

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND FIFTY-THIRD MEETING

Minutes of Board Meeting

Tuesday, November 24, 2020

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

Present: Gregory Russ, Chair
Joseph Adams, Member
Paula Gavin, Member
Matt Gewolb, Member
Victor A. Gonzalez, Member
Jacqueline Young, Member
Vito Mustaciuolo, General Manager
Jacqueline C. Hernandez, Esq., Corporate Secretary

*Because of the ongoing COVID-19 health crisis and in relation to Governor Andrew Cuomo's Executive Orders, the Board Meeting of the New York City Housing Authority, held on Tuesday, November 24, 2020 at 10:00 A.M., was limited to viewing the live-stream or listening via phone instead of attendance in person

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Tuesday, November 24, 2020

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, October 28, 2020

APPROVED

II. Reports

III. Authority Calendar

Calendar of Regular Meeting, Tuesday, November 24, 2020

- 1 Authorization to (i) Amend the Agreement with Interface Cable Assemblies and Services Corp. ("ICAS") and (ii) Approve a Funding Increase to the Agreement with ICAS

Location:	Various (Citywide)
Administering Department:	IT Infrastructure
Funding Source:	Operating – Federal & Section 8
Amount:	\$1,636,000.00
Projected Section 3 Hires:	1

Authorization is requested to (i) amend this agreement with ICAS for the purchase of cabling-related hardware (wired and wireless), implementation of cabling and hardware, and maintenance and support of the Authority's wired and wireless infrastructure, authorized by Board Resolution 17-6/28-25 and as subsequently amended for a three-year term, to extend the term for an additional six (6) months; and (ii) approve a funding increase to this agreement entered into with ICAS, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial three-year and additional six-month term, which commenced on January 1, 2018 and is continuing through June 30, 2021, pursuant to the terms and conditions of the New York City Metropolitan Transit Authority Contract Number 17718, PO Number 6030245341.

APPROVED

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

2 Authorization of a Funding Increase to the Agreement with Coranet, Inc.

Location:	Non-Development
Administering Department:	IT Infrastructure
Funding Source:	Operating – Federal & Section 8
Amount:	\$225,923.31
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to the agreement with Coranet, Inc. for the Authority's Cisco-Based Network Infrastructure with Cisco SmartNet Licensed Hardware and Software Support, which did not require initial Board authorization for a five-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the five-year term, which commenced on July 1, 2016 and is continuing through June 30, 2021, pursuant to the terms and conditions of the New York City Department of Information Technology and Telecommunications Master Services Agreement Contract Number MAI-858-20170000211.

APPROVED

3 Authorization to Ratify a Funding Increase to the Agreement with Environmental Education Associates, Inc.

Location:	Non-Development
Administering Department:	Environmental Health & Safety
Funding Source:	Operating – Federal
Amount:	\$40,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a funding increase to this agreement with Environmental Education Associates, Inc. for renovation, repair and painting training, 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 March 21, 2018 and continued through March 20, 2020.

APPROVED

4 Authorization to Enter into Three (3) Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreements with Three (3) Firms

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – VP, Energy & Sustainability
Funding Source:	Operating & Capital – Non-Federal Funds & Loan Proceeds
Amount:	\$15,000,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to enter into three (3) IDIQ agreements with three (3) firms for Energy Performance Contract consulting services, commencing on December 8, 2020 and continuing through December 7, 2023 (or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Capital Projects Division and continuing for three (3) years thereafter). These IDIQ agreements also provide for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

5 Authorization to (i) Enter into One (1) Design-Build Contract ("DB Contract") for One (1) Project to be Awarded and (ii) Provide a Status Report to the Board at the First Board Meeting Following Award of the DB Contract

Location:	Various (Bronx, Brooklyn & Manhattan)
Administering Department:	Capital Projects Division – VP, Energy and Sustainability
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	TBD

Authorization is requested to (i) enter into one (1) DB Contract for one (1) project for design and construction of enhanced centralized waste and recycling facilities to be awarded, in connection therewith, and (ii) provide a Status Report to the Board at the first Board Meeting following award of the DB Contract.

APPROVED

6 Authorization of a Funding Increase to the Agreement with E-Builder, Inc.

Location:	Non-Development
Administering Department:	Capital Projects Division – Analysis & Reporting
Funding Source:	Capital – Federal
Amount:	\$367,531.13
Projected Section 3 Hires:	0

Authorization is requested to approve a funding increase to this agreement with E-Builder, Inc. for construction project management software, software support and maintenance services, authorized by Board Resolution 17-7/26-34 and as subsequently amended for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the initial three-year term and the first one-year renewal option term, which commenced on December 27, 2017 and is continuing through December 26, 2021.

APPROVED

7 Authorization to Ratify a Funding Increase to the Agreement with D & B Engineers and Architects, P.C. Related to the Response to and Recovery from Hurricane Sandy

Location:	Carleton Manor
Administering Department:	Capital Projects Division - Recovery and Resilience
Funding Source:	Capital – FEMA
Amount:	\$495,464.49
Projected Section 3 Hires:	0

Authorization is requested to ratify a funding increase to this agreement with D & B Engineers and Architects, P.C. for professional construction management as agent services, authorized by Board Resolution 15-3/25-6 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional staffing necessary to cover the extended project schedule during the extended 1170-day term, which commenced on April 15, 2020 and is continuing through June 28, 2023.

APPROVED

- 8 Authorization to Ratify a Change Order to Contract No. GR1429248 Awarded to Navillus Tile, Inc./DBA Navillus Contracting Related to the Response to and Recovery from Hurricane Sandy

Location:	La Guardia
Administering Department:	Capital Projects Division - Recovery and Resilience
Funding Source:	Operating – Federal
Amount:	\$16,715.81
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Navillus Tile, Inc./DBA Navillus Contracting for restoration, authorized by Board Resolution 17-3/29-6 and as subsequently amended for an initial 600-day term, to increase the amount, in order to fund the deployment of flood proofing equipment for a coastal storm during the extended 366-day term and the extended 365-day term, which commenced on October 10, 2019 and is continuing through October 9, 2021.

APPROVED

- 9 Authorization to Ratify a Change Order to Contract No. GR1428999 Awarded to PMY Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Lower East Side Rehab (Group 5)
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Operating – Federal
Amount:	\$70,946.44
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to PMY Construction Corp. for restoration, authorized by Board Resolution 15-1/28-8 and as subsequently amended for an initial 350-day term, to increase the amount, in order to fund deployment of the flood proofing equipment for a coastal storm during the extended 985-day term, which commenced on October 19, 2018 and is continuing through June 29, 2021.

APPROVED

- 10 Authorization to Ratify a Change Order to Contract No. GR1429262 Awarded to Delric Construction Co., Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Rangel
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Operating – Federal
Amount:	\$27,942.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Delric Construction Co., Inc. for restoration, authorized by Board Resolution 16-9/28-26 and as subsequently amended for an initial 425-day term, to increase the amount, in order to fund deployment of the flood proofing equipment for a coastal storm during the extended 365-day term, which commenced on September 25, 2020 and is continuing through September 24, 2021.

APPROVED

- 11 Authorization to Ratify a Change Order to Contract No. GR1429262 Awarded to Delric Construction Co., Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Rangel
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA
Amount:	\$14,351.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Delric Construction Co., Inc. for restoration, authorized by Board Resolution 16-9/28-26 and as subsequently amended for an initial 425-day term, to increase the amount, in order to fund the installation of the additional railing and access doors during the initial 425-day term, extended 365-day term and extended 270-day term, which commenced on October 31, 2016 and continued through September 25, 2019.

APPROVED

- 12 Authorization to Ratify the Entering into an Emergency Agreement with United Facility Services Corp. d/b/a Eastco Building Services

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$7,000,000.00
Projected Section 3 Hires:	3

Authorization is requested to ratify the entering into an emergency agreement with United Facility Services Corp. d/b/a Eastco Building Services for cleaning services, which commenced on March 26, 2020 and is continuing through March 25, 2021, which includes an initial nine-month term and one (1) three-month 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

- 13 Authorization of a Funding Increase to Requirement Contract No. 1826713 Awarded to Sani-Systems, LTD.

Location:	Various (Brooklyn)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$43,669.52
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Sani-Systems, LTD. for quarterly cleaning of kitchen range hood 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 one-year renewal option term, which commenced on October 22, 2020 and is continuing through October 21, 2021.

APPROVED

- 14 Authorization of a Funding Increase to Requirement Contract No. 1826686 Awarded to Sani-Systems, LTD.

Location:	Various (Brooklyn)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$35,765.52
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Sani-Systems, LTD. for quarterly cleaning of kitchen range hood 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 one-year renewal option term, which commenced on October 22, 2020 and is continuing through October 21, 2021.

APPROVED

- 15 Authorization of a Funding Increase to Requirement Contract No. 1825869 Awarded to Sani-Systems, LTD.

Location:	Various (Manhattan)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$43,669.52
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Sani-Systems, LTD. for quarterly cleaning of kitchen range hood 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 one-year renewal option term, which commenced on October 22, 2020 and is continuing through October 21, 2021.

APPROVED

- 16 Authorization of a Funding Increase to Requirement Contract No. 1826706 Awarded to Sani-Systems, LTD.

Location:	Various (Manhattan)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$36,753.52
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Sani-Systems, LTD. for quarterly cleaning of kitchen range hood 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 one-year renewal option term, which commenced on October 22, 2020 and is continuing through October 21, 2021.

APPROVED

- 17 Authorization of a Funding Increase to Requirement Contract No. 1826715 Awarded to Sani-Systems, LTD.

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$32,801.52
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Sani-Systems, LTD. for quarterly cleaning of kitchen range hood 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 one-year renewal option term, which commenced on October 22, 2020 and is continuing through October 21, 2021.

APPROVED

- 18 Authorization of a Funding Increase to Requirement Contract No. 1820779 Awarded to Sahara Construction Corp.

Location:	Various (Bronx, Brooklyn & Manhattan)
Administering Department:	Operations – Property Management, NextGen Ops 1
Funding Source:	Operating – Federal
Amount:	\$147,368.73
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Sahara Construction Corp. for emergency mechanical pumping and cleaning, which did not require initial Board authorization 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 July 13, 2020 and is continuing through July 12, 2021.

APPROVED

- 19 Authorization of a Funding Increase to Requirement Contract No. 1827158 Awarded to Sahara Construction Corp.

Location:	Various (Brooklyn)
Administering Department:	Operations – Management and Planning
Funding Source:	Operating – Federal
Amount:	\$340,221.70
Projected Section 3 Hires:	1

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 one-year renewal option term, which commenced on September 24, 2020 and is continuing through September 23, 2021.

APPROVED

- 20 Authorization of a Funding Increase to Requirement Contract No. 1922733 Awarded to RP General Construction Corp

Location:	Sumner, 303 Vernon Avenue & Bedford-Stuyvesant Rehab
Administering Department:	Operations – Property Management, Brooklyn
Funding Source:	Operating – Federal
Amount:	\$135,783.00
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 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 January 6, 2020 and is continuing through July 5, 2021.

APPROVED

- 21 Authorization of a Funding Increase to Requirement Contract No. 1927795 Awarded to N Arjun Construction, Corp.

Location:	Red Hook West (Bldgs. 1-4) & Red Hook West (Bldgs. 15-25)
Administering Department:	Operations – Property Management, Brooklyn
Funding Source:	Operating – Federal
Amount:	\$173,066.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to N Arjun Construction, Corp. 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 March 7, 2020 and is continuing through September 6, 2021.

APPROVED

- 22 Authorization of a Funding Increase to Requirement Contract No. 2000053 Awarded to Beesla Painting Co., Inc.

Location:	Butler
Administering Department:	Operations – Property Management, Bronx
Funding Source:	Operating – Federal
Amount:	\$115,398.00
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 January 26, 2020 and is continuing through July 25, 2021.

APPROVED

- 23 Authorization of a Funding Increase to Requirement Contract No. 1823656 Awarded to Earth Link General Construction, Inc.

Location:	Various (Bronx, Brooklyn & Manhattan)
Administering Department:	Operations - Property Management, NextGen Ops 1
Funding Source:	Operating – Federal
Amount:	\$77,328.28
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 graffiti removal, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on August 8, 2020 and is continuing through August 7, 2021.

APPROVED

- 24 Authorization of a Funding Increase to Requirement Contract No. 1925888 Awarded to Waste Connections of New York, Inc.

Location:	Various (Bronx)
Administering Department:	Operations - Property Management, Bronx
Funding Source:	Operating – Federal
Amount:	\$976,522.50
Projected Section 3 Hires:	0

Authorization is requested to approve a funding increase to this requirement contract awarded to Waste Connections of New York, Inc. (formerly, "IESI NY Corporation") for bulk garbage carting services, 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 12, 2019 and is continuing through November 11, 2022.

APPROVED

- 25 Authorization of a Funding Increase to Requirement Contract No. 1925897 Awarded to Waste Connections of New York, Inc.

Location:	Various (Bronx)
Administering Department:	Operations - Property Management, Bronx
Funding Source:	Operating – Federal
Amount:	\$1,064,032.00
Projected Section 3 Hires:	0

Authorization is requested to approve a funding increase to this requirement contract awarded to Waste Connections of New York, Inc. (formerly, "IESI NY Corporation") for bulk garbage carting services, 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 12, 2019 and is continuing through November 11, 2022.

APPROVED

- 26 Authorization to Ratify a Funding Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 1906916 Awarded to Cuisine Crotone, Inc.

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$4,190,492.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a funding increase to this IDIQ contract awarded to Cuisine Crotone, Inc. for purchase and delivery of kitchen cabinets, authorized by Board Resolution 19-4/24-11 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 April 8, 2019 and is continuing through April 7, 2022.

APPROVED

- 27 Authorization to Ratify a Funding Increase to the Agreement with Cardinal Claim Service, Inc.

Location:	Non-Development
Administering Department:	Law
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$500,000.00
Projected Section 3 Hires:	0

Authorization is requested to ratify this funding increase to the agreement with Cardinal Claim Service, Inc. for investigation and adjustment services on personal injury and property damage claims brought against the Authority, authorized by Board Resolution 17-1/25-15 for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the two (2) one-year renewal option terms, which commenced on January 26, 2020 and is continuing through January 25, 2022.

APPROVED

28 Authorization to Ratify a Funding Increase to the Agreement with United Claims Service, Inc.

Location:	Non-Development
Administering Department:	Law
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$1,000,000.00
Projected Section 3 Hires:	0

Authorization is requested to ratify this funding increase to the agreement with United Claims Service, Inc. for investigation and adjustment services on personal injury and property damage claims brought against the Authority, authorized by Board Resolution 17-3/29-1 for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the two (2) one-year renewal option terms, which commenced on March 30, 2020 and is continuing through March 29, 2022.

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29 Authorization to Adopt the Procurement Policy Manual

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

Authorization is requested to adopt the Procurement Policy Manual as the Authority's procurement policy, effective January 1, 2021, replacing the Authority's Contract Procedure Resolution.

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30 Authorization to Rescind the Authority's Contract Procedure Resolution

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

Authorization is requested to rescind the Authority's Contract Procedure Resolution ("CPR"), adopted pursuant to Board Resolution 74-6/5-26 and as subsequently amended, the most recent amendment being by Board Resolution 19-10/30-34.

The rescission of the CPR shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to the CPR prior to this Board Resolution.

APPROVED


Jacqueline C. Hernandez, Esq.
Corporate Secretary



Manhattan

Queens



**NEW YORK CITY
HOUSING
AUTHORITY**

NYCHA Board Meeting
November 24th, 2020

Procurement Policy Manual Presentation

- LAFAYETTE
- MARCY AVENUE-GREENE AVENUE SITE A
- MARCY AVENUE-GREENE AVENUE SITE B
- GOWANUS
- WYCKOFF GARDENS
- 572 WARREN STREET
- ATLANTIC TERMINAL SITE 4B
- RED HOOK WEST
- RED HOOK EAST
- ARMSTRONG I
- ARMSTRONG II
- STUYVESANT GARDENS I
- STUYVESANT GARDENS II
- WEEKSVILLE GARDENS
- ALBANY II
- ALBANY
- GROWN HEIGHTS
- PARK ROCK REHAB
- STERLING PLACE REHABS (SAINT JOHNS-STERLING)
- STERLING PLACE REHABS (STERLING-BUFFALO)
- HOWARD AVENUE-PARK PLACE
- GARVEY (GROUP A)
- HOWARD AVENUE
- RALPH AVENUE REHAB
- REID APARTMENTS
- FENIMORE-LEFFERTS
- RUTLAND TOWERS
- SUTTER AVE-UNION ST
- 104-14 TAPSCOTT STREET
- TAPSCOTT STREET REHAB
- LENOX ROAD-ROCKAWAY PARKWAY
- HUGHES APARTMENTS
- ROOSEVELT I
- BUSHWICK II (GROUP E)
- HOPE GARDENS
- BUSHWICK II (GROUPS A & C)
- BUSHWICK II (GROUPS B & D)
- PALMETTO GARDENS
- SARATOGA VILLAGE
- BREVOORT
- OCEAN HILL APARTMENTS
- KINGSBOROUGH
- KINGSBOROUGH-EXTENSION
- OCEAN HILL BROWNVILLE
- BROWN
- HOWARD
- GLENMORE PLAZA
- LOW HOUSEK
- ROBERTINO PLAZA
- BELMONT-SUTTER AREA
- CYPRESS HILLS
- EAST NEW YORK CITY LINE
- PINK
- LONG ISLAND BAPTIST HOUSES
- UNITY PLAZA (SITES 1, 2, 2A)
- UNITY PLAZA (SITES 4, 27)
- WOODSON
- VANDYKE II
- VAN DYKE I
- BROWNSVILLE
- ALDEN
- LINDEN
- 813 ASHFORD STREET
- BOULEVARD
- PENNSYLVANIA AVE-WORTMAN AVE
- BREUKELYN
- VANDALIA AVENUE
- LEAVITT STREET-34TH AVENUE
- LATIMER GARDENS
- BLAND
- FOREST HILLS COOP (108TH STREET-62ND DRIVE)
- POMONOK
- SHELTON HOUSE
- SOUTH JAMAICA I

Procurement Policy Manual – Objective and contents

Objective

- Overview of a newly-developed **Procurement Policy Manual (“PPM”)**, which will replace NYCHA’s Contract Procedure Resolution (“CPR”) as a more **succinct, user-friendly procurement policy** while supporting compliance with procurement-applicable regulations

Content

- **Context for the redevelopment** of the CPR (slide 3)
- How the **PPM is different** from the CPR (slide 4-5)
- Key **outcomes of the PPM** (slide 6)
- Questions/Comments (slide 7)

Procurement Policy Manual – Context

- Procurements by NYCHA have been governed by the **NYCHA’s Contracts Procedures Resolutions (CPR) since 1974**
- Over the past 46 years, the CPR has **been amended repeatedly** to reflect changes in Federal and State regulations and internal NYCHA policy
- A holistic review and assessment of NYCHA’s procurement function, including the CPR, was undertaken as part of NYCHA’s **broader Transformation Plan**
- A **recommendation to update** the CPR to be more concise and accessible, focusing on procurement-applicable regulations, resulted in the **creation of the Procurement Policy Manual (PPM)**
- The PPM was developed by **inventorying and reviewing applicable statutes and regulations** and the procurement **policies of peer public housing agencies**

Procurement Policy Manual – How is the PPM different from the CPR?

Six key changes from the CPR



Reorganized existing content to more intuitively **map to procurement lifecycle**



Added key visuals to make content easier to understand



Removed extraneous, non-regulatory language to create a more **concise, accessible document**



Undertook exercise to inventory **Federal, State and Local laws and regulations** and included **direct references**



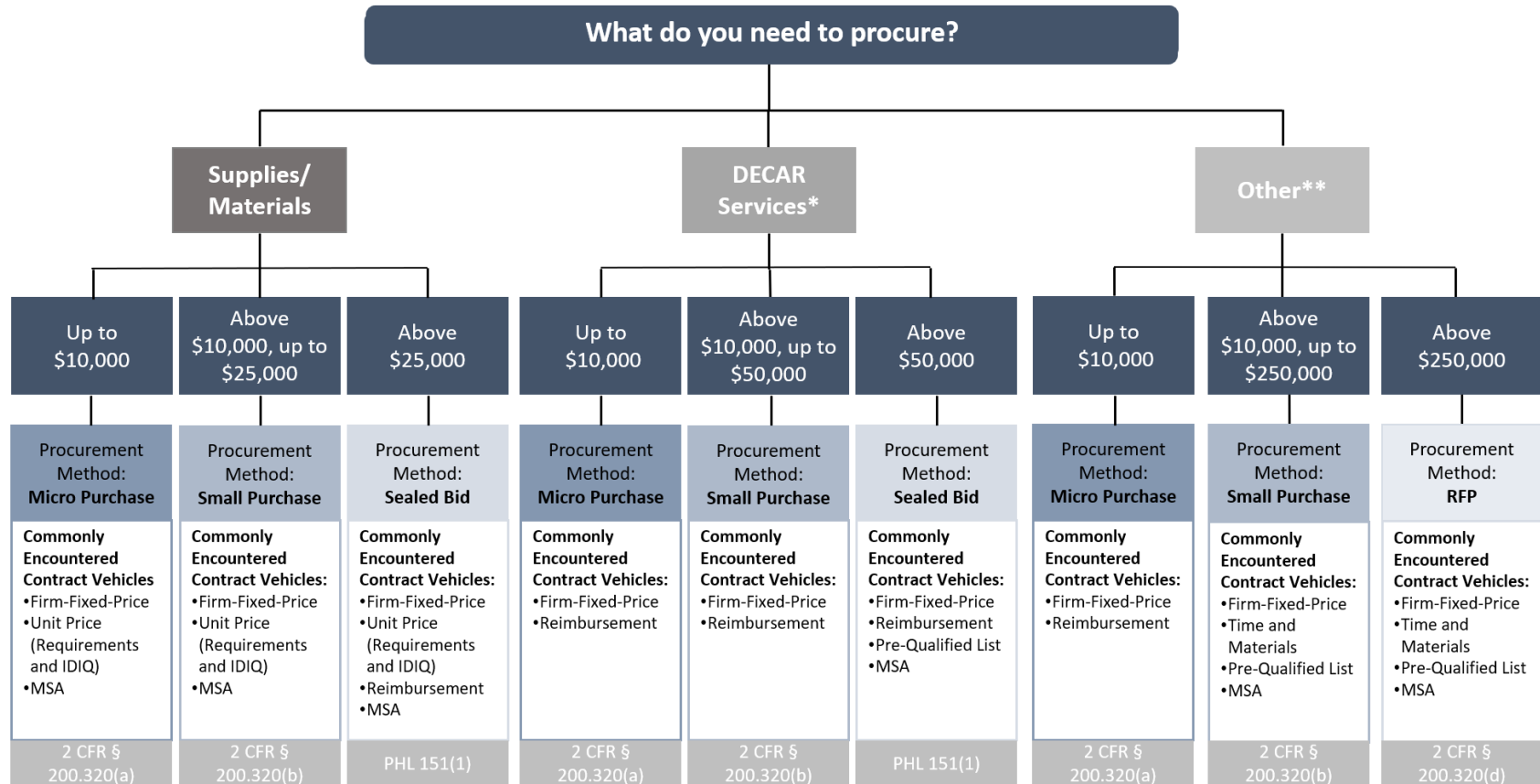
Identification of five areas where interpretation provides greater flexibility for NYCHA procurements, as well as **regulatory alignment**



Provided additional tools through **easy-to-use attachments**

Procurement Policy Manual – Sample visual aid

Sample visual aid: Decision tree to aid reader in understanding appropriate method of procurement based on type and value of purchase



*Demolition, Excavation, Construction, Alteration, and Renovation

**Includes, but is not limited to, Professional Services, procurements containing both goods and services, and customizable goods

Procurement Policy Manual – Key outcomes

- ✓ Allow for **better understanding of NYCHA’s procurement policy amongst staff** by making the manual more **user-friendly and easier to interpret**
- ✓ **Shorten procurement timelines** by identifying opportunities to increase flexibility in solicitation requirements
- ✓ Allow NYCHA **greater flexibility** to pursue intergovernmental agreements (e.g., GSA/OGS lists, cooperative agreements) for **time and cost savings**
- ✓ **Reduce instances** where NYCHA has **inadequate number of bids**
- ✓ **Realize staff time savings** by reducing number of items requiring Board approval (e.g., change orders, funding increases, bid rejections), while allowing for Board oversight
- ✓ Make **NYCHA a better business partner** by identifying opportunities to **improve the vendor touchpoints** with NYCHA

Any questions or comments? Your feedback is appreciated.



Capital Projects Division

Board Meeting Update
November 24, 2020



NEW YORK CITY
**HOUSING
AUTHORITY**

Capital Projects Division

Weatherization Assistance Program ("WAP")

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

(i) the temporary suspension of prerequisite Authority approval of

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

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

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

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

(a) number of contracts awarded, and

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



Capital Projects Division

Weatherization Assistance Program (WAP)

Status Report as of:
11/16/2020

Background

- Apartment and common area lighting upgrades at all developments
- Ventilation improvement at all developments
- Replace inefficient refrigerators at all developments
- Window replacements
- Boiler replacements

Monthly Status Update

- **Applicable Contracts Awarded since 9/2019: 6 contracts totaling \$997,736.62 awarded. (See chart)**
- **Change Orders entered into since July: None**
- Funding Source: Federal Operating dollars
- Lower East Side Building – Windows are on order. Ventilation sealing will has begun.
- Colon LIFHE Tower - In-unit lighting is complete.
- Penn Wortman - In-unit lighting and ventilation is complete..

Schedule

Listed Projects (see chart)

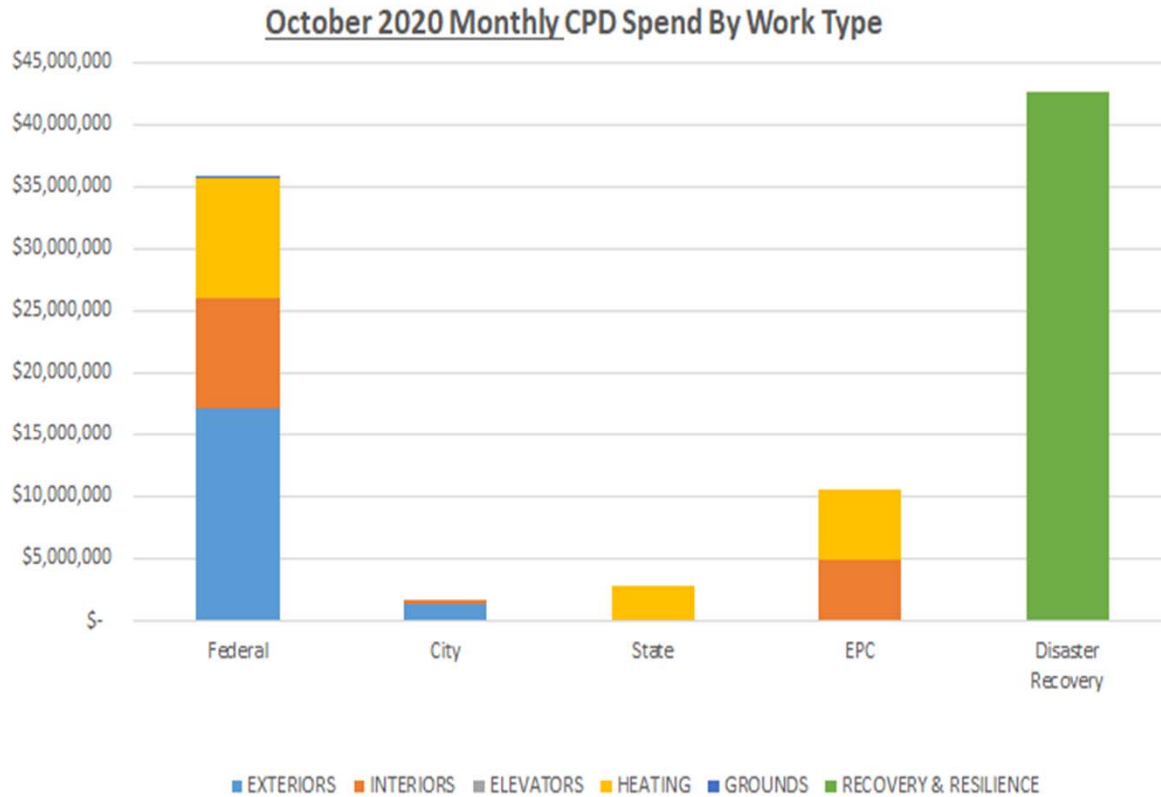
- Construction commenced: **March 2020**
- Anticipated Completion: **December 2020**
- Completed Energy Audits: **Begun in October 2019, Completed in January 2020.**

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 LIHFE Tower	92-33 170th Street Jamaica, NY 11433	\$124,000.00	1/28/20
Bedford Stuyvesant Restoration Corporation	Pennsylvania/ Wortman	875 Pennsylvania Ave. Brooklyn, NY 11207	\$251,911.61	12/20/19
Crown Heights Jewish Community Council	Ocean Hill/ Brownsville	324-334 Howard Ave. Brooklyn, NY 11233	\$171,825.01	12/20/19
TOTAL			\$997,736.62	



Capital Projects Division

October 2020 Spend



Funding Source	Spend Total
Federal	\$35.8M
City	\$1.6M
State	\$2.8M
EPC	\$10.5M
Disaster Recovery	\$42.7M
Total	\$93.4M

THREE-THOUSAND ONE HUNDRED AND FIFTY-THIRD MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:40 A.M.



Jacqueline C. Hernandez, Esq.
Corporate Secretary