

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND FIFTY-SECOND MEETING

Minutes of Board Meeting

Wednesday, October 28, 2020

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

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

*Because of the ongoing COVID-19 health crisis and in relation to Governor Andrew Cuomo's Executive Orders, the Board Meeting of the New York City Housing Authority, held on Wednesday, October 28, 2020 at 10:00 A.M., was limited to viewing the live-stream or listening via phone instead of attendance in person

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, October 28, 2020

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, September 30, 2020

APPROVED

II. Reports

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, October 28, 2020

1 Authorization to Approve Investment Transactions

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

Authorization is requested to approve the investment transactions that were performed by the Authority's Treasury Department for the Quarter Ended June 30, 2020, in accordance with the United States Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

APPROVED

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

2 Authorization of a Funding Increase to the Agreement with Guidehouse LLP

Location:	Non-Development
Administering Department:	Law
Funding Source:	Operating – Federal
Amount:	\$986,236.00
Projected Section 3 Hires:	0

Authorization is requested to approve a funding increase to the agreement with Guidehouse LLP for secondary management consulting services, which did not require initial Board authorization, which includes an initial two-year term and three (3) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the three (3) one-year renewal option terms, which commenced on March 27, 2020 and is continuing through March 26, 2025, utilizing the terms and conditions of the New York State Division of Budget's Contract (Contract No. C000449).

APPROVED

3 Authorization of a Funding Increase to Requirement Contract No. 1920008 Awarded to LiRo Program and Construction Management, PE P.C.

Location:	Various (Brooklyn)
Administering Department:	Healthy Homes
Funding Source:	Capital – CDBG
Amount:	\$621,630.48
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to LiRo Program and Construction Management, PE P.C. for lead-based paint (XRF) inspection services, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on September 23, 2019 and is continuing through September 22, 2022.

APPROVED¹

4 Authorization to Amend Board Resolution 19-6/26-9

Location:	Belmont-Sutter Area, Fiorentino Plaza & Pennsylvania Avenue-Wortman Avenue
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to amend Board Resolution 19-6/26-9, which authorized the inclusion of four (4) additional developments, consisting of 3,651 units, in the applications and/or documents to be submitted to the United States Department of Housing and Urban Development ("HUD") to: (i) obtain the necessary approval to release the developments from the Declaration of Restrictive Covenants in order to retain the developments outside of the federal public housing program and convert the units, which have not converted to Section 8 under the Voluntary Conversion Plan, from a Section 9 Public Housing Annual Contributions Contract ("ACC") to a Section 8 Project-Based Voucher ("PBV") Housing Assistance Payment ("HAP") Contract, pursuant to 2 CFR 200.311 (c)(1) and/or other regulations and/or provisions prescribed by HUD, and (ii) upon HUD approval, enter into one or more long-term ground lease(s) with one or more development partner(s) for the rehabilitation and continued use of the developments as affordable housing, pursuant to Board Resolution 18-9/27-50, to (i) include three (3) additional developments, consisting of 568 units, to the developments previously approved and (ii) submit the following documents to HUD: (a) applications, pursuant to Section 18 of the United States Housing Act of 1937, as amended, (b) applications, pursuant to the Rental Assistance Demonstration ("RAD") as part of a Portfolio Award application, and/or(c) a RAD Financing Plan for the conversion from an ACC to a PBV HAP.

APPROVED

5 Authorization of a Funding Increase to the Agreement with Hester Street Collaborative Inc

Location:	Non-Development
Administering Department:	Real Estate Development
Funding Source:	Operating – Federal
Amount:	\$124,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to the agreement with Hester Street Collaborative Inc for stakeholder facilitation and community engagement services related to NYCHA 2.0 projects, which did not require initial Board authorization 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 September 27, 2019 and is continuing through September 26, 2021.

APPROVED

6 Authorization to Enter into an Agreement with Q.E.D., Inc. dba QED National

Location:	Non-Development
Administering Department:	Capital Projects Division
Funding Source:	Capital & Operating – Federal
Amount:	\$1,321,358.00
Projected Section 3 Hires:	0

Authorization is requested to enter into an agreement with Q.E.D., Inc. dba QED National for labor compliance (certified payroll) software application, software support and maintenance, commencing on November 11, 2020 and continuing through November 10, 2023, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Capital Projects Division and continuing for three (3) years thereafter, pursuant to the terms and conditions of the United States General Services Administration Contract Number GS-35F-378AA. This agreement also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

7 Authorization to Ratify a Change Order to Contract No. GR1429250 Awarded to Navillus Tile, Inc./DBA Navillus Contracting Related to the Response to and Recovery from Hurricane Sandy

Location:	Astoria
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA
Amount:	\$7,550,000.00
Projected Section 3 Hires:	6

Authorization is requested to ratify a change order to this contract awarded to Navillus Tile, Inc./DBA Navillus Contracting for restoration, authorized by Board Resolution 16-1/27-9 and as subsequently amended for a 730-day term, to increase the amount, in order to fund the hardening of building envelopes and slabs to withstand flood loading conditions during the extended 365-day term and the anticipated extended 185-day term, which commenced on June 30, 2020 and is continuing through December 31, 2021.

APPROVED

- 8 Authorization to Ratify a Change Order to Contract No. GR1429259 Awarded to Navillus Tile, Inc./DBA Navillus Contracting Related to the Response to and Recovery from Hurricane Sandy

Location:	Governor Smith
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA
Amount:	\$8,200,000.00
Projected Section 3 Hires:	7

Authorization is requested to ratify a change order to this contract awarded to Navillus Tile, Inc./DBA Navillus Contracting for restoration, authorized by Board Resolution 16-2/24-17 and as subsequently amended for an initial 403-day term, to increase the amount, in order to fund the hardening of building envelopes and slabs to withstand flood loading conditions during the extended 245-day term and the anticipated extended 365-day term, which commenced on May 1, 2020 and is continuing through December 31, 2021.

APPROVED

- 9 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for Electrical Work

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – FEMA, Federal & City
Amount:	\$15,000,000.00
Projected Section 3 Hires:	15

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

APPROVED

- 10 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for Electrical Work

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – FEMA, Federal & City
Amount:	\$15,000,000.00
Projected Section 3 Hires:	15

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

APPROVED

- 11 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for Electrical Work

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – FEMA, Federal & City
Amount:	\$15,000,000.00
Projected Section 3 Hires:	11

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, Jemco Electrical Contractors, Inc. The first lowest and responsive bidder is ineligible to receive award of this IDIQ JOC, as bid documents limit award of no more than two (2) IDIQ JOCs in this series to any one (1) vendor and the Authority is awarding two (2) other IDIQ JOCs in this series to the first lowest bidder. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 12 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for Heating, Ventilating, and Air Conditioning Systems

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – FEMA, Federal & City
Amount:	\$7,000,000.00
Projected Section 3 Hires:	3

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, AWL Industries Inc. The first lowest bidder was deemed non-responsive for failure to meet the required minimum experience, as outlined in the Authority's bid documents. This IDIQ JOC 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") Job Order Contract ("JOC") for Heating, Ventilating, and Air Conditioning Systems

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – FEMA, Federal & City
Amount:	\$7,000,000.00
Projected Section 3 Hires:	3

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, AWL Industries Inc. The first lowest bidder was deemed non-responsive for failure to meet the required minimum experience, as outlined in the Authority's bid documents. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 14 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for Plumbing

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – FEMA, Federal & City
Amount:	\$5,000,000.00
Projected Section 3 Hires:	6

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, WDF Inc. The first lowest bidder was deemed non-responsive for failure to submit its required signed Letters of Assent for its subcontractors, as outlined in the Authority's bid documents. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 15 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for Plumbing

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – FEMA, Federal & City
Amount:	\$5,000,000.00
Projected Section 3 Hires:	6

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, WDF Inc. The first lowest bidder was deemed non-responsive for failure to submit its required signed Letters of Assent for its subcontractors, as outlined in the Authority's bid documents. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

16 Authorization to Enter into an Agreement with Cycle Architecture, PLLC

Location:	Non-Development
Administering Department:	Capital Projects Division – VP – Energy & Sustainability
Funding Source:	Capital – Federal
Amount:	\$2,242,853.00
Projected Section 3 Hires:	1

Authorization is requested to enter into an agreement with Cycle Architecture, PLLC for Architectural and Engineering and Construction Management as agent services for a high performance retrofit design solution for The New York State Energy Research and Development Authority's Retrofit NY project, commencing on November 11, 2020 and continuing through November 10, 2023, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Capital Projects Division and continuing for three (3) years thereafter. This agreement also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

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

Location:	La Guardia
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA
Amount:	\$30,046.84
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Navillus Tile, Inc./DBA Navillus Contracting for restoration, authorized by Board Resolution 17-3/29-6 and as subsequently amended for an initial 600-day term, to increase the amount, in order to fund the additional assigned work during the extended 180-day term and the extended 366-day term, which commenced on April 13, 2019 and continued through October 9, 2020.

APPROVED

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

Location:	Rangel
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA
Amount:	\$39,965.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Delric Construction Co., Inc. for restoration, authorized by Board Resolution 16-9/28-26 and as subsequently amended for an initial 425-day term, to increase the amount, in order to fund the installation of an opaquer screen and replacement of existing metal doors during the initial 425-day term, which commenced on October 31, 2016 and continued through December 29, 2017.

APPROVED

- 19 Authorization to Ratify a Change Order to Contract No. EL1428993 Awarded to MSR Electrical Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Lower East Side Rehab (Group 5)
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – Insurance
Amount:	\$87,894.31
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to MSR Electrical Construction Corp. for electrical restoration, which did not require initial Board authorization and as subsequently amended for an initial 350-day term, to increase the not-to-exceed amount, in order to fund the installation of additional subpanels, emergency safety switches for generators, relocation and replacement of electrical equipment, replacement of the oil pump and an increase in the size of the exhaust pipe work during the extended 995-day term, which commenced on October 16, 2016 and continued through July 7, 2019.

APPROVED

- 20 Authorization to Ratify a Change Order to Contract No. EL1428993 Awarded to MSR Electrical Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Lower East Side Rehab (Group 5)
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – Insurance
Amount:	\$3,132.98
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to MSR Electrical Construction Corp. for electrical restoration, which did not require initial Board authorization and as subsequently amended for an initial 350-day term, to increase the not-to-exceed amount, in order to fund the replacement of the boilers' seal tight connector wires at Building No. 89 during the extended 60-day term, which commenced on October 16, 2016 and continued through December 14, 2016.

APPROVED

- 21 Authorization of a Funding Increase to Requirement Contract No. 1903690 Awarded to Hi-Tech Air Conditioning Service, Inc.

Location:	Various (Bronx, Brooklyn, Manhattan & Staten Island)
Administering Department:	Operations - Maintenance Repairs & Skilled Trades
Funding Source:	Operating – Federal
Amount:	\$1,477,835.60
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Hi-Tech Air Conditioning Service, Inc. for the startup, preventive maintenance and summer/winter turnover of heating, ventilating and air conditioning systems (chiller sites), authorized by Board Resolution 19-6/26-28 and as subsequently amended for an initial two-year term with three (3) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the three (3) one-year renewal option terms, which commenced on July 10, 2019 and is continuing through July 9, 2024.

APPROVED

- 22 Authorization of a Funding Increase to Requirement Contract No. 1811384 Awarded to Environmental Engineering Solutions, P.C.

Location:	Various (Bronx & Manhattan)
Administering Department:	Operations - Technical Services
Funding Source:	Operating – Federal
Amount:	\$61,175.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Environmental Engineering Solutions, P.C. for tightness testing of underground storage oil tanks, 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 May 9, 2020 and is continuing through May 8, 2021.

APPROVED

- 23 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Cleaning of Stair Halls and Floor Maintenance

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating - Federal
Amount:	\$5,250,000.00
Projected Section 3 Hires:	3

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Sahara Construction Corp. The first lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The second lowest bidder, the third lowest bidder, the fourth lowest bidder, and the fifth 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 three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 24 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Cleaning of Stair Halls and Floor Maintenance

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating - Federal
Amount:	\$5,250,000.00
Projected Section 3 Hires:	3

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Sahara Construction Corp. The first lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The second lowest bidder, the third lowest bidder, the fourth lowest bidder and the fifth 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 three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 25 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Cleaning of Stair Halls and Floor Maintenance

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating - Federal
Amount:	\$5,250,000.00
Projected Section 3 Hires:	3

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Sahara Construction Corp. The first lowest bidder and the second lowest bidder were deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The third lowest bidder, the fourth lowest bidder and the fifth 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 three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

26 Award of a Requirement Contract for General Plumbing Maintenance

Location:	Various (Citywide)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating - Federal
Amount:	\$5,551,480.17
Projected Section 3 Hires:	1

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

APPROVED

27 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for All-Inclusive Maintenance, Repairs and Environmental Services in Move-Out Apartments and Court Cases

Location:	Various (Brooklyn)
Administering Department:	Operations – Property Management, Brooklyn
Funding Source:	Operating – Federal
Amount:	\$35,000,000.00
Projected Section 3 Hires:	11

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Jemco Electrical Contractors, Inc. The first lowest bidder, the third lowest bidder, the fifth lowest bidder, and the sixth lowest bidder, were deemed non-responsive for failure to submit the required bid bonds, 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 fourth lowest bidder was deemed non-responsive for failure to submit the required completed Letters of Assent, as outlined in the Authority's bid documents. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 28 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for All-Inclusive Maintenance, Repairs and Environmental Services in Move-Out Apartments and Court Cases

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires:	11

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Jemco Electrical Contractors, Inc. The first lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The second lowest bidder was 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 a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 29 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for All-Inclusive Maintenance, Repairs and Environmental Services in Move-Out Apartments and Court Cases

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Property Management, Queens Staten Island
Funding Source:	Operating – Federal
Amount:	\$16,526,000.00
Projected Section 3 Hires:	11

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Jemco Electrical Contractors, Inc. The first lowest bidder, the second lowest bidder and the third 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 a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 30 Authorization of a Funding Increase to Requirement Contract No. 1831539 Awarded to Bhaghiana General Construction, Inc.

Location:	Various (Bronx, Brooklyn & Manhattan)
Administering Department:	Operations – Property Management, NextGen Ops 1
Funding Source:	Operating – Federal
Amount:	\$86,260.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Bhaghiana General Construction, Inc. for wood floor repair and refinish, 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 October 24, 2020 and is continuing through October 23, 2021.

APPROVED

- 31 Authorization of a Funding Increase to the Agreement with Intech 21, Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Operations Support Services
Funding Source:	Operating – Federal
Amount:	\$650,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this agreement with Intech 21, Inc. for software and hardware support and maintenance services of the Authority's Computerized Heating Automation System, authorized by Board Resolution 18-3/28-15 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 March 28, 2020 and is continuing through March 27, 2021.

APPROVED

- 32 Authorization of a Funding Increase to Requirement Contract No. 1730292 Awarded to New York Boiler, Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$631,801.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to New York Boiler, Inc. for boiler welding and repair services, authorized by Board Resolution 17-12/20-13 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 one-year renewal option term, which commenced on June 7, 2020 and is continuing through June 6, 2021.

APPROVED

- 33 Authorization of a Funding Increase to Requirement Contract No. 1730291 Awarded to New York Boiler, Inc.

Location:	Various (Bronx)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$480,361.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to New York Boiler, Inc. for boiler welding and repair services, authorized by Board Resolution 17-12/20-12 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 June 6, 2020 and is continuing through June 5, 2021.

APPROVED

- 34 Authorization of a Funding Increase to Requirement Contract No. 1730283 Awarded to New York Boiler, Inc.

Location:	Various (Brooklyn)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$246,567.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to New York Boiler, Inc. for boiler welding and repair services, authorized by Board Resolution 17-12/20-11 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 June 7, 2020 and is continuing through June 6, 2021.

APPROVED

- 35 Authorization of a Funding Increase to Requirement Contract No. 1827148 Awarded to Metrocity Renovation Inc

Location:	Various (Citywide)
Administering Department:	Operations – Property Management, NextGen Ops 1
Funding Source:	Operating – Federal
Amount:	\$286,847.45
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Metrocity Renovation Inc for repair and replacement of hopper doors and pans, 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 12, 2020 and is continuing through September 11, 2021.

APPROVED

- 36 Authorization of a Funding Increase to Requirement Contract No. 1906421 Awarded to Premier Compaction Systems, LLC

Location:	Various (Bronx)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$273,360.54
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Premier Compaction Systems, LLC for repair of interior compactor refuse management systems, authorized by Board Resolution 19-5/29-12 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 1, 2019 and is continuing through June 30, 2022.

APPROVED

- 37 Authorization of a Funding Increase to Requirement Contract No. 1815102 Awarded to Dirty Gloves Drain Services LLC

Location:	Various (Brooklyn)
Administering Department:	Operations - Property Management, Brooklyn
Funding Source:	Operating – Federal
Amount:	\$379,737.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Dirty Gloves Drain Services LLC for sewer rodding with water jetting including closed-circuit television camera inspection, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on August 3, 2020 and is continuing through August 2, 2021.

APPROVED

- 38 Authorization of a Funding Increase to Requirement Contract No. 1815097 Awarded to Dirty Gloves Drain Services LLC

Location:	Various (Bronx, Brooklyn, Manhattan & Staten Island)
Administering Department:	Operations – Property Management, Mixed Finance
Funding Source:	Operating – Federal
Amount:	\$138,214.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Dirty Gloves Drain Services LLC for sewer rodding with water jetting including closed-circuit television camera inspection, 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 May 23, 2020 and is continuing through May 22, 2021.

APPROVED

- 39 Authorization of a Funding Increase to Requirement Contract No. 1814259 Awarded to Dirty Gloves Drain Services LLC

Location:	Various (Bronx)
Administering Department:	Operations - Property Management, Bronx
Funding Source:	Operating - Federal
Amount:	\$100,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Dirty Gloves Drain Services LLC for sewer rodding with water jetting including closed-circuit television camera inspection, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on August 15, 2020 and is continuing through August 14, 2021.

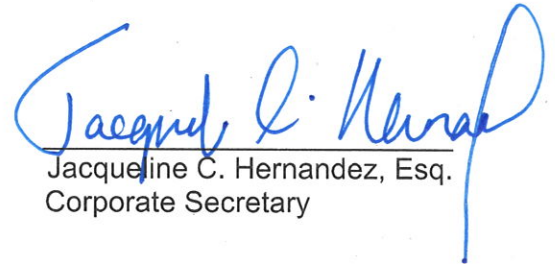
APPROVED

- 40 Authorization of a Funding Increase to the Agreement with National Center for Housing Management, Inc.

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$366,300.00
Projected Section 3 Hires:	0

Authorization is requested to approve a funding increase to the agreement with National Center for Housing Management, Inc. for NextGen Ops 1 training services, which did not require initial Board authorization for a five-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the five-year term, which commenced on July 24, 2017 and is continuing through July 23, 2022.

APPROVED


Jacqueline C. Hernandez, Esq.
Corporate Secretary

¹ Board Member Adams abstained from voting on this item.

Lead Update

NYCHA Board Meeting

October 28, 2020

Map of the South Bronx showing various housing projects and their locations. The map includes labels for projects such as Red Hook West, Red Hook East, Wyckoff Gardens, Marcy Avenue-Greene Avenue Site B, Atlantic Terminal Site 4B, Sterling Place ReHabs, and others. The map also shows major roads like the FDR Expressway and the Grand Central Expressway.



Efforts to Identify Children Younger Than Six Who Live in or Routinely Visit NYCHA Apartments

- Today's Topic – Why the Number of Apartments with Kids Younger than 6 Increased this Year



Change in the Law



Change in Our Process



Change in Our Message

Let's Start with the Numbers – HUD Universe

92

Developments Have Apartments Requiring HUD-Required Annual Visual Assessments:

- **Pre-1978**
- **Apartments Treated Positive Based on Prior Lead Data**

2018

46,372 Total Apartments *Of Which*
3,028 Child Younger than 6 Apts.

2019

46,372 Total Apartments *Of Which*
2,824 Child Younger than 6 Apts.

2020

29,070 Total Apartments *Of Which*
9,988 Had a Child Younger than 6 Living in **or**
Routinely Visiting Apt.

Let's Start with the Numbers: LL1 ONLY Universe and Total 2020 Visual Assessment Universe

LL1

- Pre-1960
- Child Under 6
- Evidence of Negative Inspection or Abatement BUT No HPD Exemption

2020

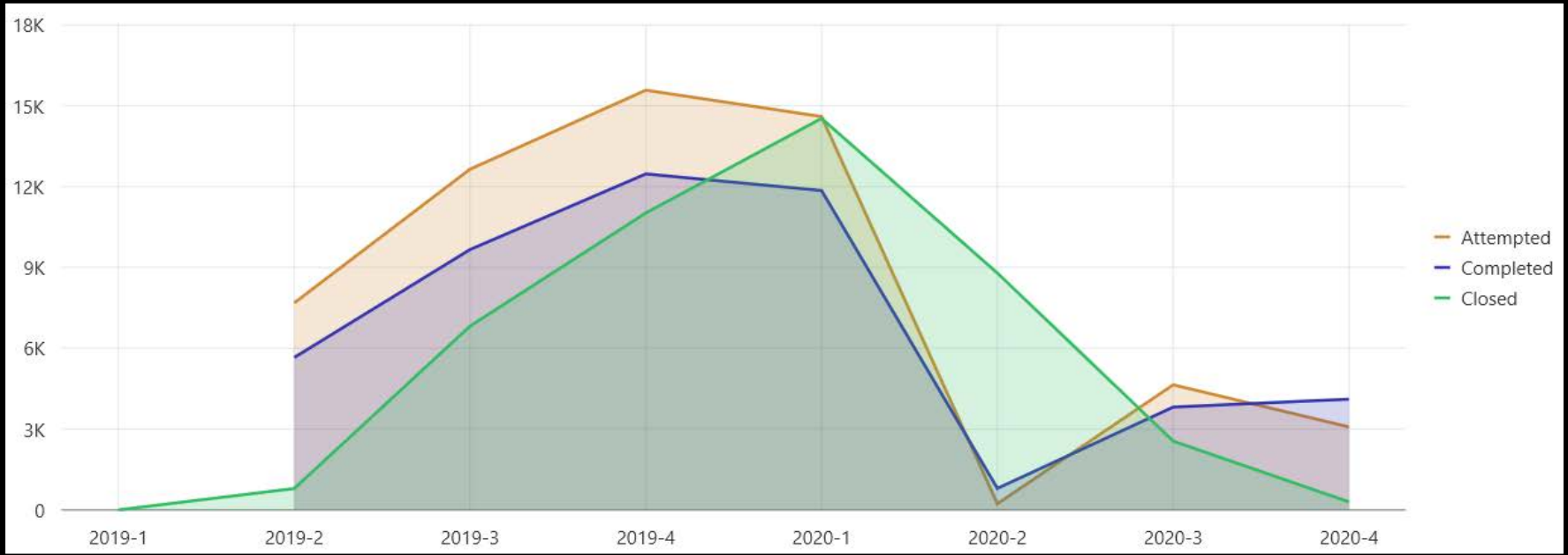
- **10,733** apartments (all have child younger than 6)
 - **3,937** of these apartments have individually tested negative and will go through HPD apartment exemption process in coming months

Total

HUD Required	29,070 of which 9,988 CU6
LL1 Required	10,733
Total	39,803 apartments

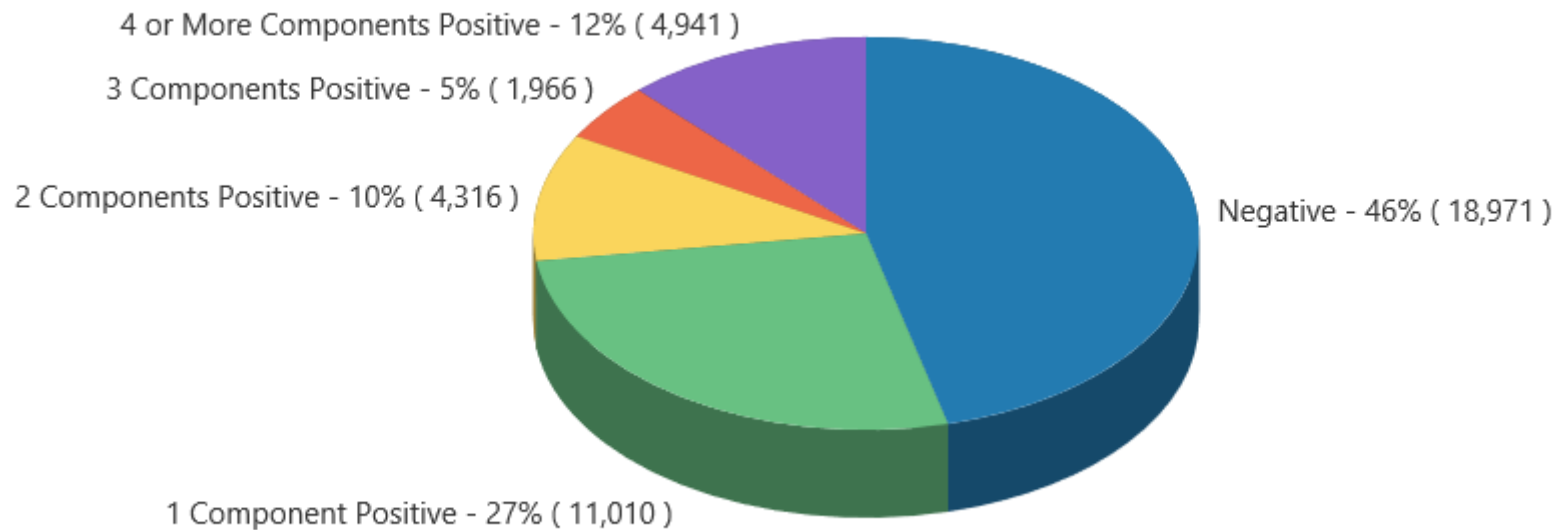
Why the Total Number of HUD-Required Apartments Went Down: NYCHA XRF Initiative

	Attempted	Completed	Overall Target
Cumulative - Total and Target	55,622	48,362	134,084
Progress to Final Target	41.48%	36.07%	100%

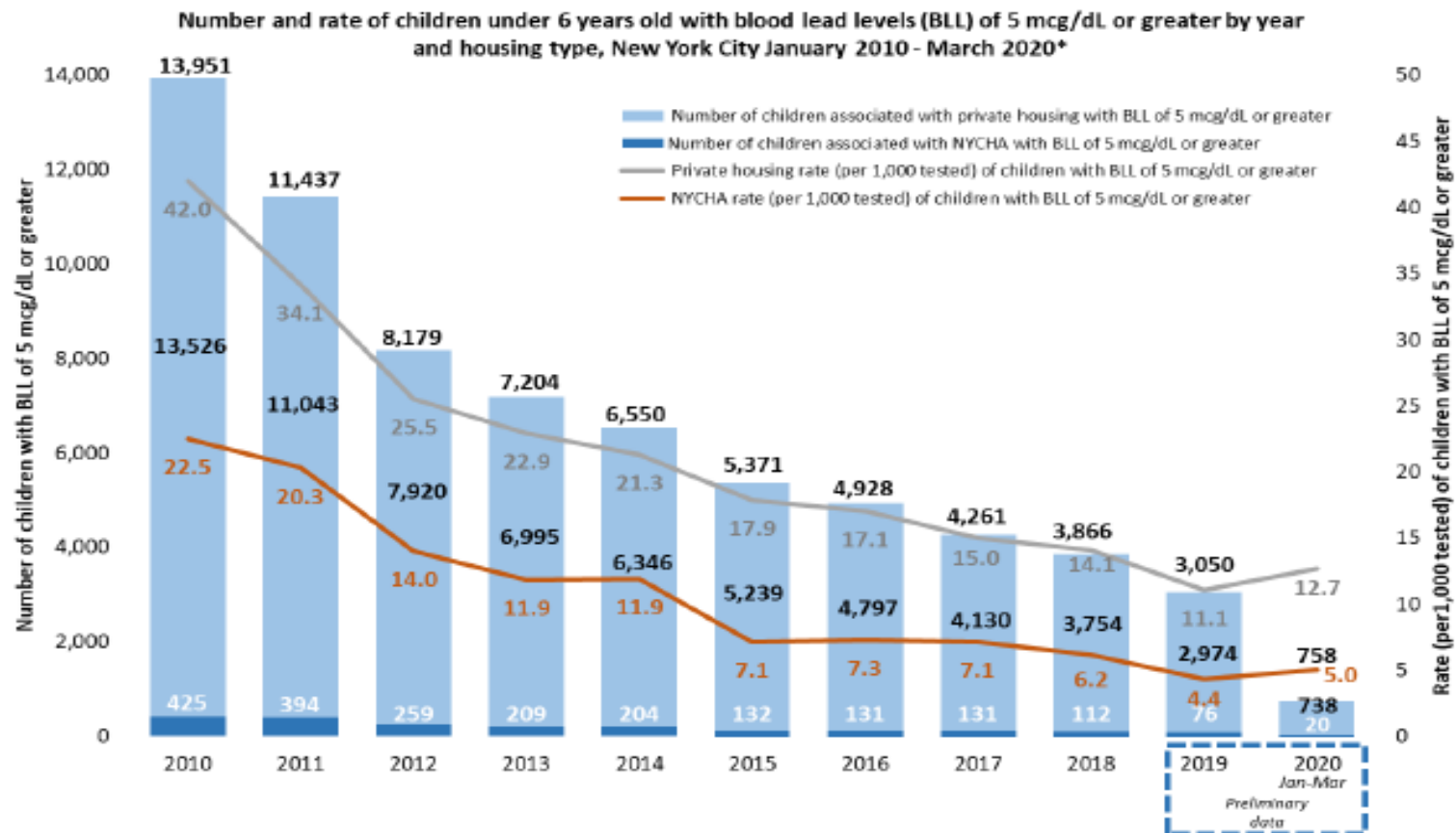


XRF Update – Overall Results to Date

Overall XRF Test Results By Apartments (10/25/2020)



Looking at Trends in DOHMH EBLL Data [Note: Due to COVID-19, DOHMH advises the 2020 dataset be interpreted with caution]



Source: DOHMH, Childhood Blood Lead Level Surveillance Data, Q1 2020

Why did the Number of Child Younger Than 6 Units Increase?

Change in the Law

Local Law 64 of 2019: Defined the term “resides” to mean a child who routinely spends 10 or more hours per week in a dwelling unit, which includes a child who lives in the apartment and a child who just visits for this period of time

NYCHA's Actions

- **Jan. 2020:** Updated Annual Local Law 1 Survey to Meet Requirement
- **Feb. 2020:** Conducted Door Knocking at 48,000 Households to Date
- **Results to Date:**
 - 6,500 Additional Apartments Identified in HUD Universe
 - 6,378 Additional Apartments in LL1 ONLY Universe

Why did the Number of Child Younger Than 6 Units Increase?

Change in Our Process

In previous years, NYCHA solely relied on the Annual Resident Recertification, which identified the resident's household composition. Through this method, this year NYCHA would only identify 1,715 apartments in HUD Universe and 3,822 in LL1 ONLY.

NYCHA's Actions

- **May 2019:** When NYCHA conducts an XRF inspection, NYCHA also added a survey question to ask residents if a child under 6 lives in the apartment.
- **Results to Date:**
 - 2,200 additional apartments in the HUD Universe
 - 1,206 additional apartments in the LL1 ONLY Universe

Why did the Number of Child Younger Than 6 Units Increase?

Change in Our Message

In its development of the Lead Action Plan, NYCHA decided that more outreach needed to be done to encourage residents to let NYCHA know about kids in NYCHA apartments

NYCHA's Actions

Dec. 2019/Jan. 2020

- **Posters at Developments**
- **Social Media**
- **Stakeholder Outreach**



Recap

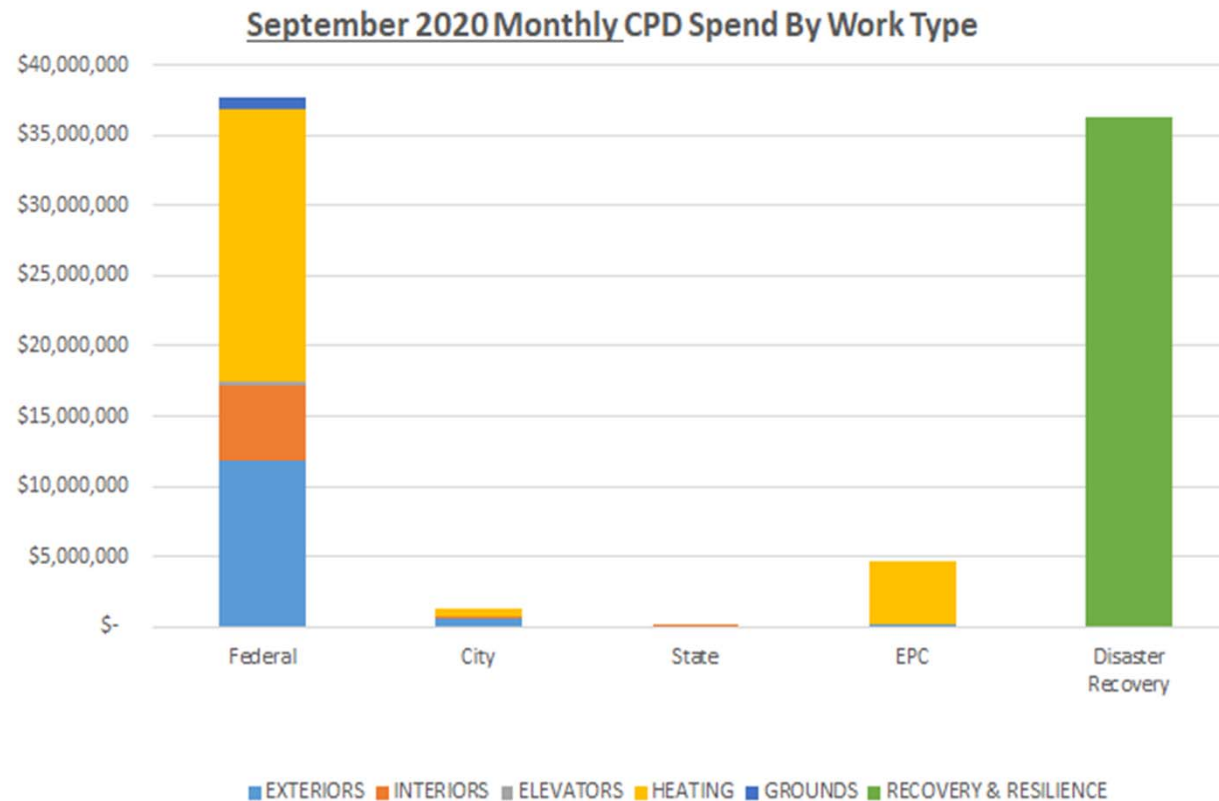
Method	HUD Universe*	LL1 Only Universe*
Annual Cert.	1,700	3,800
XRF Survey	2,200	2,100
Door Knock or Annual Notice	6,500	4,800
Total CU6	10,400	10,700
Apartments that Test Negative	Subtract from federal total	Leave in Until HPD Exempts
Non-CU6	18,500	Does not apply
Total 2020 VAs	39,800 apartments	
*Approximate values		

Next Steps/Action Items

- Conduct 2020 Visual Assessments
- Expedited remediation of any remaining paint deficiencies identified during visual assessments
- Additional XRF Testing
- Conduct 2020 Outreach
- Conduct 2020/21 Annual Notice and Door-Knocking
- Seek Funding for Full Abatement

Capital Projects Division

September 2020 Spend



Funding Source	Spend Total
Federal	\$38M
City	\$1M
State	\$31K
EPC	\$5M
Disaster Recovery	\$36M
Total	\$80M

Capital Projects Division

Weatherization Assistance Program ("WAP")

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

(i) the temporary suspension of prerequisite Authority approval of

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

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

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

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

(a) number of contracts awarded, and

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



Capital Projects Division

Weatherization Assistance Program (WAP)

Status Report as of:
10/19/2020

Background

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

Monthly Status Update

- **Applicable Contracts Awarded since 9/2019: 6 contracts totaling \$997,736.62 awarded. (See chart)**
- **Change Orders entered into since July: None**
- Funding Source: Federal Operating dollars
- Lower East Side Building – Common area lighting is completed, and roof fan installations have started.
- Colon LIFHE Tower - In-unit work has resumed on lighting and ventilation.
- Penn Wortman - In-unit work has resumed on lighting and ventilation.

Schedule

Listed Projects (see chart)

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

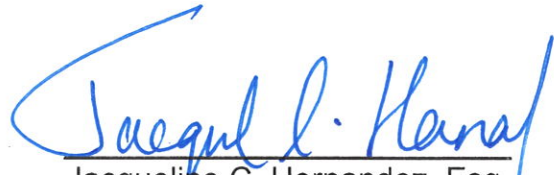
WAP Provider	Development	Address	Contract Amount	Date Awarded
Northern Manhattan Improvement Corp.	Lower East Side I Infill	45-49 Stanton Street Manhattan, NY 10002	\$128,704.66	2/6/20
Northern Manhattan Improvement Corp.	Lower East Side I Infill	71-77 Stanton Street Manhattan, NY 10002	\$139,798.66	2/6/20
Northern Manhattan Improvement Corp.	Lower East Side I Infill	201-215 Eldridge Street Manhattan, NY 10002	\$181,496.68	2/6/20
Margaret Community Corporation	Conlon LIHFE Tower	92-33 170th Street Jamaica, NY 11433	\$124,000.00	1/28/20
Bedford Stuyvesant Restoration Corporation	Pennsylvania/ Wortman	875 Pennsylvania Ave. Brooklyn, NY 11207	\$251,911.61	12/20/19
Crown Heights Jewish Community Council	Ocean Hill/ Brownsville	324-334 Howard Ave. Brooklyn, NY 11233	\$171,825.01	12/20/19
TOTAL			\$997,736.62	



THREE-THOUSAND ONE HUNDRED AND FIFTY-SECOND MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 12:50 P.M.



Jacqueline C. Hernandez, Esq.
Corporate Secretary