

NEW YORK CITY HOUSING AUTHORITY  
THREE-THOUSAND ONE HUNDRED AND NINETY-SECOND MEETING

Minutes of Board Meeting

Wednesday, January 31, 2024

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

Present: Jamie Rubin, Chair  
Victor A. Gonzalez, Vice-Chair  
Greg Belinfanti, Member  
Paula Gavin, Member  
James McKoy, Member  
Raymond Miller, Member  
Sheena Wright, Member  
Lisa Bova-Hiatt, Chief Executive Officer (CEO)  
Jacqueline C. Hernandez, Esq., Corporate Secretary

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

***Minutes***  
***Regular Meeting***  
***Wednesday, January 31, 2024***

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Tuesday, December 19, 2023

**APPROVED**

II. CEO's Remarks

III. Reports

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

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, January 31, 2024

*APPROVED = UNANIMOUS*

*N/A = NOT APPLICABLE*

1 Authorization to Enter into an Agreement with World Wide Technology, LLC ("WWT")

Location:	Non-Development
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$20,000,000.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

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Authorization is requested to enter into this agreement with WWT for Information Technology ("IT") Solutions and Services, commencing on February 1, 2024 and continuing through January 31, 2029, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President and Chief Information Officer and continuing for five (5) years thereafter, utilizing the terms and conditions of the New York City Department of IT and Telecommunications Master Services Agreement, Contract Number MA-1-858-20238806967. There are no renewal options.

**APPROVED**

2 Authorization to Enter into an Agreement with NYC Office of Labor Relations ("OLR")

Location:	Non-Development
Administering Department:	Human Resources
Funding Source:	Operating – Federal
Amount:	\$2,007,341.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

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Authorization is requested to enter into this agreement with OLR for inclusion of employee data in the New York City Automated Payroll System, commencing on February 1, 2024 and continuing through January 31, 2029, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President & Chief Administrative Officer and continuing for five (5) years thereafter, which includes an initial two-year term and three (3) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

3 Authorization to Enter into an Agreement with NYC Office of Labor Relations ("OLR")

Location:	Non-Development
Administering Department:	Human Resources
Funding Source:	Operating – Federal
Amount:	\$2,586,290.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

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Authorization is requested to enter into this agreement with OLR for Employee Assistance Program services, commencing on February 1, 2024 and continuing through January 31, 2029, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President & Chief Administrative Officer and continuing for five (5) years thereafter, which includes an initial two-year term and three (3) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

4 Award of a Requirement Contract for the Purchase and Delivery of High Efficient Windows

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$35,011,315.00
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Intus Windows LLC. There are no renewal options.

**APPROVED**

- 5 Authorization to Ratify (i) an Amendment to the Agreement with New York State Industries for the Disabled, Inc. ("NYSID") and (ii) a Contract Capacity Increase to the Agreement with NYSID

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$4,162,369.91
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to ratify (i) an amendment to this agreement with NYSID for the purchase and delivery of male and female-sized winter and summer uniforms, authorized by Board Resolution 20-7/29-16 for a three-year term, extending the term by an additional sixteen-month and twenty-two day term; and (ii) a contract capacity increase to this agreement with NYSID, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the extended sixteen-month and twenty-two day term, which commenced on August 10, 2023 and is continuing through December 31, 2024.

**APPROVED**

- 6 Award of a Requirement Contract for Bulk Garbage Carting Services

Location:	Various (Brooklyn)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$3,870,300.00
Projected Section 3 Hires/Labor Hours:	4,032 of 16,126 Hours

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

**APPROVED**

7 Award of a Requirement Contract for Bulk Garbage Carting Services

Location:	Various (Brooklyn)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$3,519,600.00
Projected Section 3 Hires/Labor Hours:	3,929 of 15,715 Hours

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

**APPROVED**

8 Award of a Requirement Contract for Bulk Garbage Carting Services

Location:	Various (Bronx)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$4,921,500.00
Projected Section 3 Hires/Labor Hours:	5,956 of 23,823 Hours

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

**APPROVED**

9 Award of a Requirement Contract for Bulk Garbage Carting Services

Location:	Various (Queens)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$2,740,500.00
Projected Section 3 Hires/Labor Hours:	3,519 of 14,077 Hours

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Waste Connections of New York, Inc. This requirement contract 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") Contract for the Cleaning and Sanitizing of Refuse Chutes and Compactors, Interior and Exterior

Location:	Various (Citywide)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$2,175,000.00
Projected Section 3 Hires/Labor Hours:	174.50 of 698 Hours

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, TeenUSA 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 was deemed non-responsive for failure to meet the required minimum qualifications, 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**

- 11 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for the Cleaning and Sanitizing of Refuse Chutes and Compactors, Interior and Exterior

Location:	Various (Citywide)
Administering Department:	Property Management – Manhattan
Funding Source:	Operating – Federal
Amount:	\$2,175,000.00
Projected Section 3 Hires/Labor Hours:	174.50 of 698 Hours

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, TeenUSA 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 meet the required minimum qualifications, 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**

- 12 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for the Cleaning and Sanitizing of Refuse Chutes and Compactors, Interior and Exterior

Location:	Various (Citywide)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$2,175,000.00
Projected Section 3 Hires/Labor Hours:	174.50 of 698 Hours

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, TeenUSA 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 was deemed non-responsive for failure to meet the required minimum qualifications, 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**



- 13 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for the Cleaning and Sanitizing of Refuse Chutes and Compactors, Interior and Exterior

Location:	Various (Citywide)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$2,175,000.00
Projected Section 3 Hires/Labor Hours:	174.50 of 698 Hours

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, TeenUSA Construction, Corp. The first lowest bidder, the second lowest bidder and the third lowest bidder were deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The fourth lowest bidder, the fifth lowest bidder and the sixth lowest bidder were deemed non-responsive for failure to meet the required minimum qualifications, 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**

- 14 Authorization to (i) Amend Requirement Contract No. 2003563 Awarded to CLC Communications Inc. ("CLC") and (ii) Approve a Contract Capacity Increase to the Requirement Contract Awarded to CLC

Location:	Various (Bronx)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$110,353.94
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to (i) amend this requirement contract awarded to CLC for service and repair of intercom systems, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, extending the term by an additional six-month term; and (ii) approve a contract capacity increase to this requirement contract awarded to CLC, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the extended six-month term, which commenced on October 30, 2023 and is continuing through April 29, 2024.

**WITHDRAWN**

- 15 Authorization to Ratify the Entering into an Emergency Agreement with Overwatch Services, LLC dba City Safe Partners ("Overwatch")

Location:	Various (Bronx, Brooklyn & Manhattan)
Administering Department:	Safety & Security
Funding Source:	Operating – Federal
Amount:	\$154,118,450.30
Projected Section 3 Hires/Labor Hours:	6,013 of 23,016 Hours

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Authorization is requested to ratify the entering into this emergency agreement with Overwatch for fire guard services, which commenced on January 3, 2024 and is continuing through January 2, 2027. There are no renewal options.

**APPROVED**

- 16 Authorization to Ratify the Entering into an Agreement with ISS Action, Inc. ("ISS")

Location:	Various (Bronx)
Administering Department:	Safety & Security
Funding Source:	Operating – Federal
Amount:	\$7,550,544.14
Projected Section 3 Hires/Labor Hours:	24,726 of 98,904 Hours

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Authorization is requested to ratify the entering into this agreement with ISS for unarmed uniformed security and fire services, which commenced on October 31, 2023 and is continuing through October 30, 2026, utilizing the terms and conditions of the New York State Office of General Services Contract Number PS68263 (Award Number 23106, Group Number 71011). There are no renewal options.

**APPROVED**

17 Authorization to Ratify the Entering into an Agreement with ISS Action, Inc. ("ISS")

Location:	Various (Brooklyn)
Administering Department:	Safety & Security
Funding Source:	Operating – Federal
Amount:	\$11,761,822.80
Projected Section 3 Hires/Labor Hours:	29,848 of 119,392 Hours

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Authorization is requested to ratify the entering into this agreement with ISS for unarmed uniformed security and fire services, which commenced on October 31, 2023 and is continuing through October 30, 2026, utilizing the terms and conditions of the New York State Office of General Services Contract Number PS68263 (Award Number 23106, Group Number 71011). There are no renewal options.

**APPROVED**

18 Authorization to Ratify the Entering into an Agreement with ISS Action, Inc. ("ISS")

Location:	Various (Manhattan)
Administering Department:	Safety & Security
Funding Source:	Operating – Federal
Amount:	\$9,537,765.12
Projected Section 3 Hires/Labor Hours:	16,536 of 66,144 Hours

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Authorization is requested to ratify the entering into this agreement with ISS for unarmed uniformed security and fire services, which commenced on October 31, 2023 and is continuing through October 30, 2026, utilizing the terms and conditions of the New York State Office of General Services Contract Number PS68263 (Award Number 23106, Group Number 71011). There are no renewal options.

**APPROVED**

- 19 Authorization to (i) Temporarily Suspend Certain Authority Approvals Required by the Authority's By-Laws and Procurement Policy Manual ("PPM") and (ii) Provide a Quarterly Report at Board Meetings, to Include the Number of Contracts Awarded and Change Orders ("COs") and Contract Capacity Increases ("CCIs") Entered into Related to Ventilation and Mold Remediation Contracts ("VAMRCs")

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

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Authorization is requested to, as solely related to VAMRCs administered by Healthy Homes (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, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 22-6/15-6, and Section IV(E) of the Authority's PPM, adopted by Board Resolution 20-11/24-29 with subsequent amendments of which the most recent is by Board Resolution 22-4/27-3; and (b) COs and CCIs, as required by Section V(D) of the PPM; and (ii) provide a quarterly VAMRCs report at Board Meetings, including but not limited to, the number of (a) contracts awarded, and (b) COs and CCIs entered into subsequent to the prior report presented to the Board.

**APPROVED**

- 20 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Visual Assessment Services in Dwelling Units and Building Interior Common Areas

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$7,284,416.67
Projected Section 3 Hires/Labor Hours:	5,000 of 20,000 Hours

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, TRC Environmental Corporation. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents. The second lowest bidder was deemed 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. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 21 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Visual Assessment Services in Dwelling Units and Building Interior Common Areas

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$7,284,416.67
Projected Section 3 Hires/Labor Hours:	11,750 of 47,000 Hours

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Hamalia Restoration 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. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 22 Authorization to (i) Amend Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2005340 Awarded to Airtek Environmental, LLC (formerly, "Airtek Environmental, Corp.") ("Airtek") and (ii) Approve a Contract Capacity Increase to the IDIQ Contract Awarded to Airtek

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$1,454,311.32
Projected Section 3 Hires/Labor Hours:	10,000 of 40,000 Hours

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Authorization is requested to (i) amend this IDIQ contract awarded to Airtek for lead-based paint risk assessment and re-evaluation services, authorized by Board Resolution 20-4/29-7 for an initial two-year term with one (1) one-year renewal option, extending the term by an additional eight-month term; and (ii) approve a contract capacity increase to this IDIQ contract awarded to Airtek, 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 and the extended eight-month term, which commenced on January 15, 2023 and is continuing through September 14, 2024.

**APPROVED**

- 23 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2110331 Awarded to Athenica Environmental Services Inc. ("Athenica")

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$3,964,500.00
Projected Section 3 Hires/Labor Hours:	300 of 1,200 Hours

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Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Athenica for lead-based paint clearance inspections, authorized by Board Resolution 21-7/28-7 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, which commenced on April 21, 2022 and is continuing through April 20, 2024.

**APPROVED**

- 24 Authorization to Ratify a Contract Capacity Increase to Emergency Requirement Contract No. 2013419 Awarded to Genesis Environmental Consultants Inc. ("Genesis")

Location:	Various (Brooklyn)
Administering Department:	Healthy Homes
Funding Source:	Operating & Capital – City & Federal
Amount:	\$999,999.00
Projected Section 3 Hires/Labor Hours:	4 Hires

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Authorization is requested to ratify a contract capacity increase to this emergency requirement contract awarded to Genesis for asbestos investigations, project management and asbestos abatement project monitoring, which did not require initial Board authorization and as subsequently amended for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the first one-year renewal option term, which commenced on July 31, 2023 and is continuing through July 30, 2024.

**APPROVED**

25 Authorization to Ratify a Contract Capacity Increase to Emergency Requirement Contract No. 2200899 Awarded to New York Environmental Systems, Inc. ("NYESI")

Location:	Various (Manhattan)
Administering Department:	Healthy Homes
Funding Source:	Operating & Capital – City & Federal
Amount:	\$6,054,587.36
Projected Section 3 Hires/Labor Hours:	6,240 of 24,960 Hours

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Authorization is requested to ratify a contract capacity increase to this emergency requirement contract awarded to NYESI for removal of vinyl asbestos tiles in occupied and unoccupied apartments, authorized by Board Resolution 23-9/28-37 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, which commenced on February 2, 2022 and is continuing through February 1, 2024.

**APPROVED**

26 Authorization to Ratify a Contract Capacity Increase to Emergency Requirement Contract No. 2200899 Awarded to New York Environmental Systems, Inc. ("NYESI")

Location:	Various (Manhattan)
Administering Department:	Healthy Homes
Funding Source:	Operating & Capital – City & Federal
Amount:	\$3,623,543.69
Projected Section 3 Hires/Labor Hours:	6,240 of 24,960 Hours

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Authorization is requested to ratify a contract capacity increase to this emergency requirement contract awarded to NYESI for removal of vinyl asbestos tiles in occupied and unoccupied apartments, authorized by Board Resolution 23-9/28-37 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on February 2, 2022 and is continuing through February 1, 2025.

**APPROVED**

27 Authorization to Ratify a Contract Capacity Increase to Emergency Requirement Contract No. 2200734 Awarded to New York Environmental Systems, Inc. ("NYESI")

Location:	Various (Brooklyn)
Administering Department:	Healthy Homes
Funding Source:	Operating & Capital – City & Federal
Amount:	\$5,413,859.44
Projected Section 3 Hires/Labor Hours:	7,296 of 29,120 Hours

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Authorization is requested to ratify a contract capacity increase to this emergency requirement contract awarded to NYESI for removal of vinyl asbestos tiles in occupied and unoccupied apartments, authorized by Board Resolution 23-9/28-36 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, which commenced on February 2, 2022 and is continuing through February 1, 2024.

**APPROVED**

28 Authorization to Ratify a Contract Capacity Increase to Emergency Requirement Contract No. 2200734 Awarded to New York Environmental Systems, Inc. ("NYESI")

Location:	Various (Brooklyn)
Administering Department:	Healthy Homes
Funding Source:	Operating & Capital – City & Federal
Amount:	\$1,396,887.38
Projected Section 3 Hires/Labor Hours:	10,144 of 40,560 Hours

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Authorization is requested to ratify a contract capacity increase to this emergency requirement contract awarded to NYESI for removal of vinyl asbestos tiles in occupied and unoccupied apartments, authorized by Board Resolution 23-9/28-36 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on February 2, 2022 and is continuing through February 1, 2025.

**APPROVED**



29 Award of a Contract for Community Center Bathroom Upgrades

Location:	Johnson
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – City
Amount:	\$1,157,000.00
Projected Section 3 Hires/Labor Hours:	600 of 2,400 Hours

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, D.D.S. Mechanical Plumbing & Heating Corp. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents.

**APPROVED**

30 Rejection of All Bids for a Contract for Heating, Ventilation and Air-Conditioning Upgrade

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

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Rejection of all bids is recommended in the best interest of the Authority. This contract will not be re-bid.

**APPROVED**

31 Award of a Contract for Exterior Restoration and Roofing Replacement

Location:	Justice Sonia Sotomayor
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	Capital – City
Amount:	\$32,443,610.00
Projected Section 3 Hires/Labor Hours:	8,500 of 34,000 Hours

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, J & N Construction Group Corp.

**APPROVED**

32 Rejection of All Bids for a Contract for Day Care Center Playground Upgrade

Location:	Justice Sonia Sotomayor
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

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

**APPROVED**

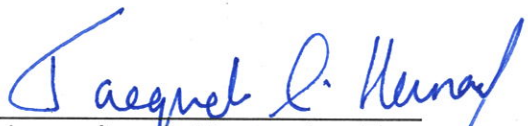
33 Rejection of Sole Bid for a Contract for Crawl Space Renovation for Pest Management

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

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

**APPROVED**



Jacqueline C. Hernandez, Esq.  
Corporate Secretary

**NYCHA Board Meeting  
January 31, 2024**

**Mayoral Roofing Program Update**

**Shaan Mavani,  
Chief Asset & Capital Management Officer**



**NEW YORK CITY  
HOUSING  
AUTHORITY**



# Mayoral Roofing Program initiated to replace 700 roofs

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- In 2015, Mayor Bill de Blasio announced a \$300 million initiative to replace 250 severely deteriorated roofs at NYCHA buildings, with \$100 million available annually for 3 years
- In 2017, Mayor de Blasio committed an additional \$1 billion in City capital funds to replace 700 over the next 10 years, with \$100 million additional available annually for 10 years
- Benefits of new roofs include:
  - Safeguarding internal physical structures and systems from incoming moisture
  - Addressing a significant cause of leaks and mold in NYCHA buildings, protecting residents and improving their quality of life
  - Saving money on repairs due to moisture damage and by improving energy efficiency
- Due to cost escalation before and after COVID, NYCHA:
  - Restructured the program into 7 tranches to accelerate delivery
  - Reduced the total number to 701
  - Allocated an additional \$220M of other funds primarily to address scope beyond roof replacement – early environmental testing, adjacent façade repair work and other areas – as well as to close funding gaps
- A total of \$1.52 billion was allocated to benefit over 120,000 residents

# 415 (or 59%) of roofs completed with \$776M (or 50%) spent

- Program is phased in 7 Tranches, with 701 roofs across 82 developments
- Roofs prioritized for replacement based on physical conditions (PNA, work order data), construction efficiencies and other factors
- NYCHA has developed standardized specifications that are customized for each roof to expedite delivery, taking into account regular changes in roof performance requirements in DOB codes
- Construction completed on 415 roofs across 42 developments, of 59% of roofs targeted, benefitting over 80,000 residents
- Of the \$1.52B total budget, \$1.04B (68%) has been obligated, and \$766M (50%) expended
- NYCHA has also strengthened inspection, warranty/guarantee and maintenance protocols to maximize value and life of new roofs





# Typical 'Before & After' photos illustrate improved design

## Farragut Houses – Roof Replacement & Parapet Removal with New Railings



Before



After

## Seth Low Houses – Roof Replacement & Perimeter Fence Removal with new railings



Before



After

# 415 roofs complete, 33 additional by end of 2024, 93 in 2025, 40 in 2026, 95 by end of 2027, and 25 in Q1 2028

Tranche	Properties	Total Roofs	Roofs Complete	Roofs Remaining	Budget \$M <sup>1</sup>	Expended \$M <sup>2</sup>	Remaining \$M <sup>3</sup>
<b>Tranche 1</b> Completed 2018	6	65	65	0	\$ 193	\$ 193	\$ 0
<b>Tranche 2</b> Completion by Q3 2024	7	78	62	16	\$ 128	\$ 101	\$ 27
<b>Tranche 3</b> Completed 2022	9	92	92	0	\$ 163	\$ 163	\$ 0
<b>Tranche 4</b> Completion by Q4 2025	12	132	125	7	\$ 312	\$ 209	\$ 103
<b>Tranche 5</b> Completion by Q4 2026	8	100	67	33	\$ 206	\$ 89	\$ 117
<b>Tranche 6</b> Completion by Q4 2027	32	169	4	165	\$ 334	\$ 11	\$ 323
<b>Tranche 7</b> Completion by Q1 2028	8	65	0	65	\$ 178	\$ 0	\$ 178
<b>Totals</b>	<b>82</b>	<b>701</b>	<b>415 [59%]</b>	<b>286 [31%]</b>	<b>\$ 1,522</b>	<b>\$ 766 [50%]</b>	<b>\$ 756</b>

1. 'Budget' includes funds approved for use at each project.
2. 'Expended' refers to invoices paid against funds budgeted.
3. 'Remaining' refers to funds that are budgeted but not yet expended.





**NYCHA Board Meeting**  
January 31, 2024

**Temporary Suspension Report on Mold and Ventilation Related Contracts**

**Elena Tenchikova, Senior Director for Office of Mold Assessment and Remediation**



# Ventilation and Mold Related Contracts

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

- i. Temporarily suspend for 730 days of the prerequisite Authority approval of
  - a) Contracts that are valued in excess of \$1M; and
  - b) Change orders and contract capacity increases.
  
- ii. Provide a quarterly Ventilation and Mold Contracts Report at Board Meetings including, but not limited to, the number of
  - a) Contracts awarded; and
  - b) Change orders and contract capacity increases entered into, subsequent to the prior report presented to the Board.

# Ventilation and Mold Contracts

- The Ventilation Modernization Program consists of three phases:
  - Roof fan replacement/installation (completed)
  - Vent cleaning (completed)
  - Damper replacement (soft-launched)

The roof fan work and damper work utilize engineering services.

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

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

# Roof Fan Replacement/Installation

## Program Activity Since Award

All Engineering work is 100% complete.

<b>Description</b>	<b>No.</b>
Total Fans Installed in Previous Quarters	6,188
Total Fans Installed in Q4 2022	0
Total Fans Installed in Q1 2023	0
<b>Total Fans Installed</b>	<b>6,188</b>
Total Fans Remaining to be Installed	0
<b>Overall Number of Fans to be Replaced by OMAR Project</b>	<b>6,188</b>
<b>Overall Percentage of Progress to Project Completion</b>	<b>100%</b>
Total Fans Retained	2,248
<b>Total Fans Assigned to OMAR</b>	<b>8,436</b>

01/03/2024

# Vent Cleaning

## Program Activity Since Award

Description	No.
Total Units that had Vents Cleaned in Previous Quarters	64,578
Total Units that had Vents Cleaned in Q4 2022	3,855
Total Units that had Completed in Q1 2023	2,791
Total Units that had Completed in Q2 2023	310
Overall Units Attempted/No Access	17,208
<b>Total Units that had Vents Cleaned or Attempted</b>	<b>89,303</b>
<b>Overall Percentage of Units that had Vents Cleaned or Attempted</b>	<b>100%</b>
Total Units that Remaining to be Attempted/Cleaned	0
Total Units Visited and Confirmed Not To Be Supported by Mechanical Ventilation	19,468
<b>Overall Units Assigned to OMAR</b>	<b>117,032</b>

### Notes:

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

01/03/2024

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

## Program Activity Since Award

Description	No.
Total Units Requiring 3 <sup>rd</sup> Attempt	32,032
Total 3 <sup>rd</sup> Attempts	32,032
Total 3 <sup>rd</sup> Attempt Resulting in a Cleaning	15,610
<b>3<sup>rd</sup> Attempts Completed Ratio</b>	<b>100%</b>
<b>3<sup>rd</sup> Attempts Cleaned Ratio</b>	<b>48%</b>

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

01/03/2024

# Damper Replacement

## Program Activity Since Award

Description	No.
Total Dampers Replaced in Previous Quarters	39
Total Dampers Replaced in Q3 2023	2,970
Total Dampers Replaced in Q4 2023	2,923
Overall Dampers being Attempted but No Access Provided	95
<b>Total Dampers Replaced</b>	<b>5,932</b>
<b>Overall Percentage of Dampers Replaced at Locations Attempted</b>	<b>98.4%</b>
Total Dampers Remaining to be Replaced	88,768
Total Units Visited and Confirmed Not To Be Supported by Mechanical Ventilation	0
<b>Overall Assigned to OMAR</b>	<b>94,700</b>

### Notes:

-Dampers are being replaced in units and hallways.

-As NYCHA consolidations convert to RAD, it may lead to variations in the number of damper replacement in previous quarters.

01/03/2024





Manhattan

Queens



NEW YORK CITY  
**HOUSING  
AUTHORITY**

**NYCHA Board Meeting**  
January 31, 2024

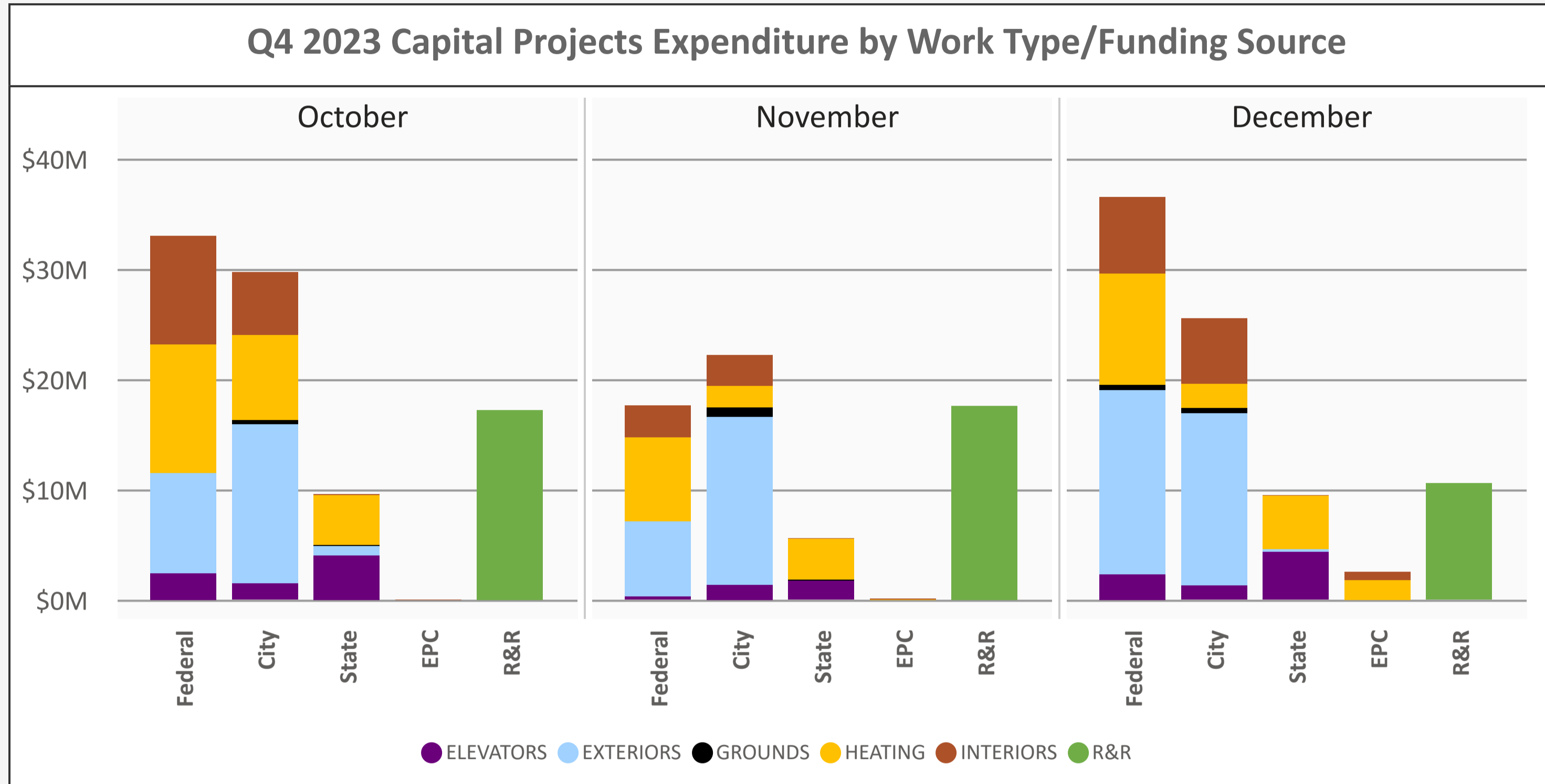
Quarterly Update on Asset & Capital Management  
Division Capital Projects Expenditure and Temporary  
Suspension for Elevator, Heating and Waste  
Management Contracts (EMCs, HPCs, WMCs)

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





# Capital Projects - Quarter 4 (Oct-Dec) 2023 Expenditure (1 of 2)

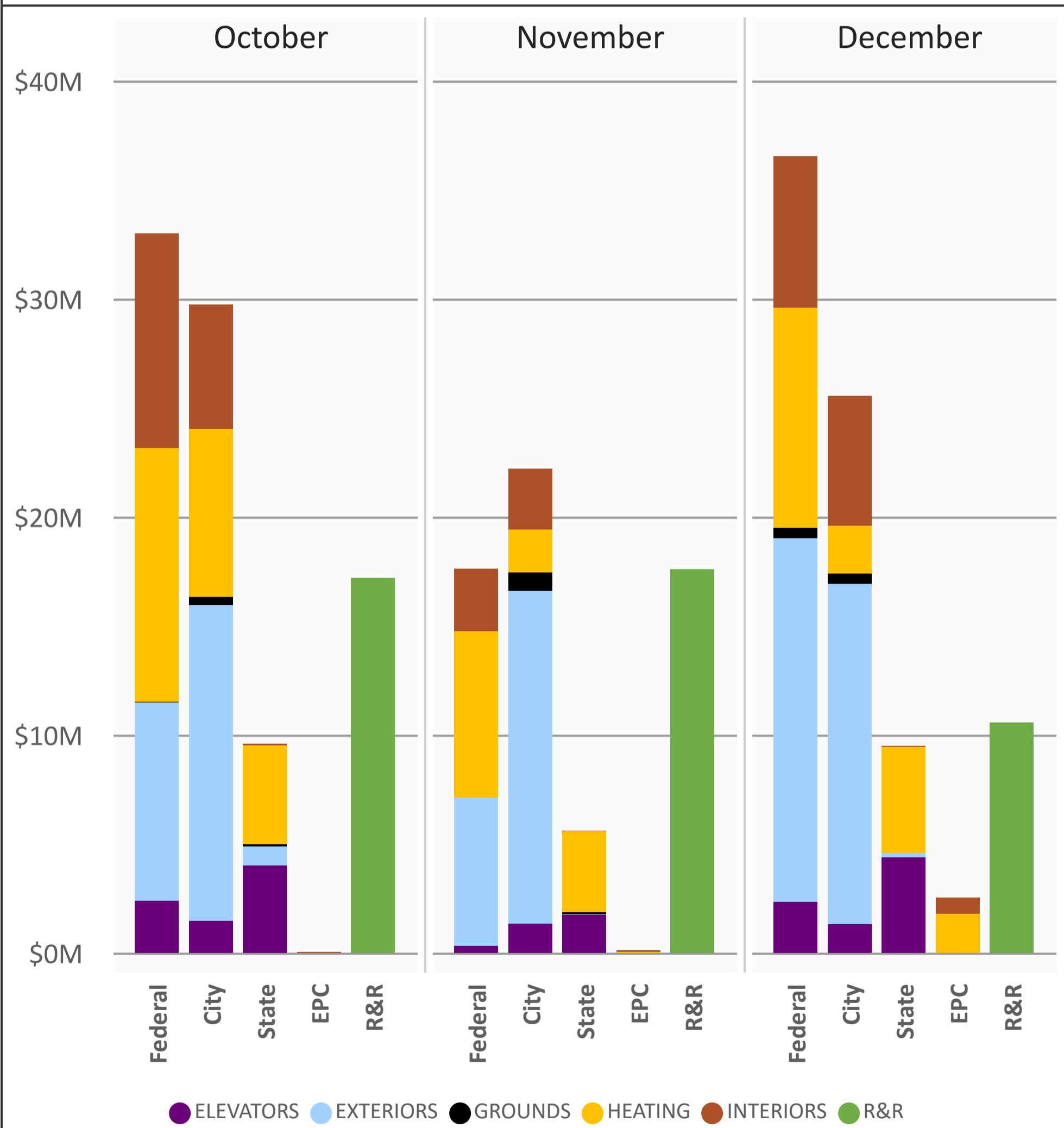


Funding Source	October	November	December	Total
Federal	\$33.00M	\$17.62M	\$36.54M	<b>\$87.16M</b>
City	\$29.72M	\$22.20M	\$25.54M	<b>\$77.45M</b>
R&R	\$17.19M	\$17.60M	\$10.56M	<b>\$45.35M</b>
State	\$9.58M	\$5.59M	\$9.47M	<b>\$24.64M</b>
EPC	\$0.03M	\$0.12M	\$2.54M	<b>\$2.68M</b>
<b>Total</b>	<b>\$89.52M</b>	<b>\$63.13M</b>	<b>\$84.63M</b>	<b>\$237.28M</b>



# Capital Projects - Quarter 4 (Oct-Dec) 2023 Expenditure (2 of 2)

### Q4 2023 Capital Projects Expenditure by Work Type



### October 2023

Work Type	Federal	City	State	EPC	R&R	Total
EXTERIORS	\$9.09M	\$14.47M	\$0.87M			<b>\$24.43M</b>
HEATING	\$11.64M	\$7.70M	\$4.53M			<b>\$23.88M</b>
R&R					\$17.19M	<b>\$17.19M</b>
INTERIORS	\$9.84M	\$5.70M	\$0.07M	\$0.03M		<b>\$15.63M</b>
ELEVATORS	\$2.39M	\$1.47M	\$4.01M			<b>\$7.87M</b>
GROUNDS	\$0.05M	\$0.37M	\$0.10M			<b>\$0.52M</b>
<b>Total</b>	<b>\$33.00M</b>	<b>\$29.72M</b>	<b>\$9.58M</b>	<b>\$0.03M</b>	<b>\$17.19M</b>	<b>\$89.52M</b>

### November 2023

Work Type	Federal	City	State	EPC	R&R	Total
EXTERIORS	\$6.79M	\$15.25M	\$0.01M			<b>\$22.05M</b>
R&R					\$17.60M	<b>\$17.60M</b>
HEATING	\$7.64M	\$1.98M	\$3.71M	\$0.06M		<b>\$13.39M</b>
INTERIORS	\$2.86M	\$2.77M	\$0.02M	\$0.06M		<b>\$5.71M</b>
ELEVATORS	\$0.33M	\$1.35M	\$1.75M			<b>\$3.42M</b>
GROUNDS	\$0.00M	\$0.85M	\$0.10M			<b>\$0.95M</b>
<b>Total</b>	<b>\$17.62M</b>	<b>\$22.20M</b>	<b>\$5.59M</b>	<b>\$0.12M</b>	<b>\$17.60M</b>	<b>\$63.13M</b>

### December 2023

Work Type	Federal	City	State	EPC	R&R	Total
EXTERIORS	\$16.67M	\$15.59M	\$0.22M			<b>\$32.48M</b>
HEATING	\$10.09M	\$2.21M	\$4.85M	\$1.79M		<b>\$18.94M</b>
INTERIORS	\$6.95M	\$5.94M	\$0.03M	\$0.75M		<b>\$13.66M</b>
R&R					\$10.56M	<b>\$10.56M</b>
ELEVATORS	\$2.34M	\$1.32M	\$4.37M			<b>\$8.04M</b>
GROUNDS	\$0.48M	\$0.47M				<b>\$0.95M</b>
<b>Total</b>	<b>\$36.54M</b>	<b>\$25.54M</b>	<b>\$9.47M</b>	<b>\$2.54M</b>	<b>\$10.56M</b>	<b>\$84.63M</b>

<b>Grand Total</b>	<b>\$87.16M</b>	<b>\$77.45M</b>	<b>\$24.64M</b>	<b>\$2.68M</b>	<b>\$45.35M</b>	<b>\$237.28M</b>
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Notes: Data covers the period from October 01, 2023 through December 31, 2023

R&R = Recovery & Resilience



# Elevator Modernization Contracts

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

Board Resolution: 21-6/30-22

Suspension Period: 1,286 Days

Category	Vendor	Type	Location	Term Being Funded by Amount *	Amount	Section 3 Workers *	Labor Hours (Section 3 Worker) *	MWBE
Award	--	--	--	--	\$0.00	--	0	--
Change Order	CHARAN ELECTRICAL ENTERPRISES, INC.	--	MITCHEL	1,013 Days	\$20,853.32	2	950	Minority Owned
Contract Capacity Increase	--	--	--	--	\$0.00	--	0	--
<b>Total To Date</b>					<b>\$20,853.32</b>			

\* As per contract

Notes: Data covers the period from October 01, 2023 through December 31, 2023

## Elevator Modernization Contracts ("EMCs")

In June 2021, Board Resolution 21-6/30-22 authorized, as solely related to EMCs,

- (i) the temporary suspension of prerequisite Authority approval of
  - (a) contracts that are valued in excess of \$1,000,000.00**, as required by Section 1.03(i)(1) of the Authority's By-Laws, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 21-4/28-1, and Section IV(E) of the Authority's Procurement Policy Manual ("PPM"), adopted by Board Resolution 20-11/24-29 and with one (1) subsequent amendment by Board Resolution 21-6/30-14, and
  - (c) change orders and funding increases**, as required by Section V(D) of the PPM; and
- (ii) at each Board Meeting, providing a EMCs report including, but not limited to, the
  - (a) number of contracts awarded**, and
  - (b) change orders and contract capacity increases** entered into, subsequent to the prior Board Meeting.

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



# Q4 Project Status Update for EMCs

Development	General Scope	Contract Amount (General)	Contract Amount (Electrical)	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
ADAMS	Elevators Renovation	\$12,544,385	\$1,675,556	Construction	09/25/2024	08/19/2024	City, Federal
AMSTERDAM	Elevators Renovation	\$20,588,130	\$4,066,382	Construction	11/05/2025	09/30/2025	Federal, City
ATLANTIC TERMINAL SITE 4B	Elevators Renovation	\$2,594,984	\$453,036	Construction	02/01/2025	11/26/2024	Federal, State
BUTLER	Elevators Renovation	\$14,615,981	\$1,555,555	Construction	01/07/2025	12/01/2024	Federal, State
CAREY GARDENS	Elevators Renovation	\$6,828,480	\$525,556	Construction	10/10/2024	09/03/2024	City, State, Federal
CONEY ISLAND I (SITE 1B)	Elevators Renovation	\$2,333,657	\$175,556	Construction	08/13/2024	07/07/2024	City, Federal, State
CONEY ISLAND I (SITES 4 & 5)	Elevators Renovation	\$3,750,711	\$475,556	Construction	05/05/2024	03/29/2024	City, Federal, State
DYCKMAN	Elevators Renovation	\$11,109,474	\$870,000	Construction	01/14/2025	12/08/2024	City, Federal
HERNANDEZ	Elevators Renovation	\$1,783,000	Not Applicable	Construction	10/23/2024	09/16/2024	Federal, City
HIGHBRIDGE GARDENS	Elevators Renovation	\$7,415,404	\$525,500	Construction	05/22/2024	03/12/2024	State
HYLAN	Elevators Renovation	\$1,640,000	Not Applicable	Construction	08/18/2024	07/12/2024	City, Federal
MCKINLEY	Elevators Renovation	\$7,600,000	\$355,556	Construction	03/10/2024	02/03/2024	Federal
MELTZER TOWER	Elevators Renovation	\$2,005,000	Not Applicable	Construction	10/22/2024	09/15/2024	Federal, City
MITCHEL	Elevators Renovation	\$14,257,418	\$975,556	Construction	02/23/2025	12/21/2024	City, State
MORRISANIA AIR RIGHTS	Elevators Renovation	\$14,751,928	\$1,555,556	Construction	02/17/2025	01/13/2025	Federal, City
QUEENSBRIDGE NORTH	Elevators Renovation	\$22,207,499	\$1,852,574	Construction	08/30/2025	07/24/2025	City, State
QUEENSBRIDGE SOUTH	Elevators Renovation	\$24,589,763	\$1,255,556	Construction	10/15/2025	09/13/2025	Federal
RICHMOND TERRACE	Elevators Renovation	\$6,798,308	\$1,321,480	Construction	03/03/2024	01/27/2024	State
SAINT NICHOLAS	Elevators Renovation	\$8,480,000	Pending Award	Construction	01/15/2025	12/09/2024	City, Federal
SARATOGA VILLAGE	Elevators Renovation	\$1,595,000	Not Applicable	Construction	08/22/2024	07/17/2024	City, Federal
UNITY PLAZA (SITES 17,24,25A)	Elevators Renovation	\$1,235,874	\$490,203	Construction	03/26/2024	02/18/2024	City, State
UNITY PLAZA (SITES 4-27)	Elevators Renovation	\$8,421,912	\$1,595,060	Construction	10/06/2024	08/30/2024	City, State
<b>Total To Date</b>		<b>\$197,146,908</b>	<b>\$19,724,234</b>				

Notes: Data covers the period from October 01, 2023 through December 31, 2023





# Heating Plant Contracts

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

**Board Resolution: 21-6/30-23**

**Suspension Period: 730 Days**

Category	Vendor	Type	Location	Term Being Funded by Amount *	Amount	Section 3 Workers *	Labor Hours (Section 3 Worker) *	MWBE
Award	--	--	--	--	\$0.00	--	0	--
Change Order	NAVILLUS TILE INC D/B/A NAVILLUS CONTRACTING	Lump Sum	GOWANUS	1,130 Days	\$637,808.14	7	20,000	Non-Minority Owned
Change Order	RICHARDS PLUMBING AND HEATING CO., INC.	Lump Sum	SMITH	857 Days	\$9,116.83	5	3,626	Non-Minority Owned
Change Order	TULLY CONSTRUCTION CO INC-RICHARDS PLUMBING & HEATING CO INC JV	Lump Sum	BROWNSVILLE	1,620 Days	\$4,318.71	5	8,250	Non-Minority Owned
Contract Capacity Increase	--	--	--	--	\$0.00	--	0	--
<b>Total To Date</b>					<b>\$651,243.68</b>			

\* As per contract

Notes: Data covers the period from October 01, 2023 through December 31, 2023

## Heating Plant Contracts ("HPCs")

In June 2021, Board Resolution 21-6/30-23 authorized, as solely related to HPCs,

- (i) the temporary suspension of prerequisite Authority approval of
  - (a) contracts that are valued in excess of \$1,000,000.00**, as required by Section 1.03(i)(1) of the Authority's By-Laws, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 21-4/28-1, and Section IV(E) of the Authority's PPM, adopted by Board Resolution 20-11/24-29 and with one (1) subsequent amendment by Board Resolution 21-6/30-14, and
  - (c) change orders and funding increases**, as required by Section V(D) of the PPM; and
- (ii) at each Board Meeting, providing a HPCs report including, but not limited to, the
  - (a) number of contracts awarded**, and
  - (b) change orders and contract capacity increases** entered into, subsequent to the prior Board Meeting.

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



# Q4 Project Status Update for HPCs

Development	General Scope	Construction Contract Amount (General)	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
AMSTERDAM	Heating System	\$33,400,000	Construction	05/08/2025	05/03/2025	Federal, State
BAY VIEW	Heating System	\$22,587,665	Construction	01/23/2026	01/15/2026	Federal, State
BREVOORT	Heating System	\$25,156,470	Construction	04/06/2025	03/30/2025	Federal, State
COOPER PARK	Heating System	\$20,636,386	Construction	11/29/2024	11/22/2024	Federal, State
GOWANUS	Heating System	\$25,176,543	Construction	01/28/2025	01/25/2025	Federal, State
JOHNSON	Heating System	\$23,867,815	Construction	02/27/2025	02/20/2025	Federal, State
LINCOLN	Heating System	\$2,432,863	Procurement	03/14/2024	04/15/2026	Federal, State
MARCY	Heating System	\$39,086,000	Construction	10/30/2026	10/23/2026	Federal, State
MOTT HAVEN	Heating System	\$39,086,001	Construction	02/27/2025	02/25/2025	Federal, State
RAVENSWOOD	Heating System	\$47,445,404	Construction	03/17/2026	03/10/2026	Federal, State
ROOSEVELT I, ROOSEVELT II	Heating System	\$25,323,959	Construction	02/28/2025	02/12/2025	Federal, State
SMITH	Heating System	\$18,894,741	Construction	08/21/2025	08/20/2025	Federal, State
UPACA (SITE 5)	Heating System	\$8,380,000	Construction	09/23/2024	09/04/2024	Federal, State
VAN DYKE I, VAN DYKE II	Heating System	\$43,511,504	Construction	04/06/2025	03/30/2025	Federal, State
<b>Total To Date</b>		<b>\$374,985,352</b>				

Notes: Data covers the period from October 01, 2023 through December 31, 2023





# Waste Management Contracts

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

**Board Resolution: 21-10/27-9**

**Suspension Period: 730 Days**

Category	Vendor	Type	Location	Term Being Funded by Amount *	Amount	Section 3 Workers *	Labor Hours (Section 3 Worker) *	MWBE
Award	--	--	--	--	\$0.00	--	0	--
Change Order	--	--	--	--	\$0.00	--	0	--
Contract Capacity Increase	--	--	--	--	\$0.00	--	0	--
<b>Total To Date</b>					<b>\$0.00</b>			

\* As per contract

Notes: Data covers the period from October 01, 2023 through December 31, 2023

## Waste Management Contracts ("WMCs")

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

(i) the temporary suspension of prerequisite Authority approval of

**(a) contracts that are valued in excess of \$1,000,000.00**, as required by Section 1.03(i)(1) of the Authority's By-Laws, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 21-4/28-1, and Section IV(E) of the Authority's PPM, adopted by Board Resolution 20-11/24-29 and with one (1) subsequent amendment by Board Resolution 21-6/30-14, and

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

(ii) provide a quarterly WMCs report including, but not limited to, the

**(a) number of contracts awarded**, and

**(b) change orders and contract capacity increases** entered into, subsequent to the prior Board Meeting.



# Q4 Project Status Update for WMCs

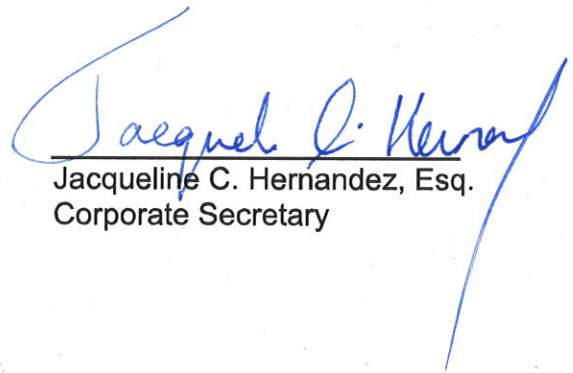
Development	General Scope	Construction Contract Amount	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
Polo Ground Towers (e21316)	Design-Build: Pneumatic Systems	\$31,930,000	Construction	12/6/2024	12/6/2024	City, Federal, Operating
Various Developments as per the Action Plan (e21231, e21232, e21233, e21234, e21235, e21238, e21296)	Design-Build: Waste Yards Redesign	\$15,000,000	Construction	5/27/2024	5/21/2024	City, Federal, Operating
Various Developments as per the Action Plan (e22065)	Design-Bid-Build: Waste Yards Redesign (FY21 15A/15B)	Pending Procurement & Award	Procurement	10/12/2024	7/10/2025	City, Federal
Various Developments as per the Action Plan (e22067)	JOC Delivery : Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY21)	\$10,596,286	Construction	6/15/2024	4/19/2024	City
Various Developments as per the Action Plan (e22068)	JOC Delivery : Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY 22)	\$10,285,209	Construction	6/3/2024	6/3/2024	City
Various Developments as per the Action Plan (e22286)	IDIQ Delierly*: Interior Compactors (FY23) * To be procured under JOC	Pending Procurement & Award	Procurement	5/9/2024	8/23/2025	City
Various Developments as per the Action Plan (e22069, e22070)	Design-Bid-Build: Waste Yards Redesign (FY22 18A/18B)	Pending Procurement & Award	Planning	4/11/2024		City
Various Developments as per the Action Plan (e22071, e22072)	Design-Bid-Build: Waste Yards Redesign (FY23 18C/18D)	Pending Procurement & Award	Planning	4/11/2024		City

Notes: Data covers the period from October 01, 2023 through December 31, 2023

THREE-THOUSAND ONE HUNDRED AND NINETY-SECOND MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:17 A.M.

  
Jacqueline C. Hernandez, Esq.  
Corporate Secretary