

# NEW YORK CITY HOUSING AUTHORITY

## THREE-THOUSAND ONE HUNDRED AND SEVENTY-FIFTH MEETING

### Minutes of Board Meeting

Wednesday, May 25, 2022

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

Present: Gregory Russ, Chair  
Victor A. Gonzalez, Vice-Chair  
Joseph Adams, Member  
Paula Gavin, Member  
Emma Wolfe, Member  
Daniel Sherrod, Chief Operating Officer  
Jacqueline C. Hernandez, Esq., Corporate Secretary

\* Because of the ongoing COVID-19 health crisis and in relation to Chapter 1 of the Laws of 2022 of New York State, the Board Meeting of the New York City Housing Authority, held on Wednesday, May 25, 2022 at 10:00 A.M., was limited to viewing the live-stream or listening via phone instead of attendance in person

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

***Minutes***  
***Regular Meeting***  
***Wednesday, May 25, 2022***

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, April 27, 2022

**APPROVED**

II. Chair's Remarks

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, May 25, 2022

1 Authorization to Enter into Five (5) Agreements with Five (5) Firms

Location:	Non-Development
Administering Department:	Legal Affairs
Funding Source:	Operating – Federal
Amount:	\$8,000,000.00
Projected Section 3 Hires/Labor Hours:	Multiple Vendors – Multiple Plans

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Authorization is requested to enter into five (5) agreements with Island Claims Services, Inc., A.C. Roman & Associates, Inc., The Hallahan Group Inc., Cardinal Claim Service, Inc., and United Claims Service, Inc. for investigation and adjustment services on personal injury and property damage claims brought against the Authority, commencing on June 1, 2022 and continuing through May 31, 2027, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President for Legal Affairs and General Counsel and continuing for five (5) years thereafter, which includes an initial three-year term and two (2) one-year renewal options to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term.

**APPROVED**

*APPROVED = UNANIMOUS*

*N/A = NOT APPLICABLE*

2 Authorization to Enter into an Agreement with A L McDermott Inc. ("McDermott")

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating – Self-Insurance Fund (GL & WC)
Amount:	\$1,230,600.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 0

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Authorization is requested to enter into this agreement with McDermott for claims administration audit consulting services, commencing on June 1, 2022 and continuing through May 31, 2027, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President and Chief Financial Officer and continuing for five (5) years thereafter. There are no renewal options.

**APPROVED**

3 Authorization to (i) Amend Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 1918288 Awarded to Tetra Tech, Inc. ("Tetra Tech") and (ii) Approve a Contract Capacity Increase to the IDIQ Contract Awarded to Tetra Tech

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City & CDBG
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	0

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Authorization is requested to (i) amend this IDIQ contract awarded to Tetra Tech for lead-based paint inspection and related services, authorized by Board Resolution 19-7/31-79 and as subsequently amended for an initial eighteen-month term with one (1) six-month renewal option, to extend the term for an additional twelve (12) months; and (ii) approve a contract capacity increase to this IDIQ contract awarded to Tetra Tech, 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, commencing on August 12, 2022 and continuing through August 11, 2023.

**APPROVED**

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

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

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

**APPROVED**

- 5 Authorization of a Contract Capacity Increase to Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2113140 Awarded to CSI Security & Electric, Inc. DBA Centennial Security Integration ("CSI")

Location:	Various (Citywide)
Administering Department:	Safety & Security
Funding Source:	Operating – Federal
Amount:	\$1,833,130.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 1,000

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Authorization is requested to approve a contract capacity increase to this emergency IDIQ contract awarded to CSI for maintenance and repair of layered access control and closed-circuit television, which did not require initial Board authorization for an initial one-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 one-year term and the one-year renewal option term, which commenced on July 16, 2021 and is continuing through July 15, 2023.

**APPROVED<sup>1</sup>**

6 Authorization to Enter into an Agreement with Fastenal Company (“Fastenal”)

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$8,000,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to enter into an agreement with Fastenal for the purchase and delivery of various maintenance, repair and operations supplies, commencing on May 26, 2022 and continuing through January 25, 2024, or commencing on such other date as may be determined by the Chief Procurement Officer or the Senior Vice-President of Supply Management and Procurement and continuing for one (1) year and eight (8) months thereafter, which includes an initial eight-month term and one (1) one-year renewal option to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term, utilizing the terms and conditions of the Sourcewell (“Sourcewell”) Participating Agreement Number 121218. Sourcewell is a service cooperative created by the Minnesota legislature as a local unit of government (Minnesota Constitution Article XII, Section 3). Sourcewell is governed by local elected municipal officials and school board members (Minnesota Statutes § 123A.21 Subdivision 4 (2017)).

**APPROVED**

7 Authorization to Enter into an Agreement with W.W. Grainger, Inc. (“Grainger”)

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$23,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 7.5 per week

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Authorization is requested to enter into this agreement with Grainger for the purchase and delivery of various maintenance, repair and operations supplies, commencing on June 1, 2022 and continuing through December 31, 2024, or commencing on such other date as may be determined by the Chief Procurement Officer or the Senior Vice-President of Supply Management and Procurement and continuing for two (2) years and seven (7) months thereafter, which includes an initial seven-month term and two (2) one-year renewal options to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term, utilizing the terms and conditions of the Omnia Partners (“Omnia”) Participating Agreement Number 192163 between Grainger and the City of Tucson, Arizona. Omnia is a purchasing cooperative, connecting thousands of public agencies and education institutions with suppliers to create purchasing power.

**APPROVED<sup>2</sup>**

8 Award of a Requirement Contract for the Purchase and Delivery of Elevator Parts

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$1,302,478.85
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, Equiptex Industrial Products Corp. There are no renewal options.

**APPROVED**

9 Authorization to Ratify the Entering into an Agreement with STV|AECOM PNA - A Joint Venture ("STV|AECOM")

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Capital Planning
Funding Source:	Capital – Federal, Insurance & Mixed Finance
Amount:	\$9,336,201.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 10,450

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Authorization is requested to ratify the entering into an agreement with STV|AECOM for physical needs assessment services, which commenced on March 9, 2022 and is continuing through March 8, 2027. There are no renewal options.

**APPROVED**

- 10 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") No. CT1917785 Awarded to CSI Security & Electric, Inc. DBA Centennial Security Integration ("CSI")

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Capital Planning
Funding Source:	Operating & Capital – Federal, State & City
Amount:	\$3,500,000.00
Projected Section 3 Hires/Labor Hours:	3

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Authorization is requested to approve a contract capacity increase to this IDIQ JOC awarded to CSI (formerly, "CSI Security & Electric, Inc.") for installation of Closed-Circuit Television and Layered Access Control authorized by Board Resolution 20-2/26-4 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 additional assigned work, during the remainder of the one-year renewal option term, which commenced on April 9, 2022 and is continuing through April 8, 2023.

**APPROVED**

- 11 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") No. CT1917786 Awarded to CSI Security & Electric, Inc. DBA Centennial Security Integration ("CSI")

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Capital Planning
Funding Source:	Operating & Capital – Federal, State & City
Amount:	\$3,500,000.00
Projected Section 3 Hires/Labor Hours:	3

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Authorization is requested to approve a contract capacity increase to this IDIQ JOC awarded to CSI (formerly, "CSI Security & Electric, Inc.") for installation of Closed-Circuit Television and Layered Access Control authorized by Board Resolution 20-2/26-5 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 additional assigned work, during the remainder of the one-year renewal option term, which commenced on April 3, 2022 and is continuing through April 2, 2023.

**APPROVED**

- 12 Authorization of a Contract Capacity Increase to the Agreement with D & B Engineers and Architects, P.C. ("D&B") Related to the Response to and Recovery from Hurricane Sandy

Location:	Hammel
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA
Amount:	\$614,834.52
Projected Section 3 Hires/Labor Hours:	0

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Authorization is requested to approve a contract capacity increase to this agreement with D & B for professional construction management as agent services, authorized by Board Resolution 15-3/25-6 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional staffing necessary to cover the extended project schedule during the extended three-year, two-month and fourteen-day term, which commenced on April 15, 2020 and is continuing through June 28, 2023.

**APPROVED**

- 13 Award of a Requirement Contract for Repair of Exterior Compactor Refuse Management Systems

Location:	Various (Manhattan)
Administering Department:	Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$1,362,229.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 2,500

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Arrow Steel, Inc. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**



- 14 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2019423 Awarded to Richards Plumbing and Heating Co., Inc. ("Richards Plumbing")

Location:	Various (Citywide)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,250,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours - 720

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Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Richards Plumbing for gas piping inspections, authorized by Board Resolution 20-12/30-14 for an initial four-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 four-year term, which commenced on February 16, 2021 and is continuing through February 15, 2025.

**APPROVED**

- 15 Authorization of a Contract Capacity Increase to Task Order ("TO") No. 2203694 Issued to Brown Point Facility Management Solutions, LLC ("Brown Point")

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$10,487,922.69
Projected Section 3 Hires/Labor Hours:	Labor Hours – 1,750

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Authorization is requested to approve a contract capacity increase to this TO issued to Brown Point for Complete Facilities Maintenance and Management Services, which did not require initial Board authorization for a nine-month term, to increase the not-to-exceed amount, in order to fund Phase II of the Apartment Turnover and Readiness Initiative work during the remainder of the nine-month term, which commenced on March 1, 2022 and is continuing through November 30, 2022, utilizing the terms and conditions of the United States General Services Administration Master Services Agreement (Contract No. 47QSHA21D002K).

**APPROVED**

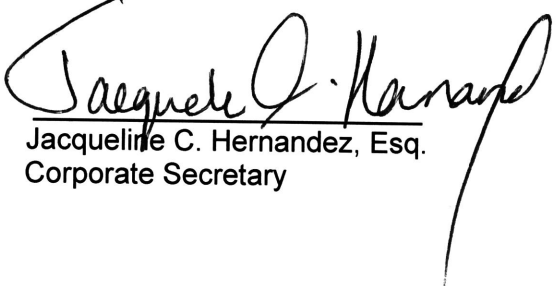
- 16 Authorization of a Contract Capacity Increase to Task Order ("TO") No. 2203629 Issued to United Facility Services Corp. d/b/a Eastco Building Services ("United Facility")

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$10,273,132.50
Projected Section 3 Hires/Labor Hours:	Labor Hours – 15,000

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Authorization is requested to approve a contract capacity increase to this TO issued to United Facility for Complete Facilities Maintenance and Management Services, which did not require initial Board authorization for a nine-month term, to increase the not-to-exceed amount, in order to fund Phase II of the Apartment Turnover and Readiness Initiative work during the remainder of the nine-month term, which commenced on March 1, 2022 and is continuing through November 30, 2022, utilizing the terms and conditions of the United States General Services Administration Master Services Agreement (Contract No. GS-21F-0129W).

**APPROVED**



Jacqueline C. Hernandez, Esq.  
Corporate Secretary

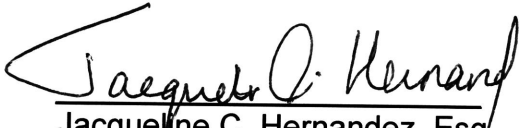
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<sup>1</sup> Board Member Adams abstained from voting on this item.  
<sup>2</sup> Board Member Adams abstained from voting on this item.

THREE-THOUSAND ONE HUNDRED AND SEVENTY-FIFTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:02 A.M.

  
Jacqueline C. Hernandez, Esq.  
Corporate Secretary