

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

Minutes of Board Meeting

Thursday, March 30, 2023

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

Present: Victor A. Gonzalez, Vice-Chair/Presiding Chair
Magalie Austin, Member
Paula Gavin, Member
James McKoy, Member
Raymond Miller, Member
Emma Wolfe, Member
Lisa Bova-Hiatt, Interim Chief Executive Officer (CEO)
Jacqueline C. Hernandez, Esq., Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Thursday, March 30, 2023

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Thursday, February 23, 2023

APPROVED

II. Vice-Chair/Presiding Chair Remarks

III. Interim CEO Remarks

IV. Authority Calendar

Calendar of Regular Meeting, Thursday, March 30, 2023

1 Authorization to Ratify a Memorandum of Understanding (“MOU”) with the New York City Department of Citywide Administrative Services (“DCAS”)

Location:	Non-Development
Administering Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$55,610,703.07
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify an MOU with DCAS for fleet maintenance, fueling, and related services of the Authority's fleet, which commenced on February 11, 2023 and is continuing through February 10, 2028.

APPROVED

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

- 2 Authorization to ratify (i) an amendment to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 1927037 Awarded to Joseph Environmental, L.L.C. ("Joseph") and (ii) a Contract Capacity Increase to the IDIQ Contract Awarded to Joseph

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – City
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	3 Hires

Authorization is requested to ratify (i) an amendment to this IDIQ contract awarded to Joseph for lead-based paint abatement, authorized by Board Resolution 20-1/29-4 for an initial two-year term with one (1) one-year renewal option, extending the term for an additional twelve (12) months; and (ii) a contract capacity increase to this IDIQ contract awarded to Joseph, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the extended twelve-month term, which commenced on January 21, 2023 and is continuing through January 20, 2024.

APPROVED

- 3 Authorization to Ratify a Contract Capacity Increase to Requirement Contract No. 2016511 Awarded to Richards Plumbing and Heating Co., Inc. ("Richards Plumbing")

Location:	Various (Citywide)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$3,250,000.00
Projected Section 3 Hires/Labor Hours:	1,875 Hours

Authorization is requested to ratify a contract capacity increase to this requirement contract awarded to Richards Plumbing for general plumbing maintenance, authorized by Board Resolution 20-10/28-26 and as subsequently amended for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial three-year term, which commenced on December 7, 2020 and is continuing through December 6, 2023.

APPROVED

- 4 Authorization to Ratify the Entering into an Indefinite Delivery, Indefinite Quantity ("IDIQ") Exigent Agreement with Crystal Window & Door Systems, LTD. ("Crystal Window")

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

Authorization is requested to ratify the entering into this IDIQ exigent agreement with Crystal Window for the purchase and delivery of aluminum apartment windows and accessories, which commenced on December 12, 2022 and is continuing through December 11, 2025. There are no renewal options.

APPROVED

- 5 Authorization to (i) Enter into One (1) Retainer Agreement with One (1) Law Firm and (ii) Permit the Commencement of Thirteen (13) Retainer Agreements with Thirteen (13) Law Firms

Location:	Non-Development
Administering Department:	Legal Affairs
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$60,000,000.00
Projected Section 3 Hires/Labor Hours:	Multiple Vendors – Multiple Plans

Authorization is requested to (i) enter into one (1) retainer agreement with Lester Schwab Katz & Dwyer, LLP and (ii) permit the commencement of thirteen (13) retainer agreements with Wilson, Elser, Moskowitz, Edelman & Dicker LLP, Cullen and Dykman LLP, Hammill, O'Brien, Croutier, Dempsey, Pender & Koehler, P.C., Herzfeld & Rubin, P.C., Krez & Flores, LLP, Leahey & Johnson, P.C., Lewis Brisbois Bisgaard & Smith LLP, Lewis Johns Avallone Aviles, LLP, Newman Myers Kreines Harris, P.C., Russo & Gould, LLP, Torino & Bernstein, P.C., Abrams Gorelick Friedman & Jacobson LLP, and Quintairos Prieto Wood & Boyer P.A. for legal defense of all tort claims and resulting lawsuits, commencing on or about April 1, 2023 and continuing through March 31, 2028, or commencing on such other dates as may be determined by the Chief Procurement Officer or the Interim Executive Vice-President for Legal Affairs and General Counsel and continuing for five (5) years thereafter, which includes an initial two-year term and three (3) one-year renewal options to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term.

APPROVED

6 Award of a Requirement Contract for Repair and Replacement of Apartment Entrance and Basement Doors

Location:	Various (Manhattan)
Administering Department:	Property Management – Manhattan
Funding Source:	Operating – Federal
Amount:	\$7,005,440.42
Projected Section 3 Hires/Labor Hours:	11,625 Hours

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Earth Link General Construction, Inc. The first lowest bidder was deemed non-responsive for failure to submit the required bid security, as outlined in the Authority's bid documents. The second lowest bidder was deemed non-responsive for failure to meet the minimum qualifications, as outlined in the Authority's bid documents. This requirement contract also provides for one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

7 Award of a Contract for Heating, Ventilating and Air Conditioning Systems Upgrade and Roofing Replacement and Rooftop Structure Renovation

Location:	Tilden
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$2,282,786.00
Projected Section 3 Hires/Labor Hours:	360 Hours

Authorization is requested to award this contract to the lowest responsive and responsible bidder, SRR Holdings, LLC.

APPROVED

8 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Steam Distribution Repairs and Maintenance

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Sustainability Programs
Funding Source:	Capital – Federal, City & State
Amount:	\$12,482,258.81
Projected Section 3 Hires/Labor Hours:	10,400 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, D.D.S. Mechanical Plumbing & Heating Corp. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

WITHDRAWN

9 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Steam Distribution Repairs and Maintenance

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Sustainability Programs
Funding Source:	Capital – Federal, City & State
Amount:	\$12,808,769.18
Projected Section 3 Hires/Labor Hours:	1,098 Hours

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

WITHDRAWN

- 10 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Steam Distribution Repairs and Maintenance

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Sustainability Programs
Funding Source:	Capital – Federal, City & State
Amount:	\$13,411,234.83
Projected Section 3 Hires/Labor Hours:	34,320 Hours

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

WITHDRAWN

- 11 Authorization to Ratify a Change Order to Contract No. BL1822225 Awarded to Framan Mechanical, Inc. ("Framan")

Location:	Taft
Administering Department:	Asset & Capital Management
Funding Source:	Capital – Federal
Amount:	\$185,731.27
Projected Section 3 Hires/Labor Hours:	0 Hires

Authorization is requested to ratify a change order to this contract awarded to Framan for the replacement of boilers and hot water heaters, which did not require initial Board authorization pursuant to Board Resolution 18-3/28-6 and as subsequently amended for an initial two-year, two-month, twenty-nine day term, to increase the amount, in order to fund the additional assigned work during the extended six-month, four-day term and extended five-month, twenty-five day term, which commenced on February 4, 2022 and continued through February 1, 2023.

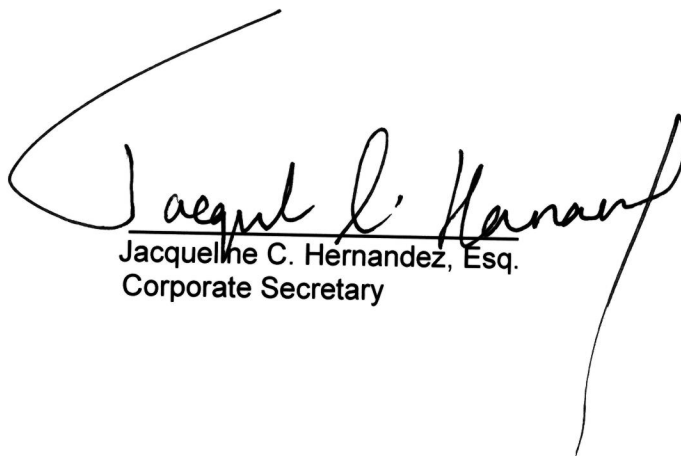
APPROVED

12 Authorization to Ratify a Change Order to Contract No. BL1822225 Awarded to Framan Mechanical, Inc. ("Framan")

Location:	Taft
Administering Department:	Asset & Capital Management
Funding Source:	Capital – Federal
Amount:	\$770,002.35
Projected Section 3 Hires/Labor Hours:	0 Hires

Authorization is requested to ratify a change order to this contract awarded to Framan for the replacement of boilers and hot water heaters, which did not require initial Board authorization pursuant to Board Resolution 18-3/28-6 and as subsequently amended for an initial two-year, two-month, twenty-nine day term, to increase the amount, in order to fund the additional assigned work during the initial two-year, two-month, twenty-nine day term, extended five-month, twenty-seven day term, extended six-month, four-day term and extended five-month, twenty-five day term, which commenced on May 10, 2019 and continued through February 1, 2023.

APPROVED

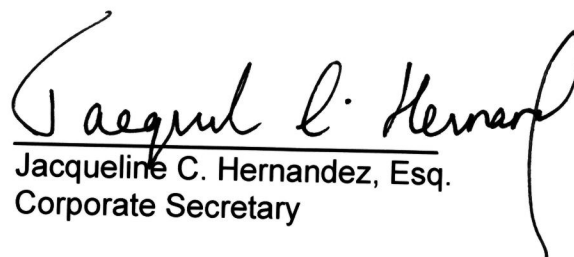


Jacqueline C. Hernandez, Esq.
Corporate Secretary

THREE-THOUSAND ONE HUNDRED AND EIGHTY-THIRD MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 10:29 A.M.


Jacqueline C. Hernandez, Esq.
Corporate Secretary