

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND FORTY-SECOND MEETING

Minutes of Board Meeting

Wednesday, October 30, 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., Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, October 30, 2019

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, September 25, 2019

APPROVED

II. Chair's Report

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, October 30, 2019

- 1 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:	\$119,298.75
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 initial 600-day term and the extended 180-day term, which commenced on August 21, 2017 and continued through October 9, 2019.

APPROVED

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

- 2 Authorization to (i) Submit a Section 18 Application to HUD for the Long-Term Ground Lease for a Parcel of Land and (ii) Upon HUD Approval, Enter into the Long-Term Ground Lease for a Parcel of Land with Zoning Floor Area and Easements

Location:	Justice Sonia Sotomayor
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	10

Authorization is requested to (i) submit an application to the US Department of Housing and Urban Development ("HUD"), pursuant to Section 18 of the US Housing Act of 1937, as amended (the "Section 18 Application") for approval to enter into a ninety-nine (99) year ground lease for an approximately 12,614 square foot parcel of land located at Bronx County, Block 3730, part of Tax Lot 1 (tentative Tax Lot TBD) (the "Project Site"), with a total of approximately 130,193 square feet of zoning floor area, and easements, for the construction of a building with approximately two hundred (200) affordable senior housing units, one (1) superintendent's unit, ground floor community facility uses, and on-site supportive services for residents, and (ii) upon HUD approval of the Section 18 Application, enter into a ninety-nine (99) year ground lease for the Project Site with zoning floor area and easements with Casa Celina, a joint venture among Xenolith Partners, The Kretchmer Companies, ELH Mgmt., and Jewish Association Serving the Aging, or its affiliate.

APPROVED

- 3 Authorization to Approve Investment Transactions

Location:	Non-Development
Administering Department:	Finance – Treasury Operations
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to approve the investment transactions that were performed by the Authority's Treasury Department for the Quarter Ended June 30, 2019, in accordance with the US Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

APPROVED

4 Authorization to Amend the Agreement with W. B. Mason Co., Inc.

Location:	Various (Citywide)
Administering Department:	Supply Management and Procurement
Funding Source:	Operating – Federal
Amount:	\$97,500.00
Projected Section 3 Hires:	Not Required

Authorization is requested to amend this agreement with W. B. Mason Co., Inc. for the purchase and delivery of calendars, diaries, planners and journals, which did not require initial Board authorization for a four-year, nine-months, and fourteen-days term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the four-year, nine months, and fourteen-days term, which commenced on December 11, 2015 and is continuing through September 24, 2020, pursuant to the terms and conditions of the New York City Department of Citywide Administrative Services Contract Number 20160000091. There are no renewal options.

APPROVED

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

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

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, GSA Direct Supply LLC. The first lowest bidder, is ineligible to receive award of this IDIQ contract, as the bid documents limit award of no more than one (1) IDIQ contract of this product to any one (1) vendor and the Authority has awarded one (1) other IDIQ contract to the first lowest bidder. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

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

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

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Visual Millwork & Fixture MFG Inc. The first lowest bidder, and the second lowest bidder, are ineligible to receive award of this IDIQ contract as the bid documents limit award of no more than one (1) IDIQ contract of this product to any one (1) vendor and the Authority has awarded one (1) other IDIQ contract to the first lowest bidder, and seeks to award one (1) other IDIQ contract to the second lowest bidder. The third lowest bidder, was deemed non-responsive for failure to meet the contract specifications, 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

7 Award of a Job Order Contract for General Mechanical Construction and Trade Renovation Work

Location:	Various (Manhattan)
Administering Department:	Operations – Heating Management and Services
Funding Source:	Operating – Federal
Amount:	\$1,800,000.00
Projected Section 3 Hires:	TBD Per Task Order

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

APPROVED

8 Award of a Contract for the Purchase and Delivery of Mobile Boilers

Location:	Various (Citywide)
Administering Department:	Operations – Heating Management and Services
Funding Source:	Operating – Federal
Amount:	\$1,335,500.00
Projected Section 3 Hires:	Not Required

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Limited Enterprise, Inc. There are no renewal options.

APPROVED

9 Authorization to Ratify (i) Award of an Emergency Contract for Rental and Servicing of Twelve (12) Generators and (ii) a Change Order to Emergency Contract No. 1917431 Awarded to United Rentals (North America), Inc.

Location:	Jackson
Administering Department:	Operations – Maintenance Repairs & Skilled Trades
Funding Source:	Operating – Federal
Amount:	\$3,328,341.06
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify (i) the award of this emergency contract to the most qualified and responsive bidder, United Rentals (North America), Inc. ("United Rentals") for rental and servicing of twelve (12) generators; and (ii) a change order to this emergency contract awarded to United Rentals for an initial three-month term, to increase the not-to exceed amount, in order to fund the continued provision of services during the extended 107-day term, which commenced on October 17, 2019 and is continuing through January 31, 2020.

APPROVED

- 10 Authorization of a Change Order to Requirement Contract No.1805686 Awarded to Satgur Construction, Inc.

Location:	Boston Secor & Baychester (LLC II)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$140,260.00
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 April 17, 2018 and is continuing through April 16, 2021.

APPROVED

- 11 Authorization of a Change Order to Requirement Contract No.1802573 Awarded to Satgur Construction, Inc.

Location:	Glenwood
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$412,283.00
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 April 28, 2018 and is continuing through April 27, 2021.

APPROVED

- 12 Authorization of a Change Order to Requirement Contract No.1807927 Awarded to Satgur Construction, Inc.

Location:	Clinton
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$282,359.00
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 April 18, 2018 and is continuing through April 17, 2021.

APPROVED

- 13 Authorization of a Change Order to Requirement Contract No.1802796 Awarded to Virinder, Inc.

Location:	Breukelen
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$377,805.00
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 February 13, 2018 and is continuing through February 12, 2021.

APPROVED

- 14 Authorization of a Change Order to Requirement Contract No.1804958 Awarded to Virinder, Inc.

Location:	Berry & Todt Hill
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$264,758.00
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 7, 2018 and is continuing through March 6, 2021.

APPROVED

- 15 Authorization of a Change Order to Requirement Contract No.1814056 Awarded to Simco Enterprises, Corp.

Location:	Mitchel, Betances II, 18 & Betances III, 18
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$467,708.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Simco Enterprises, Corp. 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 28, 2018 and is continuing through June 27, 2021.

APPROVED

- 16 Authorization of a Change Order to Requirement Contract No.1805570 Awarded to Beesla Painting Co., Inc.

Location:	Taft & 131 Saint Nicholas Avenue
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$445,961.00
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 April 2, 2018 and is continuing through April 1, 2021.

APPROVED

- 17 Authorization of a Change Order to Requirement Contract No.1815382 Awarded to New Essex Floor Covering, Inc.

Location:	Murphy (LLC II) & 1010 East 178 th Street
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$166,450.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to New Essex Floor Covering, 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 July 2, 2018 and is continuing through July 1, 2021.

APPROVED

- 18 Authorization of a Change Order to Requirement Contract No.1820734 Awarded to Metrocity Renovation Inc

Location:	Various (Brooklyn)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$283,809.65
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 31, 2018 and is continuing through July 30, 2021.

APPROVED

- 19 Authorization of a Change Order to Requirement Contract No.1834644 Awarded to Speedo Corporation

Location:	Various (Brooklyn)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$278,755.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Speedo Corporation for repair and replacement of hopper doors and pans, 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

- 20 Authorization of a Change Order to Requirement Contract No.1831997 Awarded to Mahi Painting, Inc.

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$166,505.70
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 November 13, 2018 and is continuing through November 12, 2021.

APPROVED

- 21 Authorization of a Change Order to Requirement Contract No.1903321 Awarded to Simsim Construction Inc

Location:	Douglass I & II, Douglass Addition & 830 Amsterdam Avenue
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$239,621.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Simsim 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 February 28, 2019 and is continuing through August 27, 2020.

APPROVED

- 22 Authorization of a Change Order to Requirement Contract No.1901017 Awarded to Khushi Construction, Inc.

Location:	Patterson
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$132,489.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Khushi 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 January 14, 2019 and is continuing through July 13, 2020.

APPROVED

- 23 Authorization of a Change Order to Requirement Contract No.1902667 Awarded to Metrocity Renovation Inc

Location:	Fulton
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$97,336.00
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 February 13, 2019 and is continuing through August 12, 2020.

APPROVED

- 24 Authorization of a Change Order to Requirement Contract No.1908192 Awarded to Metrocity Renovation Inc

Location:	Grant
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$322,243.00
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 April 11, 2019 and is continuing through October 10, 2020.

APPROVED

- 25 Authorization of a Change Order to Requirement Contract No.1827727 Awarded to JP Handa Construction Inc

Location:	Linden (LLC II)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$42,651.00
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 six-month renewal option term, which commenced on September 26, 2019 and is continuing through March 25, 2020.

APPROVED

- 26 Authorization of a Change Order to Requirement Contract No.1900334 Awarded to USA 2 Construction, Inc.

Location:	Polo Grounds Towers
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$117,593.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to USA 2 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 January 14, 2019 and is continuing through July 13, 2020.

APPROVED

- 27 Authorization to Ratify a Change Order to Requirement Contract No.1835177 Awarded to Metrocity Renovation Inc

Location:	Johnson
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$9,999.99
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify 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 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 December 21, 2018 and is continuing through June 20, 2020.

APPROVED

- 28 Authorization of a Change Order to Requirement Contract No.1835177 Awarded to Metrocity Renovation Inc

Location:	Johnson
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$146,066.00
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 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 December 21, 2018 and is continuing through June 20, 2020.

APPROVED

- 29 Authorization to submit to HUD Section 18, RAD and Portfolio Award Applications and a RAD Financing Plan

Location:	Various (Brooklyn & Manhattan)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to submit to the United States Department of Housing and Urban Development ("HUD"), (i) applications pursuant to Section 18 of the United States Housing Act of 1937, as amended ("Section 18"), (ii) applications pursuant to the Rental Assistance Demonstration ("RAD") as part of a Portfolio Award application, and (iii) a RAD Financing Plan that enables the disposition of up to 25% of the units under Section 18 instead of RAD for the conversion from a Section 9 Public Housing Annual Contribution Contract to a Section 8 Project-Based Voucher Housing Assistance Payment Contract of the following six (6) developments: Audubon, Bethune Gardens, Harlem River, Harlem River II and Marshall Plaza in Manhattan and Williamsburg in Brooklyn.

APPROVED

- 30 Authorization to (i) Temporarily Suspend Certain Authority Approvals required by the Authority's By-Laws and Contract Procedure Resolution and (ii) Provide Quarterly Reports to the Board as to the Number of Contracts Awarded and Change Orders Entered Into Related to Ventilation and Mold Contracts

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

Authorization is requested to, as solely related to ventilation contracts and other contracts related to mold detection, inspection, and remediation administered by the Authority's Capital Projects Division, Operations Department, or Healthy Homes (collectively, "Ventilation and Mold 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 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 and Section 301(a) 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, (b) contracts that are valued in excess of \$100,000.00 where there was only one bidder that would require Authority approval as required by Section 301(b)(2) of the CPR, and (c) change orders, as required by Section 501 of the CPR; and (ii) provide a quarterly Ventilation and Mold Contracts report at Board Meetings, including, but not limited to, the number of (a) contracts awarded, and (b) change orders entered into, subsequent to the prior report being presented to the Board.

APPROVED

- 31 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 – CDBG
Amount:	\$10,000,000.00
Projected Section 3 Hires:	5

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Airtek Environmental Corp. The first lowest bidder, and the fourth 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 third 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 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

32 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Upgrade/Modernization of Roof Fans and Ventilation Systems

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$8,300,000.00
Projected Section 3 Hires:	2

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Sahara Construction Corp. The first lowest bidder, is ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than two (2) IDIQ contracts of this service to any one (1) vendor unless and until there are no other viable bidders, and the Authority seeks to award two (2) other IDIQ contracts to the first lowest bidder. The second lowest bidder, was deemed non-responsive for failure to meet the requisite licensing requirement, a New York City Department of Buildings General Contractors License, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

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

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$18,000,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to enter into four (4) IDIQ agreements with four (4) firms for integrated pest management, commencing on November 1, 2019 and continuing through October 31, 2021 (or commencing on such other date as may be determined by the General Manager or the Vice-President for Healthy Homes and continuing for two (2) years thereafter), with one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

34 Authorization to Amend and Restate the Authority's Contract Procedure Resolution

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

Authorization is requested to amend and restate the Authority's Contract Procedure Resolution ("CPR"), adopted pursuant to Board Resolution 74-6/5-26 and as subsequently amended, the most recent amendment being by Board Resolution 19-6/26-8, to (i) modify the definition of the term "Change Order" within the CPR to distinguish the meaning of "Change Order" from amendments to contracts that solely increase the contract's "not-to-exceed" or "maximum fee" amount with no change to the scope of the contract; and (ii) include a new definition for a "Funding Increase" to a contract so as to more accurately capture changes to contracts that solely increase the not-to-exceed or maximum fee of the contract. The amendment of the CPR shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to Board Resolutions in effect prior to this Board Resolution.

APPROVED

35 Authorization to Rescind Board Resolution 18-5/30-21

Location:	Holmes Towers
Administering Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to rescind Board Resolution 18-5/30-21, which authorized the Authority to submit an application to the United States Department of Housing and Urban Development pursuant to Section 18 of the United States Housing Act of 1937, as amended for approval to enter into a ninety-nine-year ground lease for an approximately 20,738 square foot parcel of land located at East 92nd Street between First Avenue and York Avenue, being a portion of New York County, Block 1573, Zoning Lot 20, (new Tax Lot TBD) with approximately 332,098 square feet of zoning floor area, and easements, to facilitate the construction of a building with approximately one-hundred sixty-nine (169) affordable housing units, one-hundred sixty-nine (169) market rate units, one (1) superintendent's unit, ground floor community facility uses, and site improvements.

APPROVED

36 Authorization to Rescind Board Resolution 18-10/31-16

Location:	Holmes Towers
Administering Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to rescind Board Resolution 18-10/31-16, which authorized the Authority to amend Board Resolution 18-5/30-21, which authorized submission of an application to the United States Department of Housing and Urban Development pursuant to Section 18 of the United States Housing Act of 1937, as amended, for approval to enter into a ninety-nine (99) year ground lease, to (i) reflect a change in the dimensions of the project site from approximately 20,738 square feet to approximately 20,707 square feet, (ii) reflect a change in the approximate zoning floor area of the project from 332,098 square feet to approximately 330,368 square feet, and (iii) indicate the date of receipt of letter of support from the Deputy Mayor for Housing and Economic Development as October 5, 2018.

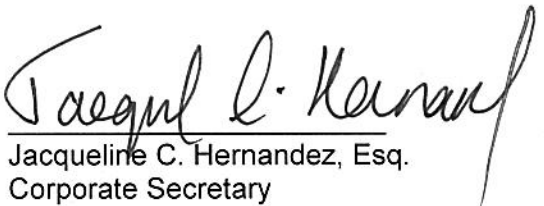
APPROVED

37 Authorization to Rescind Board Resolution 18-12/19-13

Location:	Holmes Towers
Administering Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to rescind Board Resolution 18-12/19-13 which authorized the Authority to enter into (i) an Agreement to Lease, upon approval of the application to the United States Department of Housing and Urban Development pursuant to Section 18 of the United States Housing Act of 1937, as amended and, subsequently, upon obtaining financing commitments, (ii) a ninety-nine (99) year Ground Lease with Fetner Properties, Inc., or its affiliate, for an approximately 20,707 square foot parcel of land located at East 92nd Street between First Avenue and York Avenue, being a portion of New York County, Block 1573, Zoning Lot 20, (new Tax Lot TBD) with approximately 330,368 square feet of zoning floor area, and easements, to facilitate the construction of a building with approximately one hundred sixty-nine (169) affordable housing units, one hundred sixty-nine (169) market rate units, one (1) superintendent's unit, ground floor community facility uses, and site improvements.

APPROVED


Jacqueline C. Hernandez, Esq.
Corporate Secretary



NYCHA Board Meeting
HUD Agreement Update
Daniel Greene, Acting Chief Compliance Officer
Eva Trimble, Executive Vice President
October 30, 2019



Major Terms of HUD Agreement

Re-organize to improve service

- NYC-funded consultant to study NYCHA and make recommendations – November 1
- 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
- PHAS/Annual Inspections

Action Plan Status

- **Lead-Based Paint** – Address lead hazards in units with presumed or known lead paint, Certify Compliance with Lead Safe Housing & EPA Renovation Repair and Painting Rule.
 - **Performance Update:** NYCHA is developing new Procedure Manual, Compliance Assurance Plan, and new IT Controls to attain and sustain compliance with federal and local lead requirements;
 - **Action Plan Status:** Met with Monitor on October 29th to begin Action Plan process
- **Mold** – Remediate root causes within 7 days for simple repairs or 15 days for complex repairs, etc.
 - **Performance Update:** It now takes around 5 days to inspect for mold instead of 30 days. 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, which is already working – only 4% of apartments treated under our new method experience a recurrence of mold. Under the old protocol, it was 30%.
 - **Action Plan Status:** Drafts exchanged with Monitor, final submission expected 10/31

Action Plan Status

- **Heat** – Heating shortages resolved within an average of 12 hours, 85% within 24 hours and none longer than 48 hours, etc.
 - **Performance Update:** Completed extensive summer inspection and repair work to prepare for heat season. 18 mobile boilers already staged at critical developments, 6 more mobile boilers in the store yard ready for mobilization, and 71 other mobile boilers are in use already to facilitate Capital Projects.
 - **Action Plan Status:** Pending final approval with the Monitor
- **Elevators** – 70% of buildings will have no more than one no-service condition per year and have no more than 8 unplanned outages, etc.
 - **Performance Update:** On track to meet requirements; we will be hiring an additional 40 teams to enable full completion of preventative maintenance and shortage outage duration.
 - **Action Plan Status:** Pending final approval with the Monitor

Action Plan Status

- **Pests/Waste** - Establish Integrated Pest Management and ensure daily garbage pick-up, etc.
 - **Performance Update:** All exterminators and some maintenance workers are trained in Integrated Pest Management (IPM).
 - **Action Plan Status:** Combined Immediate Action Plan submission targeted for mid/end of November

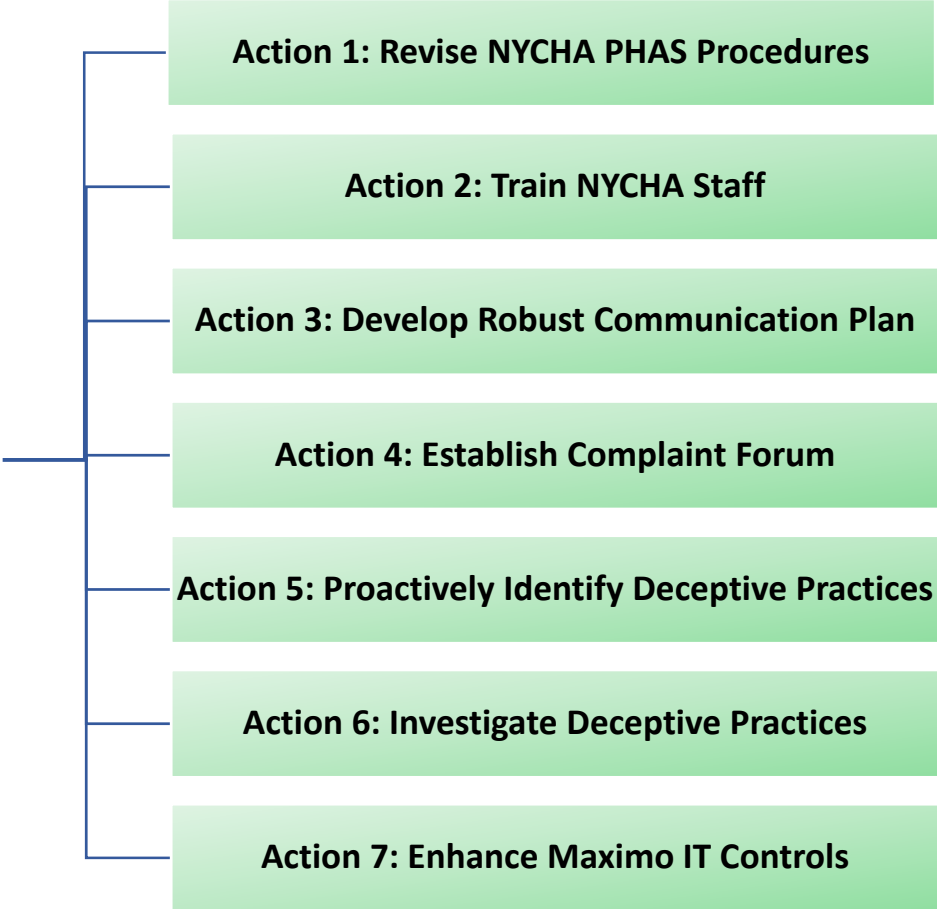
- **PHAS/Annual Inspections** – Ensure no deceptive inspection practices during PHAS and allow maintenance workers to perform minor repairs during annual apartment inspections, etc.
 - **Performance Update:** PHAS training has begun.
 - **Action Plan Status:** Approved and final

PHAS Action Plan: October 2019

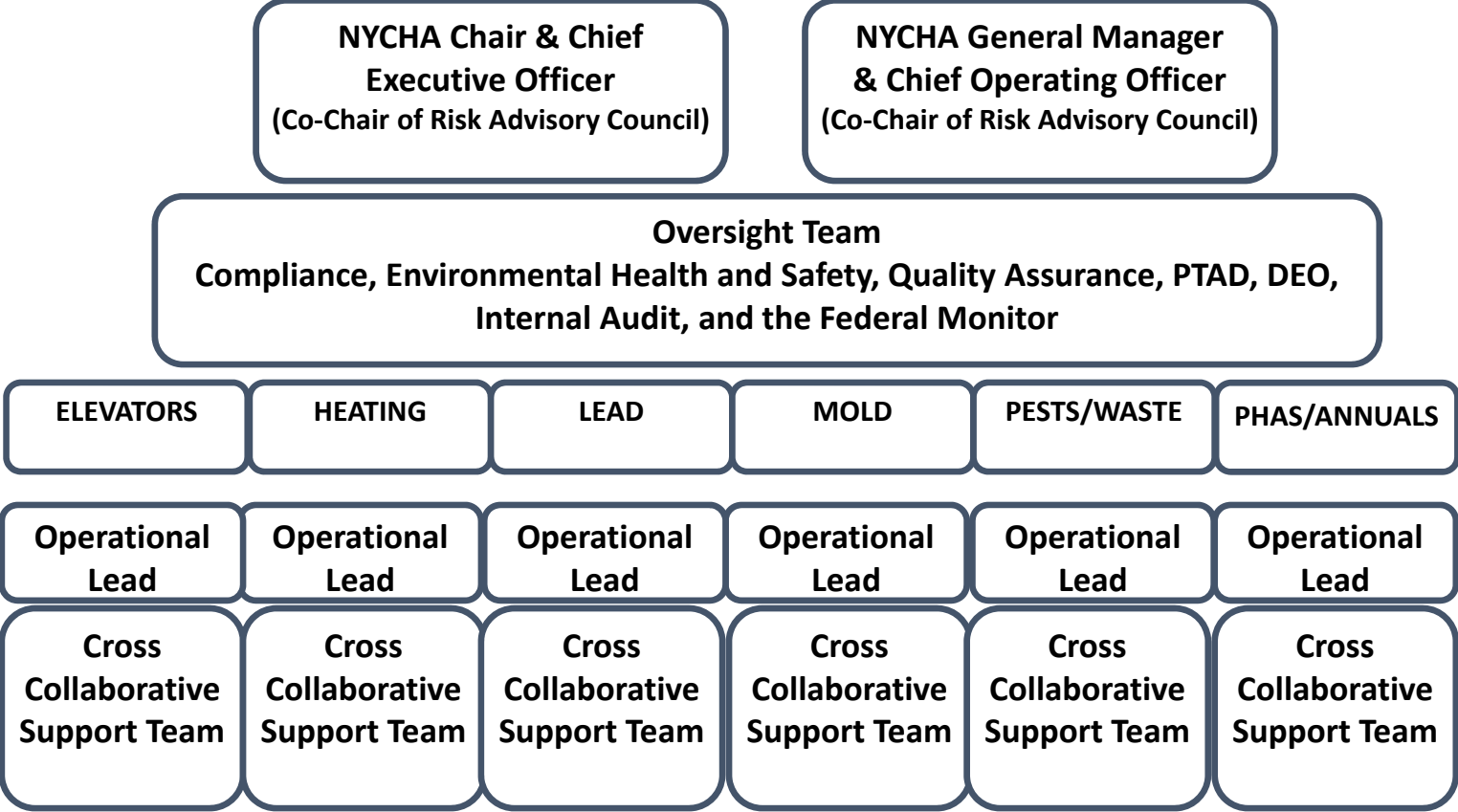
Primary Requirements

1. Prevent deceptive practices with respect to PHAS inspections

2. PHAS READY 365:
Ensure HUD standards are maintained year-round



The Risk Advisory Council: Fostering a Culture of Collaborative Compliance



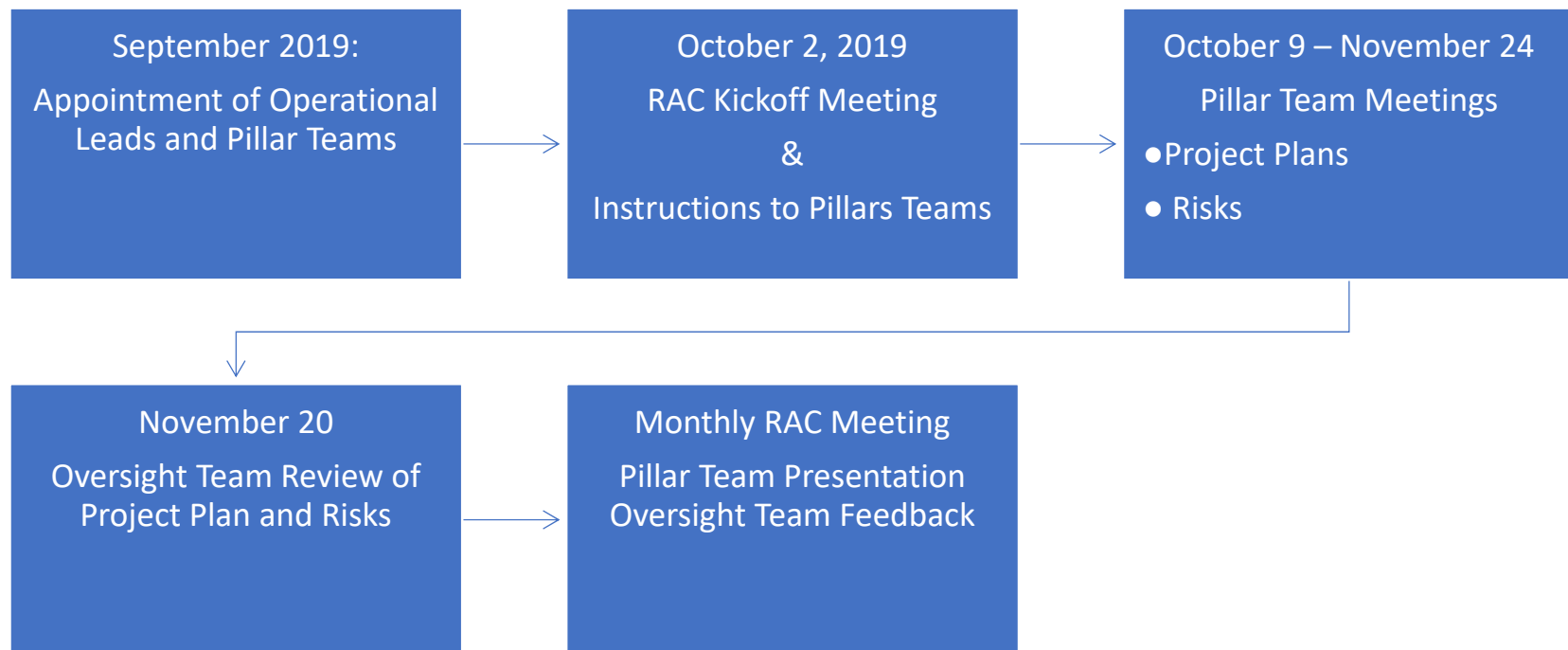
Cross Collaborative Support Teams include mandatory participants from Procurement, Law, IT, Finance, Human Resources, Capital, Real Estate, Resident Engagement, Communications

Risk Advisory Council Mission

- To ensure that NYCHA efficiently, effectively, and collaboratively meets the requirements of the HUD Agreement.

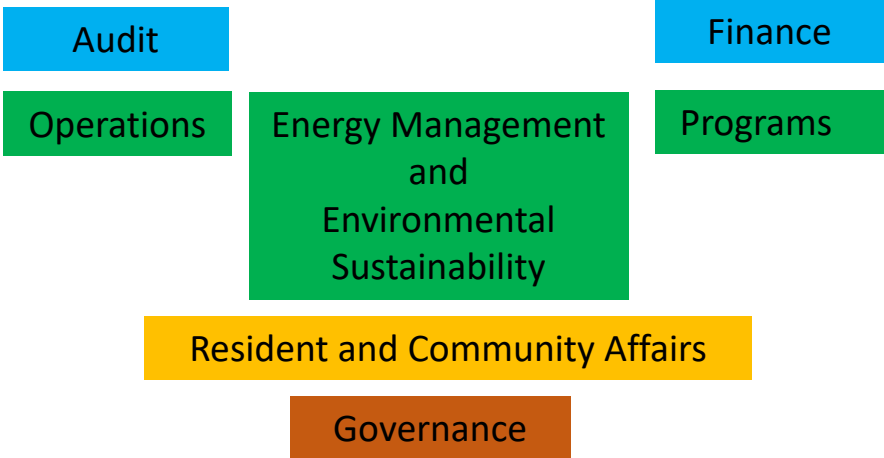
Efficiency	Ensure that NYCHA is meeting Agreement milestones and that schedule delays are avoided or minimized to the maximum extent practicable
Effectiveness	Ensure that NYCHA has a well-considered plan for meeting each individual agreement milestone
Collaboration	Ensure that <u>all</u> NYCHA Departments are invested in meeting Agreement requirements and are aggressively resolving impediments
Meeting Requirements	Ensure that project plans meet the Agreement and regulatory requirements, and that compliance can be verified with data and supporting documentation

Pillar Team Progress



BOARD COMMITTEES

Current



Proposed



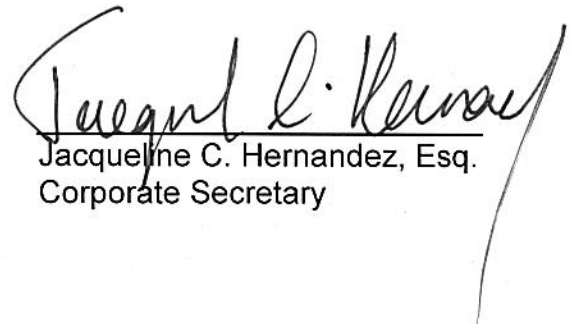
DRAFT - For Information and Discussion Purposes Only

THREE-THOUSAND ONE HUNDRED AND FORTY-SECOND MEETING

Wednesday, October 30, 2019

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 12:17 PM.



Jacqueline C. Hernandez, Esq.
Corporate Secretary