

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND SIXTY-SIXTH MEETING

Minutes of Board Meeting

Wednesday, October 27, 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, October 27, 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

Regular Meeting
Wednesday, October 27, 2021

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, September 29, 2021

APPROVED

II. Reports

1. NYCHA COVID Vaccine Mandate (Report is attached hereto and incorporated herein)
2. Work Order Reform Update (Report is attached hereto and incorporated herein)
3. Temporary Suspension Report on EMCs and HPCs, and Capital Projects Division's September 2021 Spend (Report is attached hereto and incorporated herein)

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, October 27, 2021

- 1 Award of an Indefinite Delivery, Indefinite Quantity (“IDIQ”) Contract for the Development and Implementation of a Renovation, Repair, and Painting (“RRP”) Certified Initial Renovator Training Program

Location:	Non-Development
Administering Department:	Human Resources
Funding Source:	Operating – Federal
Amount:	\$1,696,902.30
Projected Section 3 Hires:	0

Authorization is requested to award this IDIQ contract to CertRebel, LLC for the Development and Implementation of a RRP Certified Initial Renovator Training Program, commencing on November 15, 2021 and continuing through November 14, 2026, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President and Chief Administrative Officer and continuing for 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

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

2 Authorization to Award the Authority's Property and Terrorism Insurance Policies

Location:	Non-Development
Administering Department:	Finance, Risk Management
Funding Source:	Operating – Federal
Amount:	\$14,669,310.13
Projected Section 3 Hires:	Not Required

Authorization is requested to award the Authority's Property and Terrorism Insurance Policies to provide \$300,000,000.00 (M) of property insurance subject to a \$5M per occurrence deductible for named storm and flood, \$1M deductible for all other perils and, through a separate placement, \$150M of terrorism insurance subject to a \$100,000.00 deductible, commencing on October 30, 2021 and continuing to October 30, 2022.

APPROVED

3 Authorization to Ratify a Contract Capacity Increase to the Agreement with Guidehouse LLP ("Guidehouse")

Location:	Non-Development
Administering Department:	Law
Funding Source:	Operating – Federal
Amount:	\$1,187,406.40
Projected Section 3 Hires:	0

Authorization is requested to ratify a contract capacity increase to the agreement with Guidehouse for secondary management consulting services, 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 services during the remainder of the initial two-year term and the three (3) one-year renewal option terms, which commenced on March 27, 2020 and is continuing through March 26, 2025, utilizing the terms and conditions of the New York State Division of Budget's Contract (Contract No. C000449).

APPROVED

- 4 Authorization of a Contract Capacity Increase to Requirement Contract No. 2013827 Awarded to New York Environmental Systems, Inc. ("NYESI")

Location:	Various (Queens & Staten Island)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$1,475,284.00
Projected Section 3 Hires:	2

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to NYESI for asbestos abatement and replacement of floor tiles in move-out 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 initial two-year term and the one-year renewal option term, which commenced on November 20, 2020 and is continuing through November 19, 2023.

APPROVED

- 5 Award of a Requirement Contract for Rental, Mobilization/De-Mobilization and Service of Portable Light Towers

Location:	Various (Citywide)
Administering Department:	Emergency Services Department
Funding Source:	Operating – Federal
Amount:	14,796,968.00
Projected Section 3 Hires:	3

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

APPROVED

6 Authorization to Ratify the Award of a Requirement Contract for Annual Gravity Water Tank Inspection, Cleaning, Disinfection, Bacteriological Water Sampling and Related Work

Location:	Various (Citywide)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,127,764.75
Projected Section 3 Hires:	0

Authorization is requested to ratify the award of this requirement contract to the sole responsive and responsible bidder, American Pipe & Tank Lining Co. Inc. This requirement contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED¹

7 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2015487 Awarded to Jemco Electrical Contractors, Inc. ("Jemco")

Location:	Various (Citywide)
Administering Department:	Management and Planning
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires:	6

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Jemco for all-inclusive maintenance, repairs and environmental services in move-out apartments and court cases, authorized by Board Resolution 20-10/28-28 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 2, 2020 and is continuing through October 1, 2023.

APPROVED²

8 Authorization of a Contract Capacity Increase to Requirement Contract No. 1921021 Awarded to Simco Enterprises, Corp. ("Simco")

Location:	Various (Manhattan)
Administering Department:	Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$3,195,656.75
Projected Section 3 Hires:	3

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Simco for general welding, 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 one-year renewal option term, which commenced on October 30, 2020 and is continuing through October 29, 2023.

APPROVED

9 Authorization to (i) Temporarily Suspend Certain Authority Approvals Required by the Authority's By-Laws and PPM and (ii) Provide a Quarterly Report to the Board to include the Number of Contracts Awarded and Change Orders and Contract Capacity Increases Entered into Related to WMCs

Location:	Non-Development
Administering Department:	Capital Projects Division – Energy & Sustainability Programs
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to, as solely related to Waste Management Contracts ("WMCs") (i) temporarily suspend the 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, 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 (b) change orders and contract capacity increases, as required by Section V(D) of the PPM; and (ii) provide a quarterly WMCs report at Board Meetings, including, but not limited to, the number of (a) contracts awarded, and (b) change orders and contract capacity increases entered into subsequent to the prior report presented to the Board.

APPROVED

10 Authorization to Amend Board Resolution 21-6/30-22

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

Authorization is requested to amend Board Resolution 21-6/30-22, which authorized, as solely related to Elevator Modernization Contracts ("EMCs"), (i) the temporary suspension of the 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, 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 (b) change orders and funding increases (now known as contract capacity increases), as required by Section V(D) of the PPM; and (ii) at each Board Meeting, providing an EMCs report including, but not limited to, the number of (a) contracts awarded, and (b) change orders and funding increases (now known as contract capacity increases) entered into subsequent to the prior Board Meeting, to change the frequency of providing the EMCs report to the Board from monthly at each Board Meeting to quarterly.

APPROVED

11 Authorization to Amend Board Resolution 21-6/30-23

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

Authorization is requested to amend Board Resolution 21-6/30-23, which authorized, as solely related to Heating Plant Contracts ("HPCs"), (i) the temporary suspension of the 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, 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 (b) change orders and funding increases (now known as contract capacity increases), as required by Section V(D) of the PPM; and (ii) at each Board Meeting, providing an HPCs report including, but not limited to, the number of (a) contracts awarded, and (b) change orders and funding increases (now known as contract capacity increases) entered into subsequent to the prior Board Meeting, to change the frequency of providing the HPCs report to the Board from monthly at each Board Meeting to quarterly.

APPROVED

- 12 Authorization to (i) Submit a Section 18 Application to HUD for the Long-Term Ground Lease for a Parcel of Land and (ii) Upon HUD Approval, Enter into the Long-Term Ground Lease for a Parcel of Land with Zoning Floor Area and Easements

Location:	Bushwick II CDA (Group E)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Pending Vendor Revision

Authorization is requested 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 15,450 square foot parcel of land located at Kings County, Block 3325, part of Tax Lot 1 (tentative Tax Lot 60) (the "Project Site"), along with a transfer of approximately 100,000 square feet of zoning floor area, and easements, for the construction of a building with approximately one hundred fifty-three (153) affordable senior housing units, for households earning below 50% of Area Median Income, with approximately 30% of units set aside for formerly homeless individuals and 25% of the remaining 70% of units set aside for New York City Housing Authority residents, one (1) superintendent's unit, ground floor community facility uses, and on-site supportive services for residents provided by JASA, and (ii) upon HUD approval of the Section 18 Application, enter into the ninety-nine (99) year ground lease for the Project Site with zoning floor area and easements with Bushwick Senior Residences, LLC, a joint venture between Blue Sea Development Company and Gilbane Development Company, or its affiliate.

APPROVED

- 13 Authorization to Amend Board Resolution 21-4/28-11

Location:	Williamsburg
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 21-4/28-11, which authorized the Authority, to (i) submit documents to the United States Department of Housing and Urban Development for Permanent Affordability Commitment Together ("PACT") conversion approvals; (ii) form Authority Corporate Affiliate entities to be part of the organizational structure of the PACT Beneficial Tenant; (iii) enter into one (1) or more ninety-nine (99) year leases; (iv) enter into a Payment in Lieu of Taxes agreement with the City of New York; (v) provide financing from the Authority to the PACT Tenant; and (vi) take such further action as may be necessary to effectuate the transaction, to (i) include scope refinements and (ii) indicate the new resident liaison, Our Brother's Guardian.

APPROVED

14 Authorization to Amend Board Resolution 21-4/28-12

Location:	Harlem River & Harlem River II
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Pending Vendor Revision

Authorization is requested to amend Board Resolution 21-4/28-12, which authorized the Authority, to (i) submit documents to the United States Department of Housing and Urban Development for Permanent Affordability Commitment Together (“PACT”) conversion approvals; (ii) form Authority Corporate Affiliate entities to be part of the organizational structure of the PACT Beneficial Tenant; (iii) enter into one (1) or more ninety-nine (99) year leases; (iv) enter into a Payment in Lieu of Taxes agreement with the City of New York; (v) provide financing from the Authority to the PACT Tenant; and (vi) take such further action as may be necessary to effectuate the transaction, to include scope refinements.

APPROVED

15 Authorization to Amend Board Resolution 21-6/30-3

Location:	Boulevard, Fiorentino Plaza, and Belmont-Sutter Area
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Pending Vendor Revision

Authorization is requested to amend Board Resolution 21-6/30-3, which authorized the Authority, to (i) submit documents to the United States Department of Housing and Urban Development for Permanent Affordability Commitment Together (“PACT”) conversion approvals; (ii) enter into one (1) or more ninety-nine (99) year leases; (iii) enter into a Payment in Lieu of Taxes agreement with the City of New York; (iv) provide financing from the Authority to the PACT Tenant; and (v) take such further action as may be necessary to effectuate the transaction, to include scope refinements.

APPROVED

16 Authorization to Amend Board Resolution 21-6/30-4

Location:	Pennsylvania Avenue – Wortman Avenue & Linden
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Pending Vendor Revision

Authorization is requested to amend Board Resolution 21-6/30-4, which authorized the Authority, to (i) submit documents to the United States Department of Housing and Urban Development for Permanent Affordability Commitment Together (“PACT”) conversion approvals; (ii) enter into one (1) or more ninety-nine (99) year leases; (iii) enter into a Payment in Lieu of Taxes agreement with the City of New York; (iv) provide financing from the Authority to the PACT Tenant; and (v) take such further action as may be necessary to effectuate the transaction, to include scope refinements.

APPROVED

17 Authorization to Submit Initial RAD Applications to HUD for PACT Conversion for Round 9 Project Sites

Location:	Various (Bronx, Brooklyn & Manhattan)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested, as it relates to the conversion of the following developments: Edenwald consisting of 2,039 units, in the Bronx; Frederick E. Samuel (City) consisting of 664 units, in Manhattan; and the consolidations known as Reid Apartments and Park Rock Consolidated consisting of 1,698 units, in Brooklyn to submit initial Rental Assistance Demonstration (“RAD”) applications to the United States Department of Housing and Urban Development (“HUD”) in anticipation of upcoming Permanent Affordability Commitment Together (“PACT”) conversions. Each Round 9 Project Site will be presented in more detail to the Board closer to the date of each PACT conversion.

APPROVED

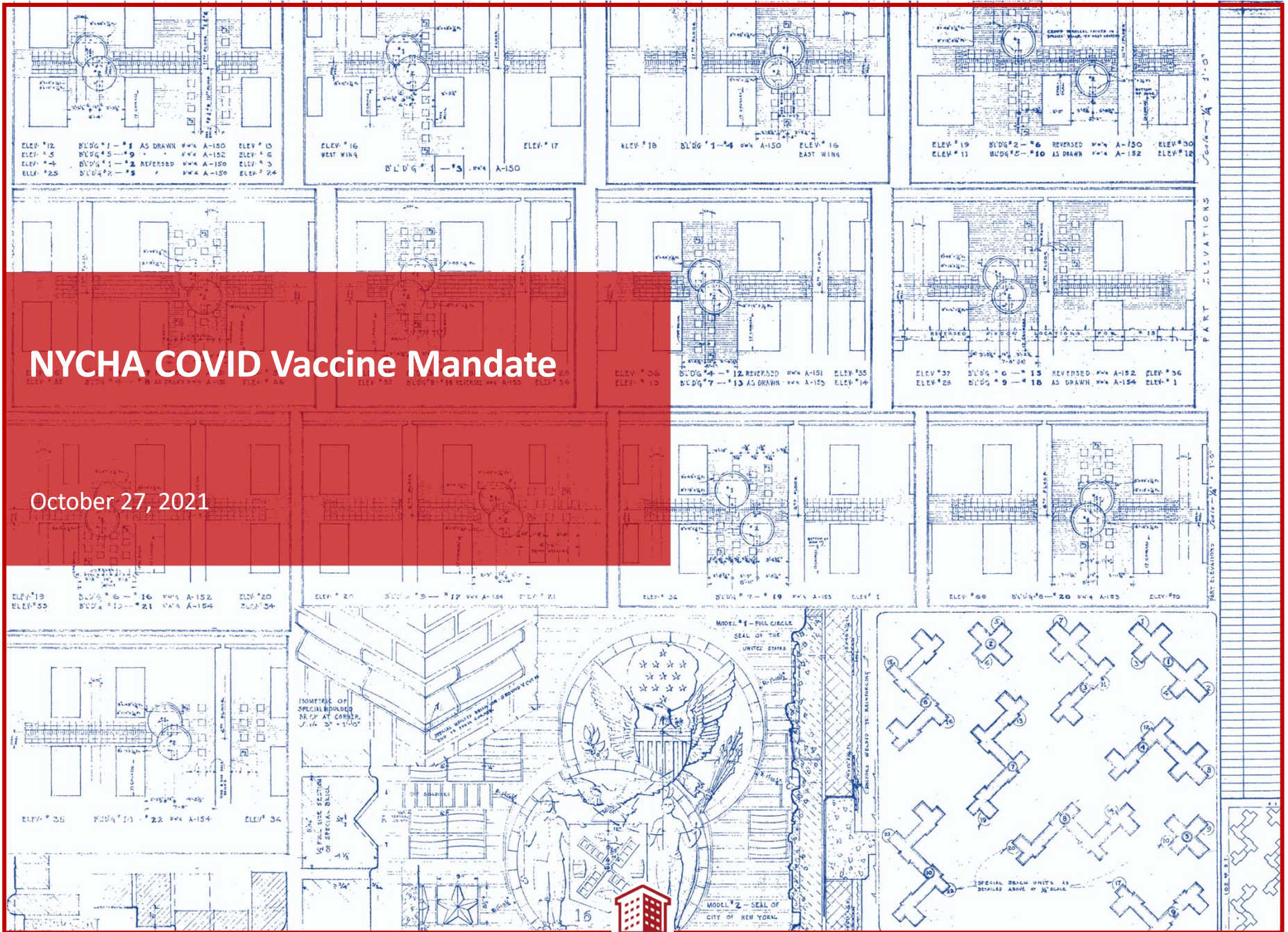

Jacquelinne C. Hernandez, Esq.
Corporate Secretary

¹ Board Member Adams abstained from voting on this item.

² Board Member Adams abstained from voting on this item.

NYCHA COVID Vaccine Mandate

October 27, 2021

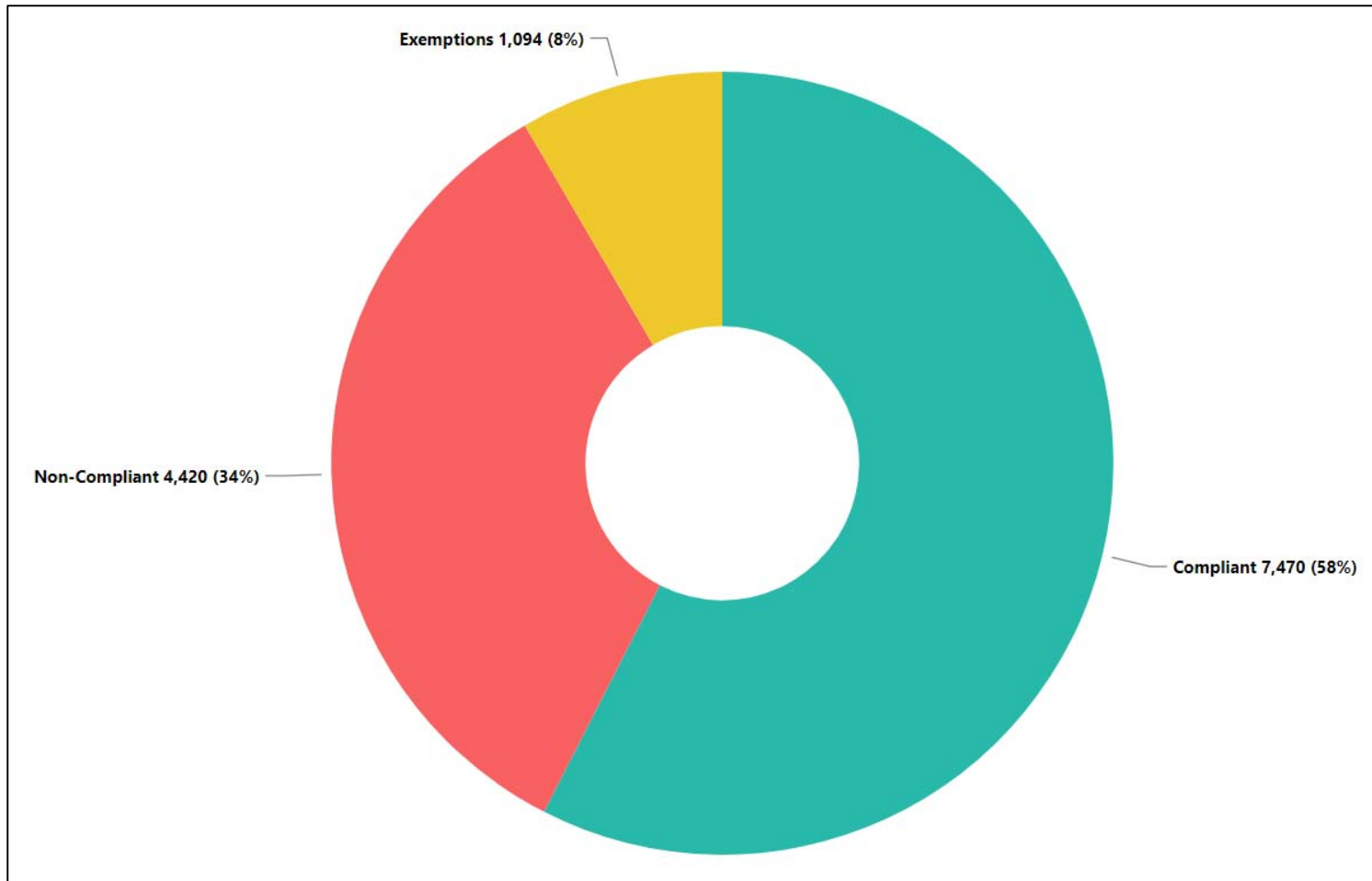


Agenda

- Data on compliance
- Outreach strategy
- Contingency planning

Overall Non-Compliance is at 34%

NYCHA Vaccine Compliance Report - 10/26/2021 by Status



Compliance by Title & Department

Top 10 Least Compliant Titles (based on #)		
Job Title	# Total Non-Compliant	% Non-Compliant
Caretaker	1,832	48 %
City Seasonal Aide	582	50 %
Maintenance Worker	392	36 %
Heating Plant Technician (HA)	128	48 %
Housing Assistant	106	14 %
Elevator Mechanic	82	38 %
Painter	69	26 %
Plasterer	69	29 %
Assistant Resident Buildings Superintendent	68	31 %
Carpenter	68	29 %

Top 10 Least Compliant Departments (based on #)		
Department Name	# Total Non-Compliant	% Non-Compliant
Brooklyn Property Management Department	1,069	40 %
Manhattan Property Management Department	995	42 %
Bronx Property Management Department	784	42 %
Queens-SI Property Mgmt Dept	431	42 %
Heating Management Services Department	257	43 %
Elevator Services & Repair Department	189	38 %
Paint Administration	98	27 %
Pest Control Department	87	42 %
Materials Management Department	49	23 %
Lead Hazard Control Department	47	29 %

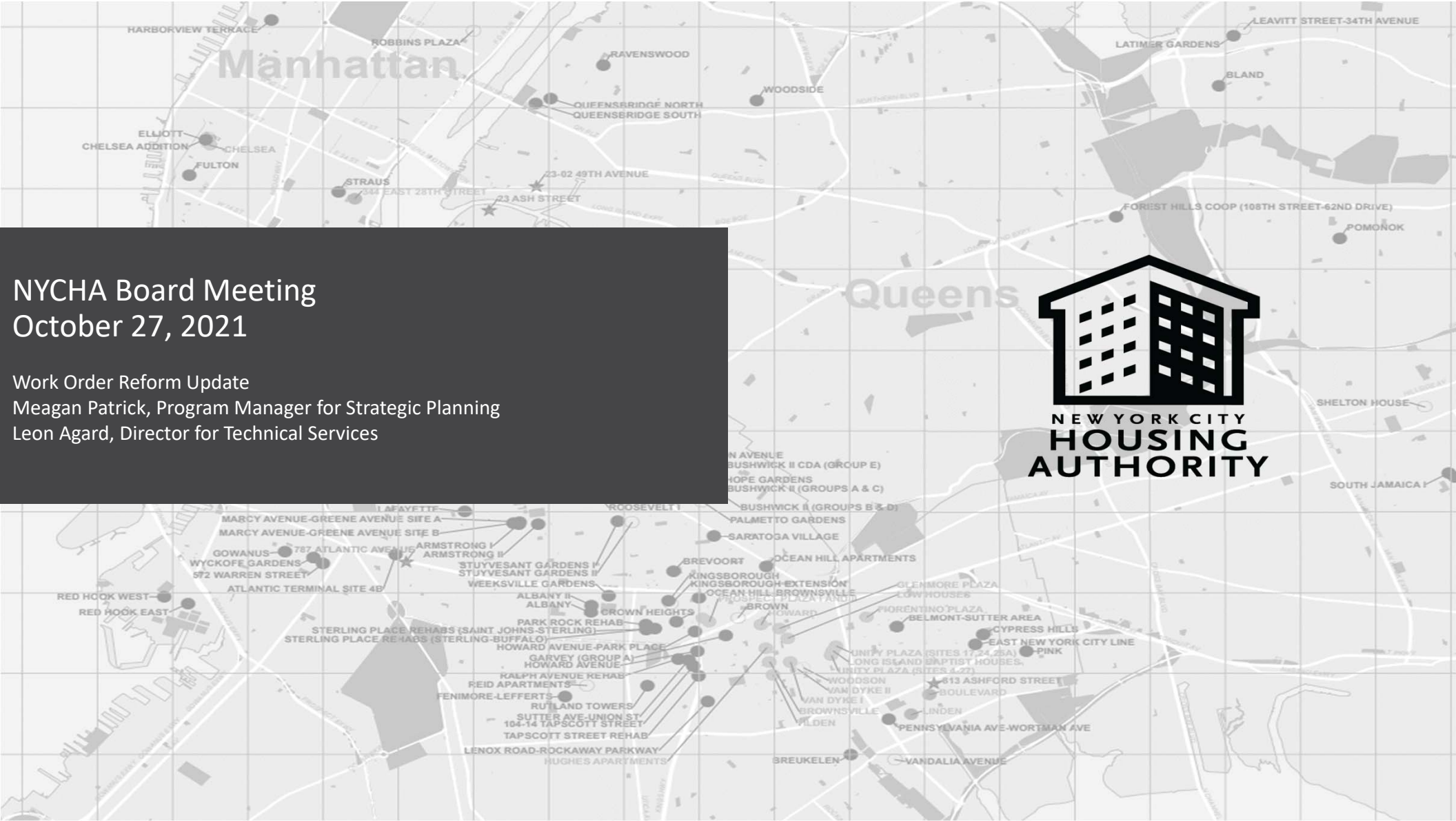


Outreach Strategies

- \$500 City funded incentive + \$100 City incentive @ City vax site
- Authority wide emails
- Vaccine Clinics at CO / City Vax Vans at developments
- Alternating days Everbridge outreach - robocall, texts and emails to work and personal
- Alternating days meetings with EVPs to review lists and planning
- Individual email outreach from managers
- Daily Summary and trend reports sent to Chair, COO and VAX Task Force (to target departmental and location outreach)
- Targeted individual emails to non-compliant staff every other day
- Operations' CO vaccine upload support

Contingency Plans

- Staff augmentation – requires vaccine or test compliance
- Vendors – requires vaccine or test compliance
- Hiring seasonal staff and residents – requires vaccination
- Reassess timelines, internal processes and service delivery



**NYCHA Board Meeting
October 27, 2021**

Work Order Reform Update
Meagan Patrick, Program Manager for Strategic Planning
Leon Agard, Director for Technical Services





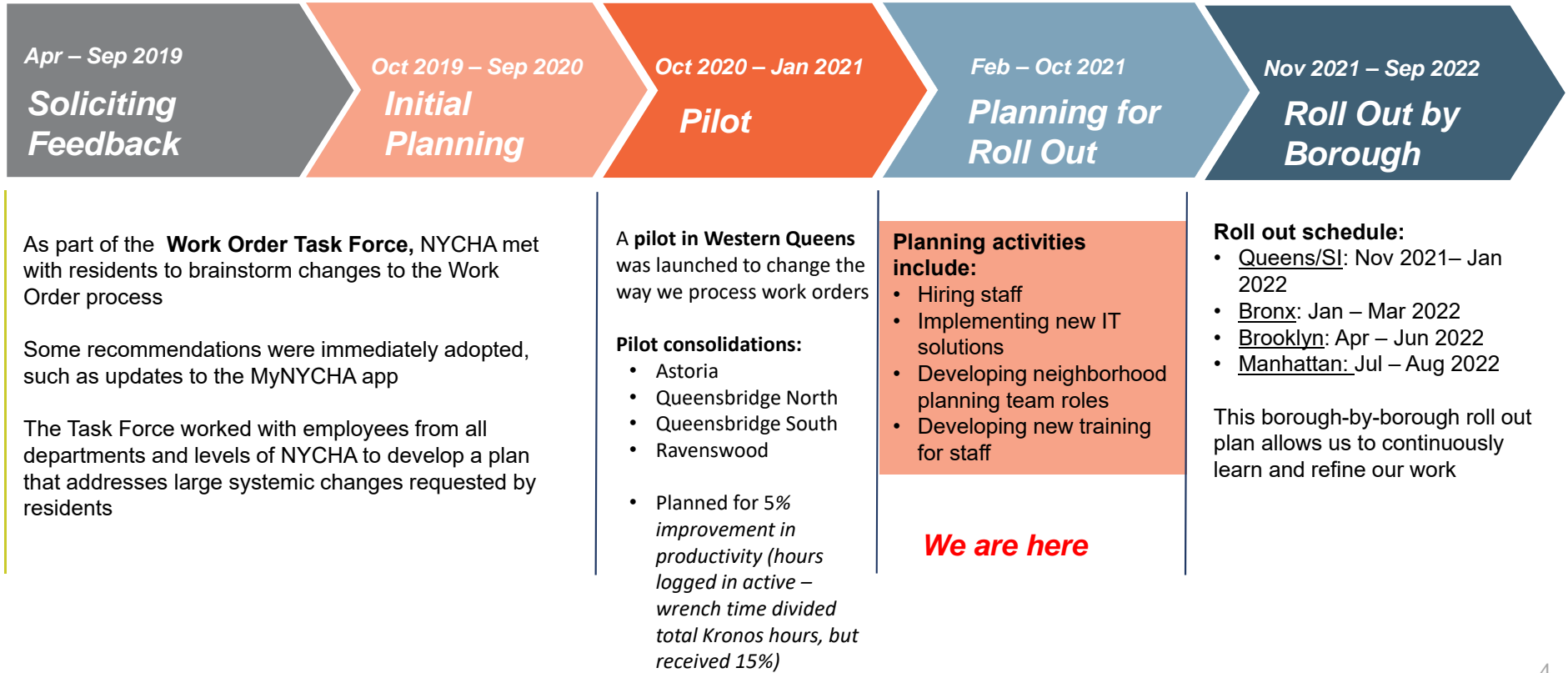
Work Order Reform

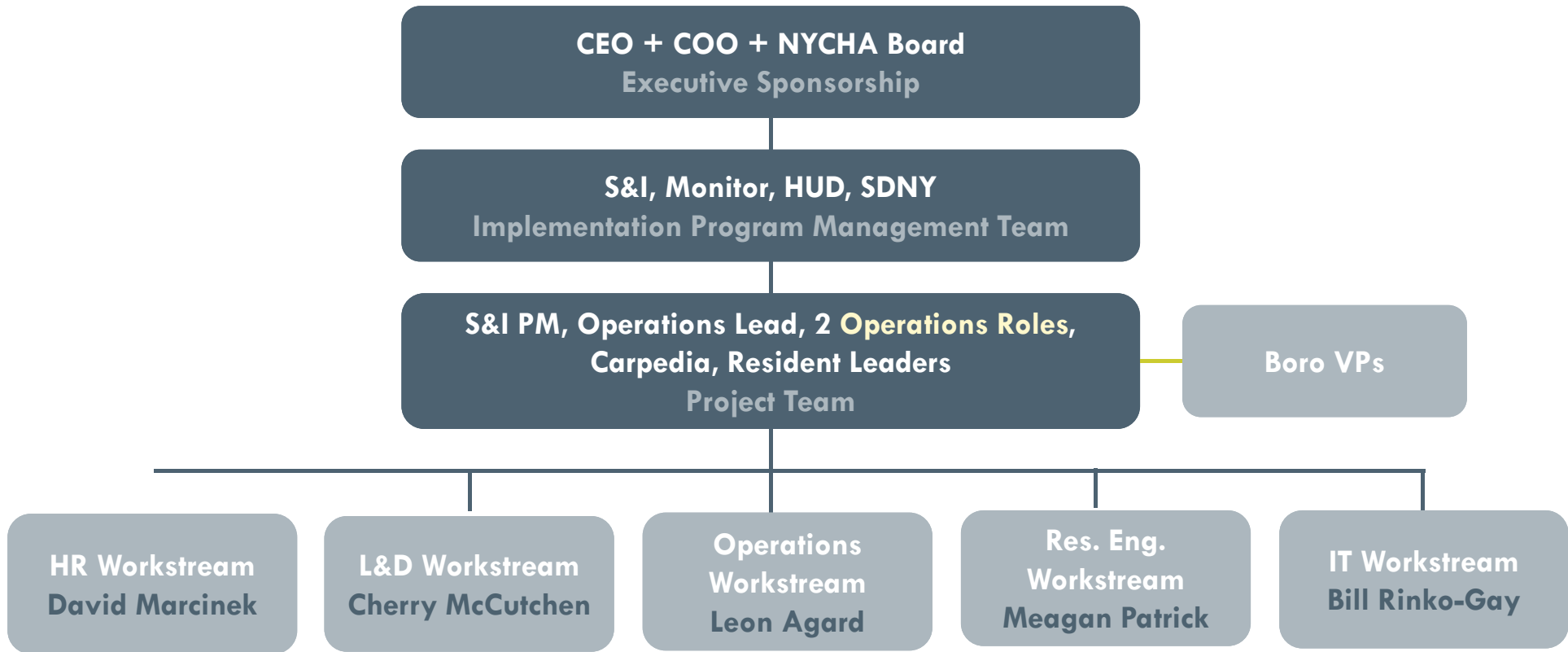


Agenda

- Overview
- Organizational Changes
- Staffing Changes
- Spotlight: Queens/Staten Island
- Highlights:
 - IT
 - L&D Work
- Q&A

The 2019 HUD Agreement prompted NYCHA to rethink how it delivers critical services to residents, including in-unit repairs. Work Order (WO) Reform is a collaboration between Ops and Strategy & Innovation to reform our work order process, building upon previous work by IT, Operations, and Resident Engagement.

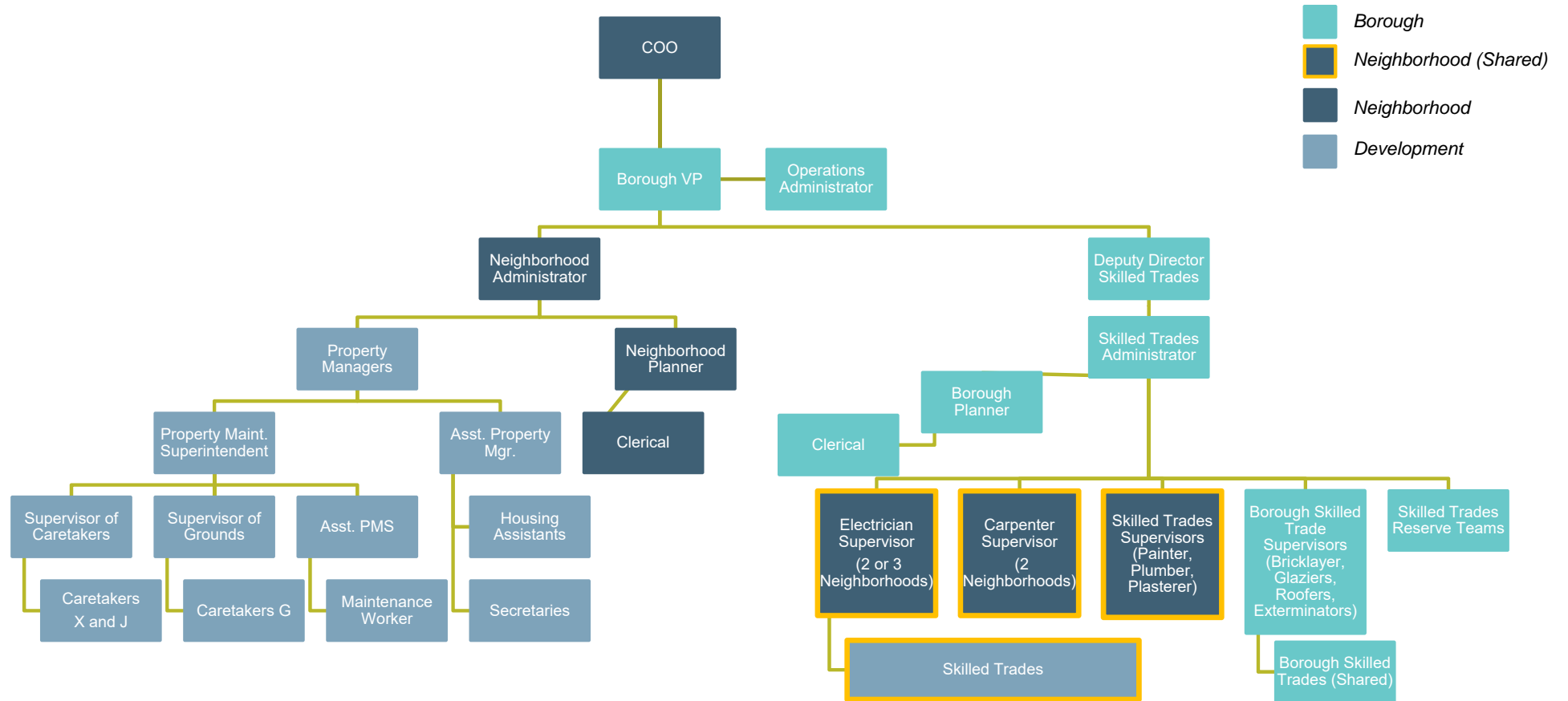




- **Neighborhood Planner and Secretary Dedicated to Each Neighborhood**
 - 30 Neighborhood Planners & 30 Neighborhood Planning Secretaries
- **1 Borough Planner & Secretary Remains at Borough**
 - Small Reserve Team at Borough
- **Performance**
 - Now measuring the entire length of repair (including all parent and children)
 - New dashboards of different ways of measuring performance rather than SLAs
- **"One Call"**
 - All Child Work Orders Opened on First Visit
 - Residents Call Neighborhood Planner to Schedule All Work Orders



Decentralization Structure



Organizational Changes

new

staff

QS - 66

BX - 136

Affected Titles: Plumbers, Carpenters, Electricians, Painters, Plasterers, Roofers, Glaziers, Bricklayers, Exterminators, Neighborhood Planner, Neighborhood Planning Secretary, Maintenance Workers

**Numbers for Manhattan and Brooklyn still being finalized as part of 2022 budget*

NYCHA is hiring 66 new staff, including Maintenance Workers, Skilled Trades, and Planning Team to support improved repair process at Queens – Staten Island

Projected launch date: Nov 15, 2021

Each Neighborhood will have:

QS1 – QS2 – QS3 – QS4



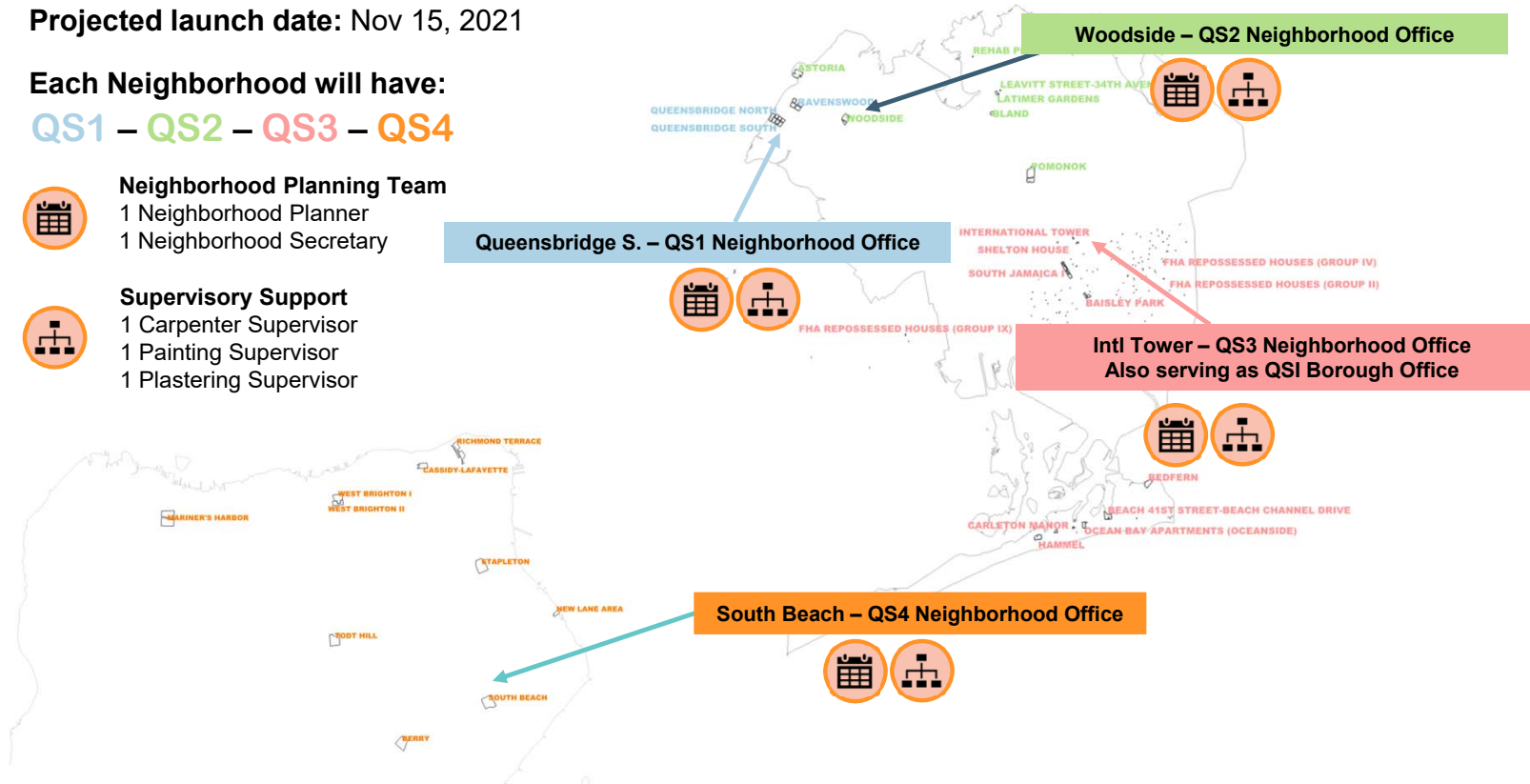
Neighborhood Planning Team

- 1 Neighborhood Planner
- 1 Neighborhood Secretary



Supervisory Support

- 1 Carpenter Supervisor
- 1 Painting Supervisor
- 1 Plastering Supervisor



Next steps: Queens and Staten Island roll out

Highlights: **IT**

- Maximo changes: See all work orders in the repair & unit work order history
- Maximo changes: Measuring the length of repair
- MyNYCHA App changes: Residents can upload pictures

Highlights: Learning and Development

- Four new maintenance trainers
- New training on Maximo Job-Based Screen
- New initiative to clearly define maintenance work vs. skilled trades work



Q&A



NYCHA Board Meeting

October 27, 2021

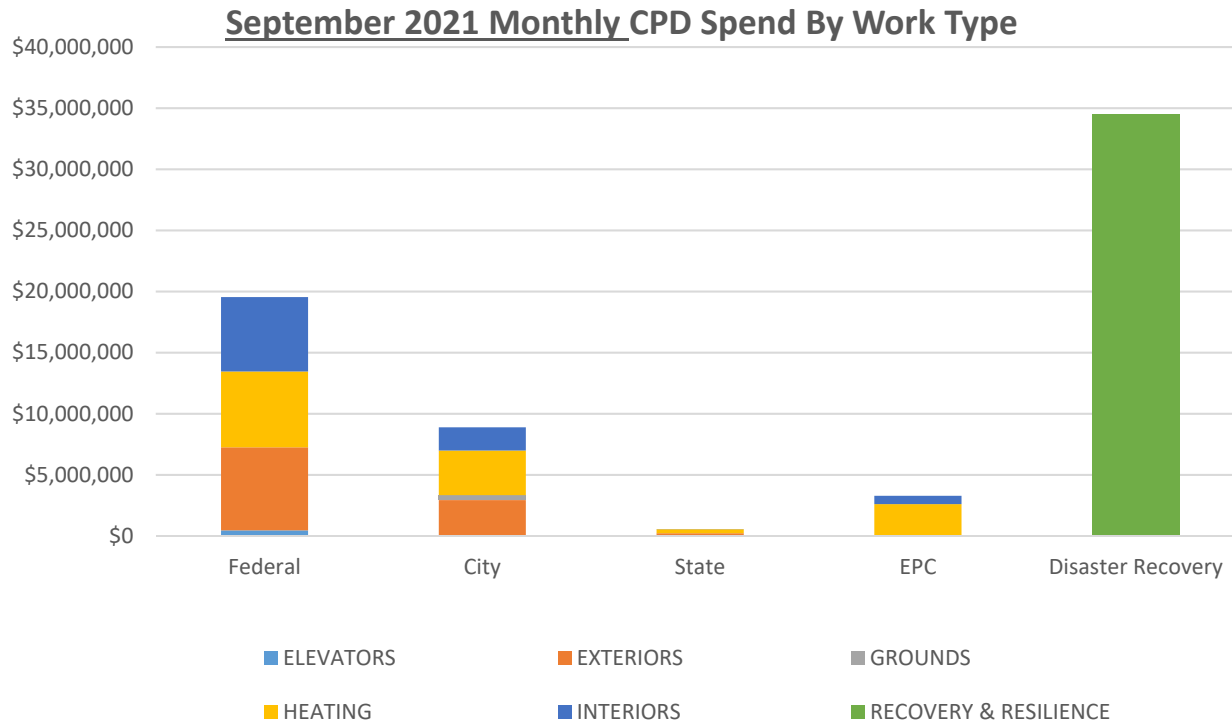
Temporary Suspension Report on EMCs and HPCs,
and Update on Department's Spend Rate

J . Steven Lovci, EVP of Capital Projects Division



Capital Projects Division

September 2021 Spend



Funding Source	Spend Total
Federal	\$20M
City	\$9M
State	\$0.6M
EPC	\$3M
Disaster Recovery	\$34M
Total	\$66.6M



Temporary Suspension of Board Approval For Elevator Modernization Contracts (“EMCs”) Activity Since 9/29/2021 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	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

10/18/21



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	1/14/2021	11/21/2023	State & City
BUTLER	Modernization of elevators	Pending Award	Pending Award	Procurement	2/4/2021	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	10/29/2021	1/4/2024	State & City
QUEENSBRIDGE NORTH	Modernization of elevators	Pending Award	Pending Award	Procurement	10/24/2021	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	10/29/2021	9/25/2023	State & City
UNITY PLAZA (SITES 4-27)	Modernization of elevators	Pending Award	Pending Award	Procurement	12/29/2021	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

10/19/21



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	11/19/2021	12/15/2023	City
AMSTERDAM	Modernization of elevators	Pending Award	Pending Award	Design	1/22/2022	2/24/2025	City
DYKMAN	Modernization of elevators	Pending Award	Pending Award	Design	11/26/2021	10/16/2023	City
HERNANDEZ	Modernization of elevators	Pending Award	Pending Award	Design	11/19/2021	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	11/15/2021	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	11/26/2021	10/13/2023	City
TOTAL TO DATE		\$32,005,167.00	\$0.00				

10/19/21



Temporary Suspension of Board Approval For Heating Plant Contracts (“HPCs”) Activity Since 9/29/2021 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

10/19/21



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	4/27/2024	Federal & State
BAY VIEW	Above grade, Steam, decoupling	Pending Award	Design	10/27/2021	6/19/2025	Federal & State
BREVOORT	Steam, decoupling DHW	Pending Award	Design	11/29/2021	6/19/2024	Federal & State
COOPER PARK	Steam, decoupling DHW	Pending Award	Design	11/10/2021	4/19/2024	Federal & State
GOWANUS	Above grade, Steam, decoupling	Pending Award	Procurement	1/29/2022	5/25/2024	Federal & State
JOHNSON	Steam, decoupling DHW	Pending Award	Design	11/29/2021	6/27/2024	Federal & State
LINCOLN	Steam, decoupling DHW	Pending Award	Design	11/1/2021	7/31/2024	Federal & State
MARCY	Above grade, Steam, decoupling	Pending Award	Design	11/1/2021	2/19/2026	Federal & State
MOTT HAVEN	Steam, decoupling DHW	Pending Award	Design	11/29/2021	6/27/2024	Federal & State
RAVENSWOOD	Steam, decoupling DHW	Pending Award	Procurement	2/5/2022	8/6/2025	Federal & State
ROOSEVELT I and II	Steam, decoupling DHW	Pending Award	Design	11/10/2021	6/19/2024	Federal & State
SMITH	Steam, decoupling DHW	Pending Award	Design	10/27/2021	2/19/2024	Federal & State
UPACA (SITE 5)	Steam, decoupling DHW	Pending Award	Design	11/1/2021	4/30/2024	Federal & State
VAN DYKE I and II	Steam, decoupling DHW	Pending Award	Design	11/29/2021	6/19/2024	Federal & State
TOTAL TO DATE						

10/19/21

THREE-THOUSAND ONE HUNDRED AND SIXTY-SIXTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:33 A.M.


Jacqueline C. Hernandez, Esq.
Corporate Secretary