

NEW YORK CITY HOUSING AUTHORITY  
THREE-THOUSAND ONE HUNDRED AND EIGHTY-FIRST MEETING

Minutes of Board Meeting

Thursday, January 26, 2023

The meeting was held at the office of the Authority, 90 Church Street, New York City. A Quorum being present, the Chair called the meeting to order.

Present: Gregory Russ, Chair  
Victor A. Gonzalez, Vice-Chair  
Paula Gavin, Member  
James McKoy, Member  
Raymond Miller, Member  
Emma Wolfe, Member  
Lisa Bova-Hiatt, Interim Chief Executive Officer (CEO)  
Vilma Huertas, Special Advisor to the Chair

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

***Minutes***  
***Regular Meeting***  
***Thursday, January 26, 2023***

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, December 21, 2022

**APPROVED**

II. Chair's Remarks

III. CEO's Remarks

IV. Reports

1. Quarterly Update on Asset & Capital Management Division Capital Projects Expenditure and Temporary Suspension for Elevator, Heating and Waste Management Contracts (Report is attached hereto and incorporated herein)
2. Temporary Suspension Report on Mold and Ventilation Related Contracts (Report is attached hereto and incorporated herein)

V. Authority Calendar

Calendar of Regular Meeting, Thursday, January 26, 2023

- 1 Authorization to (i) Amend Requirement Contract No. 1718275 Awarded to East River Energy, Inc. ("East River") and (ii) Ratify a Contract Capacity Increase to the Requirement Contract Awarded to East River

Location:	Various (Manhattan)
Administering Department:	Accounts Payable & Utility Management
Funding Source:	Operating – Federal
Amount:	\$11,250,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to (i) amend this requirement contract awarded to East River for the purchase and delivery of ultra-low sulfur heating fuel oil with 5% bio-diesel, authorized by Board Resolution 17-7/26-16 and as subsequently amended for a five-year term, to extend the term for an additional twelve (12) months; and (ii) ratify a contract capacity increase to this requirement contract awarded to East River, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the five-year term and the extended twelve-month term, which commenced on October 1, 2017 and is continuing through September 30, 2023.

**APPROVED**

**APPROVED = UNANIMOUS**

**N/A = NOT APPLICABLE**

2 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Plumber Services for Heating

Location:	Various (Citywide)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$17,000,000.00
Projected Section 3 Hires/Labor Hours:	1,000

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, RJ Bruno Inc. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

3 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Plumber Services for Heating

Location:	Various (Citywide)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$17,000,000.00
Projected Section 3 Hires/Labor Hours:	1,000

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, RJ Bruno Inc. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 4 Authorization to Ratify a Contract Capacity Increase to the Agreement with FJC Security Services, Inc. ("FJC")

Location:	Various (Citywide)
Administering Department:	Safety & Security
Funding Source:	Operating – Federal
Amount:	\$18,073,682.44
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to ratify a contract capacity increase to this agreement with FJC for security guard and fire watch services, authorized by Board Resolution 19-9/25-24 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 initial three-year term and the first one-year renewal option term, which commenced on November 19, 2019 and is continuing through November 18, 2023.

**APPROVED**

- 5 Authorization of a Contract Capacity Increase to the Agreement with FJC Security Services, Inc. ("FJC")

Location:	Various (Citywide)
Administering Department:	Safety & Security
Funding Source:	Operating – Federal
Amount:	\$25,980,922.00
Projected Section 3 Hires/Labor Hours:	156

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Authorization is requested to approve a contract capacity increase to this agreement with FJC for security guard and fire watch services, authorized by Board Resolution 19-9/25-24 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 continued provision of services during the remainder of the first one-year renewal option term, which commenced on November 19, 2022 and is continuing through November 18, 2023.

**APPROVED**

6 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Maintenance and Repair of Interior Compactors

Location:	Various (Citywide)
Administering Department:	Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$1,800,000.00
Projected Section 3 Hires/Labor Hours:	3,575

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Arrow Steel, Inc. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

7 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Maintenance and Repair of Interior Compactors

Location:	Various (Citywide)
Administering Department:	Property Management, Bronx
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	10,150

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Arrow Steel, Inc. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

8 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Façade Repair and Restoration

Location:	Various (Citywide)
Administering Department:	Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$4,400,000.00
Projected Section 3 Hires/Labor Hours:	1,352

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Zoria Housing LLC. The first lowest bidder was deemed non-responsive for failure to submit the required bid security, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

9 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:	1,250

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Mt. Olympus Restoration LLC. The first lowest bidder and the second lowest bidder were deemed non-responsive for failure to submit the required bid bonds, as outlined in the Authority's bid documents. This IDIQ contract also provides for one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

- 10 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2106655 Awarded to Sunlab Contractors Inc. ("Sunlab")

Location:	Various (Citywide)
Administering Department:	Paint Administration
Funding Source:	Operating – Federal
Amount:	\$2,500,000.00
Projected Section 3 Hires/Labor Hours:	5,000

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Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Sunlab for maintenance painting of (i) apartments and (ii) interior and exterior public spaces, authorized by Board Resolution 21-6/30-10 for an initial two-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 initial two-year term, which commenced on November 26, 2021 and is continuing through November 25, 2023.

**APPROVED**

- 11 Authorization to Ratify (i) an Amendment to Requirement Contract No. 1835990 Awarded to Sahara Construction Corp. ("Sahara") and (ii) a Contract Capacity Increase to the Requirement Contract Awarded to Sahara

Location:	Various (Manhattan)
Administering Department:	Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$974,864.00
Projected Section 3 Hires/Labor Hours:	1

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Authorization is requested to ratify (i) an amendment to this requirement contract awarded to Sahara 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, extending the term for an additional twelve (12) months; and (ii) a contract capacity increase to this requirement contract awarded to Sahara, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the extended twelve-month term, which commenced on December 21, 2021 and continued through December 20, 2022.

**APPROVED**

- 12 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for the Purchase and Delivery of Wooden Kitchen Cabinets

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Cuisine Crotone, Inc. This IDIQ contract also provides for two (2) 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 the Purchase and Delivery of Wooden Kitchen Cabinets

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to award this IDIQ contract to the third lowest responsive and responsible bidder, Big Apple Sign Corp. The lowest responsive and responsible bidder is being awarded Contract No. 2214039 from this Request for Quotes ("RFQ"). The second lowest responsive and responsible bidder has been awarded Contract No. 2212334 from this RFQ. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 14 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for the Purchase and Delivery of Wooden Kitchen Cabinets

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to ratify the award of this IDIQ contract to the second lowest responsive and responsible bidder, Aukee Trading Corporation. The lowest responsive and responsible bidder is being awarded Contract No. 2214039 from this Request for Quotes. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 15 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for the Purchase and Delivery of Wooden Kitchen Cabinets

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to ratify the award of this IDIQ contract to the fifth lowest responsive and responsible bidder, GSA Direct Supply, LLC. The lowest responsive and responsible bidder is being awarded Contract No. 2214039 from this Request for Quotes ("RFQ"). The second lowest responsive and responsible bidder has been awarded Contract No. 2212334 from this RFQ. The third lowest responsive and responsible bidder has been awarded Contract No. 2212314 from this RFQ. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 16 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for the Purchase and Delivery of Wooden Kitchen Cabinets

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to ratify the award of this IDIQ contract to the sixth lowest responsive and responsible bidder, Brownskit Corp. The lowest responsive and responsible bidder is being awarded Contract No. 2214039 from this Request for Quotes ("RFQ"). The second lowest responsive and responsible bidder has been awarded Contract No. 2212334 from this RFQ. The third lowest responsive and responsible bidder is being awarded Contract No. 2212314 from this RFQ. The fifth lowest responsive and responsible bidder has been awarded Contract No. 2214041 from this RFQ. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 17 Authorization to Ratify a Contract Capacity Increase to the Agreement with Mercury Paint Corporation ("Mercury")

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$3,779,905.48
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to ratify a contract capacity increase to this agreement with Mercury for the purchase and delivery of paint supplies, which did not require initial Board authorization for a one-year, three-months and sixteen (16) days term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year, three-months and sixteen (16) days term, which commenced on August 15, 2022 and is continuing through November 30, 2023, utilizing the terms and conditions of the New York City Department of Citywide Administrative Services Contract Number 20181201096.

**APPROVED**

- 18 Authorization to Ratify a Contract Capacity Increase to Requirement Contract No. 1927910 Awarded to JAD Corp. of America ("JAD")

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$2,040,639.95
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to ratify a contract capacity increase to this requirement contract awarded to JAD for the purchase and delivery of compactor cartridge bags, authorized by Board Resolution 20-2/26-24 for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on April 9, 2020 and is continuing through April 8, 2023.

**APPROVED**

- 19 Authorization to Enter into an Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with LiRo Program and Construction Management, PE P.C.

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management
Funding Source:	Capital – Federal, State & City
Amount:	\$50,000,000.00
Projected Section 3 Hires/Labor Hours:	25,000

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Authorization is requested to enter into an IDIQ agreement with LiRo Program and Construction Management, PE P.C. for program management services, commencing on January 27, 2023 and continuing through January 26, 2026, or commencing on such other date as may be determined by the Chief Procurement Officer or the Chief Asset and Capital Management Officer and continuing for three (3) years thereafter. This IDIQ agreement also provides for 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**

- 20 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") No. 2108997 Awarded to Adam's European Contracting Inc. ("Adams")

Location:	First Houses
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal, State & City
Amount:	\$22,500,000.00
Projected Section 3 Hires/Labor Hours:	2,080

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Authorization is requested to approve a contract capacity increase to this IDIQ JOC awarded to Adams for roof work, authorized by Board Resolution 21-7/28-13 for an initial two-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 two-year term, which commenced on October 14, 2021 and is continuing through October 13, 2023.

**APPROVED**

- 21 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") No. 2108998 Awarded to Adam's European Contracting Inc. ("Adams")

Location:	Hunts Point Avenue Rehab
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal, State & City
Amount:	\$14,500,000.00
Projected Section 3 Hires/Labor Hours:	1,560

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Authorization is requested to approve a contract capacity increase to this IDIQ JOC awarded to Adams for roof work, authorized by Board Resolution 21-7/28-14 for an initial two-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 two-year term, which commenced on October 14, 2021 and is continuing through October 13 2023.

**APPROVED**

- 22 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") No. GR1925099 Awarded to Jemco Electrical Contractors, Inc. ("Jemco")

Location:	Various (Brooklyn, Manhattan & Queens)
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – Federal, State & City
Amount:	\$8,000,000.00
Projected Section 3 Hires/Labor Hours:	7

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Authorization is requested to approve a contract capacity increase to this IDIQ JOC awarded to Jemco for general construction, authorized by Board Resolution 20-9/30-13 and as subsequently amended for an initial two-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 first one-year renewal option term, which commenced on October 27, 2022 and is continuing through October 26, 2023.

**APPROVED**

- 23 Rejection of All Bids for an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Gas Piping Replacement

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

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

**APPROVED**

- 24 Rejection of All Bids for an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for General Construction

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

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

**APPROVED**

- 25 Authorization of a Contract Capacity Increase to the Agreement with Curtis+Ginsberg Architects, LLP ("C+G") Related to the Response to and Recovery from Hurricane Sandy

Location:	Coney Island I (Site 8), O'Dwyer Gardens & Surfside Gardens
Administering Department:	Asset & Capital Management – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$600,000.00
Projected Section 3 Hires/Labor Hours:	0

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Authorization is requested to approve a contract capacity increase to this agreement with C+G for architectural and engineering services, authorized by Board Resolution 15-1/28-10 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the extended 700-day term, which commenced on April 13, 2022 and is continuing through March 12, 2024.

**APPROVED**

- 26 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Asbestos Abatement and Replacement of Floor Tiles in Move-out Apartments

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	29,640

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, New York Environmental Systems, Inc. The first lowest bidder was deemed non-responsive for failure to submit a properly executed and notarized bid security, the required Form of Proposal and the signed Letter of Assent, pursuant to the Project Labor Agreement terms, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 27 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Asbestos Abatement and Replacement of Floor Tiles in Move-out Apartments

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	29,640

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, New York Environmental Systems, Inc. The first lowest bidder was deemed non-responsive for failure to submit a properly executed and notarized bid security, the required Form of Proposal and the signed Letter of Assent, pursuant to the Project Labor Agreement terms, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 28 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Asbestos Abatement and Replacement of Floor Tiles in Move-out Apartments

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	6,300

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Abatement Unlimited, Inc. The first lowest bidder was deemed non-responsive for failure to submit a properly executed and notarized bid security, the required Form of Proposal and the signed Letter of Assent, pursuant to the Project Labor Agreement terms, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 29 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Asbestos Abatement and Replacement of Floor Tiles in Move-out Apartments

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	6,300

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Abatement Unlimited, Inc. The first lowest bidder was deemed non-responsive for failure to submit a properly executed and notarized bid security, the required Form of Proposal and the signed Letter of Assent, pursuant to the Project Labor Agreement terms, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 30 Authorization of a Contract Capacity Increase to Emergency Requirement Contract No. 2113782 Awarded to Kam Consultants Corp. ("Kam")

Location:	Various (Manhattan)
Administering Department:	Healthy Homes
Funding Source:	Operating - City
Amount:	\$2,125,819.92
Projected Section 3 Hires/Labor Hours:	3,250

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Authorization is requested to approve a contract capacity increase to this emergency requirement contract awarded to Kam for asbestos investigations, project management and asbestos abatement project monitoring, authorized by Board Resolution 21-9/29-9 for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on August 26, 2021 and is continuing through August 25, 2024.

**APPROVED**

- 31 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 – City
Amount:	\$2,950,568.00
Projected Section 3 Hires/Labor Hours:	4

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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 one-year renewal option term, which commenced on November 20, 2022 and is continuing through November 19, 2023.

**APPROVED**



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Vilma Huertas  
Special Advisor to the Chair

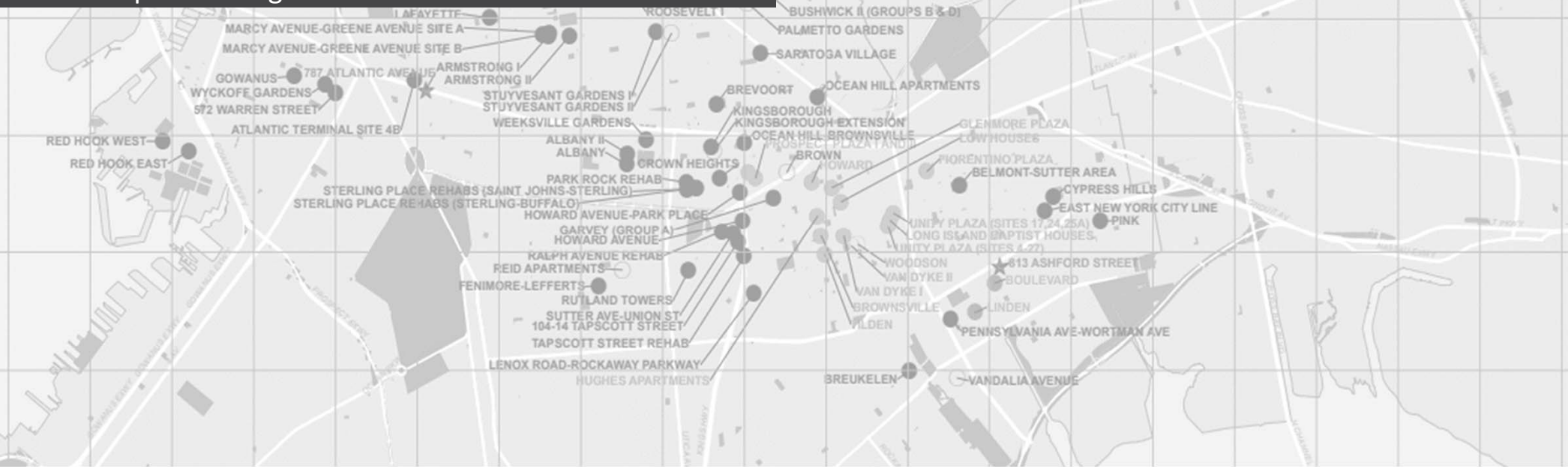


# NYCHA Board Meeting

January 26, 2023

Quarterly Update on Asset & Capital Management  
Division Capital Projects Expenditure and Temporary  
Suspension for Elevator, Heating and Waste  
Management Contracts (EMCs, HPCs, WMCs)

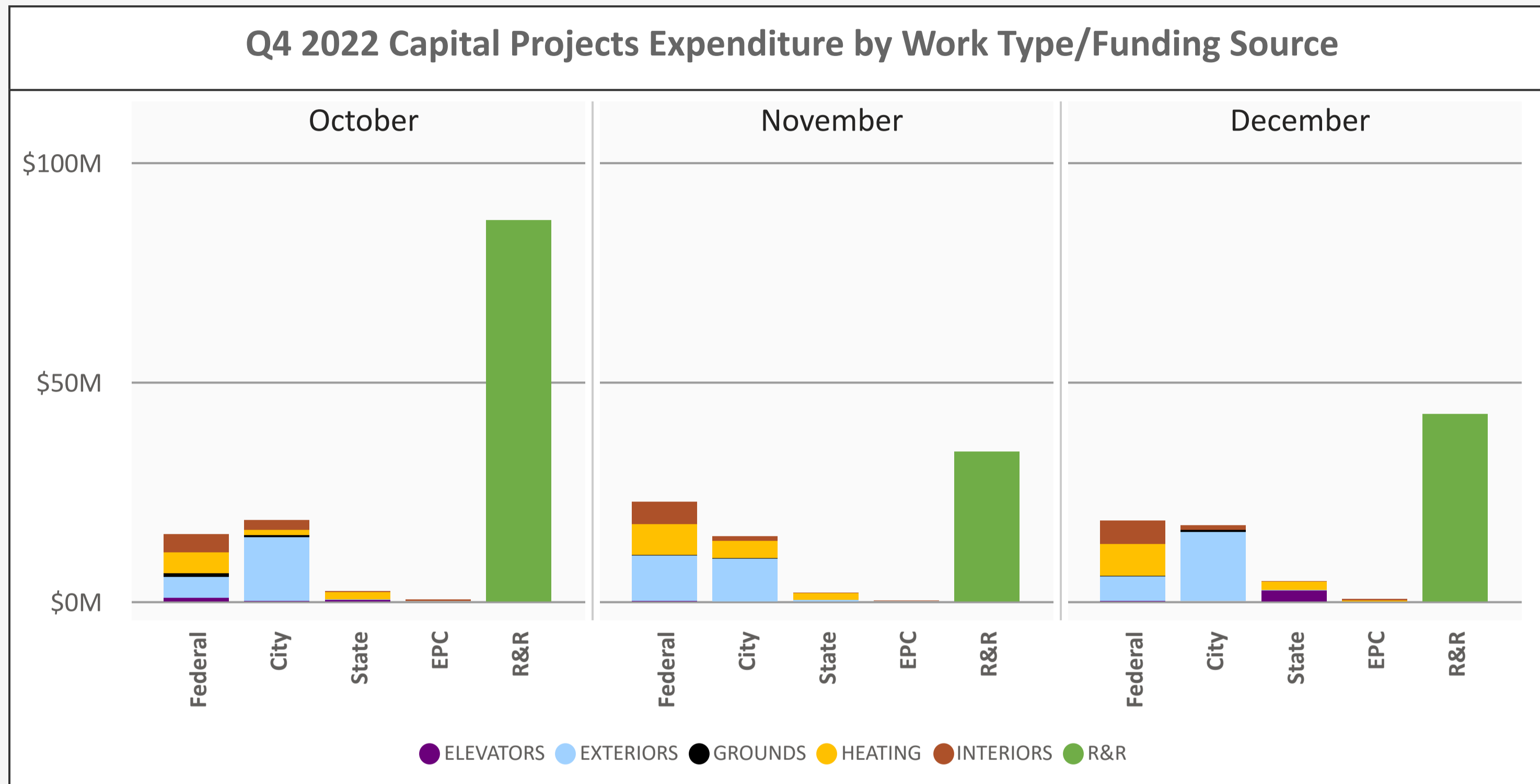
Oliver Osterwind, Vice President for Project Management  
Asset & Capital Management Division





# Asset & Capital Management Division - Quarter 4 (Oct-Dec) 2022

## Expenditure (1 of 2)



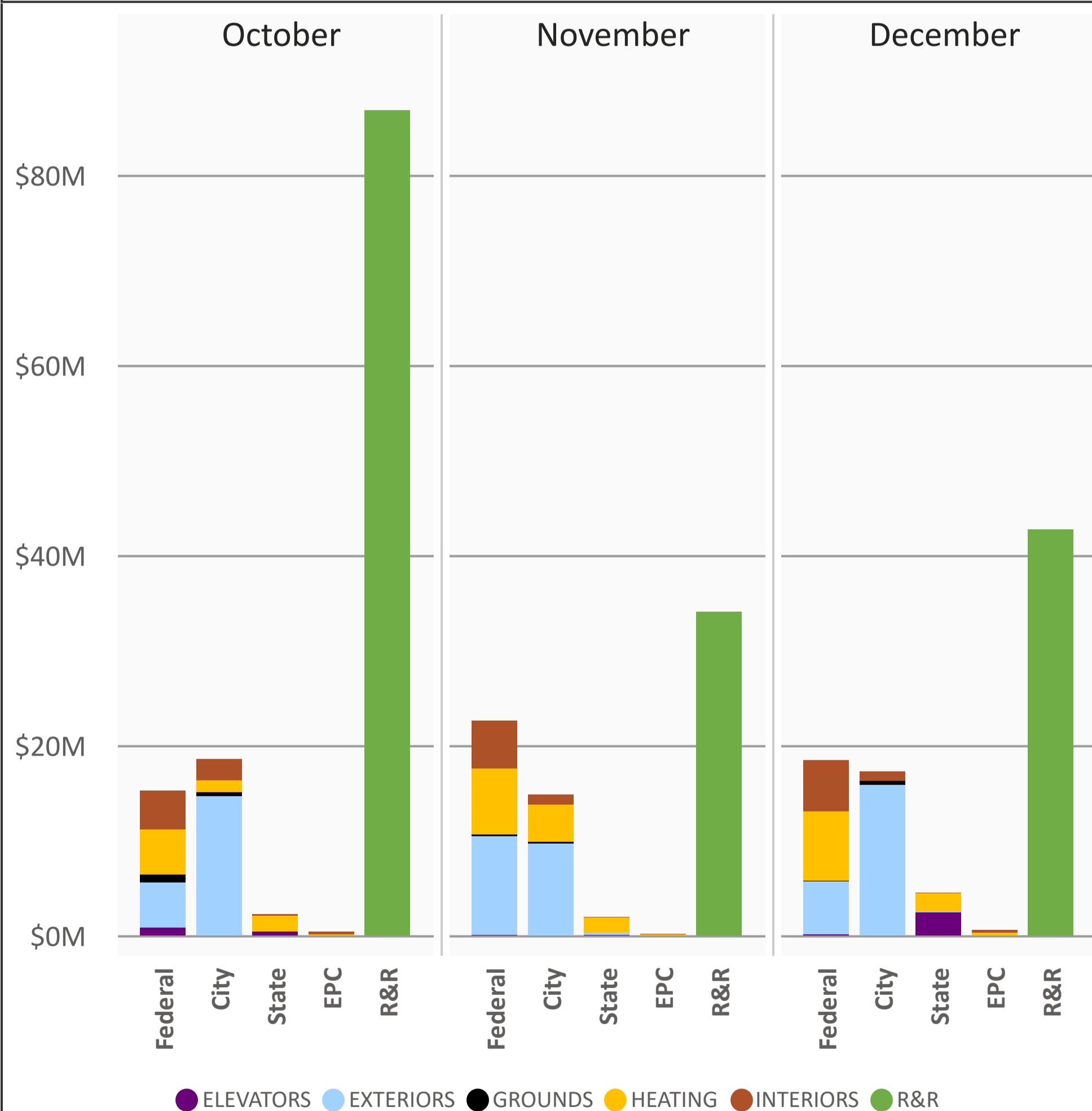
Funding Source	October	November	December	Total
Federal	\$15.22M	\$22.59M	\$18.43M	<b>\$56.24M</b>
City	\$18.51M	\$14.83M	\$17.23M	<b>\$50.56M</b>
State	\$2.25M	\$1.90M	\$4.51M	<b>\$8.66M</b>
EPC	\$0.34M	\$0.14M	\$0.51M	<b>\$0.99M</b>
R&R	\$86.80M	\$34.07M	\$42.69M	<b>\$163.55M</b>
<b>Total</b>	<b>\$123.11M</b>	<b>\$73.53M</b>	<b>\$83.37M</b>	<b>\$280.01M</b>



# Asset & Capital Management Division - Quarter 4 (Oct-Dec) 2022

## Expenditure (2 of 2)

Q4 2022 Capital Projects Expenditure by Work Type



October 2022

Work Type	City	EPC	Federal	R&R	State	Total
ELEVATORS	\$0.00M		\$0.80M		\$0.38M	<b>\$1.18M</b>
EXTERIORS	\$14.63M	\$0.00M	\$4.81M		\$0.02M	<b>\$19.46M</b>
GROUNDS	\$0.44M		\$0.77M		\$0.00M	<b>\$1.21M</b>
HEATING	\$1.22M	\$0.09M	\$4.77M		\$1.69M	<b>\$7.76M</b>
INTERIORS	\$2.22M	\$0.25M	\$4.07M		\$0.16M	<b>\$6.71M</b>
R&R				\$86.80M		<b>\$86.80M</b>
<b>Total</b>	<b>\$18.51M</b>	<b>\$0.34M</b>	<b>\$15.22M</b>	<b>\$86.80M</b>	<b>\$2.25M</b>	<b>\$123.11M</b>

November 2022

Work Type	City	EPC	Federal	R&R	State	Total
ELEVATORS	\$0.00M		\$0.06M		\$0.02M	<b>\$0.08M</b>
EXTERIORS	\$9.66M	\$0.00M	\$10.38M		\$0.27M	<b>\$20.31M</b>
GROUNDS	\$0.17M		\$0.16M		\$0.00M	<b>\$0.32M</b>
HEATING	\$3.94M	\$0.09M	\$6.95M		\$1.59M	<b>\$12.58M</b>
INTERIORS	\$1.05M	\$0.05M	\$5.04M		\$0.02M	<b>\$6.17M</b>
R&R				\$34.07M		<b>\$34.07M</b>
<b>Total</b>	<b>\$14.83M</b>	<b>\$0.14M</b>	<b>\$22.59M</b>	<b>\$34.07M</b>	<b>\$1.90M</b>	<b>\$73.53M</b>

December 2022

Work Type	City	EPC	Federal	R&R	State	Total
ELEVATORS	\$0.00M		\$0.08M		\$2.42M	<b>\$2.50M</b>
EXTERIORS	\$15.82M	\$0.00M	\$5.63M		\$0.13M	<b>\$21.58M</b>
GROUNDS	\$0.45M		\$0.03M		\$0.00M	<b>\$0.47M</b>
HEATING	\$0.00M	\$0.26M	\$7.31M		\$1.90M	<b>\$9.47M</b>
INTERIORS	\$0.97M	\$0.25M	\$5.35M		\$0.06M	<b>\$6.62M</b>
R&R				\$42.69M		<b>\$42.69M</b>
<b>Total</b>	<b>\$17.23M</b>	<b>\$0.51M</b>	<b>\$18.39M</b>	<b>\$42.69M</b>	<b>\$4.51M</b>	<b>\$83.33M</b>

<b>Grand Total</b>	<b>\$50.56M</b>	<b>\$0.99M</b>	<b>\$56.24M</b>	<b>\$163.55M</b>	<b>\$8.66M</b>	<b>\$280.01M</b>
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Notes: Data covers the period from October 01, 2022 through December 31, 2022

R&R = Recovery & Resilience



# Elevator Modernization Contracts

Q4 Update on New Awards, Change Orders and Contract Capacity Increases

Board Resolution: 21-6/30-22

Suspension Period: 1286 Days

Category	Vendor	Type	Location	Term Being Funded by Amount	Amount	Section 3 Workers	Labor Hours (Section 3 Worker)	MWBE
Award	PRECISION ELEVATOR CORP	Lump Sum	UNITY PLAZA (SITES 17,24,25A)	523 Days	\$1,235,874	1	288	Non-Minority Owned
Award	TRANSEL ELEVATOR & ELECTRIC INC DBA/TEI GROUP	Lump Sum	ADAMS	643 Days	\$12,544,385	1	8,500	Non-Minority Owned
Change Order	--	--	--	--	--	--	--	--
Contract Capacity Increase	--	--	--	--	--	--	--	--
<b>Total To Date</b>					<b>\$13,780,259</b>			

Notes: Data covers the period from October 01, 2022 through December 31, 2022

## 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, 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.

In October 2021, Board Resolution 21-10/27-10 changed the frequency of providing the EMCs report to the Board from monthly at each Board meeting to quarterly.



# Q4 Project Status Update for EMCs

Development	General Scope	Contract Amount (General)	Contract Amount (Electrical)	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
ADAMS	Elevators Renovation	\$12,544,385	\$969,021	Procurement	03/31/2023	06/12/2024	City, Federal
AMSTERDAM	Elevators Renovation	Pending Award	Pending Award	Procurement	03/22/2023	05/09/2025	Federal, City
ATLANTIC TERMINAL SITE 4B	Elevators Renovation	\$2,594,984	\$219,590	Construction	02/14/2025	11/12/2024	Federal, State
BUTLER	Elevators Renovation	\$14,615,981	\$1,555,555	Construction	07/23/2024	05/25/2024	Federal, State
CAREY GARDENS	Elevators Renovation	\$7,305,350	\$525,556	Construction	05/09/2024	03/06/2024	City, State, Federal
CONEY ISLAND I (SITE 1B)	Elevators Renovation	\$2,333,657	\$175,556	Construction	04/25/2024	02/21/2024	City, Custom, State
CONEY ISLAND I (SITES 4 & 5)	Elevators Renovation	\$3,750,711	\$475,556	Construction	11/23/2023	09/20/2023	State
DYCKMAN	Elevators Renovation	Pending Award	Pending Award	Procurement	02/27/2023	05/16/2024	City, Federal
HERNANDEZ	Elevators Renovation	Pending Award	Pending Award	Procurement	02/27/2023	07/12/2024	Federal, City
HIGHBRIDGE GARDENS	Elevators Renovation	\$7,415,404	\$525,500	Construction	09/08/2023	06/02/2023	State
HYLAN	Elevators Renovation	\$1,640,000	Pending Award	Construction	05/06/2024	03/02/2024	City, Federal
MCKINLEY	Elevators Renovation	\$7,600,000	\$355,556	Construction	10/24/2023	08/21/2023	Federal
MELTZER TOWER	Elevators Renovation	Pending Award	Pending Award	Procurement	05/22/2023	07/29/2024	Federal, City
MITCHEL	Elevators Renovation	\$14,257,418	\$975,556	Construction	11/15/2024	09/12/2024	City, Custom, State
MORRISANIA AIR RIGHTS	Elevators Renovation	\$14,751,928	\$1,555,556	Procurement	01/02/2023	03/15/2025	Federal, City
QUEENSBRIDGE NORTH	Elevators Renovation	\$22,207,499	\$1,852,574	Construction	07/23/2025	05/20/2025	City, State
QUEENSBRIDGE SOUTH	Elevators Renovation	\$24,589,763	\$1,255,556	Construction	03/01/2025	01/13/2025	Federal
RICHMOND TERRACE	Elevators Renovation	\$6,798,308	\$1,321,480	Construction	08/02/2023	05/30/2023	State
SAINT NICHOLAS	Elevators Renovation	Pending Award	Pending Award	Procurement	05/28/2023	08/27/2024	City, Federal
SARATOGA VILLAGE	Elevators Renovation	\$1,595,000	Pending Award	Construction	04/20/2024	02/16/2024	City, Federal
UNITY PLAZA (SITES 17,24,25A)	Elevators Renovation	\$1,235,874	\$382,133	Procurement	06/13/2023	12/10/2023	City, State
UNITY PLAZA (SITES 4-27)	Elevators Renovation	\$8,421,912	\$1,595,060	Construction	05/26/2024	03/23/2024	City, State
<b>Total To Date</b>		<b>\$153,658,174</b>	<b>\$13,739,805</b>				

Notes: Data covers the period from October 01, 2022 through December 31, 2022



# Heating Plant Contracts

## Q4 Update on New Awards, Change Orders and Contract Capacity Increases

Board Resolution: 21-6/30-23

Suspension Period: 730 Days

Category	Vendor	Type	Location	Term Being Funded by Amount	Amount	Section 3 Workers	Labor Hours (Section 3 Worker)	MWBE
Award	AWL INDUSTRIES INC	Lump Sum	BAY VIEW	863 Days	\$22,587,665	7	34,296	Non-Minority Owned
Award	AWL INDUSTRIES INC	Lump Sum	UPACA (SITE 5)	883 Days	\$8,380,000	5	14,320	Non-Minority Owned
Award	DYNAMIC US, INC	Lump Sum	COOPER PARK, ROOSEVELT I, ROOSEVELT II	1353 Days	\$45,580,056	6	15,750	Non-Minority Owned
Award	MARIC MECHANICAL, INC.	Lump Sum	RAVENSWOOD	1285 Days	\$46,884,000	10	65,000	Non-Minority Owned
Award	RICHARDS PLUMBING AND HEATING CO., INC.	Lump Sum	SMITH	857 Days	\$21,394,830	Data Not Available	--	Non-Minority Owned
Change Order	--	--	--	--	--	--	--	--
Contract Capacity Increase	--	--	--	--	--	--	--	--
<b>Total To Date</b>					<b>\$144,826,551</b>			

Notes: Data covers the period from October 01, 2022 through December 31, 2022

## 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, 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.

In October 2021, Board Resolution 21-10/27-11 changed the frequency of providing the HPCs report to the Board from monthly at each Board meeting to quarterly.



# Q4 Project Status Update for HPCs

Development	General Scope	Construction Contract Amount (General)	Construction Contract Amount (Other)	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
AMSTERDAM	Heating Systems Renovation	\$33,400,000		Construction	09/30/2024	08/01/2024	Federal, State
BAY VIEW	Heating Systems Renovation	\$22,587,665		Construction	09/21/2025	07/23/2025	Federal, INS IRCAPF, State
BREVOORT	Heating Systems Renovation	Pending Procurement and Award		Procurement	04/22/2023	09/19/2024	Federal, State
COOPER PARK	Heating Systems Renovation	\$20,571,468		Construction	11/29/2024	09/30/2024	Federal, State
GOWANUS	Heating Systems Renovation	\$26,723,000		Construction	08/15/2024	06/16/2024	Federal, State
JOHNSON	Heating Systems Renovation	Pending Procurement and Award		Procurement	01/02/2023	08/06/2024	Federal, State
LINCOLN	Heating Systems Renovation	Pending Procurement and Award	\$76,814	Design	02/14/2023	09/21/2024	Federal, Operating, State
MARCY	Heating Systems Renovation	Pending Procurement and Award		Procurement	02/05/2023	04/14/2026	Federal, State
MOTT HAVEN	Heating Systems Renovation	Pending Procurement and Award		Procurement	01/01/2023	08/06/2024	Federal, State
RAVENSWOOD	Heating Systems Renovation	\$46,884,000		Construction	10/15/2025	08/16/2025	Federal, State
ROOSEVELT I, ROOSEVELT II	Heating Systems Renovation	\$25,008,588		Construction	11/29/2024	09/30/2024	Federal, State
SMITH	Heating Systems Renovation	\$21,394,830		Procurement	01/05/2023	05/12/2024	Federal, State
UPACA (SITE 5)	Heating Systems Renovation	\$8,380,000		Construction	09/23/2024	07/25/2024	Federal, State
VAN DYKE I, VAN DYKE II	Heating Systems Renovation	Pending Procurement and Award		Procurement	04/23/2023	09/19/2024	Federal, State
<b>Total To Date</b>		<b>\$204,949,551</b>	<b>\$76,814</b>				

Notes: Data covers the period from October 01, 2022 through December 31, 2022



# Waste Management Contracts

Q4 Update on New Awards, Change Orders and Contract Capacity Increases

Board Resolution: 21-10/27-9

Suspension Period: 730 Days

Category	Vendor	Type	Location	Term Being Funded by Amount	Amount	Section 3 Workers	Labor Hours (Section 3 Worker)	MWBE
Award	--	--	--	--	--	--	--	--
Change Order	--	--	--	--	--	--	--	--
Contract Capacity Increase	--	--	--	--	--	--	--	--
Total To Date					--			

Notes: Data covers the period from October 01, 2022 through December 31, 2022

## Waste Management Contracts ("WMCs")

In October 2021, Board Resolution 21-10/27-9 authorized, as solely related to WMCs,

(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, 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 contract capacity increases**, as required by Section V(D) of the PPM; and

(ii) provide a quarterly WMCs 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.

# Q4 Project Status Update for WMCs

Development	General Scope	Construction Contract Amount	Current Phase	Current Phase Completion Date	Funding	Substantial Completion
Polo Ground Towers	Design-Build: Pneumatic Systems	\$31,930,000	Design	6/29/2022	City & Federal	5/19/2024
Various Developments as per the Action Plan	Design-Build: Waste Yards Redesign	\$15,000,000	Construction	4/24/2024	City & Federal	3/11/2024
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY21 15A/15B)	Pending Procurement & Award	Design	7/7/2023	City & Federal	3/23/2025
Various Developments as per the Action Plan	JOC Delivery : Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY21)	\$10,596,286	Construction	6/30/2024	City	4/2/2024
Various Developments as per the Action Plan	JOC Delivery : Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY 22)	\$10,285,209	Construction	10/3/2024	City	7/5/2024
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY22 18A/18B)	On Hold	Planning	TBD	City	TBD
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY23 18C/18D)	On Hold	Planning	TBD	City	TBD



# NYCHA Board Meeting

January 26, 2023

Temporary Suspension Report on Mold and Ventilation  
Related Contracts

Daniel Greene,  
Senior Vice-President for Healthy Homes



# Ventilation and Mold Related Contracts

On November 29, 2021, Board Resolution 19-10/30-30 was extended by Board Resolution 21-11/29-2 which now authorizes, as solely related to ventilation contracts and other contracts related to mold detection, inspection and remediation administrated by the Authority's Capital Projects Division, Operations Department or Healthy Homes, to:

- i. Temporarily suspend for 730 days of the prerequisite Authority approval of
  - a) Contracts that are valued in excess of \$1M; and
  - b) Change orders and contract capacity increases.
- ii. Provide a quarterly Ventilation and Mold Contracts 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.

# Ventilation and Mold Contracts

- The Ventilation Modernization Program consists of three phases:
  - Roof fan replacement/installation (in-progress)
  - Vent cleaning (in-progress)
  - Damper replacement (pilot and design phase)

The roof fan work and damper work utilize engineering services.

Note: One vendor may be assigned to all three phases or a subset.

- Mold assessment and remediation contracts are used as work is assigned.

# Roof Fan Replacement/Installation

## Program Activity Since Award

All Engineering work is 100% complete.

Description	No.
Total Fans Installed in Previous Quarters	6,181
Total Fans Installed in Q3 2022	7
Total Fans Installed in Q4 2022	0
<b>Total Fans Installed</b>	<b>6,188</b>
Total Fans* Remaining to be Installed	0
<b>Overall Number of Fans to be Replaced by OMAR Project*</b>	<b>6,188</b>
<b>Overall Percentage of Progress to Project Completion</b>	<b>100%</b>
Total Fans Retained	2,248
<b>Total Fans* Assigned to OMAR</b>	<b>8,436</b>

*\*The following total of number of fans is subject to change as the engineering documents are annotated by OMAR.*

### Notes:

- This data represents work completed by NYCHA staff and the total number of current roof fan replacement/ installation contracts awarded, including those not subject to the temporary suspension of Board approval.
- As NYCHA continues to QA and clean up the roof fan installation data, it might lead to a certain variation in the number of installed roof fans quarter-to-quarter.

1/23/2023

# Vent Cleaning

## Program Activity Since Award

Description	No.
Total Units that had Vents Cleaned in Previous Quarters	62,328
Total Units that had Vents Cleaned in Q3 2022	2,250
Total Units that had Completed in Q4 2022	3,855
<b>Total Units that had Vents Completed</b>	<b>68,433</b>
Overall Units Attempted/No Access	17,657
<b>Total Units that had Vents Cleaned or Attempted</b>	<b>86,090</b>
<b>Overall Percentage of Units that had Vents Cleaned or Attempted</b>	<b>100.0%</b>
Total Units that Remaining to Be Attempted/Cleaned	14
Total Units Visited and Confirmed to Not Be Supported by Mechanical Ventilation	19,242
<b>Overall Units Assigned to OMAR</b>	<b>105,346</b>

### Notes:

- This data represents work completed by NYCHA staff and the total number of current vent cleaning contracts awarded, including those not subject to the temporary suspension of Board approval.
- As NYCHA continues to QA and clean up vent cleaning data, it might lead to a certain variation in the number of cleaned vents quarter-to-quarter.
- As NYCHA consolidations convert to RAD, it may lead to variations in the number of vents cleaned in previous quarters.

1/23/2023

# Vent Cleaning – 3<sup>rd</sup> Attempts

## Program Activity Since Award

Description	No.
Total Units Requiring 3 <sup>rd</sup> Attempt	29,353
Total 3 <sup>rd</sup> Attempts	22,108
Total 3 <sup>rd</sup> Attempt Resulting in a Cleaning	11,696
<b>3<sup>rd</sup> Attempts Completed Ratio</b>	<b>75.3%</b>

Note: This data represents work completed by NYCHA staff and the total number of current vent cleaning contracts awarded, including those not subject to the temporary suspension of Board approval.

1/23/2023

THREE-THOUSAND ONE HUNDRED AND EIGHTY-FIRST MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:30 A.M.

A handwritten signature in black ink, appearing to read 'V. Huertas', written over a horizontal line.

Vilma Huertas  
Special Advisor to the Chair