

# NEW YORK CITY HOUSING AUTHORITY

## THREE-THOUSAND ONE HUNDRED AND SIXTY-FIFTH MEETING

### Minutes of Board Meeting

Wednesday, September 29, 2021

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

Present: Gregory Russ, Chair  
Victor A. Gonzalez, Vice-Chair  
Joseph Adams, Member  
Magalie Austin, Member  
Paula Gavin, Member  
Matt Gewolb, Member  
Vito Mustaciuolo, Chief Operating Officer  
Jacqueline C. Hernandez, Esq., Corporate Secretary

\*Because of the ongoing COVID-19 health crisis and in relation to Chapter 417 of the Laws of 2021, the Board Meeting of the New York City Housing Authority, held on Wednesday, September 29, 2021 at 10:00 A.M., was limited to viewing the live-stream or listening via phone instead of attendance in person

***NEW YORK CITY HOUSING AUTHORITY***  
***Office of the Corporate Secretary***

***Minutes***  
***Regular Meeting***  
***Wednesday, September 29, 2021***

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, September 15, 2021

**APPROVED**

II. Reports

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, September 29, 2021

1 Authorization to Ratify the Entering into an Agreement with Cellco Partnership d/b/a Verizon Wireless ("Verizon")

Location:	Non-Development
Administering Department:	IT Infrastructure
Funding Source:	Operating – Federal & Section 8
Amount:	\$15,000,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to ratify the entering into an agreement with Verizon for wireless and cellular devices and usage service, which commenced on June 10, 2021 and is continuing through June 9, 2026, utilizing the terms and conditions of the New York City Department of Information Technology and Telecommunications Master Services Agreement Contract Number CT-1-858- 20211403931. There are no renewal options.

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

*APPROVED = UNANIMOUS*

*N/A = NOT APPLICABLE*

2 Authorization to Enter into an Agreement with Guidehouse Inc. ("Guidehouse")

Location:	Non-Development
Administering Department:	Leased Housing
Funding Source:	Operating – Section 8 & Cares Act
Amount:	\$2,724,600.00
Projected Section 3 Hires:	0

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Authorization is requested to enter into an agreement with Guidehouse for consulting services, commencing on October 13, 2021 and continuing through October 12, 2025, or commencing on such other date as may be determined by the Chief Procurement Officer and the Executive Vice-President of Leased Housing and continuing for four (4) years thereafter, which includes an initial one-year term and six (6) consecutive six-month renewal options to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term.

**APPROVED**

3 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Program Management Services

Location:	Various (Citywide)
Administering Department:	Executive
Funding Source:	Operating & Capital – PACT Proceeds & Federal
Amount:	\$150,000,000.00
Projected Section 3 Hires:	3

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Authorization is requested to award this IDIQ contract to AECOM USA, Inc. for program management services, commencing on October 1, 2021 and continuing through September 30, 2026, or commencing on such other date as may be determined by the Chief Procurement Officer and continuing for five (5) years thereafter, which includes an initial three-year term and two (2) one-year renewal options to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew prior to the expiration of the expiring term.

**APPROVED**

4 Authorization to Amend Board Resolution 19-1/30-24

Location:	Various (Queens)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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Authorization is requested to amend Board Resolution 19-1/30-24, which authorized the Authority to amend Board Resolution 18-5/30-22 to indicate the date of receipt of the letter of support from the New York City Deputy Mayor for Housing and Economic Development as January 23, 2019, to reflect the United States Department of Housing and Urban Development's approval of the Area Median Income requirement for initial sale transactions for Habitat for Humanity-New York City's Project Sites from 57-80% to 57-120%.

**APPROVED**

5 Rejection of All Bids for an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for Environmental Hazard Remediation

Location:	Various (Citywide)
Administering Department:	Capital Projects Division
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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Rejection of all bids is recommended in the best interest of the Authority. This IDIQ JOC will not be re-bid.

**APPROVED**

- 6 Authorization to Submit (i) a Significant Amendment to the Authority's Fiscal Year 2021 Annual PHA Plan and (ii) the Certifications of Compliance with PHA Plans and Related Regulations to HUD

Location:	Non-Development
Administering Department:	Performance Management and Analytics
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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Authorization is requested to submit (i) a Significant Amendment to the Authority's Fiscal Year 2021 Annual Public Housing Agency ("PHA") Plan to include the Fiscal Year 2021 Capital Fund Annual Statement/Performance and Evaluation Report and Five-Year Capital Plan and (ii) the Certifications of Compliance with PHA Plans and Related Regulations to the United States Department of Housing and Urban Development ("HUD"), in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

**APPROVED**

- 7 Authorization to Submit (i) the Authority's Fiscal Year 2022 Annual PHA Plan and (ii) the Certifications of Compliance with PHA Plans and Related Regulations to HUD

Location:	Non-Development
Administering Department:	Performance Management and Analytics
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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Authorization is requested to submit (i) the Authority's Fiscal Year 2022 Annual Public Housing Agency ("PHA") Plan and (ii) the Certifications of Compliance with PHA Plans and Related Regulations to the United States Department of Housing and Urban Development ("HUD"), in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

**APPROVED**

8 Authorization to Ratify the Award of an Emergency Requirement Contract for Asbestos Investigations, Project Management and Asbestos Abatement Project Monitoring

Location:	Various (Brooklyn)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$1,036,834.16
Projected Section 3 Hires:	4

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Authorization is requested to ratify the award of this emergency requirement contract to the lowest responsive and responsible bidder, Airtek Environmental Corp. The first lowest bidder was deemed non-responsive for failure to submit a completed Form of Proposal, as outlined in the Authority's bid documents. The second lowest bidder, the fourth lowest bidder, and the sixth lowest bidder, were deemed non-responsive for failure to satisfy the requisite prior work experience, as outlined in the Authority's bid documents. The third lowest bidder and the fifth lowest bidder are ineligible to receive award of this requirement contract, as bid documents limit award of no more than one (1) requirement contract of this service to any one (1) vendor unless and until there are no other viable bidders, and the Authority seeks to award one (1) other requirement contract to the third lowest bidder and one (1) other requirement contract to the fifth lowest bidder. This emergency requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion

**APPROVED**

9 Authorization to Ratify the Award of an Emergency Requirement Contract for Asbestos Investigations, Project Management and Asbestos Abatement Project Monitoring

Location:	Various (Manhattan)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$1,062,909.96
Projected Section 3 Hires:	4

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Authorization is requested to ratify the award of this emergency requirement contract to the lowest responsive and responsible bidder, Kam Consultants Corp. The first lowest bidder was deemed non-responsive for failure to submit a completed Form of Proposal, as outlined in the Authority's bid documents. The second lowest bidder and the fourth lowest bidder were deemed non-responsive for failure to satisfy the requisite prior work experience, as outlined in the Authority's bid documents. The third lowest bidder is ineligible to receive award of this requirement contract, as bid documents limit award of no more than one (1) requirement contract of this service to any one (1) vendor unless and until there are no other viable bidders, and the Authority seeks to award one (1) other requirement contract to the third lowest bidder. This emergency requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

10 Award of a Requirement Contract for Repair and/or Replacement of Exterior Lighting Fixtures

Location:	Various (Manhattan)
Administering Department:	Property Management, Manhattan
Funding Source:	Operating & Federal
Amount:	\$3,521,458.90
Projected Section 3 Hires:	8

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Hertz Electric Limited Liability Company. The first lowest bidder was deemed non-responsive for failure to submit a completed Form of Proposal, as outlined in the Authority's bid documents. The second lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The third lowest bidder was deemed non-responsive for failure to submit the required bid security, as outlined in the Authority's bid documents. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

11 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 1915890 Awarded to Mt. Olympos Restoration Inc. ("Mt. Olympos")

Location:	Various (Citywide)
Administering Department:	Management and Planning
Funding Source:	Operating – Federal
Amount:	\$1,500,000.00
Projected Section 3 Hires:	3

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Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Mt. Olympos for maintenance painting of (i) apartments and (ii) interior and exterior public spaces, authorized by Board Resolution 19-7/31-30 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on August 27, 2021 and is continuing through August 26, 2022.

**APPROVED**

- 12 Authorization of a Contract Capacity Increase to the Agreement with Building Management Associates, Inc. ("BMA")

Location:	Various (Bronx)
Administering Department:	Management and Planning
Funding Source:	Operating – Federal
Amount:	\$3,000,000.00
Projected Section 3 Hires:	6

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Authorization is requested to approve a contract capacity increase to this agreement with BMA for property management services for Bronx Property Management Area - BX1, authorized by Board Resolution 18-6/27-21 for a five-year term which includes a one (1) two-year renewal option, 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 August 1, 2018 and is continuing through July 31, 2023.

**APPROVED**

- 13 Authorization to Approve the Chair's Appointment of Magalie D. Austin as a Member of the Resident and Community Affairs Committee

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

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Authorization is requested to approve the Chair's appointment of Magalie D. Austin as a Member of the Resident and Community Affairs Committee, pursuant to Section II of the Charter of the Resident and Community Affairs Committee of the New York City Housing Authority, as adopted by Board Resolution 21-4/28-3. The appointment shall be effective September 29, 2021 through December 31, 2021.

**APPROVED**

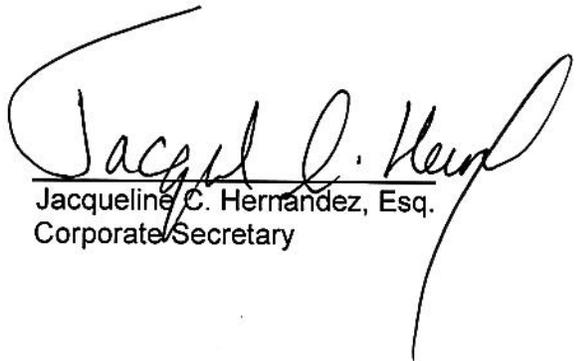
- 14 Authorization to Approve the Chair's Appointment of Magalie D. Austin as a Member of the Operations, Compliance and Capital Committee

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

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Authorization is requested to approve the Chair's appointment of Magalie D. Austin as a Member of the Operations, Compliance and Capital Committee, pursuant to Section II of the Charter of the Operations, Compliance and Capital Committee of the New York City Housing Authority, as adopted by Board Resolution 21-4/28-4. The appointment shall be effective September 29, 2021 through December 31, 2021.

**APPROVED**



Jacqueline C. Hernandez, Esq.  
Corporate Secretary

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

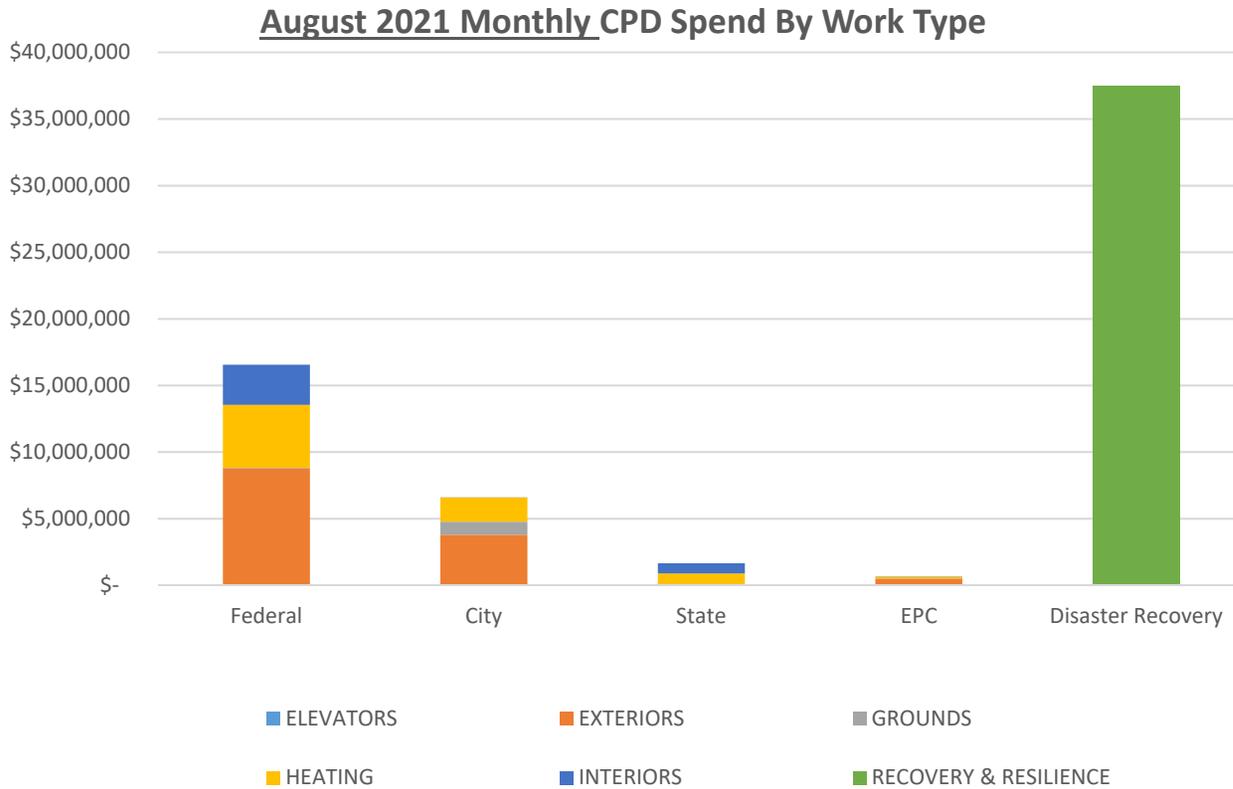
# NYCHA Board Meeting September 29, 2021

Temporary Suspension Update on EMCs and HPCs,  
and Update on Department's Spend Rate  
By CAPITAL PROJECTS DIVISION



# Capital Projects Division

## August 2021 Spend



Funding Source	Spend Total
Federal	\$17M
City	\$7M
State	\$2M
EPC	\$0.7M
Disaster Recovery	\$37M
<b>Total</b>	<b>\$63.7M</b>



# Temporary Suspension of Board Approval For Elevator Modernization Contracts (“EMCs”) Activity Since 6/30/2021 Board Meeting

**Board Resolution: 21-6/30-22**

**Suspension Period: 1286 Days**

Category	Vendor	Type	Location	Term Being Funded by Amount	Amount	Section 3	MWBE
Award	Nouveau Elevator Industries, LLC	Lump Sum	Queensbridge South	1,073 days	\$24,589,763.00	3	Non-Minority
	Nouveau Elevator Industries, LLC	Lump Sum	Highbridge Gardens	471 days	\$7,415,404.00	2	Non-Minority
Change Order	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	Non-Minority
Contract Capacity Increase	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	Non-Minority

9/28/21



# Elevator Modernization Contracts (“EMCs”)

In June 2021, Board Resolution 21-6/30-22 authorized, as solely related to EMCs,

(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 21-4/28-1, and Section IV(E) of the Authority's Procurement Policy Manual (“PPM”), adopted by Board Resolution 20-11/24-29 and with one (1) subsequent amendment by Board Resolution 21-6/30-14, and

**(c) change orders and funding increases**, as required by Section V(D) of the PPM; and

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

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

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

# Elevator Modernization Contracts (“EMCs”)

## Project Status:

Development	General Scope	Contract Amount (General)	Contract Amount (Electrical)	Current Phase	Current Phase Completion Date	Substantial Completion	Funding
ATLANTIC TERMINAL SITE 4B	Modernization of elevators	Pending Award	Pending Award	Procurement	12/24/2021	11/21/2023	State & City
BUTLER	Modernization of elevators	Pending Award	Pending Award	Procurement	11/18/2021	9/15/2023	State & City
CAREY GARDENS	Modernization of elevators	Pending Award	Pending Award	Procurement	12/31/2021	11/18/2023	State & City
CONEY ISLAND I (SITE 1B)	Modernization of elevators	Pending Award	Pending Award	Procurement	11/9/2021	9/26/2023	State & City
CONEY ISLAND I (SITES 4 & 5)	Modernization of elevators	Pending Award	Pending Award	Procurement	11/12/2021	4/22/2023	State & City
HIGHBRIDGE GARDENS	Modernization of elevators	\$7,415,404.00	Pending Award	Construction (General Contract Awarded)	12/31/2022	12/31/2022	State & City
MITCHEL	Modernization of elevators	Pending Award	Pending Award	Procurement	10/6/2021	1/4/2024	State & City
QUEENSBRIDGE NORTH	Modernization of elevators	Pending Award	Pending Award	Procurement	10/10/2021	12/6/2024	State & City
RICHMOND TERRACE	Modernization of elevators	Pending Award	Pending Award	Procurement	11/9/2021	6/8/2023	State & City
UNITY PLAZA (SITES 17,24,25A)	Modernization of elevators	Pending Award	Pending Award	Design	10/6/2021	9/25/2023	State & City
UNITY PLAZA (SITES 4-27)	Modernization of elevators	Pending Award	Pending Award	Procurement		9/25/2023	State & City
MCKINNELLY	Modernization of elevators	Pending Award	Pending Award	Procurement	10/23/2021	4/1/2023	Federal
MORRISANIA AIR RIGHTS	Modernization of elevators	Pending Award	Pending Award	Procurement	3/13/2022	2/1/2025	Federal
QUEENSBRIDGE SOUTH	Modernization of elevators	\$24,589,763.00	Pending Award	Construction (General Contract Awarded)	8/25/2024	8/25/2024	Federal

9/28/21



# Elevator Modernization Contracts (“EMCs”)

Project Status:

Development	General Scope	Contract Amount (General)	Contract Amount (Electrical)	Current Phase	Current Phase Completion Date	Substantial Completion	Funding
ADAMS	Modernization of elevators	Pending Award	Pending Award	Design	11/5/2021	12/15/2023	City
AMSTERDAM	Modernization of elevators	Pending Award	Pending Award	Design	1/15/2022	2/24/2025	City
DYKMAN	Modernization of elevators	Pending Award	Pending Award	Design	11/5/2021	10/16/2023	City
HERNANDEZ	Modernization of elevators	Pending Award	Pending Award	Design	11/5/2021	10/6/2023	City
HYLAN	Modernization of elevators	Pending Award	Pending Award	Procurement	5/11/2022	7/28/2023	City
MELTZER	Modernization of elevators	Pending Award	Pending Award	Design	10/29/2021	11/29/2023	City
SARATOGA VILLAGE	Modernization of elevators	Pending Award	Pending Award	Procurement	5/10/2022	7/26/2023	City
ST NICHOLAS	Modernization of elevators	Pending Award	Pending Award	Design	10/29/2021	10/13/2023	City
<b>TOTAL TO DATE</b>		<b>\$32,005,167.00</b>	<b>\$0.00</b>				

9/28/21



# Temporary Suspension of Board Approval For Heating Plant Contracts (“HPCs”) Activity Since 6/30/2021 Board Meeting

**Board Resolution: 21-6/30-23**

**Suspension Period: 730 Days**

Category	Vendor	Type	Location	Term Being Funded by Amount	Amount	Section 3	MWBE
Award	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
Change Order	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
Contract Capacity Increase	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE

9/28/21



# Heating Plant Contracts (“HPCs”)

In June 2021, Board Resolution 21-6/30-23 authorized, as solely related to HPCs, (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 21-4/28-1, and Section IV(E) of the Authority's PPM, adopted by Board Resolution 20-11/24-29 and with one (1) subsequent amendment by Board Resolution 21-6/30-14, and

**(c) change orders and funding increases**, as required by Section V(D) of the PPM; and

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

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

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

# Heating Plant Contracts (“HPCs”)

## Project Status:

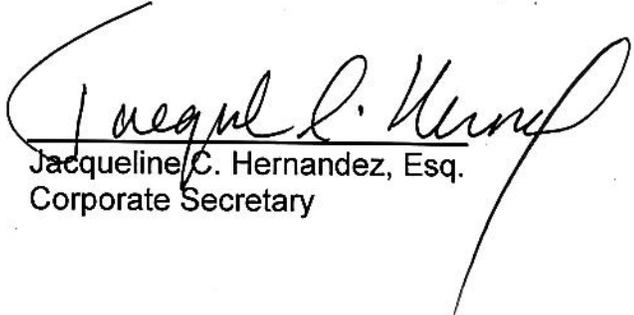
Development	General Scope	Construction Contract Amount	Current Phase	Current Phase Completion Date	Substantial Completion	Funding
AMSTERDAM	Steam, decoupling DHW	Pending Award	Design	10/28/2021	12/30/2023	Federal & State
BAY VIEW	Above grade, Steam, decoupling	Pending Award	Design	10/20/2021	11/19/2025	Federal & State
BREVOORT	Steam, decoupling DHW	Pending Award	Design	10/20/2021	12/30/2023	Federal & State
COOPER PARK	Steam, decoupling DHW	Pending Award	Design	10/20/2021	12/8/2023	Federal & State
GOWANUS	Above grade, Steam, decoupling	Pending Award	Design	9/28/2021	7/10/2024	Federal & State
JOHNSON	Steam, decoupling DHW	Pending Award	Design	10/28/2021	1/6/2024	Federal & State
LINCOLN	Steam, decoupling DHW	Pending Award	Design	10/15/2021	4/21/2024	Federal & State
MARCY	Above grade, Steam, decoupling	Pending Award	Design	10/20/2021	12/10/2025	Federal & State
MOTT HAVEN	Steam, decoupling DHW	Pending Award	Design	10/28/2021	10/30/2023	Federal & State
RAVENSWOOD	Steam, decoupling DHW	Pending Award	Design	10/7/2021	1/6/2026	Federal & State
ROOSEVELT I and II	Steam, decoupling DHW	Pending Award	Design	10/20/2021	5/8/2024	Federal & State
SMITH	Steam, decoupling DHW	Pending Award	Design	10/20/2021	2/15/2024	Federal & State
UPACA (SITE 5)	Steam, decoupling DHW	Pending Award	Design	10/15/2021	9/7/2023	Federal & State
VAN DYKE I and II	Steam, decoupling DHW	Pending Award	Design	10/20/2021	3/1/2025	Federal & State
<b>TOTAL TO DATE</b>		Pending Award				

9/28/21

THREE-THOUSAND ONE HUNDRED AND SIXTY-FIFTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:15 A.M.



Jacqueline C. Hernandez, Esq.  
Corporate Secretary