT

NYCHA has also been in regular communication with agency partners across the City, as well as the MTA

Places

To prepare for the reopening of NYCHA's Central Office locations, NYCHA is regularly communicating with building landlords
Notably, all buildings remained open, with no major infrastructure shutdowns

Engaging landlord to ensure that locations have maximum filtration and fresh air exchange in order to minimize airborne contagion

Working with landlords to institute additional cleaning and disinfecting practices

Ordering workstation partitions for the LIC facility
Partitions are installed in the teller windows, security and reception areas at the WICs

Ordering appropriate signage and labelling to be distributed throughout Central Office locations

Creating transitional seating plan for up to 50% occupancy

Identifying common touchpoints and high-risk areas and developing a plan to remove or mitigate risks

People

To prepare for the reopening of NYCHA's Central Office locations, NYCHA will:

Create teams within each department/unit, for rotating reporting schedules to reduce in-office staff

Stagger arrival and departure times to ensure a steady and safe flow of traffic in elevators and lobbies

Provide staff with masks and hand sanitizer

Allow staff ongoing work from home privileges if needed through reasonable accommodation or other review processes

Provide headsets and cameras to all staff who have a NYCHA desktop computer, for use during virtual meetings



Processes

To prepare for the reopening of NYCHA's Central Office locations, NYCHA is:

Leveraging technology to meet the health screening requirement established by NYS in a confidential manner




Working with landlord to ensure cleaning and disinfecting protocols for various scenarios

Developing quality assurance protocols to ensure that newly implemented measures are performed adequately

COVID-19 Rent Hardship Interim
Recertification Process
June 24, 2020
Board Calendar Meeting



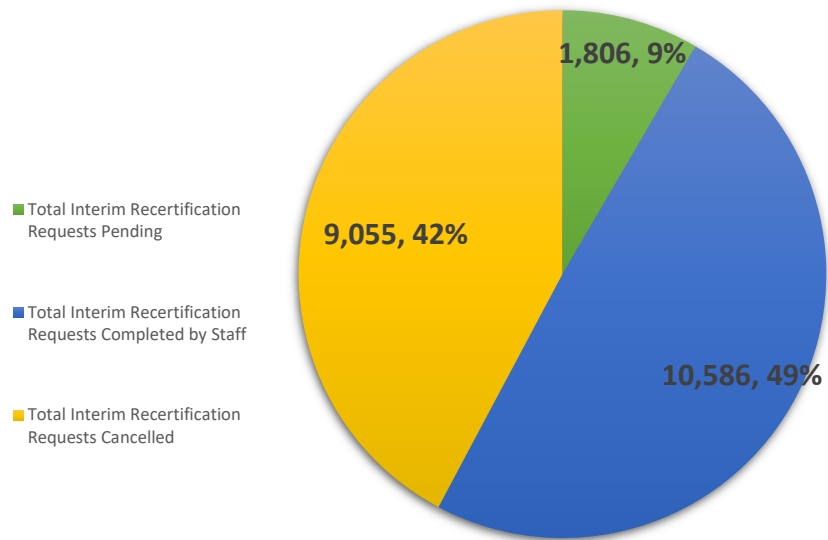
Simplifying Interim Recertifications for Rent Hardship

Areas of concern under COVID-19	Implemented Solution
<p>Method of submitting request</p> <ul style="list-style-type: none">  Self- Service Portal (Web)  Phone *NEW*  Paper 	<p>NYCHA’s Self-Service Portal has been simplified, making it easier than ever to submit an Interim Recertification for loss of income.</p> <p>Introduced *new* option for residents to complete process over the phone with a live person. Call (718) 707-7771, Select Option 5</p>
<p>Assistance for Residents on policy and process</p>	<p>CCC Call Takers are also available to answer questions related to Rent Hardship policies under COVID-19. Call (718) 707-7771, Select Option 5</p> <p>Publish simple instructions on the web (written and video). Visit NYCHA’s webpage to find out more.</p>
<p>Providing Support Documents</p>	<p>Residents can self-certify their loss or change of income. NYCHA is using the waiver provided by HUD for instances where documents are unavailable.</p> <p>Developed easy to understand graphic Instruction for sharing documents with NYCHA. Visit NYCHA’s webpage to find out more.</p>

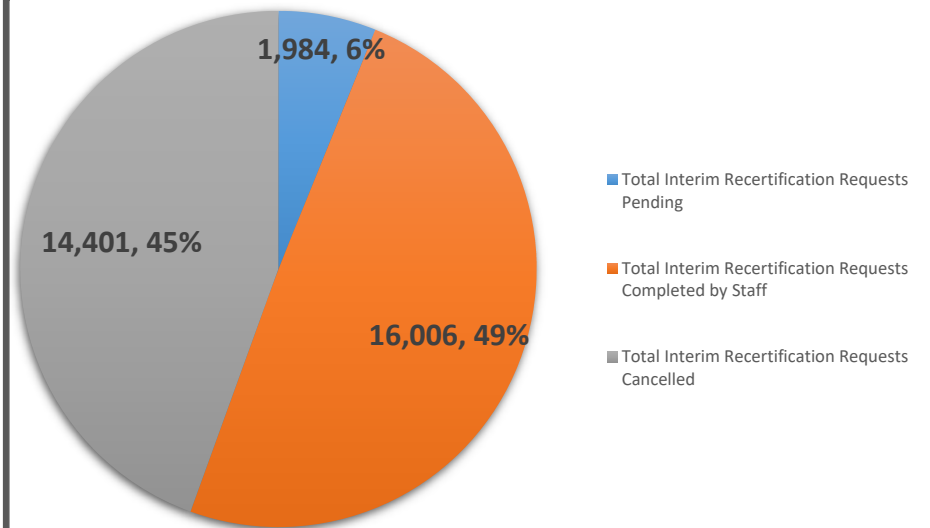


Total Interim Recertification Requests

Since 3/12/2020: 21,447

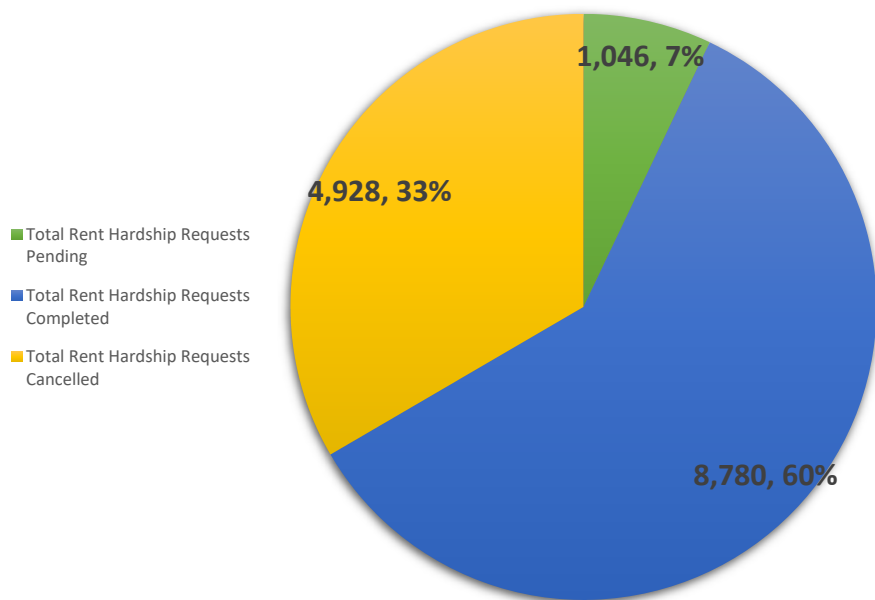


YTD 2020: 32,392

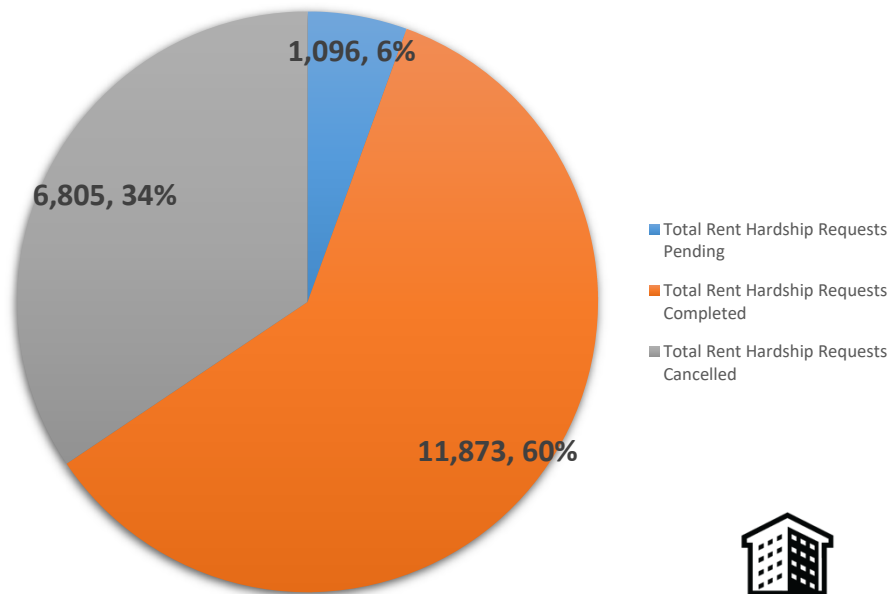


Total Rent Hardship Requests

Since 3/12/2020: 14,754



YTD 2020: 19,774



Productivity Update – Details

Data as of June 21, 2020	<i>Since 03/12</i>	<i>YTD</i>
Annual Recertifications Completed by Staff	51,246	87,251
Total Interim Recertification Requests Created	21,447	32,392
---Total Rent Hardship Requests Created	14,754	19,774
Total Interim Recertification Requests Pending	1,806	1,984
---Total Rent Hardship Requests Pending	1,046	1,096
Total Interim Recertification Requests Completed by Staff	10,586	16,006
---Total Rent Hardship Requests Completed	8,780	11,873
Total Interim Recertification Requests Cancelled	9,055	14,401
---Total Rent Hardship Requests Cancelled	4,928	6,805



Questions?

For more information on NYCHA's COVID-19 Rent Hardship process, please visit on.nyc.gov/rent-hardship-assistance



COVID-19 Rent Hardship

It Is Easier Than Ever To Apply For Rent Hardship

If your hours have been cut at work, or if you have lost your job, please fill out an Interim Recertification application immediately.

There is **NO waiting period**. To apply:



Visit NYCHA's Self-Service Portal at selfserve.nycha.info



Call NYCHA's Customer Contact Center (CCC) at 718-707-7771 (select menu option "5" when prompted); OR



Call your Property Management Office to have a paper application mailed to you.

Until further notice, NYCHA residents may **SELF-CERTIFY** their income loss. Supporting documents which are usually required to submit the Interim Recertification are not required at this time.

Your rent will be adjusted for the month following the submission of the application. NYCHA will accept partial rent payments until the application is processed.





Capital Projects Division

Board Meeting Update
June 24, 2020

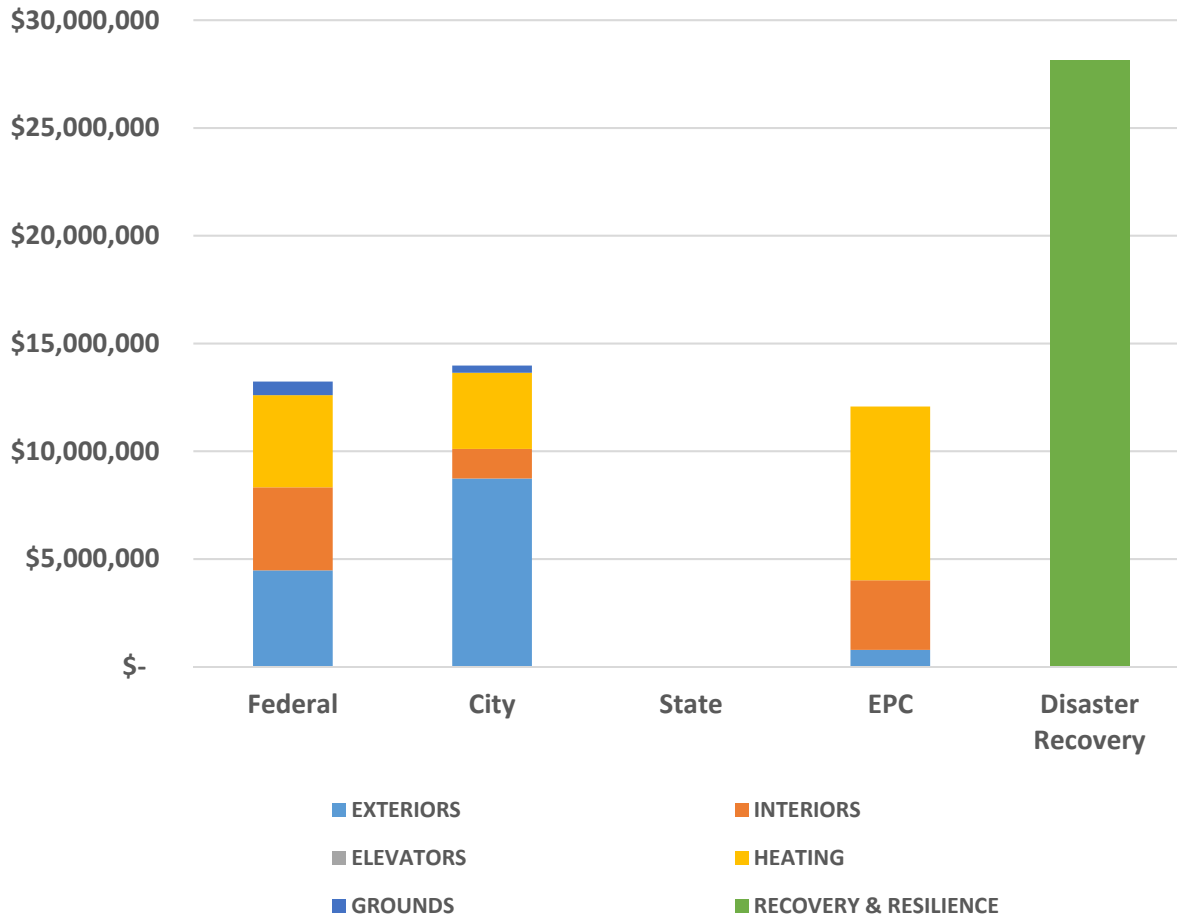


NEW YORK CITY
**HOUSING
AUTHORITY**

Capital Projects Division

May 2020 Spend

May 2020 Monthly CPD Spend By Work Type



Funding Source	Spend Total
Federal	\$13M
City	\$14M
State	\$2K
EPC	\$12M
Disaster Recovery	\$28M
Total	\$67M+



Capital Projects Division

City Heating Plant Program

On March 28, 2018, Board Resolution #18-3/28-6 authorized, as solely related to contracts for the replacement or upgrade of heating-related systems ("HRCs"), (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, and

(b) change orders, as required by Section 501(a)(3) 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 15-6/24-2, (collectively, "Temporary Suspension"); and

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

(a) number of contracts awarded, and

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

The Temporary Suspension shall (i) 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, (ii) be effective immediately and remain in effect for 730 days, unless further extended or otherwise modified by subsequent Board Resolutions, and (iii) not be interpreted to modify any requirements of law including, but not limited to, Section 151(1) of the New York State Public Housing Law, or any other provision of the Authority's By-Laws or CPR, that would otherwise require Authority approval of HRCs.

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

City Heating Plant Program

Status Report as of:
6/17/2020

Project Scope

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

Monthly Status Update

- **Contracts Awarded: All 9 of 9 contracts awarded totaling \$256,945,159.00 (11 Developments). See chart for award dates**
- **Change Orders entered into since February: 24 (Totaling \$1,186,344.22)**
- Temporary boilers are installed at all sites and are operational.
- Demolition work is ongoing. Site utility work ongoing.
- Financing - \$200 million in Mayoral Funds and \$58,131,503.22 in Federal funds.

Schedule

Current Phase: **Construction**

Anticipated Completion: **2021-23**

All Heating Plants under the Mayoral Program are On Schedule to meet the expedited timeline barring delays due to COVID-19.

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

Developments	Award Date	Change Orders (Yes/No)
1. Rangel Houses	2/27/19	NO
2. Morris I, II, Morrisania	2/27/19	YES
3. Robinson Houses	3/20/19	YES
4. Florentino Plaza	3/08/19	YES
5. Sotomayor	3/22/19	NO
6. Long Island Baptist	3/08/19	YES
7. Cypress Hills	2/28/19	NO
8. Farragut	2/27/19	NO
9. Taft	3/20/19	YES



Capital Projects Division

City Heating Plant Program

Status Report as of:
6/17/2020

Change Orders - Summary

Development	Original Contract Award Amount	# of Change Orders	Change Order Total Value	Percentage of Original Contract
1. Rangel Houses	\$31,400,000.00	0	\$0	0%
2. Morris I, II, Morrisania	\$59,600,00.00	2	\$313,419.00	0.8%
3. Robinson Houses	\$4,644,000.00	8	\$218,387.76	4.7%
4. Florentino Plaza	\$9,828,000.00	4	\$90,659.30	0.9%
5. Sotomayor	\$58,353,000.00	0	\$0	0%
6. Long Island Baptist	\$3,944,159.00	2	\$163,235.18	4.1%
7. Cypress Hills	\$36,861,000.00	0	\$0	0%
8. Farragut	\$33,700,000.00	0	\$0	0%
9. Taft	\$18,615,000.00	8	\$400,642.98	2.2%



Capital Projects Division

Weatherization Assistance Program (WAP)

Status Report as of:
6/17/2020

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: 6 contracts totaling \$997,736.62 awarded. (See chart)**
- **Change Orders entered into since February: NONE**
- Funding Source: Federal Operating dollars
- All apartment work is suspended.
- Lower East Side Buildings switchover to the new boilers will be scheduled now that the heating season is over.
- Roof fans order was placed for Colon LIFHE Tower.

Schedule

Listed Projects (see chart)

- Construction commenced: **March 2020**
- Anticipated Completion: **June 2020**
- Completed Energy Audits: **Begun in October 2019, Completed in January 2020.**

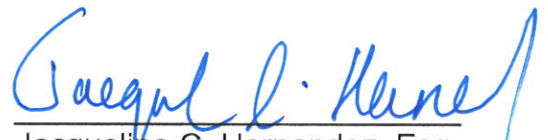
WAP Provider	Development	Address	Contract Amount	Date Awarded
Northern Manhattan Improvement Corp.	Lower East Side I Infill	45-49 Stanton Street Manhattan, NY 10002	\$128,704.66	2/6/20
Northern Manhattan Improvement Corp.	Lower East Side I Infill	71-77 Stanton Street Manhattan, NY 10002	\$139,798.66	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 LIFHE Tower	92-33 170th Street Jamaica, NY 11433	\$124,000.00	1/28/20
Bedford Stuyvesant Restoration Corporation	Pennsylvania/ W ortman	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			\$997,736.62	



THREE-THOUSAND ONE HUNDRED AND FORTY-NINTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 12:19 P.M.


Jacqueline C. Hernandez, Esq.
Corporate Secretary