

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

Minutes of Board Meeting

Friday, April 26, 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
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
Friday, April 26, 2024

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, March 27, 2024

APPROVED

II. Presentation

Recognition of two (2) New York City Police Department Officers

III. CEO's Remarks

IV. Reports

1. Mayoral Roofing Program Follow-Up
(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)

V. Authority Calendar

Calendar of Regular Meeting, Friday, April 26, 2024

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

1 Authorization to Ratify a Contract Capacity Increase to the Agreement with Venable LLP ("Venable")

Location:	Non-Development
Administering Department:	Legal Affairs
Funding Source:	Operating – Federal
Amount:	\$250,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify a contract capacity increase to this agreement with Venable for the provision of legal services, which did not require initial Board authorization and as subsequently amended for a four-year, eleven-month and ten-day term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the four-year, eleven-month and ten-day term, which commenced on January 22, 2021 and is continuing through December 31, 2025.

APPROVED

2 Authorization to Ratify (i) an Amendment to Requirement Contract No.1814153 Awarded to TR Pipe Inc. ("TR Pipe") and (ii) a Contract Capacity Increase to the Requirement Contract Awarded to TR Pipe

Location:	Various (Manhattan)
Administering Department:	Heating Management Services
Funding Source:	Operating & Capital – Federal
Amount:	\$1,000,000.00
Projected Section 3 Hires/Labor Hours:	2 Hires

Authorization is requested to ratify (i) an amendment to this requirement contract awarded to TR Pipe for the replacement of vacuum pump units, authorized by Board Resolution 18-6/27-16 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, extending the term by an additional twelve-month term; and (ii) a contract capacity increase to this requirement contract awarded to TR Pipe, 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 April 1, 2023 and continued through March 31, 2024.

APPROVED

3 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2209472 Awarded to Popular Services Inc. ("Popular")

Location:	Various (Citywide)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$2,500,000.00
Projected Section 3 Hires/Labor Hours:	625 of 2,500 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Popular for maintenance painting of (i) apartments and (ii) interior and exterior public spaces, authorized by Board Resolution 22-11/30-41 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 9, 2022 and is continuing through November 8, 2025.

APPROVED

4 Award of a Requirement Contract for Service and Repair of Intercom Systems

Location:	Various (Bronx)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$2,696,012.34
Projected Section 3 Hires/Labor Hours:	4,473 of 17,892 Hours

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

APPROVED

5 Award of a Requirement Contract for Service and Repair of Intercom Systems

Location:	Various (Brooklyn)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$4,207,588.18
Projected Section 3 Hires/Labor Hours:	6,674.50 of 26,698 Hours

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

APPROVED

6 Award of a Requirement Contract for Service and Repair of Intercom Systems

Location:	Various (Manhattan)
Administering Department:	Property Management – Manhattan
Funding Source:	Operating – Federal
Amount:	\$1,880,984.58
Projected Section 3 Hires/Labor Hours:	3,013.50 of 12,054 Hours

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, CLC Communications 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. 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 Service and Repair of Intercom Systems

Location:	Various (Queens & Staten Island)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$4,192,949.82
Projected Section 3 Hires/Labor Hours:	6,651.25 of 26,605 Hours

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

APPROVED

8 Authorization to (i) Amend Board Resolution 22-5/25-16 and (ii) Ratify a Contract Capacity Increase to Task Order ("TO") No. 2203629 Issued to United Facility Services Corp. d/b/a Eastco Building Services ("United Facility")

Location:	Various (Citywide)
Administering Department:	Special Repair Projects
Funding Source:	Operating – Federal
Amount:	\$36,139,107.98
Projected Section 3 Hires/Labor Hours:	15,000 of 60,000 Hours

Authorization is requested to (i) amend Board Resolution 22-5/25-16, which authorized the approval of a contract capacity increase to this TO issued to United Facility for Complete Facilities Maintenance and Management Services, for a nine-month term, (a) to correct the erroneously stated TO term from nine months (March 1, 2022 through November 30, 2022), to one year, eight months and sixteen days (March 16, 2022 through December 1, 2023), as it appears on the executed TO, and (b) to correct the erroneously stated original contract price amount from \$977,020.52 to \$505,194.31, as it appears on the executed TO, and (ii) ratify a contract capacity increase to this TO issued to United Facility, which did not require initial Board authorization and as subsequently amended for a one-year, eight-month and sixteen-day term, to increase the not-to-exceed amount, in order to fund Phase II of the Operations Apartment Turnover and Readiness Initiative work during the remainder of the extended six-month and twenty-nine-day term, which commenced on December 2, 2023 and is continuing through June 30, 2024.

APPROVED

9 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Environmental Consulting Services for Asbestos

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal & City
Amount:	\$2,000,000.00
Projected Section 3 Hires/Labor Hours:	165 of 650 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, The ALC Group, LLC d/b/a ALC Environmental. The first 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 seeks to award one (1) other IDIQ contract to the first lowest bidder. This IDIQ 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 Environmental Consulting Services for Asbestos

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal & City
Amount:	\$2,000,000.00
Projected Section 3 Hires/Labor Hours:	5,180 of 20,720 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Kam Consultants Corp. The first 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 seeks to award one (1) other IDIQ contract to the first lowest bidder. The second lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. 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 Environmental Consulting Services for Asbestos

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal & City
Amount:	\$2,000,000.00
Projected Section 3 Hires/Labor Hours:	1,125 of 4,500 Hours

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

APPROVED

- 12 Authorization of a Contract Capacity Increase to the Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Tetra Tech, Inc. ("Tetra Tech")

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$3,125,000.00
Projected Section 3 Hires/Labor Hours:	1,500 of 5,000 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ agreement with Tetra Tech for lead-based paint X-ray fluorescence inspection services, authorized by Board Resolution 22-12/21-9 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 23, 2023 and is continuing through February 22, 2025.

APPROVED

- 13 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2213510 Awarded to New York Environmental Systems, Inc. ("NYESI")

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal & City
Amount:	\$15,000,000.00
Projected Section 3 Hires/Labor Hours:	40,576 of 162,240 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to NYESI for asbestos abatement and replacement of floor tiles in move-out apartments, authorized by Board Resolution 23-1/26-26 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 February 21, 2023 and is continuing through February 20, 2026.

APPROVED

- 14 Authorization to Award a Requirement Contract for the Purchase and Delivery of Plumbing Supplies (one hundred sixty-seven (167) out of the one hundred ninety-four (194) line-items)

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$3,352,015.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Krasman Supply Corporation d/b/a Dayton Supply Company. There are no renewal options.

APPROVED

- 15 Authorization to Ratify the Award of a Requirement Contract for the Purchase and Delivery of Plumbing Supplies (sixty-three (63) out of the two hundred nine (209) line-items)

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$1,046,724.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Krasman Supply Corporation d/b/a Dayton Supply Company. There are no renewal options.

APPROVED

- 16 Authorization to Ratify the Award of a Requirement Contract for the Purchase and Delivery of Kitchen Stainless Steel Sinks

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$5,644,386.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Big Apple Sign Corp. The first lowest bidder was deemed non-responsive for the submission of a product sample which was found to be deficient. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 17 Authorization to Ratify (i) an Amendment to the Agreement with Hilti, Inc. ("Hilti") and (ii) a Contract Capacity Increase to the Agreement with Hilti

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$865,155.41
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify (i) an amendment to this agreement with Hilti for the purchase and delivery of tools and materials, which did not require initial Board authorization for a one-year, five-month and twelve-day term, extending the term by an additional twelve-month term; and (ii) a contract capacity increase to this agreement with Hilti, 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 December 6, 2023 and is continuing through December 5, 2024.

APPROVED

- 18 Authorization to Ratify (i) a Change Order ("CO") and (ii) Four (4) Contract Capacity Increases ("CCIs") to Requirement Contract No. 2109920 Awarded to Krasman Supply Corporation d/b/a Dayton Supply Company ("Krasman")

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$3,243,796.49
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify (i) a CO to this requirement contract awarded to Krasman for the purchase and delivery of plumbing and heating supplies, which did not require initial Board authorization for a three-year term, to increase the not-to-exceed amount, in order to fund the additional one hundred ninety-nine (199) line-items of plumbing and heating supplies during the remainder of the three-year term, which commenced on May 13, 2021 and is continuing through May 12, 2024, and (ii) four (4) CCIs to this requirement contract awarded to Krasman, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on May 13, 2021 and is continuing through May 12, 2024.

APPROVED

19 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for Roof Work

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	Capital – Federal, City & State
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	9,100 of 36,400 Hours

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

APPROVED

20 Authorization to Amend Board Resolution 23-2/23-18

Location:	Various (Citywide)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to amend Board Resolution 23-2/23-18, which authorized the entering into an agreement with STV Incorporated for Permanent Affordability Commitment Together/Rental Assistance Demonstration Independent Mold Analyst professional services, for an initial one-year term with four (4) one-year renewal options, to (i) correct the contract number from 2007315 to 2219715 as it appears in the executed agreement, and (ii) remove the Request for Quotation number, as this contract was procured via a single source process. All other terms and conditions set forth in Board Resolution 23-2/23-18 shall remain unchanged.

APPROVED

21 Authorization to Award the Authority's Environmental Liability Insurance Program Policies

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating – Federal
Amount:	\$1,559,017.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to award the Authority's Environmental Liability Insurance Program ("ELIP") Policies to (1) Evanston Insurance Company, a member insurer of Markel Group Inc. ("Evanston"), with a general total limit of \$25,000,000.00 each incident and a total policy aggregate limit of \$25,000,000.00, (2) Everest Indemnity Insurance Company, a member insurer of Everest Group, Limited ("Everest"), with a general total limit of \$10,000,000.00 each incident and a total policy aggregate limit of \$10,000,000.00 in excess of Evanston's policy, and (3) Hamilton Insurance Designated Activity Company, a member insurer of Hamilton Re, with a general total limit of \$15,000,000.00 each incident and \$15,000,000.00 total policy aggregate limit in excess of Everest's policy. The ELIP has total limits of \$50,000,000.00 each incident and \$50,000,000.00 in the aggregate. The ELIP is subject to a Self-Insured Retention ("SIR") of \$500,000.00 each incident and for certified class action lawsuits the SIR is aggregated to \$5,000,000.00. Coverage includes pollution conditions arising from all acts of terrorism. All ELIP policies commence on May 18, 2024 and continue through May 17, 2027.

APPROVED

Jacqueline C. Hernandez, Esq.
Corporate Secretary



NEW YORK CITY
**HOUSING
AUTHORITY**

NYCHA Board Meeting

April 26, 2024

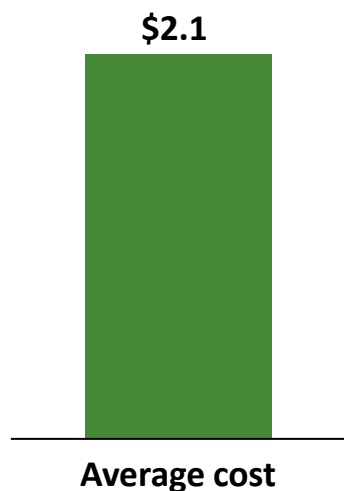
Mayoral Roofing Program Follow-Up

Shaan Mavani, Chief Asset & Capital Management Officer

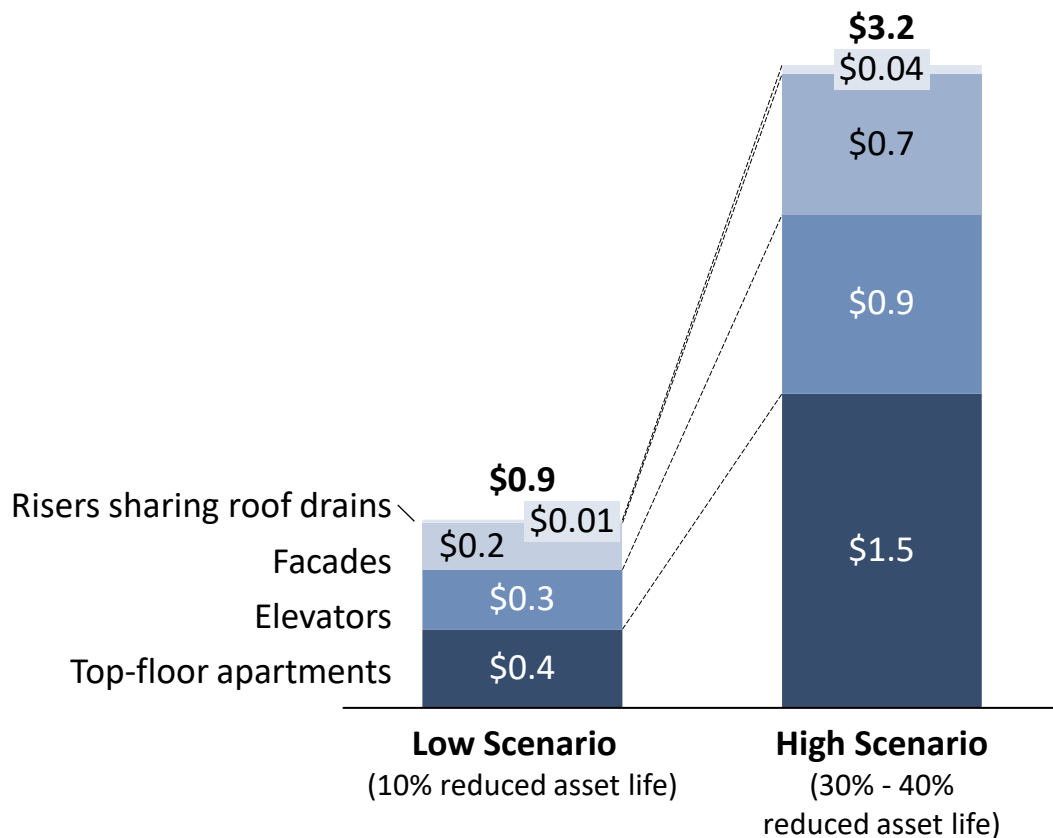
Oliver Osterwind, Vice President of Project Management, Capital Programs

Typical \$2.1M roof replacement produces \$0.9 – \$3.2M in capital savings and 60% reduction in staff time to resolve work orders

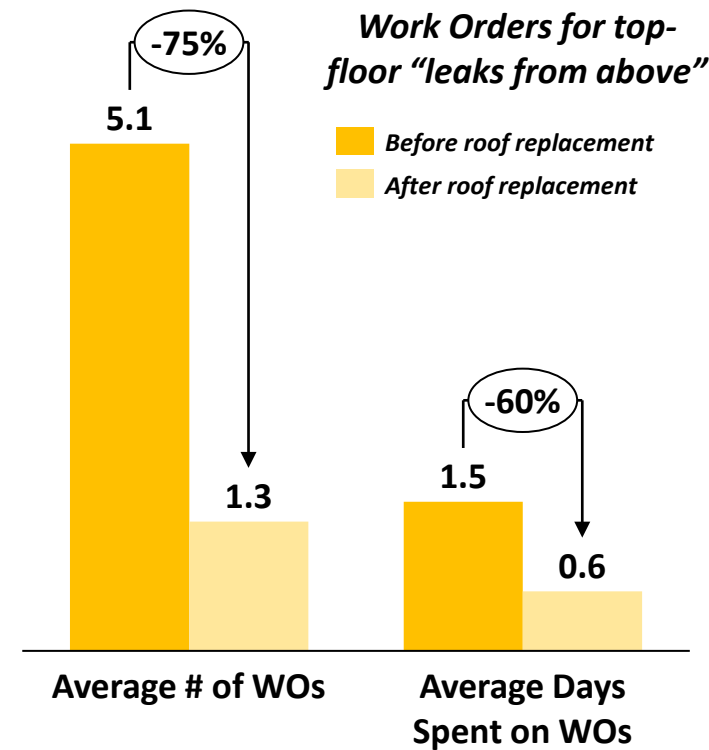
Roof replacement cost
(per building, \$M)



Primary capital savings
(per building, \$ M)



Work order reductions
(per building, yearly average at 5 sites with 2021 roof replacements)



126 roofs could be expedited by ~6-12 months with increased staffing and expedited approvals

Projects already in construction: 159 roofs

- Could be expedited by 1-3 months on average through expedited DOB and FDNY approvals
- A&CM is collaborating with these agencies on this more broadly

Projects in planning, design and procurement: 126 roofs

- Could be expedited by 6 – 12 months on average, with program completion Q1 2028 → Q2 2027
- Increased Staffing: Additional staffing budget over next 12 - 18 months to manage projects, and coordinate expedited parking relocations and neighboring property owner agreements
- Expedited Approvals: DOB, FDNY, NYCHA Board (or Ratification), OMB
- Other areas:
 - Design timelines could be expedited through more aggressive contractual durations, but likely to increase costs and quality issues
 - Construction Vendor capacity constraints do not have a clear solution to allow further expediting
 - Exploring cold weather safe work procedures to allow increased work during winter months



NYCHA Board Meeting
April 26, 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 February 23rd, 2024, Board Resolution 21-11/29-2 was extended by Board Resolution 24-1/31-19 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 182 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 (in-progress)

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.

Damper Replacement/Installation Temporary Suspension of Board Approval For Ventilation Related Contracts Activity for Q1 2024

Vendor	Type	Location	Initial Award Date	Term Being Funded and Amount	Activity
Sahara Construction Corp.	Ventilation – Damper Replacement/ Installation (IDIQ)	Citywide	Nov-19	Initial 3 yrs. w/2 additional 1 yr. renewal extension \$8,400,000	Contract Capacity Increase
Trystate Mechanical Inc.	Ventilation – Damper Replacement/ Installation (IDIQ)	Citywide	Oct-20	Initial 2 yrs. w/2 additional 1 yr. renewal extension \$10,400,000	Contract Capacity Increase

Note: Indefinite delivery/indefinite quantity (“IDIQ”) contracts provide for indefinite quantity of supplies or services during a fixed period IDIQ contract. Therefore, the quantity assigned to the vendor may increase as the program progresses over time.

4/11/2024

Roof Fan Replacement/Installation

Program Activity Since Award

All Engineering work is 100% complete.

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

04/11/2024

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
Total Units that had Vents Cleaned or Attempted	89,303
Overall Percentage of Units that had Vents Cleaned or Attempted	100%
Total Units that Remaining to be Attempted/Cleaned	0
Total Units Visited and Confirmed Not To Be Supported by Mechanical Ventilation	19,468
Overall Units Assigned to OMAR	117,032

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.

04/11/2024

Vent Cleaning – 3rd Attempts

Program Activity Since Award

Description	No.
Total Units Requiring 3 rd Attempt	32,032
Total 3 rd Attempts	32,032
Total 3 rd Attempt Resulting in a Cleaning	15,610
3rd Attempts Completed	100%
3rd Attempts Resulted in Cleaning	48%

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.

04/11/2024

Damper Replacement

Program Activity Since Award

Description	No.
Total Dampers Replaced in Previous Quarters	3009
Total Dampers Replaced in Q4 2023	2,923
Total Dampers Replaced in Q1 2024	4,600
Overall Dampers being Attempted but No Access Provided	180
Total Dampers Replaced	10,532
Overall Percentage of Dampers Replaced at Locations Attempted	98.3%
Total Dampers Remaining to be Replaced	84,168
Total Units Visited and Confirmed Not To Be Supported by Mechanical Ventilation	0
Overall Assigned to OMAR	94,700

Notes:

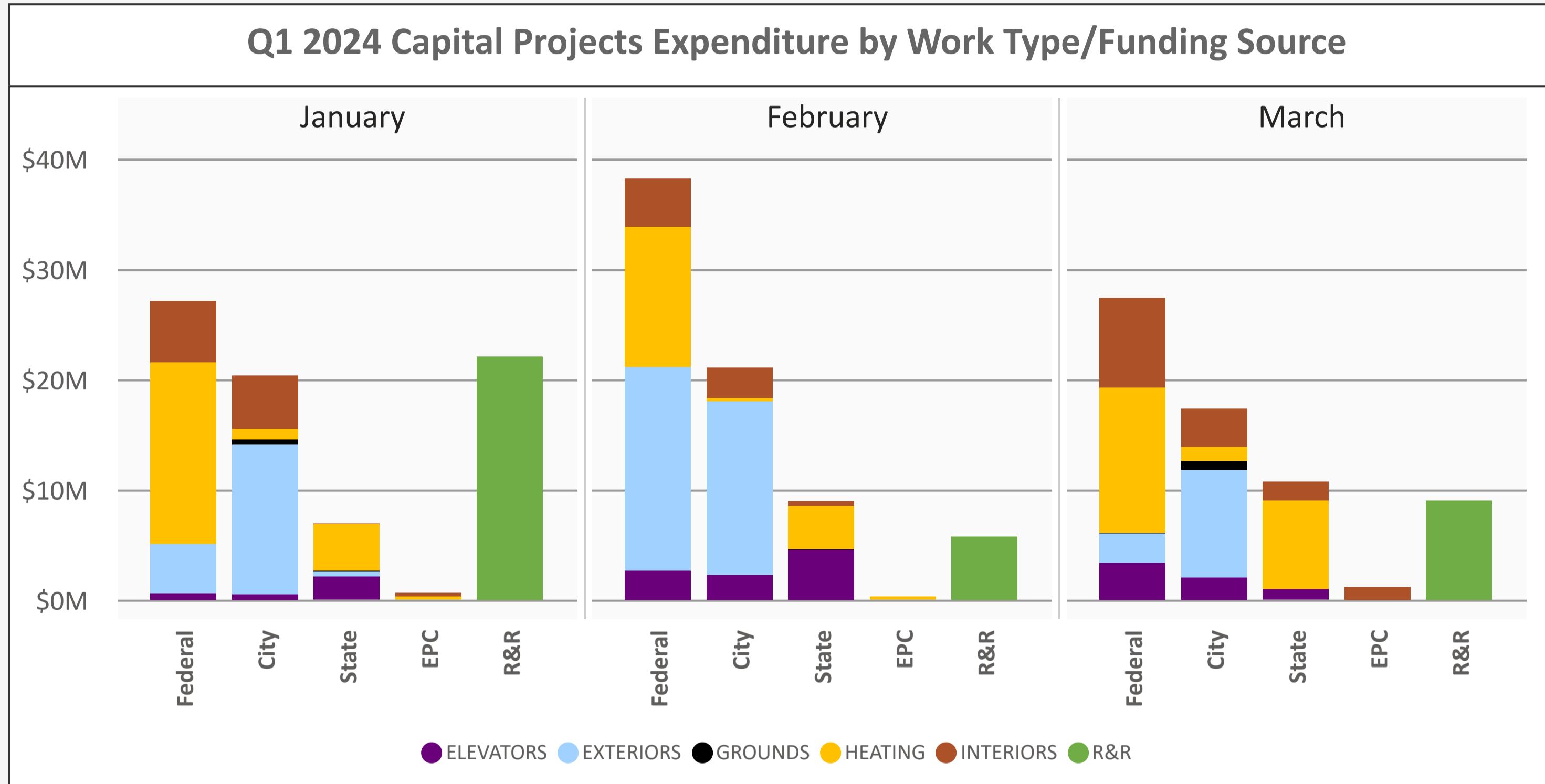
-Dampers are being replaced in units and hallways.

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

04/11/2024



Capital Projects - Quarter 1 (Jan-Mar) 2024 Expenditure (1 of 2)



Funding Source	January	February	March	Total
Federal	\$27.13M	\$38.21M	\$27.37M	\$92.70M
City	\$20.34M	\$21.03M	\$17.33M	\$58.70M
R&R	\$22.06M	\$5.73M	\$9.01M	\$36.79M
State	\$6.90M	\$8.95M	\$10.71M	\$26.55M
EPC	\$0.62M	\$0.28M	\$1.16M	\$2.05M
Total	\$77.04M	\$74.19M	\$65.56M	\$216.80M

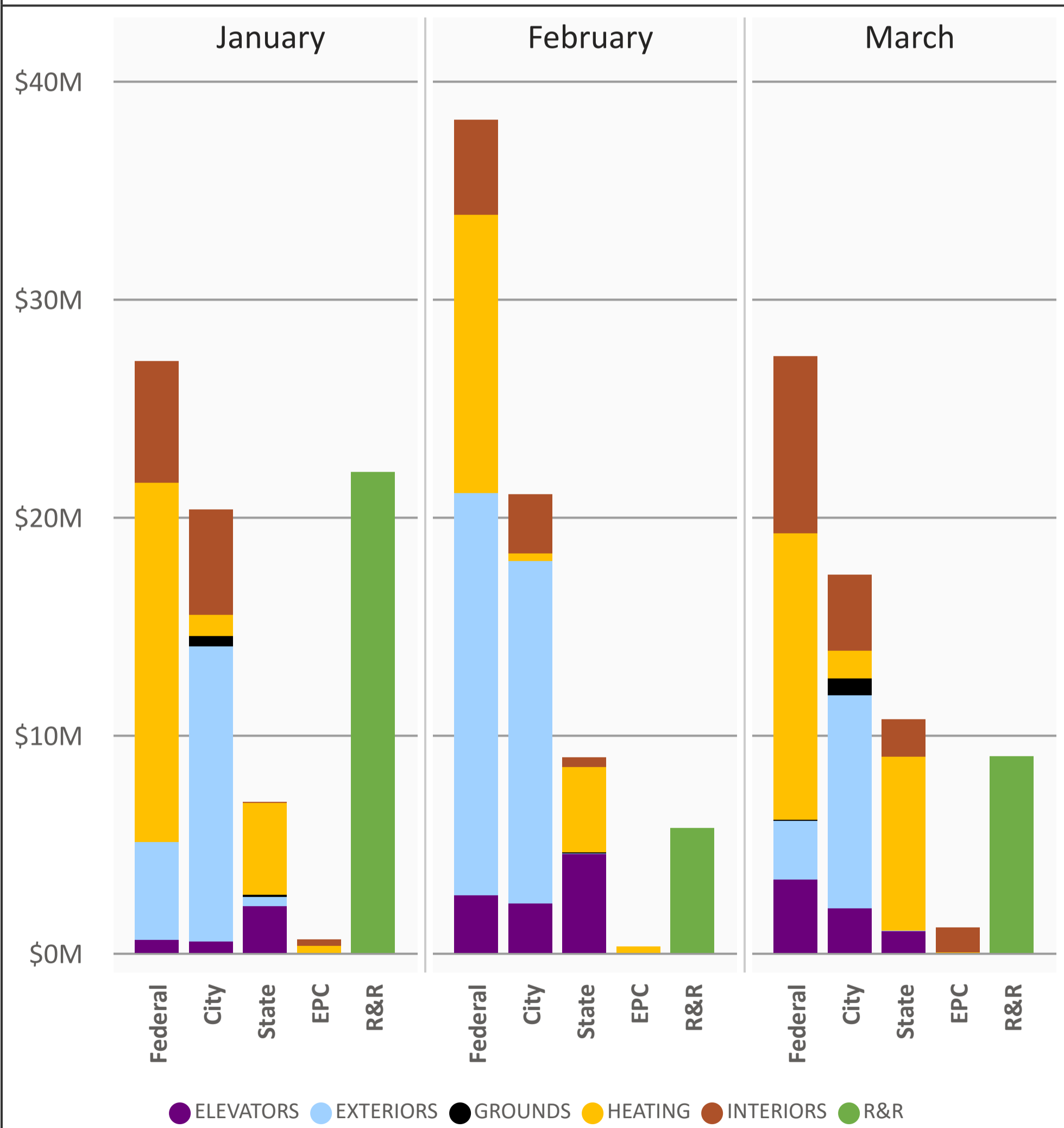
Notes: Data covers the period from January 01, 2024 through March 31, 2024

R&R = Recovery & Resilience



Capital Projects - Quarter 1 (Jan-Mar) 2024 Expenditure (2 of 2)

Q1 2024 Capital Projects Expenditure by Work Type



January 2024

Work Type	Federal	City	State	EPC	R&R	Total
R&R					\$22.06M	\$22.06M
HEATING	\$16.47M	\$0.98M	\$4.20M	\$0.33M		\$21.99M
EXTERIORS	\$4.48M	\$13.54M	\$0.43M			\$18.44M
INTERIORS	\$5.56M	\$4.84M	\$0.03M	\$0.29M		\$10.71M
ELEVATORS	\$0.60M	\$0.53M	\$2.14M			\$3.27M
GROUNDS	\$0.01M	\$0.46M	\$0.10M			\$0.57M
Total	\$27.13M	\$20.34M	\$6.90M	\$0.62M	\$22.06M	\$77.04M

February 2024

Work Type	Federal	City	State	EPC	R&R	Total
EXTERIORS	\$18.47M	\$15.70M	\$0.00M			\$34.18M
HEATING	\$12.75M	\$0.34M	\$3.91M	\$0.28M		\$17.27M
ELEVATORS	\$2.63M	\$2.27M	\$4.55M			\$9.45M
INTERIORS	\$4.36M	\$2.72M	\$0.44M			\$7.51M
R&R					\$5.73M	\$5.73M
GROUNDS			\$0.06M			\$0.06M
Total	\$38.21M	\$21.03M	\$8.95M	\$0.28M	\$5.73M	\$74.19M

March 2024

Work Type	Federal	City	State	EPC	R&R	Total
HEATING	\$13.16M	\$1.28M	\$8.00M	\$0.01M		\$22.46M
INTERIORS	\$8.11M	\$3.47M	\$1.70M	\$1.14M		\$14.43M
EXTERIORS	\$2.68M	\$9.78M	\$0.00M			\$12.47M
R&R					\$9.01M	\$9.01M
ELEVATORS	\$3.36M	\$2.03M	\$1.00M			\$6.39M
GROUNDS	\$0.05M	\$0.76M				\$0.81M
Total	\$27.37M	\$17.33M	\$10.71M	\$1.16M	\$9.01M	\$65.56M

Grand Total	\$92.70M	\$58.70M	\$26.55M	\$2.05M	\$36.79M	\$216.80M
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Notes: Data covers the period from January 01, 2024 through March 31, 2024

R&R = Recovery & Resilience



Elevator Modernization Contracts

Q1 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.	Lump Sum	BUTLER	792 Days	\$36,838.57	2	2,390	Minority Owned
Change Order	CHARAN ELECTRICAL ENTERPRISES, INC.	Lump Sum	MCKINLEY	1,088 Days	\$5,467.64	2	323	Minority Owned
Change Order	CHARAN ELECTRICAL ENTERPRISES, INC.	Lump Sum	QUEENSBRIDGE SOUTH	1,379 Days	\$496,421.61	2	966	Minority Owned
Change Order	TRANSEL ELEVATOR & ELECTRIC INC DBA/TEI GROUP	Lump Sum	BUTLER	742 Days	\$155,743.10	2	3,406	Non-Minority Owned
Contract Capacity Increase	--	--	--	--	\$0.00	--	0	--
Total To Date					\$694,470.92			

* As per contract

Notes: Data covers the period from January 01, 2024 through March 31, 2024

Elevator Modernization Contracts ("EMCs")

In June of 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) 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.



Q1 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	10/27/2024	09/20/2024	City, Federal
AMSTERDAM	Elevators Renovation	\$20,588,130	\$4,066,382	Construction	11/19/2025	10/14/2025	City, Federal,
ATLANTIC TERMINAL SITE 4B	Elevators Renovation	\$2,594,984	\$453,036	Construction	04/19/2025	02/11/2025	City, State, Federal
BUTLER	Elevators Renovation	\$14,771,724	\$1,592,394	Construction	02/04/2025	12/29/2024	Federal, State
CAREY GARDENS	Elevators Renovation	\$6,828,480	\$525,556	Construction	01/05/2025	11/29/2024	City, State, Federal
CONEY ISLAND I (SITE 1B)	Elevators Renovation	\$2,333,657	\$175,556	Construction	11/11/2024	10/05/2024	City, Federal, State
CONEY ISLAND I (SITES 4 & 5)	Elevators Renovation	\$3,750,711	\$475,556	Construction	07/05/2024	05/29/2024	City, Federal, State
DYCKMAN	Elevators Renovation	\$11,109,474	\$870,000	Construction	03/26/2025	02/17/2025	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	06/29/2024	04/19/2024	State
HYLAN	Elevators Renovation	\$1,640,000	Not Applicable	Construction	10/13/2024	09/06/2024	City, Federal
MCKINLEY	Elevators Renovation	\$7,600,000	\$361,023	Construction	04/20/2024	03/15/2024	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	\$996,409	Construction	02/21/2025	01/16/2025	City, State
MORRISANIA AIR RIGHTS	Elevators Renovation	\$14,751,928	\$1,555,556	Construction	03/14/2025	02/07/2025	Federal, City
QUEENSBRIDGE NORTH	Elevators Renovation	\$22,207,499	\$1,852,574	Construction	08/29/2025	07/24/2025	City, State
QUEENSBRIDGE SOUTH	Elevators Renovation	\$24,589,763	\$1,751,977	Construction	11/22/2025	10/20/2025	Federal
RICHMOND TERRACE	Elevators Renovation	\$6,798,308	\$1,321,480	Closeout	09/17/2024	02/13/2024	State
SAINT NICHOLAS	Elevators Renovation	\$8,480,000	Pending	Construction	03/26/2025	02/17/2025	City, Federal
SARATOGA VILLAGE	Elevators Renovation	\$1,595,000	Not Applicable	Construction	10/06/2024	08/31/2024	City, Federal
UNITY PLAZA (SITES 17,24,25A)	Elevators Renovation	\$1,235,874	\$490,203	Construction	06/09/2024	05/03/2024	City, State
UNITY PLAZA (SITES 4-27)	Elevators Renovation	\$8,421,912	\$1,595,060	Construction	08/19/2024	07/13/2024	City, State
Total To Date		\$197,302,651	\$20,283,815				

Notes: Data covers the period from January 01, 2024 through March 31, 2024



Heating Plant Contracts

Q1 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	MARIC MECHANICAL, INC.	Lump Sum	RAVENSWOOD	1,285 Days	\$349,464.82	10	65,000	Non-Minority Owned
Change Order	RICHARDS PLUMBING AND HEATING CO., INC.	Lump Sum	SMITH	857 Days	\$206,857.54	5	4360	Non-Minority Owned
Contract Capacity Increase	--	--	--	--	\$0.00	--	0	--
Total To Date					\$556,322.36			

* As per contract

Notes: Data covers the period from January 01, 2024 through March 31, 2024

Heating Plant Contracts ("HPCs")

In June of 2021, Board Resolution 21-6/30-23 and in July of 2023, Board Resolution 23-7/26-23 authorized, as solely related to Heating Plant Contracts ("HPCs")

- (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 Procurement Policy Manual ("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) change orders and contract capacity increases**, as required by Section V(D) of the PPM (collectively, "Temporary Suspension"); and

- (ii)) provide a quarterly HPCs 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

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.



Q1 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	06/28/2026	06/20/2026	Federal, INS IRCAPF, State
BREVOORT	Heating System	\$25,156,470	Construction	06/07/2025	05/31/2025	Federal, State
COOPER PARK	Heating System	\$20,636,386	Construction	03/10/2025	02/21/2025	Federal, State
GOWANUS	Heating System	\$25,176,543	Construction	07/31/2025	07/10/2025	Federal, State
JOHNSON	Heating System	\$23,867,815	Construction	11/15/2025	11/07/2025	Federal, State
LINCOLN	Heating System	\$79,337	Procurement	04/03/2024	05/05/2026	Federal, Operating, State
MARCY	Heating System	\$39,086,000	Construction	10/30/2026	10/23/2026	Federal, State
MOTT HAVEN	Heating System	\$24,035,185	Construction	09/25/2025	09/21/2025	Federal, State
RAVENSWOOD	Heating System	\$47,794,869	Construction	03/17/2026	03/10/2026	Federal, State
ROOSEVELT I, ROOSEVELT II	Heating System	\$25,323,959	Construction	07/08/2025	06/22/2025	Federal, State
SMITH	Heating System	\$19,101,599	Construction	09/21/2025	09/20/2025	Federal, State
UPACA (SITE 5)	Heating System	\$8,380,000	Construction	03/11/2025	02/20/2025	Federal, State
VAN DYKE I, VAN DYKE II	Heating System	\$43,511,504	Construction	07/10/2025	07/03/2025	Federal, State
Total To Date		\$358,137,332				

Notes: Data covers the period from January 01, 2024 through March 31, 2024



Waste Management Contracts

Q1 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	--
Total To Date					\$0.00			

* As per contract

Notes: Data covers the period from January 01, 2024 through March 31, 2024

Waste Management Contracts ("WMCs")

In October 2021, Board Resolution 21-10/27-9 and in July 2023, Board Resolution 23-7/26-22 authorized, as solely related to Waste Management Contracts ("WMCs")

- (i) temporary suspension of 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 Procurement Policy Manual ("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) change orders and contract capacity increases**, as required by Section V(D) of the PPM (collectively, "Temporary Suspension"); and

- (ii) provision of a quarterly WMCs 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, to extend the Temporary Suspension for an additional seven hundred thirty (730) days



Q1 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	9/16/2024	9/10/2024	City, Federal, Operating
Various Developments as per the Action Plan (e22065)	Design-Bid-Build: Waste Yards Redesign (FY21 15A/15B)	Pending Procurement & Award	Procurement	6/30/2025	2/28/2026	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	6/23/2024	6/5/2024	City, Federal
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	6/25/2024	6/20/2024	City
Various Developments as per the Action Plan (e22286)	IDIQ Delierly*: Interior Compactors (FY23) * To be procured under JOC	Pending Procurement & Award	Procurement	8/7/2024	11/22/2025	City
Various Developments as per the Action Plan (e22069, e22070)	Design-Bid-Build: Waste Yards Redesign (FY22 18A/18B)	Pending Procurement & Award	Planning	2/18/2025	8/5/2028	City
Various Developments as per the Action Plan (e22071, e22072)	Design-Bid-Build: Waste Yards Redesign (FY23 18C/18D)	Pending Procurement & Award	Planning	2/18/2025	8/5/2028	City

Notes: Data covers the period from January 01, 2024 through March 31, 2024

THREE-THOUSAND ONE HUNDRED AND NINETY-FIFTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:07 A.M.

Jacqueline C. Hernandez, Esq.
Corporate Secretary

DRAFT