

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND FIFTIETH MEETING

Minutes of Board Meeting

Wednesday, July 29, 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
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, July 29, 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, July 29, 2020

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, June 24, 2020

APPROVED

II. Reports

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, July 29, 2020

1 Authorization to Enter into an Agreement with Guidehouse LLP

Location:	Various (Citywide)
Administering Department:	Enterprise Technology Portfolio Management
Funding Source:	Capital – Federal
Amount:	\$2,200,000.00
Projected Section 3 Hires:	0

Authorization is requested to enter into this agreement with Guidehouse LLP for training services for the Tenant Data Management and Rent Collection Systems, commencing on August 7, 2020 and continuing through August 6, 2022, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and Chief Information Officer and continuing for two (2) years thereafter which includes an initial one-year term and one (1) one-year renewal option 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

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

2 Authorization of a Change Order to the Agreement with Spruce Technology, Inc.

Location:	Non-Development
Administering Department:	Enterprise Technology Portfolio Management
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$175,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to the agreement with Spruce Technology, Inc. to implement ServiceNow systems for Information Technology Service Management and Information Technology Business Management, which did not require initial Board authorization and as subsequently amended for a two-year term, to increase the not-to-exceed amount, in order to fund the additional scope items during the remainder of the two-year term, which commenced on April 2, 2019 and is continuing through April 1, 2021, pursuant to the terms and conditions of the United States Office of the General Services Administration, Contract Number GS-35F-464BA.

APPROVED

3 Authorization of a Funding Increase to the Agreement with Atlantic Data Security, LLC

Location:	Non-Development
Administering Department:	Enterprise Technology Portfolio Management
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$167,283.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to the agreement with Atlantic Data Security, LLC for Security Information and Event Management Solution, which did not require initial Board authorization for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on October 3, 2019 and is continuing through October 2, 2022.

APPROVED

4 Authorization to Award the Authority's General Liability Insurance Program Policies, Including Automobile Liability Coverage

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$4,750,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to award the Authority's General Liability Insurance Program Policies to (i) Lloyd's of London, (ii) Navigators Insurance Company, a Hartford Financial Services Group, Inc. subsidiary, (iii) RSUI Indemnity Company, an Alleghany Corporation subsidiary, (iv) Endurance American Specialty Insurance Company, a SOMPO Holdings Inc. subsidiary, (v) Lexington Insurance Company, an American International Group, Inc. subsidiary, (vi) Liberty Surplus Insurance Corporation, a Liberty Mutual Holding Company, Inc. subsidiary, (vii) Westchester Surplus Lines Insurance Company, a Chubb Limited subsidiary and (viii) Markel Insurance SE, a Markel Corporation subsidiary, to provide insurance coverage for torts above the Authority's \$5,000,000.00 self-insured retention in the amount of \$100,000,000.00 per occurrence and \$100,000,000.00 in the aggregate (including \$100,000,000.00 of automobile liability), and terrorism coverage, commencing on August 1, 2020 and continuing through July 31, 2021.

APPROVED

5 Authorization to Approve Investment Transactions

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

APPROVED

6 Authorization to Enter into an Agreement with Banc of America Public Capital Corp

Location:	Various (Bronx, Brooklyn & Manhattan)
Administering Department:	Treasury Operations
Funding Source:	Operating & Capital – Federal
Amount:	\$37,496,314.66
Projected Section 3 Hires:	Not Required

Authorization is requested to (i) enter into an agreement with Banc of America Public Capital Corp (“BAPCC”) to obtain financing with a principal amount up to \$23,298,752.13 in general obligation financing for the installation of additional energy conservation measures, to be performed through an existing Energy Performance Contract (“EPC”) (the “Ameresco-A EPC”), with a combined principal and interest repayment amount not to exceed \$37,496,314.66, commencing on September 1, 2020 and continuing through July 1, 2038 (or commencing on such other date as may be determined by the General Manager or the Vice-President for Finance and continuing for seventeen (17) years and ten (10) months thereafter), pursuant to a Master Equipment Lease-Purchase Agreement, upon United States Department of Housing and Urban Development (“HUD”) EPC approval, (ii) enter into all necessary financing and ancillary documents related to the Agreement, (iii) grant to BAPCC all security interests or encumbrances associated with the Ameresco-A EPC that are necessary to secure such financing, upon HUD approval, pursuant to Section 30 of the United States Housing Act of 1937, and (iv) reimburse the Authority from the BAPCC financing for certain non-HUD funds expended by the Authority to-date related to the Ameresco-A EPC.

APPROVED

7 Authorization to Amend (i) Board Resolution 16-4/27-21 and (ii) the Energy Services Agreement with Ameresco, Inc. Related to the Implementation of the HUD-approved Energy Performance Contract

Location:	Various (Bronx, Brooklyn & Manhattan)
Administering Department:	Capital Projects Division – VP – Energy & Sustainability
Funding Source:	Capital – Non-Federal Funds & Loan Proceeds
Amount:	\$23,298,752.13
Projected Section 3 Hires:	Not Required

Authorization is requested to (i) amend Board Resolution 16-4/27-21, which authorized the entering into the energy services agreement (“ESA”) with Ameresco, Inc. (“Ameresco”) related to the implementation of the United States Housing and Urban Development (“HUD”)–approved Energy Performance Contract (“EPC”) for the installation of energy conservation measures (referred to as “Ameresco-A EPC”), by changing the erroneously stated contract number from BL1608121 to BL1709464 to accurately reflect the number as it appears on the executed ESA; and (ii) amend this ESA with Ameresco for the installation of energy conservation measures, authorized by Board Resolution 16-4/27-21 for a twenty-year (20) term, to increase the not-to-exceed amount, in order to fund the modified scope of work for the installation of additional energy conservation measures during the remainder of the twenty-year term, which commenced on December 21, 2016 and is continuing through December 20, 2036.

APPROVED

8 Rejection of All Bids for a Contract for Sports Field Upgrade

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

Rejection of all bids is recommended in the best interest of the Authority.

APPROVED

9 Rejection of All Bids for a Contract for Restoration Related to the Response to and Recovery from Hurricane Sandy

Location:	Beach 41st Street – Beach Channel Drive
Administering Department:	Capital Projects Division – Recovery and Resilience
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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

APPROVED

10 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Analysis of Lead in Dust Wipe Samples

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$750,000.00
Projected Section 3 Hires:	0

Authorization is requested to ratify the award of this IDIQ contract to the sole responsive and responsible bidder, Laboratory Testing Services, Inc. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 11 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Analysis of Lead in Dust Wipe Samples

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$750,000.00
Projected Section 3 Hires:	0

Authorization is requested to ratify the award of this IDIQ contract to the sole responsive and responsible bidder, Laboratory Testing Services, Inc. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 12 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Analysis of Lead in Dust Wipe Samples

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$750,000.00
Projected Section 3 Hires:	0

Authorization is requested to ratify the award of this IDIQ contract to the sole responsive and responsible bidder, Laboratory Testing Services, Inc. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 13 Authorization of a Funding Increase to Requirement Contract No. 1834300 Awarded to Warren & Panzer, Engineers, P.C.

Location:	Various (Bronx)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$780,890.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Warren & Panzer, Engineers, P.C. for lead-based paint dust wipe inspection and testing, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on December 27, 2018 and is continuing through December 26, 2021.

APPROVED

- 14 Authorization to Amend Board Resolution 19-10/30-2

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

Authorization is requested to amend Board Resolution 19-10/30-2, which authorized the Authority to (i) submit an application to the United States Department of Housing and Urban Development (“HUD”), pursuant to Section 18 of the United States Housing Act of 1937, as amended (the "Section 18 Application") for approval to enter into a ninety-nine (99) year ground lease for an approximately 12,614 square foot parcel of land located at Bronx County, Block 3730, part of Tax Lot 1 (tentative Tax Lot TBD) (the “Project Site”), with a total of approximately 130,193 square feet of zoning floor area, and easements, for the construction of a building with approximately two hundred (200) affordable senior housing units, one (1) superintendent's unit, ground floor community facility uses, and on-site supportive services for residents, and (ii) upon HUD approval of the Section 18 Application, enter into a ninety-nine (99) year ground lease for the Project Site with zoning floor area and easements with Casa Celina, a joint venture among Xenolith Partners, The Kretchmer Companies, ELH Mgmt., and Jewish Association Serving the Aging, or its affiliate, to (i) reflect a change in the anticipated prepaid lease payment to the Authority from \$2,677,660.00 to \$1.00 as the result of ongoing negotiations and in consideration of the value provided by the construction of the building and its affordable units, (ii) reflect a change in the approximate zoning floor area from 130,193 square feet to 132,237 square feet in light of construction design changes, and (iii) update the tentative Tax Lot TBD to Bronx Block 3730 Tax Lot 39.

APPROVED

15 Award of a Requirement Contract for the Purchase and Delivery of Kitchen Stainless Steel Sinks

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$4,863,429.00
Projected Section 3 Hires:	Not Required

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Central Plumbing Specialties Co., Inc. There are no renewal options.

APPROVED

16 Authorization to Enter into an Agreement with New York State Industries for the Disabled, Inc.

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$4,166,723.69
Projected Section 3 Hires:	Not Required

Authorization is requested to enter into this agreement with New York State Industries for the Disabled, Inc. for the purchase and delivery of male and female-sized winter and summer uniforms, commencing on August 1, 2020 and continuing through July 31, 2023, or commencing on such other date as may be determined by the General Manager and continuing for three (3) years thereafter, pursuant to the provisions of New York State Finance Law Section 162, Preferred Sources. There are no renewal options.

APPROVED

- 17 Award of a Requirement Contract for the Purchase and Delivery of Metal Lath and Accessories

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,191,629.13
Projected Section 3 Hires:	Not Required

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Petson Building Supply, Inc. The first lowest bidder was deemed non-responsive for failure to submit the required samples. There are no renewal options.

APPROVED

- 18 Award of a Requirement Contract for Preventative Maintenance and Service Repairs to Various Diesel Generators

Location:	Various (Citywide)
Administering Department:	Operations - Emergency Services
Funding Source:	Operating – Federal
Amount:	\$793,998.32
Projected Section 3 Hires:	0

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Weld Power Generator, Inc. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

19 Award of a Requirement Contract for Installation and Removal of Wood Scaffolding and Barrier Skirt Systems

Location:	Various (Citywide)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$1,342,480.00
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Earth Link General Construction, Inc. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

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

Location:	Various (Bronx)
Administering Department:	Operations – Property Management, Bronx
Funding Source:	Operating – Federal
Amount:	\$40,318,000.00
Projected Section 3 Hires:	10

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Green Builders Group NY Corp. 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, the fourth lowest bidder, the fifth lowest bidder and the sixth lowest bidder were deemed non-responsive for failure to submit the required bid bonds, 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

- 21 Authorization to Ratify the Award of 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:	3

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Green Builders Group NY 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, the third lowest bidder, the fourth lowest bidder and the fifth lowest bidder were deemed non-responsive for failure to submit the required bid bonds, 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

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

Location:	Various (Manhattan)
Administering Department:	Operations – Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$38,454,000.00
Projected Section 3 Hires:	10

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Green Builders Group NY Corp. The first lowest bidder, the second lowest bidder and the third lowest bidder were deemed non-responsive for failure to submit the required bid bonds, as outlined in the Authority's bid documents. The fourth lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, 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

- 23 Authorization of a Funding Increase to Requirement Contract No. 1917247 Awarded to Beesla Painting Co., Inc.

Location:	Mitchel, Betances II, 18 & Betances III, 18
Administering Department:	Operations – Property Management, NextGen Ops 1
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 Beesla Painting Co., 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 October 1, 2019 and is continuing through March 30, 2021.

APPROVED

- 24 Authorization of a Funding Increase to Requirement Contract No. 1829191 Awarded to Sahara Construction Corp.

Location:	Various (Manhattan)
Administering Department:	Operations – Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$91,223.94
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Sahara Construction Corp. 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 October 1, 2018 and is continuing through September 30, 2021.

APPROVED

25 Authorization of a Funding Increase to Requirement Contract No. 1902339 Awarded to Mahi Painting, Inc.

Location:	Various (Bronx, Brooklyn, Manhattan & Staten Island)
Administering Department:	Operations – Property Management, Mixed Finance
Funding Source:	Operating – Federal
Amount:	\$1,302,802.76
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Mahi Painting, Inc. for plaster restoration, 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

26 Authorization to (i) Amend Board Resolution 19-9/25-28, and (ii) Approve a Funding Increase to Requirement Contract No.1835987 Awarded to Mahi Painting, Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$1,538,854.89
Projected Section 3 Hires:	Not Required

Authorization is requested to (i) amend Board Resolution 19-9/25-28, which authorized a change order to this requirement contract awarded to Mahi Painting, Inc. (“Mahi”) for plaster restoration, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, by changing the erroneously stated term dates of the initial two-year term and the one-year renewal option term, from December 21, 2018 through December 20, 2021, to accurately reflect the term dates as they appear on the executed requirement contract; and (ii) approve a funding increase to this requirement contract awarded to Mahi, 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 16, 2019 and is continuing through January 15, 2022.

APPROVED

27 Authorization of a Funding Increase to Requirement Contract No. 1815097 Awarded to Dirty Gloves Drain Services LLC

Location:	Various (Bronx, Brooklyn, Manhattan & Staten Island)
Administering Department:	Operations – Property Management, Mixed Finance
Funding Source:	Operating – Federal
Amount:	\$53,337.24
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 23, 2018 and is continuing through May 22, 2021.

APPROVED

28 Authorization of a Funding Increase to Requirement Contract No.1825727 Awarded to Mahi Painting, Inc.

Location:	Various (Bronx, Brooklyn, Manhattan & Staten Island)
Administering Department:	Operations – Property Management, Mixed Finance
Funding Source:	Operating – Federal
Amount:	\$70,186.60
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Mahi Painting, Inc. for janitorial general cleaning and debris removal (move-out apartments and fire damage), 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 24, 2018 and is continuing through September 23, 2021

APPROVED

- 29 Authorization of a Funding Increase to Requirement Contract No. 1828098 Awarded to Campbell's Professional Services, LLC

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$112,928.55
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Campbell's Professional Services, LLC for janitorial general cleaning and debris removal (move-out apartments and fire damage), 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 September 21, 2018 and is continuing through September 20, 2021.

APPROVED

- 30 Authorization of a Funding Increase to Requirement Contract No. 1823785 Awarded to United Eagle Renovations, Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$37,364.60
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, 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 9, 2018 and is continuing through August 8, 2021.

APPROVED

- 31 Authorization of a Funding Increase to Requirement Contract No. 1834775 Awarded to Max Builders, Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,018,913.16
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Max Builders, Inc. for asphalt and concrete repairs, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term, which commenced on January 7, 2019 and is continuing through January 6, 2021.

APPROVED

- 32 Authorization of a Funding Increase to Requirement Contract No. 1817949 Awarded to Earth Link General Construction, Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$23,489.77
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Earth Link General Construction, Inc. for cleaning of basement and crawl spaces, 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 13, 2018 and is continuing through August 12, 2021.

APPROVED

- 33 Authorization of a Funding Increase to Requirement Contract No. 1827341 Awarded to Max Builders, Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$151,445.49
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Max Builders, Inc. for the cleaning of duct work and exhaust systems, 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 7, 2019 and is continuing through January 6, 2022.

APPROVED

- 34 Authorization of a Funding Increase to Requirement Contract No.1830663 Awarded to TDM Royal, Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$186,751.13
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to TDM Royal, Inc. for the cleaning and sanitizing of compactor chutes, 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 October 16, 2018 and is continuing through October 15, 2021.

APPROVED

35 Authorization of a Funding Increase to Requirement Contract No. 1819608 Awarded to EIA Electric, Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$88,335.47
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to EIA Electric, Inc. for repair and/or replacement of public space lighting, 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 14, 2018 and is continuing through August 13, 2021.

APPROVED

36 Authorization of a Funding Increase to Requirement Contract No. 1821508 Awarded to Metrocity Renovation Inc

Location:	Various (Manhattan)
Administering Department:	Operations – Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$482,716.84
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Metrocity Renovation Inc for repair and replacement of hopper doors and pans, 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 July 20, 2018 and is continuing through July 19, 2021.

APPROVED

- 37 Authorization of a Funding Increase to Requirement Contract No. 1910572 Awarded to Encore Construction & Contracting Inc

Location:	Various (Manhattan)
Administering Department:	Operations – Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$222,394.24
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Encore Construction & Contracting Inc for repair and/or replacement of roof and rear exit doors, 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, which commenced on September 19, 2019 and is continuing through September 18, 2021.

APPROVED

- 38 Authorization of a Funding Increase to Requirement Contract No. 1833632 Awarded to Sahara Construction Corp.

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$925,628.57
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Sahara Construction Corp. for repair and/or replacement of roof fans, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on November 20, 2018 and is continuing through November 19, 2021.

APPROVED

39 Authorization of a Funding Increase to Requirement Contract No. 1833623 Awarded to Sahara Construction Corp.

Location:	Various (Bronx, Brooklyn, Manhattan & Staten Island)
Administering Department:	Operations – Property Management, Mixed Finance
Funding Source:	Operating – Federal
Amount:	\$306,477.41
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Sahara Construction Corp. for repair and/or replacement of roof fans, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on December 12, 2018 and is continuing through December 11, 2021.

APPROVED

40 Authorization of a Funding Increase to Requirement Contract No.1834302 Awarded to RP General Construction Corp

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,427,637.96
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to RP General Construction Corp for window repair and/or replacement, 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 November 28, 2018 and is continuing through November 27, 2021.

APPROVED

- 41 Authorization of a Funding Increase to Requirement Contract No.1914859 Awarded to Premier Compaction Systems, LLC

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$333,842.01
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Premier Compaction Systems, LLC for repair of interior compactor refuse management systems, which did not require initial Board authorization for an initial one-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 July 12, 2020 and is continuing through July 11, 2021.

APPROVED

- 42 Authorization of a Funding Increase to Requirement Contract No. 1801634 Awarded to Standard Wholesale Hardware, Inc.

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$304,448.88
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Standard Wholesale Hardware, Inc. ("Standard Wholesale") for the purchase and delivery of mortise locks, locksets, deadbolts, deadlocks, faceplates and strikes, which did not require initial Board authorization for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on June 19, 2018 and is continuing through June 18, 2021.

APPROVED

- 43 Authorization of a Funding Increase to Requirement Contract No. 1916513 Awarded to APR Industries, Inc.

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$138,550.50
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to APR Industries, Inc. for the purchase and delivery of paddle exit latches, which did not require initial Board authorization for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on July 9, 2019 and is continuing through July 8, 2022.

APPROVED

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

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$81,249.75
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 types of tools, which did not require initial Board authorization, and as subsequently amended for a one-year and two-month term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year and two-month term, which commenced on August 1, 2019 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).

APPROVED¹

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

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$280,212.61
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 types of tools, which did not require initial Board authorization for a two-year, ten-month and eleven-day term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the two-year, ten-month and eleven-day term, which commenced on November 20, 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).

APPROVED²

46 Authorization of a Funding Increase to Requirement Contract No. 1900012 Awarded to Enviro Equipment Sales LTD.

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$656,700.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Enviro Equipment Sales LTD. for the purchase and delivery of machines, roll-off compactors and dumper carts, authorized by Board Resolution 19-2/27-3 for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on March 14, 2019 and is continuing through March 13, 2022.

APPROVED

- 47 Authorization of a Funding Increase to Requirement Contract No. 1820515 Awarded to Franklen Glass Corp.

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$291,782.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Franklen Glass Corp. for the purchase and delivery of glazed, bullet resistant and laminated glass for use for building door entrance and window replacement, which did not require initial Board authorization for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on July 2, 2018 and is continuing through July 1, 2021.

APPROVED

- 48 Authorization of a Funding Increase to Requirement Contract No.1821483 Awarded to New Essex Floor Covering, Inc

Location:	Pennsylvania Avenue-Wortman Avenue & Vandalia Avenue
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 January 7, 2019 and is continuing through January 6, 2022.

APPROVED

49 Authorization of a Funding Increase to Requirement Contract No. 1828934 Awarded to Mercury Paint Corporation

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$479,509.97
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Mercury Paint Corporation for the purchase and delivery of various types of interior and exterior paints, which did not require initial Board authorization for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on October 1, 2018 and is continuing through September 30, 2021.

APPROVED

50 Authorization to (i) Amend Board Resolution 19-6/26-23, and (ii) Approve a Funding Increase to Requirement Contract No. 1805325 Awarded to Mercury Paint Corporation

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$219,391.55
Projected Section 3 Hires:	Not Required

Authorization is requested to (i) amend Board Resolution 19-6/26-23, which authorized the change order to this requirement contract awarded to Mercury Paint Corporation ("Mercury") for the purchase and delivery of various types of aqua zoom paint, which did not require initial Board authorization and as subsequently amended for a three-year term, by changing the erroneously stated development coverage from citywide, to accurately reflect various developments citywide and Long Island City warehouse as they appear on the executed requirement contract; and (ii) approve a funding increase to this requirement contract awarded to Mercury, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on March 1, 2018 and is continuing through February 28, 2021.

APPROVED

- 51 Authorization to (i) Amend Board Resolution 19-7/31-61, and (ii) Approve a Funding Increase to Requirement Contract No. 1801494 Awarded to Mercury Paint Corporation

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$72,370.16
Projected Section 3 Hires:	Not Required

Authorization is requested to (i) amend Board Resolution 19-7/31-61, which authorized the change order to this requirement contract awarded to Mercury Paint Corporation ("Mercury") for the purchase and delivery of various types of paint brushes, covers and frames, which did not require initial Board authorization and as subsequently amended for a three-year term, by changing the erroneously stated development coverage from citywide, to accurately reflect various developments citywide and Long Island City warehouse as they appear on the executed requirement contract; and (ii) approve a funding increase to this requirement contract awarded to Mercury, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on January 23, 2018 and is continuing through January 22, 2021.

APPROVED

- 52 Authorization to Approve the Issuance of the Authority's Fiscal Year 2020 Internal Audit Plan

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

Authorization is requested to approve the issuance of the Authority's Fiscal Year 2020 Internal Audit Plan, in accordance with the Institute of Internal Auditors' International Standards for the Professional Practice of Internal Auditing, and as recommended by the Authority's Audit Committee, in compliance with the Audit Committee Charter, adopted pursuant to Board Resolution 03-6/18-18 and with subsequent amendments of which the most recent is by Board Resolution 13-9/25-6.

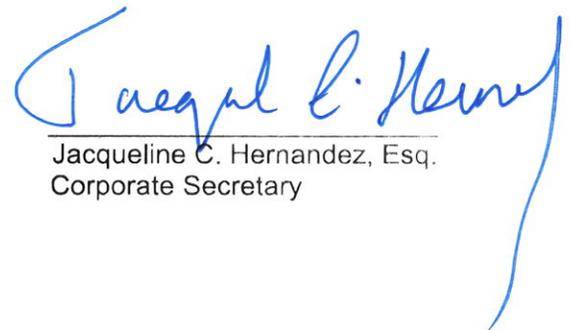
APPROVED

53 Authorization to Ratify the Adoption of the Amended Section 8 Administrative Plan

Location:	Non-Development
Administering Department:	Leased Housing, Client Services
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify the adoption of the amended Authority Section 8 Administrative Plan, most recently amended by Board Resolution 19-11/26-1, in accordance with the United States Department of Housing and Urban Development ("HUD") regulation 24 CFR 982.54(d)(1) governing the Section 8 Housing Choice Voucher Program, to (i) revise policies to be consistent with new HUD guidelines on fair housing, program admissions and eligibility, payment standards, Housing Quality Standards, and other general program policies, and (ii) address minor edits to provide better clarification on existing policies.

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.

Manhattan

Queens



NEW YORK CITY
**HOUSING
AUTHORITY**

Quarterly Report on Mold and Ventilation Related Contracts by Healthy Homes

July 29, 2020

Board Calendar Meeting



Healthy Homes – Ventilation and Mold-related Contracts

On October 30, 2019, Board Resolution 19-10/30-30 authorized, as solely related to ventilation contracts and other contracts related to mold detection, inspection and remediation administrated by the Authority's Capital Projects Division, Operations Department or Healthy Homes to:

- i. Temporarily suspend for 730 days the prerequisite Authority approval of:
 - a) Contracts that are valued in excess of \$1M;
 - b) Contracts that are valued in excess of \$100,000 where there was only one bidder that would require Authority approval; and
 - c) Change orders.
- ii. Provide a quarterly ventilation and mold contracts report at Board meetings including, but not limited to,
 - a) the number of contracts awarded; and
 - b) change orders entered into,subsequent to the prior report being presented to the Board.

Mold Assessor and Remediator Contracts

These contracts are awarded to remediate and repair complex cases of mold. In mold contracts, a complex case is one in which leak/mold conditions impact multiple rooms/apartments, involve repair work in a ceiling or wall cavity, and require multiple skilled trades to satisfactorily address/resolve.

Contract Type	Vendor	Location	Award Date	Term	Award amount	No. of CO FI*	CO / FI* \$
Mold Assessor	Liro Group	Citywide	01/2020	1 yr. w/3 1-yr. renewal periods	Min. \$10K; Max. \$500K	0	0
Mold Assessor	ATC Group	Citywide	01/2020	1 yr. w/3 1-yr. renewal periods	Min. \$10K; Max. \$500K	0	0
Mold Remediator	Flag Clean	Citywide	11/2019	1 yr. w/3 additional 1-yr. renewal periods	Min. \$25K; Max. \$925K	0	0
Mold Remediator	Jerome Environmental Services	Citywide	01/2020	1 yr. w/3 additional 1-yr. renewal periods	Min. \$25K; Max. \$925K	0	0
*Change Order (CO) / Funding Increase (FI)							

Ventilation Contracts

The ventilation contracts are awarded to restore adequate ventilation to NYCHA bathrooms and kitchens. The contractor will accomplish this by replacing aging roof fans with modern variable speed fans, clean local exhaust lateral duct work and replace aging in-duct equipment.

Contract Type	Vendor	Location	Award Date	Term	Award amount	No. of CO / FI*	CO / FI* \$
Ventilation – Installation	Sahara	NGO1**	11/2019	3 yr.s w/2 additional 1-yr. renewal extension	Min. \$100K; Max \$8.3M	0	0
Ventilation – Installation	Green Builders Group Corp.	Citywide	07/2020	2yrs w/1 one-yr renewal period	Min \$830; Max \$10.4M	0	0
Ventilation – Engineering	H2M	Citywide	06/2020	2 yr. w/2 automatic consecutive 1-yr. renewal periods	Min. \$100K; Max \$1M	0	0
Ventilation – Engineering	LiRo	Citywide	06/2020	2 yr. w/2 automatic consecutive 1-yr. renewal periods	Min. \$100K; Max \$1M	0	0
Ventilation – Engineering	STV	Citywide	06/2020	2 yr. w/2 automatic consecutive 1-yr. renewal periods	Min. \$100K; Max \$1M	0	0
<p>*Change Order (CO)/ Funding Increase (FI) **Provision in the contract allows for vendor to work in other locations than noted so long as there no other active contract for that location</p>							



Capital Projects Division

Board Meeting Update
July 29, 2020

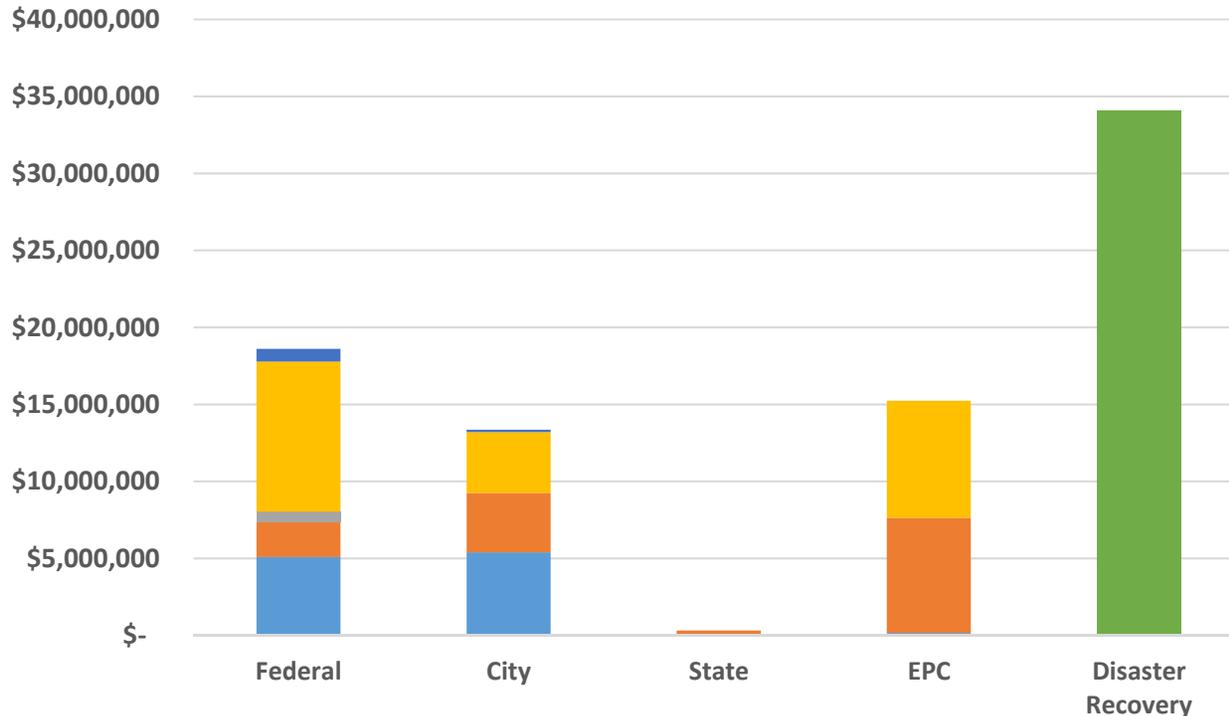


NEW YORK CITY
**HOUSING
AUTHORITY**

Capital Projects Division

June 2020 Spend

June 2020 Monthly CPD Spend By Work Type



- EXTERIORS
- INTERIORS
- ELEVATORS
- HEATING
- GROUNDS
- RECOVERY & RESILIENCE

Funding Source	Spend Total
Federal	\$18M
City	\$13M
State	\$315K
EPC	\$15M
Disaster Recovery	\$34M
Total	\$81M+



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:
7/22/2020

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 since June:** 5 (Totaling \$107,030.86)
- Demolition work is ongoing. Site utility work ongoing.
- Financing - \$200 million in Mayoral Funds and \$58,330,914.81 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:
7/22/2020

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	9	\$219,980.30	4.7%
4. Florentino Plaza	\$9,828,000.00	5	\$133,426.36	1.4%
5. Sotomayor	\$58,353,000.00	0	\$0	0%
6. Long Island Baptist	\$3,944,159.00	3	\$213,785.21	5.4%
7. Cypress Hills	\$36,861,000.00	2	\$92,380.73	0.3%
8. Farragut	\$33,700,000.00	0	\$0	0%
9. Taft	\$18,615,000.00	10	\$412,764.21	2.2%

5 New Change Orders Since June (Totaling \$107,030.86)

- **Taft Houses: 2 Change Orders: \$12,121.23**
- **Long Island Baptist: 1 Change Order - \$50,550.03**
- **Robinson Houses: 1 Change Order - \$1,592.54**
- **Florentino Plaza: 1 Change Order - \$42,767.06**



Capital Projects Division

Weatherization Assistance Program (WAP)

Status Report as of:
7/22/2020

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 since June: NONE**
- Funding Source: Federal Operating dollars
- All apartment work is suspended.
- Lower East Side Buildings new boilers are installed. Common area lighting material order was placed.
- Colon LIFHE Tower common area lighting installations have started and will be completed in August.

Schedule

Listed Projects (see chart)

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

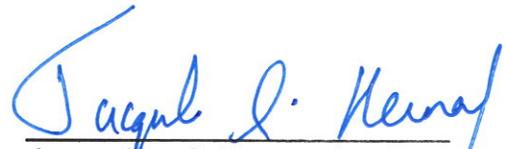
WAP Provider	Development	Address	Contract Amount	Date Awarded
Northern Manhattan Improvement Corp.	Lower East Side I Infill	45-49 Stanton Street Manhattan, NY 10002	\$128,704.66	2/6/20
Northern Manhattan Improvement Corp.	Lower East Side I Infill	71-77 Stanton Street Manhattan, NY 10002	\$139,798.66	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 FIFTIETH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:45 A.M.


Jacqueline C. Hernandez, Esq.
Corporate Secretary