

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND FORTY-FIRST MEETING

Minutes of Board Meeting

Wednesday, September 25, 2019

The meeting was held at the office of the Authority, 250 Broadway, New York City. 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., Acting Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, September 25, 2019

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, July 31, 2019

APPROVED

II. Chair's Report

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, September 25, 2019

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

Location:	Non-Development
Administering Department:	Finance – Risk Management
Funding Source:	Operating – Federal
Amount:	\$12,089,408.50
Projected Section 3 Hires:	Not Required

Authorization is requested to award the Authority's Property and Terrorism Insurance Policies to provide \$325,000,000.00 (M) of property insurance subject to a \$5M per occurrence deductible for named storm and flood, \$1M deductible for all other perils and, through a separate placement, \$150M of terrorism insurance subject to a \$100,000.00 deductible, commencing on October 30, 2019 and continuing to October 30, 2020.

APPROVED

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

2 Authorization to Approve the Issuance of the Authority's Fiscal Year 2018 Single Audit Report

Location:	Non-Development
Administering Department:	Audit
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to approve issuance of the Authority's Fiscal Year 2018 Single Audit Report, in accordance with the requirements of the Single Audit Act of 1984, the Single Audit Act Amendments of 1996, Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and US Department of Housing and Urban Development Uniform Financial Reporting Standards, and as recommended by the Authority's Audit Committee, in compliance with the Audit Committee Charter, adopted pursuant to Board Resolution 03-6/18-18 and with subsequent amendments, of which the most recent is by Board Resolution 13-9/25-6.

APPROVED

3 Authorization to Amend the Agreement with Dimension Data North America, Inc.

Location:	Non-Development
Administering Department:	IT Infrastructure
Funding Source:	Operating – Federal & Section 8
Amount:	\$750,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to amend this agreement with Dimension Data North America, Inc. for Voice Over Internet Protocol Remote Managed Services, which did not require initial Board authorization 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 two (2) one-year renewal option terms, commencing on November 9, 2019 and continuing through November 8, 2021.

APPROVED

4 Authorization to Enter into an Agreement with 250 Broadway Associates Corp.

Location:	Non-Development
Administering Department:	Administration – Real Estate Services
Funding Source:	Operating – Federal
Amount:	\$173,205,275.00
Projected Section 3 Hires:	Not Required

Authorization is requested to (i) enter into this agreement with 250 Broadway Associates Corp., or its affiliate, for lease of approximately 116,416 rentable square feet consisting of certain entire floors (9, 10, 11 and 12), within the building located at 250 Broadway, New York, New York, 10007, commencing on January 1, 2020 and continuing through December 31, 2039 (or commencing on such other date as may be determined by the General Manager or the General Manager's designee and continuing for twenty (20) years thereafter); and (ii) expend \$173,205,275.00 for costs in connection with said agreement, including (a) Annual Fixed Rent, (b) Operating Expense Escalations, (c) Electric Consumption, (d) Other Costs, such as carpet cleaning and overtime for freight access and air conditioning services, (e) Legal Fees, and (f) furniture and special installations. This agreement also provides for one (1) five-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

5 Authorization to Enter into an Agreement with Corporate Hiring Solutions, Inc.

Location:	Non-Development
Administering Department:	Administration – Human Resources
Funding Source:	Operating – Federal
Amount:	\$16,666,667.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to enter into this agreement with Corporate Hiring Solutions, Inc. for trades staff augmentation services, commencing on October 1, 2019 and continuing through September 30, 2024 (or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and the Chief Administrative Officer and continuing for five (5) years thereafter), which includes two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED¹

6 Authorization to Enter into an Agreement with Empire Control Abatement, Inc.

Location:	Non-Development
Administering Department:	Administration – Human Resources
Funding Source:	Operating – Federal
Amount:	\$16,666,667.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to enter into this agreement with Empire Control Abatement, Inc. for trades staff augmentation services, commencing on October 1, 2019 and continuing through September 30, 2024 (or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and the Chief Administrative Officer and continuing for five (5) years thereafter), which includes two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED²

7 Authorization to Enter into an Agreement with Infojini, Inc.

Location:	Non-Development
Administering Department:	Administration – Human Resources
Funding Source:	Operating – Federal
Amount:	\$16,666,666.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to enter into this agreement with Infojini, Inc. for trades staff augmentation services, commencing on October 1, 2019 and continuing through September 30, 2024 (or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and the Chief Administrative Officer and continuing for five (5) years thereafter), which includes two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED³

8 Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Butler
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$11,955,764.64
Projected Section 3 Hires:	9

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Gem - Quality Corporation.

APPROVED

9 Award of a Contract for Exterior Restoration and Roofing Replacement

Location:	Justice Sonia Sotomayor
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal & City
Amount:	\$36,116,759.00
Projected Section 3 Hires:	10

Authorization is requested to award this contract to the lowest responsive and responsible bidder, S & N Builders, Inc. The first lowest bidder was deemed non-responsive for failure to satisfy the requisite prior work experience, as outlined in the Authority's bid documents.

APPROVED

10 Award of a Contract for Exterior Restoration and Roofing Replacement

Location:	Justice Sonia Sotomayor
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal & City
Amount:	\$27,904,209.66
Projected Section 3 Hires:	10

Authorization is requested to award this contract to the lowest responsive and responsible bidder, A.B.C.D. Construction Corp.

APPROVED

11 Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Farragut
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$23,489,543.00
Projected Section 3 Hires:	6

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Zoria Housing LLC. The first lowest bidder was deemed non-responsive for failure to submit the Contractor Experience Form at the time of bid, as outlined in the Authority's bid documents.

APPROVED

- 12 Authorization of a Change Order to Job Order Contract No. GR1610155 Awarded to WDF Inc.

Location:	Various (Bronx & Queens)
Administering Department:	Capital Projects Division – Capital Planning
Funding Source:	Capital – Federal, City & Mixed Finance
Amount:	\$5,000,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this Job Order Contract awarded to WDF Inc. for general construction, authorized by Board Resolution 16-9/28-18 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 June 9, 2019 and is continuing through June 8, 2020.

APPROVED

- 13 Authorization of a Change Order to Job Order Contract No. GR1610158 Awarded to WDF Inc.

Location:	Various (Manhattan)
Administering Department:	Capital Projects Division – Capital Planning
Funding Source:	Capital – Federal, City & Mixed Finance
Amount:	\$5,000,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this Job Order Contract awarded to WDF Inc. for general construction, authorized by Board Resolution 16-9/28-19 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 June 9, 2019 and is continuing through June 8, 2020.

APPROVED

14 Award of a Contract for Roofing and Railing Replacement and Rooftop Structure Renovation

Location:	Gompers
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$5,199,562.66
Projected Section 3 Hires:	6

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Vikrant Contracting & Builders Inc.

APPROVED

15 Authorization of a Change Order to Requirement Contract No.1817973 Awarded to Hertz Electric LLC

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$289,655.13
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Hertz Electric LLC for emergency lighting maintenance, 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 June 19, 2018 and is continuing through June 18, 2021.

APPROVED

- 16 Authorization to (i) Temporarily Suspend Certain Authority Approvals required by the Authority's By-Laws and Contract Procedure Resolution and (ii) Provide a Report at Each Board Meeting to include the Number of Contracts Awarded and Change Orders Entered into related to WAP Contracts

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

Authorization is requested to, as solely related to Weatherization Assistance Program ("WAP") contracts, (i) temporarily suspend the prerequisite Authority approval of (a) contracts that are valued in excess of \$1,000,000.00, as required by Section 1.03(i)(1) of the Authority's By-Laws, 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, provide 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.

APPROVED

- 17 Rejection of Sole Bid for a Contract for Trash Hoist Replacement with Vertical Reciprocating Conveyor

Location:	Wilson
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Rejection of this sole bid is recommended in the best interest of the Authority. This contract will be re-bid.

APPROVED

18 Authorization to Ratify a Change Order to Contract No. BW1313869 Awarded to Hudson Insurance Group

Location:	Amsterdam
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$835,191.42
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Hudson Insurance Group for exterior restoration, authorized by Board Resolution 13-9/25-11 and as subsequently amended for an initial 690-day term, to increase the not-to-exceed amount, in order to fund the repair of the masonry facade string courses during the extended 1080-day term and anticipated extended 427-day term, which commenced on May 15, 2016 and is continuing through June 29, 2020.

APPROVED

19 Authorization to Ratify a Change Order to Contract No. BW1313869 Awarded to Hudson Insurance Group

Location:	Amsterdam
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$1,052,770.84
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Hudson Insurance Group for exterior restoration, authorized by Board Resolution 13-9/25-11 and as subsequently amended for an initial 690-day term, to increase the not-to-exceed amount, in order to fund the installation of a new rain screen system on the rooftops during the extended 485-day term and anticipated extended 427-day term, which commenced on December 31, 2017 and is continuing through June 29, 2020.

APPROVED

- 20 Authorization to Ratify a Change Order to Contract No. BW1313869 Awarded to Hudson Insurance Group

Location:	Amsterdam
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$4,107,140.86
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Hudson Insurance Group for exterior restoration, authorized by Board Resolution 13-9/25-11 and as subsequently amended for an initial 690-day term, to increase the not-to-exceed amount, in order to fund the repair of the existing concrete spandrel beam during the extended 1080-day term and anticipated extended 427-day term, which commenced on May 15, 2016 and is continuing through June 29, 2020.

APPROVED

- 21 Authorization to Ratify a Change Order to Contract No. BW1313869 Awarded to Hudson Insurance Group

Location:	Amsterdam
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$322,574.66
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Hudson Insurance Group for exterior restoration, authorized by Board Resolution 13-9/25-11 and as subsequently amended for an initial 690-day term, to increase the not-to-exceed amount, in order to fund the repair of the existing water tank's concrete structure and slab during the extended 485-day term, which commenced on December 31, 2017 and continued through April 29, 2019.

APPROVED

- 22 Authorization to Submit (i) a Significant Amendment to the Authority's Fiscal Year 2019 Annual PHA Plan and (ii) the Certifications of Compliance with PHA Plans and Related Regulations to HUD

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

Authorization is requested to submit (i) a Significant Amendment to the Authority's Fiscal Year 2019 Annual Public Housing Agency ("PHA") Plan to include the Fiscal Year 2019 Capital Fund Annual Statement/Performance and Evaluation Report and Five-Year Capital Plan; and, (ii) the Certifications of Compliance with PHA Plans and Related Regulations to the United States Department of Housing and Urban Development ("HUD"), in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

APPROVED

- 23 Authorization to Submit (i) the Authority's Fiscal Year 2020 Annual PHA Plan and Fiscal Years 2020-2024 Five-Year PHA Plan and (ii) the Certifications of Compliance with PHA Plans and Related Regulations to HUD

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

Authorization is requested to submit the (i) Authority's Fiscal Year 2020 Annual Public Housing Agency ("PHA") Plan and Fiscal Years 2020-2024 Five-Year PHA Plan and (ii) the Certifications of Compliance with PHA Plans and Related Regulations to the United States Department of Housing and Urban Development ("HUD"), in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

APPROVED

24 Authorization to Enter into an Agreement with FJC Security Services, Inc.

Location:	Various (Citywide)
Administering Department:	Public Safety – Safety and Security
Funding Source:	Operating – Federal
Amount:	\$76,000,000.00
Projected Section 3 Hires:	90

Authorization is requested to enter into this agreement with FJC Security Services, Inc. for security guard and fire watch services, commencing on October 1, 2019 and continuing through September 30, 2022 (or commencing on such other date as may be determined by the General Manager or the Vice-President for Public Safety and continuing for three (3) years thereafter), with two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

25 Authorization to Ratify an Amendment to the Agreement with SecureWatch24 LLC

Location:	Various (Citywide)
Administering Department:	Public Safety – Safety and Security
Funding Source:	Operating – Federal
Amount:	\$231,197.91
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify an amendment to this agreement with SecureWatch24 LLC for Genetec Inc. software, maintenance, upgrades and support services for the Authority's security system, which did not require initial Board authorization and as subsequently amended for an initial three (3) year term, to increase the not-to-exceed amount, in order to fund the software, maintenance, upgrades and support services for an additional 3,829 units during the remainder of the initial three-year term, which commenced on August 1, 2016 and continued through July 31, 2019, pursuant to the terms and conditions of the New York State Office of General Services Contract PT64408.

APPROVED

26 Award of a Requirement Contract for the Purchase and Delivery of Boiler Tank Coils

Location:	Various (Citywide)
Administering Department:	Operations – Heating Management and Services
Funding Source:	Operating – Federal
Amount:	\$380,527.00
Projected Section 3 Hires:	Not Required

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, J.F.D. Tube & Coil Products, Inc. There are no renewal options.

APPROVED

27 Rejection of Sole Bid for a Requirement Contract for Machinery Parts and Pumps

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Rejection of this sole bid is recommended in the best interest of the Authority. This requirement contract will not be re-bid.

APPROVED

- 28 Authorization of a Change Order to Requirement Contract No.1835987 Awarded to Mahi Painting, Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,122,884.79
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Mahi Painting, Inc. for plaster restoration, 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 December 21, 2018 and is continuing through December 20, 2021.

APPROVED

- 29 Authorization of a Change Order to Requirement Contract No.1821181 Awarded to EIA Electric, Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$608,088.90
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to EIA Electric, Inc. for service of electro-magnetic locks, 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 August 14, 2018 and is continuing through August 13, 2021.

APPROVED

- 30 Authorization of a Change Order to Requirement Contract No.1726012 Awarded to Matrixx Construction, Inc.

Location:	Various (Bronx)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$658,487.12
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Matrixx Construction, Inc. for repair and/or replacement of exterior lighting fixtures, 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 September 21, 2019 and is continuing through September 20, 2020.

APPROVED

- 31 Authorization of a Change Order to Requirement Contract No.1823785 Awarded to United Eagle Renovations, Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$90,104.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to United Eagle Renovations, Inc. for acid wash for concrete, 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 August 9, 2018 and is continuing through August 8, 2021.

APPROVED

- 32 Authorization of a Change Order to Requirement Contract No.1825724 Awarded to United Eagle Renovations, Inc.

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$65,541.30
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to United Eagle Renovations, Inc. for acid wash for concrete, 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 September 17, 2018 and is continuing through September 16, 2021.

APPROVED

- 33 Authorization of a Change Order to Requirement Contract No.1820721 Awarded to Metrocity Renovation Inc

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$304,853.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Metrocity Renovation Inc for tub glazing, 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 July 13, 2018 and is continuing through July 12, 2021.

APPROVED⁴

- 34 Authorization of a Change Order to Requirement Contract No.1901839 Awarded to Encore Construction & Contracting Inc

Location:	Various (Bronx)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$861,124.36
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Encore Construction & Contracting Inc for repair and/or replacement of roof and rear exit doors, 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 February 6, 2019 and is continuing through February 5, 2022.

APPROVED

- 35 Authorization of a Change Order to Requirement Contract No.1624398 Awarded to THM Landcare, Inc. D/B/A Tree Health

Location:	Various (Bronx)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$81,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to THM Landcare, Inc. D/B/A Tree Health for emergency tree removal, stump removal and pruning, 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 7, 2018 and is continuing through November 6, 2019.

APPROVED

- 36 Authorization of a Change Order to Requirement Contract No.1817943 Awarded to Earth Link General Construction, Inc.

Location:	Various (Bronx)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$113,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Earth Link General Construction, Inc. for the cleaning of basement and crawl spaces, 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 July 19, 2018 and is continuing through July 18, 2021.

APPROVED

- 37 Authorization of a Change Order to Requirement Contract No.1830663 Awarded to TDM Royal, Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$331,634.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to TDM Royal, Inc. for the cleaning and sanitizing of compactor chutes, 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 October 16, 2018 and is continuing through October 15, 2021.

APPROVED

38 Authorization of a Change Order to Requirement Contract No.1819349 Awarded to P 786, Inc.

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$331,378.26
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to P 786, Inc. for repair and/or replacement of roof and rear exit doors, 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 July 2, 2018 and is continuing through July 1, 2021.

APPROVED

39 Authorization of a Change Order to Requirement Contract No. 1822110 Awarded to Metrocity Renovation Inc

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$4,848,833.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Metrocity Renovation Inc for repair and replacement of apartment entrance doors, authorized by Board Resolution 18-9/27-28 for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on October 22, 2018 and is continuing through October 21, 2021.

APPROVED⁵

40 Authorization of a Change Order to Requirement Contract No.1902353 Awarded to Campbell's Professional Services, LLC

Location:	Various (Brooklyn)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$737,349.89
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Campbell's Professional Services, LLC for janitorial general cleaning and debris removal (move-out apartments and fire damage), 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 February 13, 2019 and is continuing through February 12, 2022.

APPROVED

41 Authorization of a Change Order to Requirement Contract No.1834302 Awarded to RP General Construction Corp

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,203,441.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to RP General Construction Corp for window repair and/or replacement, 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 28, 2018 and is continuing through November 27, 2021.

APPROVED

- 42 Authorization of a Change Order to Requirement Contract No.1800343 Awarded to Kumar Contracting Corp

Location:	Jefferson
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$37,494.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Kumar Contracting Corp for removal and installation of vinyl composition floor tiles in apartments, which did not require initial Board authorization and as subsequently amended 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 November 26, 2018 and is continuing through May 25, 2020.

APPROVED

- 43 Authorization of a Change Order to Requirement Contract No.1826721 Awarded to Saini Construction Corp.

Location:	Soundview
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$57,975.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Saini Construction Corp. for removal and installation of vinyl composition floor tiles in apartments, which did not require initial Board authorization and as subsequently amended 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 six-month renewal option term, which commenced on September 17, 2019 and is continuing through March 16, 2020.

APPROVED

- 44 Authorization of a Change Order to Requirement Contract No.1833812 Awarded to Deepak Contracting Inc.

Location:	Brevoort
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$62,862.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Deepak Contracting 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 2, 2019 and is continuing through July 1, 2020.

APPROVED

- 45 Authorization of a Change Order to Requirement Contract No.1833479 Awarded to Saini Construction Corp.

Location:	Armstrong I & II
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$148,886.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Saini 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 November 30, 2018 and is continuing through May 29, 2020.

APPROVED

46 Authorization of a Change Order to Requirement Contract No.1823053 Awarded to Metrocity Renovation Inc

Location:	Cypress Hills & East New York City Line
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$27,067.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Metrocity Renovation 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 September 18, 2018 and is continuing through March 17, 2020.

APPROVED⁶

47 Authorization of a Change Order to Requirement Contract No.1829170 Awarded to Metrocity Renovation Inc

Location:	Farragut
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$27,136.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Metrocity Renovation 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 October 12, 2018 and is continuing through April 11, 2020.

APPROVED⁷

48 Authorization of a Change Order to Requirement Contract No.1829147 Awarded to Metrocity Renovation Inc

Location:	Glenwood
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$56,342.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Metrocity Renovation 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 October 12, 2018 and is continuing through April 11, 2020.

APPROVED⁸

49 Authorization of a Change Order to Requirement Contract No.1832700 Awarded to Metrocity Renovation Inc

Location:	Red Hook East
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$67,619.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Metrocity Renovation 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 November 23, 2018 and is continuing through May 22, 2020.

APPROVED⁹

50 Authorization of a Change Order to Requirement Contract No.1830966 Awarded to JP Handa Construction Inc

Location:	Morris I & II
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$138,173.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to JP Handa Construction 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 December 14, 2018 and is continuing through June 13, 2020.

APPROVED

51 Authorization of a Change Order to Requirement Contract No.1808936 Awarded to Satgur Construction, Inc.

Location:	Drew – Hamilton (LLC I) & Public School 139 (Conversion)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$231,572.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Satgur Construction, Inc. for maintenance painting of apartments, 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 June 13, 2018 and is continuing through June 12, 2021.

APPROVED

- 52 Authorization of a Change Order to Requirement Contract No.1801356 Awarded to Satgur Construction, Inc.

Location:	South Jamaica I & II
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$258,859.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Satgur Construction, Inc. for maintenance painting of apartments, 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 January 30, 2018 and is continuing through January 29, 2021.

APPROVED

- 53 Authorization of a Change Order to Requirement Contract No.1802568 Awarded to Beesla Painting Co., Inc.

Location:	Morrisania Air Rights & Jackson
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$761,835.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Beesla Painting Co., Inc. for maintenance painting of apartments, 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 February 14, 2018 and is continuing through February 13, 2021.

APPROVED

- 54 Authorization of a Change Order to Requirement Contract No.1802427 Awarded to Beesla Painting Co., Inc.

Location:	Unity Plaza (Sites 4, 5A, 6, 7, 9, 11, 12 & 27) Unity Plaza (Sites 17, 24 & 25A) Fiorentino Plaza & Long Island Baptist
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$361,074.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Beesla Painting Co., Inc. for maintenance painting of apartments, 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 June 17, 2018 and is continuing through June 16, 2021.

APPROVED

- 55 Authorization of a Change Order to Requirement Contract No.1723164 Awarded to Airtek Environmental Corp.

Location:	Bland, Melrose & Rangel
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$649,434.50
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Airtek Environmental Corp. for monitoring of copper and silver ionization 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 September 19, 2019 and is continuing through September 18, 2020.

APPROVED

56 Authorization of a Change Order to Requirement Contract No.1811559 Awarded to CLC Communications Inc.

Location:	Various (Bronx, Brooklyn, Manhattan & Staten Island)
Administering Department:	Operations – NextGen Operations – Mixed Finance
Funding Source:	Operating – Federal
Amount:	\$670,987.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to CLC Communications Inc. for service of intercom systems, authorized by Board Resolution 18-5/30-13 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on June 15, 2018 and is continuing through June 14, 2021.

APPROVED

57 Authorization of a Change Order to Requirement Contract No.1834110 Awarded to CLC Communications Inc.

Location:	Various (Citywide)
Administering Department:	Operations – NextGen Operations
Funding Source:	Operating – Federal
Amount:	\$593,068.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to CLC Communications Inc. for service of intercom 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 initial two-year term and the one-year renewal option term, which commenced on November 27, 2018 and is continuing through November 26, 2021.

APPROVED

58 Authorization of a Change Order to Requirement Contract No.1809674 Awarded to Bloom Construction, Inc.

Location:	Morrisania & Webster
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$434,814.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Bloom Construction, Inc. for maintenance painting of apartments, 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 May 25, 2018 and is continuing through May 24, 2021.

APPROVED

59 Authorization of a Change Order to Requirement Contract No.1804316 Awarded to Virinder, Inc.

Location:	Albany, Albany II & Weeksville Gardens
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$547,713.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Virinder, Inc. for maintenance painting of apartments, 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 March 28, 2018 and is continuing through March 27, 2021.

APPROVED

- 60 Authorization of a Change Order to Requirement Contract No.1835990 Awarded to Sahara Construction Corp.

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,345,416.75
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Sahara Construction Corp. for emergency mechanical pumping and cleaning, 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 December 21, 2018 and is continuing through December 20, 2021.

APPROVED

- 61 Authorization of a Change Order to Requirement Contract No.1902948 Awarded to Sahara Construction Corp.

Location:	Various (Brooklyn)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,411,695.15
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Sahara Construction Corp. for emergency mechanical pumping and cleaning, 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 March 13, 2019 and is continuing through March 12, 2022.

APPROVED

- 62 Authorization of a Change Order to Requirement Contract No.1819333 Awarded to EIA Electric, Inc.

Location:	Various (Brooklyn)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$181,717.92
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to EIA Electric, Inc. for repair and/or replacement of public space lighting, 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 August 9, 2018 and is continuing through August 8, 2021.

APPROVED

- 63 Authorization of a Change Order to Requirement Contract No.1819598 Awarded to EIA Electric, Inc.

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$237,065.65
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to EIA Electric, Inc. for repair and/or replacement of public space lighting, 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 September 5, 2018 and is continuing through September 4, 2021.

APPROVED

64 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Inspection and Related Services

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City & CDBG
Amount:	\$10,000,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Core Environmental Consultants, Inc. The first lowest bidder, was deemed non-responsive for failure to satisfy the requisite prior work experience, as outlined in the Authority's bid documents. The second lowest bidder, was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The third lowest bidder is 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 and the Authority has awarded one (1) other IDIQ contract to the third lowest bidder. This IDIQ contract also provides for a one (1) six-month renewal option to be exercised at the Authority's sole discretion.


APPROVED

65 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Inspection and Related Services

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City & CDBG
Amount:	\$10,000,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Kam Consultants Corp. The first lowest bidder and the third lowest bidder, were deemed non-responsive for failure to satisfy the requisite prior work experience, as outlined in the Authority's bid documents. The second lowest bidder and the fourth lowest bidder, are 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 and the Authority has awarded one (1) other IDIQ contract to the second lowest bidder and one (1) other IDIQ contract to the fourth lowest bidder. This IDIQ contract also provides for a one (1) six-month renewal option to be exercised at the Authority's sole discretion.

APPROVED



Jacqueline C. Hernandez, Esq.
Acting Corporate Secretary

- ¹ Board Member Adams abstained from voting on this item.
- ² Board Member Adams abstained from voting on this item.
- ³ Board Member Adams abstained from voting on this item.
- ⁴ Board Member Adams abstained from voting on this item.
- ⁵ Board Member Adams abstained from voting on this item.
- ⁶ Board Member Adams abstained from voting on this item.
- ⁷ Board Member Adams abstained from voting on this item.
- ⁸ Board Member Adams abstained from voting on this item.
- ⁹ Board Member Adams abstained from voting on this item.

Chair Briefing Board Meeting

September 25, 2019



Major Terms of HUD Agreement

Re-organize to improve service

- NYC-funded consultant to study NYCHA and make recommendations – October
- Monitor and NYCHA to develop Organizational Plan for restructuring – April/May

NYCHA established three new departments to institutionalize compliance

- Compliance
- Environmental Health & Safety
- Quality Assurance

NYCHA must take actions and meet standards in several areas

- Lead-Based Paint
- Mold
- Heat
- Elevators
- Pests/Waste
- PHAS/Annual Inspections

HUD Agreement Status: Lead

Obligations: NYCHA must address presumed and actual lead-based paint hazards, certify compliance with applicable local and federal regulations, and abate lead

Current Status: NYCHA has developed a plan to improve compliance that is under review.

The compliance plan includes:

- New procedures
- Tighter IT controls
- Stricter oversight

HUD Agreement Status: Mold

Obligations: NYCHA must remediate root causes of mold within 7 days for simple repairs and 15 days for complex repairs

Current Status: Mold Busters is showing promising results, however, NYCHA is not meeting required timeframes in every case of mold

- Initial inspections are happening much faster
- The Mold Busters protocol was rolled-out portfolio-wide four months ahead of schedule
- Over 2,500 employees have been trained in the new protocol
- Recurrence rates are lower where the Mold Busters protocol is used (4% recurrence compared to 30%)
- Judge Pauley approved Mr. Cesar de Castro as the Mold Ombudsperson

HUD Agreement Status: Heat

Obligations: This heating season, heating shortfalls must be resolved within an average of 12 hours, 85% of shortfalls within 24 hours, and all within 48 hours

Current Status: Last season, NYCHA resolved heating outages within 8 hours. In preparation for the upcoming heating season, NYCHA completed an extensive summer inspection and repair program.

- NYCHA will submit a Heating Action Plan to the Monitor for approval
- 18 mobile boilers are staged at critical developments and 6 more mobile boilers are ready to deploy
- 70 additional Heating Plant Technicians (HPTs) approved; 30 new HPTs started last week
- Capital projects are underway

HUD Agreement Status: Elevators

Obligations: Within three years of the Agreement effective date, NYCHA must achieve the following deliverables:*

- No-Service Conditions: 70% of buildings with 2+ elevators will have no more than one no-service condition per year and no building will have more than 3 no-service conditions per year
- Outages: 70% of all elevators shall have no more than 8 unplanned outages each year and no elevator shall have unplanned outages more than 15 times per year

Current Status: NYCHA is implementing changes to improve elevator service

- Revised Action Plan will be re-submitted to the Monitor
- NYCHA will hire 42 additional elevator personnel
- NYCHA will begin replacing elevators
- Negotiating a new contract with our union partners to implement expanded 24/7 coverage

*The performance obligations for elevators become stricter within five years of the Agreement's effective date.

HUD Agreement Status: Pests/Waste

Obligations: Establish Integrated Pest Management (IPM) and ensure daily garbage pick-up

Current Status: NYCHA is taking action to increase transparency and compliance with daily garbage pick-ups and roll-out IPM

- NYCHA and the Monitor are working on plan to meet the deliverables
- NYCHA automated building and ground inspections for better oversight and transparency
- The Department of Sanitation will provide on-call service with a hotline for garbage
- NYCHA expects to award an IPM contract by November and is currently treating apartments with 2+ pest complaints

HUD Agreement Status: PHAS/Annual Inspections

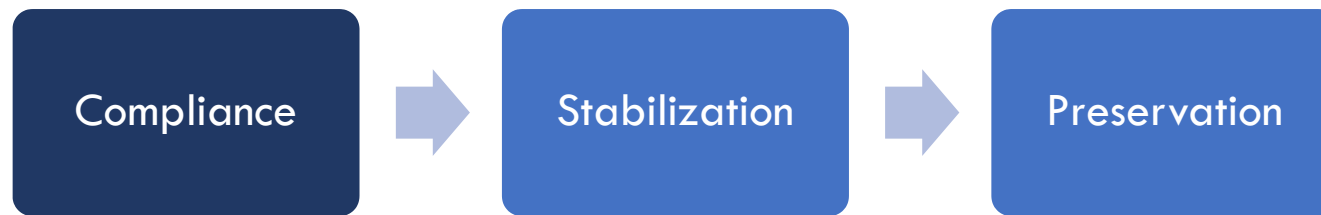
Obligations: Ensure no deceptive practices occur during the Public Housing Assessment System (PHAS) inspections and allow maintenance workers to perform minor repairs during annual inspections

Current Status: NYCHA re-submitted the PHAS Action Plan for Monitor approval and awaits comments on the Annual Inspection Action Plan

- PHAS compliance training will start next month and will train 1,600-1,700 Operations employees

NYCHA Now: Compliance

NYCHA must organize for immediate compliance with the HUD Agreement



NYCHA Now: Stabilization

Create “line of sight” accountability by re-orienting our organizational structure to property-based management.



NYCHA Now: Preservation

For the long-term, we must have a comprehensive capital and social investment plan that will rehabilitate every single NYCHA building and provide new support for families.



NYCHA Now: Resources & Potential Strategies

Potential Strategies:


- Shift resources from the central office to the field
- Secure additional tenant protection vouchers
- Raise working capital from philanthropy
- Change approach to procurement of parts & materials by focusing on supply chain of manufacturers

THREE-THOUSAND ONE HUNDRED AND FORTY-FIRST MEETING

Wednesday, September 25, 2019

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 1:07 PM.



Jacqueline C. Hernandez, Esq.
Acting Corporate Secretary