

NEW YORK CITY HOUSING AUTHORITY
THREE-THOUSAND ONE HUNDRED AND SEVENTY-SECOND MEETING

Minutes of Board Meeting

Wednesday, March 23, 2022

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
Emma Wolfe, Member
Daniel Sherrod, Chief Operating Officer
Jacqueline C. Hernandez, Esq., Corporate Secretary

*Because of the ongoing COVID-19 health crisis and in relation to Chapter 1 of the Laws of 2022 of New York State, the Board Meeting of the New York City Housing Authority, held on Wednesday, March 23, 2022 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, March 23, 2022

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, February 23, 2022

APPROVED

II. Chair's Remarks

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, March 23, 2022

1 Authorization to Enter into an Agreement with AvidXchange, Inc. ("AvidXchange")

Location:	Various (Citywide)
Administering Department:	Accounts Payable and Utility Management
Funding Source:	Operating – Federal
Amount:	\$1,441,808.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 0

Authorization is requested to enter into this agreement with AvidXchange for utility management information system and utility invoice processing services, commencing on April 1, 2022 and continuing through March 31, 2027, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President and Chief Financial Officer and continuing for five (5) years thereafter. There are no renewal options.

APPROVED

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

2 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Maintenance Painting of (i) Apartments and (ii) Interior and Exterior Public Spaces

Location:	Various (Citywide)
Administering Department:	Paint Administration
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 2,875

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Raz Interiors Ltd. The first lowest bidder was deemed non-responsive for failure to respond to the Office of the Inspector General. The second lowest bidder, the third lowest bidder, the fifth lowest bidder, and the seventh lowest bidder, were deemed non-responsive for the submission of such an unrealistically low estimated cost of labor with their bids that it appears unlikely the vendors will be able to perform the contract work satisfactorily and pay prevailing wage. The fourth lowest bidder was deemed non-responsive for failure to satisfy the requisite prior work experience, as outlined in the Authority's bid documents. The sixth lowest bidder was deemed ineligible for failure to have the sufficient amount of Net Liquid Assets available to perform the contract work. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

3 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Replacement of Roof Water Tanks

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – Federal & City
Amount:	\$34,030,476.47
Projected Section 3 Hires/Labor Hours:	Labor Hours –15,586.25

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Rosenwach Tank Co. LLC. The first lowest bidder was deemed non-responsive for failure to submit the required bid bond, as outlined in the Authority's bid documents. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 4 Authorization to (i) Submit a Section 18 Application to HUD for Disposition of Development Rights at Campos Plaza I and II and (ii) Upon HUD Approval, Convey the Development Rights

Location:	Campos Plaza I & II
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

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") to dispose of approximately 78,000 square feet of zoning floor area at Campos Plaza I, located at New York County, Block 395, Tax Lots 9 and 22, and approximately 30,000 square feet of zoning floor area at Campos Plaza II, located at New York County, Block 396, Tax Lot 10 (collectively, the "Development Rights"), and (ii) upon HUD approval, convey the Development Rights to 644 East 14th Street LLC, or its affiliate.

APPROVED

- 5 Authorization to (i) Amend Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement No. 1910996 with Athenica Environmental Inc. ("Athenica") and (ii) Approve a Contract Capacity Increase to the IDIQ Agreement with Athenica

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City & CDBG
Amount:	\$3,000,000.00
Projected Section 3 Hires/Labor Hours:	Hires – 0

Authorization is requested to (i) amend this IDIQ agreement with Athenica for lead-based paint inspection quality assurance services, authorized by Board Resolution 19-5/29-6 for an initial two-year term with one (1) one-year renewal option, to extend the term for an additional twelve (12) months; and (ii) approve a contract capacity increase to this IDIQ agreement with Athenica, 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 and the extended twelve-month term, which commenced on July 15, 2021 and is continuing through July 14, 2023.

APPROVED

6 Authorization to Ratify the Entering into an Emergency Agreement with Contamination Control Engineering Inc. ("CCEI")

Location:	Non-Development
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$1,966,350.00
Projected Section 3 Hires/Labor Hours:	Labor Hours –1,250

Authorization is requested to ratify the entering into an emergency agreement with CCEI for professional services in connection with the preparation and review of the New York City Department of Housing Preservation and Development lead-based paint exemption applications, which commenced on October 14, 2021 and continued through December 31, 2021.

APPROVED

7 Authorization to Enter into an Agreement with CDW Government LLC ("CDW-G")

Location:	Non-Development
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 0

Authorization is requested to enter into an agreement with CDW-G for Information Technology Solutions and Services, commencing on April 1, 2022 and continuing through August 31, 2025, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President and Chief Information Officer and continuing for three (3) years and five (5) months thereafter, which includes an initial eleven-month term and one (1) two-year and six months renewal option to be coterminous with the City of Mesa ("Mesa"), Arizona Contract #2018011-01, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term, utilizing the terms and conditions of the Mesa, Arizona Contract.

APPROVED

8 Authorization to Enter into an Agreement with SHI International Corp. ("SHI")

Location:	Non-Development
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 0

Authorization is requested to enter into an agreement with SHI for Information Technology Solutions and Services, commencing on April 1, 2022 and continuing through August 31, 2025, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President and Chief Information Officer and continuing for three (3) years and five (5) months thereafter, which includes an initial eleven-month term and one (1) two-year and six months renewal option to be coterminous with the City of Mesa ("Mesa"), Arizona Contract #2018011-01, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term, utilizing the terms and conditions of the Mesa, Arizona Contract.

APPROVED

9 Authorization to Enter into an Agreement with Mythics, Inc. ("Mythics")

Location:	Non-Development
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$26,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 0

Authorization is requested to enter into an agreement with Mythics for Oracle Products and Services, commencing on April 1, 2022 and continuing through March 31, 2027, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President and Chief Information Officer and continuing for five (5) years thereafter, which includes an initial 609-day term and a 1,217-day renewal option to be coterminous with the County of Maricopa ("the County"), Arizona Contract #180233, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term, utilizing the terms and conditions of the County Contract.

APPROVED¹

10 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Integrated Pest Management

Location:	Various (Bronx)
Administering Department:	Pest Control
Funding Source:	Operating – Federal
Amount:	\$3,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 3,071

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, First Response Exterminating LLC. The first lowest bidder, and the second lowest bidder, were deemed non-responsive for failure to submit a completed Form of Proposal, as outlined in the Authority's bid documents. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

11 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Integrated Pest Management

Location:	Various (Manhattan)
Administering Department:	Pest Control
Funding Source:	Operating – Federal
Amount:	\$3,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 3,071

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, First Response Exterminating LLC. The first lowest bidder, and the second lowest bidder, were deemed non-responsive for failure to submit a completed Form of Proposal, as outlined in the Authority's bid documents. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

12 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Integrated Pest Management

Location:	Various (Brooklyn)
Administering Department:	Pest Control
Funding Source:	Operating – Federal
Amount:	\$3,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 520

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Bug Queen, 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. The second lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor unless, to the extent there are IDIQ contracts in the bid series that remain un-awarded, the Authority, at its sole and absolute discretion, may award up to two (2) additional IDIQ contracts to a vendor or vendors that already have been awarded the maximum number of IDIQ contracts in the bid series and the Authority seeks to award two (2) IDIQ contracts in this bid series to the second lowest bidder. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

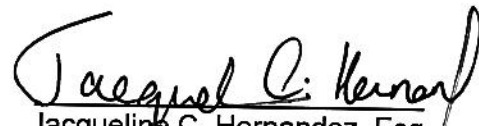
APPROVED

13 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Integrated Pest Management

Location:	Various (Queens & Staten Island)
Administering Department:	Pest Control
Funding Source:	Operating – Federal
Amount:	\$3,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 520

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Bug Queen, 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. The second lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor unless, to the extent there are IDIQ contracts in the bid series that remain un-awarded, the Authority, at its sole and absolute discretion, may award up to two (2) additional IDIQ contracts to a vendor or vendors that already have been awarded the maximum number of IDIQ contracts in the bid series and the Authority seeks to award two (2) IDIQ contracts in this bid series to the second lowest bidder. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

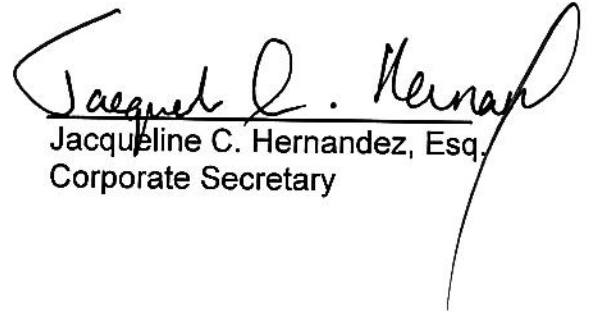

Jacqueline C. Hernandez, Esq.
Corporate Secretary

¹ Board Member Adams abstained from voting on this item.

THREE-THOUSAND ONE HUNDRED AND SEVENTY-SECOND MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:19 A.M.


Jacqueline C. Hernandez, Esq.
Corporate Secretary