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:  Gregory Russ, Chair  
          Victor A. Gonzalez, Vice-Chair  
          Paula Gavin, Member  
          Emma Wolfe, Member  
          Eva Trimble, Chief Operating Officer  
          Jacqueline C. Hernandez, Esq., Corporate Secretary
NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, July 27, 2022

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, June 15, 2022

APPROVED

II. Reports

1. Quarterly Temporary Suspension Report on Mold and Ventilation-Related Contracts (Report is attached hereto and incorporated herein)

2. Quarterly Temporary Suspension Report on Elevator Modernization, Heating Plant and Waste Management Contracts, and Capital Projects Department’s Spend Rate Update (Report is attached hereto and incorporated herein)

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, July 27, 2022

1 Authorization of a Contract Capacity Increase to Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2113139 Awarded to Tomex Electronics, Inc. ("Tomex Electronics")

Location: Various (Citywide)
Administering Department: Safety & Security
Funding Source: Operating – Federal
Amount: $2,507,512.00
Projected Section 3 Hires/Labor Hours: Labor Hours – 50

Authorization is requested to approve a contract capacity increase to this emergency IDIQ contract awarded to Tomex Electronics 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 one-year renewal option term, which commenced on July 23, 2022 and is continuing through July 22, 2023.

APPROVED

APPROVED = UNANIMOUS
N/A = NOT APPLICABLE
2 Authorization to Ratify a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 1906918 Awarded to Visual Millwork & Fixture MFG Inc. ("Visual Millwork")

Location: Various (Citywide)
Administering Department: Procurement
Funding Source: Operating – Federal
Amount: $2,000,000.00
Projected Section 3 Hires/Labor Hours: Not Required

Authorization is requested to ratify a contract capacity increase to this IDIQ contract awarded to Visual Millwork for the purchase and delivery of kitchen cabinets, authorized by Board Resolution 19-10/30-6 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 one-year renewal option term, which commenced on November 1, 2021 and is continuing through October 31, 2022.

APPROVED

3 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2012610 Awarded to AGD Contracting Corp. ("AGD")

Location: Various (Citywide)
Administering Department: Healthy Homes
Funding Source: Operating – Federal
Amount: $900,000.00
Projected Section 3 Hires/Labor Hours: 4

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to AGD for lead-based paint abatement, which did not require initial Board authorization 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 August 20, 2020 and is continuing through August 19, 2023.

APPROVED
4 Authorization of a Contract Capacity Increase to Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Interface Cable Assemblies and Services Corp. ("ICAS")

Location: Various (Manhattan)
Administering Department: Property Management, Manhattan
Funding Source: Operating – Federal
Amount: $1,456,809.88
Projected Section 3 Hires/Labor Hours: Labor Hours – 500

Authorization is requested to approve a contract capacity increase to this emergency IDIQ agreement with ICAS for electrician services, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term, which commenced on February 3, 2022 and is continuing through February 2, 2024.

APPROVED

5 Authorization of a Contract Capacity Increase to Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Amazonas Painting Corp. ("Amazonas")

Location: Various (Manhattan)
Administering Department: Property Management, Manhattan
Funding Source: Operating – Federal
Amount: $3,335,000.00
Projected Section 3 Hires/Labor Hours: Labor Hours – 2,740

Authorization is requested to approve a contract capacity increase to this emergency IDIQ agreement with Amazonas for painting services, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year automatic 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 January 21, 2022 and is continuing through January 20, 2025.

APPROVED

Location: Various (Brooklyn)
Administering Department: Heating Management & Services
Funding Source: Operating – Federal
Amount: $2,257,857.00
Projected Section 3 Hires/Labor Hours: 1

Authorization is requested to (i) amend this requirement contract awarded to New York Boiler for boiler welding and repair services, authorized by Board Resolution 17-12/20-11 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to extend the term for an additional twelve (12) months; and (ii) ratify a contract capacity increase to this requirement contract awarded to New York Boiler, 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 June 7, 2022 and is continuing through June 6, 2023.

APPROVED


Location: Various (Bronx)
Administering Department: Heating Management & Services
Funding Source: Operating – Federal
Amount: $2,198,095.00
Projected Section 3 Hires/Labor Hours: 1

Authorization is requested to (i) amend this requirement contract awarded to New York Boiler for boiler welding and repair services, authorized by Board Resolution 17-12/20-12 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to extend the term for an additional twelve (12) months; and (ii) ratify a contract capacity increase to this requirement contract awarded to New York Boiler, 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 June 6, 2022 and is continuing through June 5, 2023.

APPROVED

| Location: | Various (Manhattan) |
| Administering Department: | Heating Management & Services |
| Funding Source: | Operating – Federal |
| Amount: | $2,869,198.00 |
| Projected Section 3 Hires/Labor Hours: | 1 |

Authorization is requested to (i) amend this requirement contract awarded to New York Boiler for boiler welding and repair services, authorized by Board Resolution 17-12/20-13 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to extend the term for an additional twelve (12) months; and (ii) ratify a contract capacity increase to this requirement contract awarded to New York Boiler, 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 June 7, 2022 and is continuing through June 6, 2023.

APPROVED

Authorization to Award the Authority's General Liability Insurance Program Policies, Including Automobile Liability Coverage

| Location: | Non-Development |
| Administering Department: | Risk Management |
| Funding Source: | Operating – Self-Insurance Fund |
| Amount: | $5,598,775.00 |
| Projected Section 3 Hires/Labor Hours: | Not Required |

Authorization is requested to award the Authority's General Liability Insurance Program Policies to (i) Lloyd's of London, (ii) Group Ark Insurance Limited, a White Mountains Insurance Group subsidiary, (iii) SiriusPoint Bermuda Insurance Company Limited, a SiriusPoint Limited subsidiary, (iv) Navigators Insurance Company, a Hartford Financial Services Group, Inc. subsidiary, (v) RSUI Indemnity Company, an Alleghany Corporation subsidiary, (vi) Endurance American Specialty Insurance Company, a SOMPO Holdings, Inc. subsidiary, (vii) Lexington Insurance Company, an American International Group, Inc. subsidiary, (viii) Liberty Surplus Insurance Corporation, a Liberty Mutual Insurance Holding Company, Inc. subsidiary, (ix) Westchester Surplus Lines Insurance Company, a Chubb Limited subsidiary and (x) Markel Insurance SE, a Markel Corporation subsidiary, to provide insurance coverage for torts above the Authority's $5,000,000.00 self-insured retention in the amount of $100,000,000.00 per occurrence and $100,000,000.00 in the aggregate (including $100,000,000.00 of automobile liability), and terrorism coverage, commencing August 1, 2022 and continuing through July 31, 2023.

APPROVED
10 Authorization to Award the Authority's Public Officials Liability Insurance Policies, Including Employment Practices Liability Coverage

Location: Non-Development
Administering Department: Risk Management
Funding Source: Operating – Self-Insurance Fund
Amount: $1,719,526.00
Projected Section 3 Hires/Labor Hours: Not Required

Authorization is requested to award the Authority's Public Officials Liability ("POL") Insurance Program Policies, including Employment Practices Liability ("EPL") to (i) Old Republic Union Insurance Company, a subsidiary of Old Republic International Corporation, (ii) Landmark American Insurance Company, a subsidiary of Alleghany Corporation ("Alleghany"), (iii) Fair American Insurance and Reinsurance Company, a subsidiary of Alleghany, (iv) Ironshore Indemnity Incorporated, a subsidiary of Liberty Mutual Holding Company Incorporated, (v) Kinsale Insurance Company, a subsidiary of Kinsale Capital Group, Incorporated, (vi) Ascot Insurance Company, a subsidiary of Canada Pension Plan Investment Board and (vii) Markel Insurance Company, a subsidiary of Markel Corporation, to provide POL insurance coverage above the Authority's $5,000,000.00 self-insured retention where applicable in the amount of $20,000,000.00 per claim and $20,000,000.00 in the aggregate (including $15,000,000.00 of EPL coverage), commencing on August 1, 2022 and continuing through July 31, 2023.

APPROVED

11 Authorization to Approve Investment Transactions

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

Authorization is requested to approve the investment transactions that were performed by the Authority's Treasury Department for the twelve (12) months ending December 31, 2021, in accordance with the United States Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

APPROVED
Authorization to Approve the Issuance of the Authority's Fiscal Year 2021 Audited Annual Financial Statements

Location: Non-Development
Administering Department: Financial Accounting & Reporting Services
Funding Source: N/A
Amount: N/A
Projected Section 3 Hires/Labor Hours: Not Required

Authorization is requested to approve the issuance of the Authority's Fiscal Year 2021 Audited Annual Financial Statements, presented in accordance with accounting principles generally accepted in the United States of America, and as recommended by the Authority's Audit and Finance Committee, in compliance with the Audit and Finance Committee Charter, adopted pursuant to Board Resolution 21-4/28-2 and as subsequently amended by Board Resolution 22-1/26-15.

APPROVED

Authorization to (i) Enter into Two (2) Indefinite Delivery, Indefinite Quantity (“IDIQ”) Agreements with Ventrop Engineering Consulting Group, PLLC (“Ventrop”) and AECOM USA, Inc. (“AECOM”) and (ii) Ratify the Entering into Four (4) IDIQ Agreements with Steven Winter Associates, Inc. (“Steven Winter”), Cycle Architecture, PLLC (“Cycle”), Facility Strategies Group, LLC (“Facility Strategies”) and Synergy Strategic Design Architects & Engineers, D.P.C. (“Synergy Strategic”)

Location: Various (Citywide)
Administering Department: Capital Projects Division – Energy & Sustainability Programs
Funding Source: Operating & Capital – Federal, State, City & Mixed Finance
Amount: $30,000,000.00
Projected Section 3 Hires/Labor Hours: Multiple Vendors – Multiple Plans

Authorization is requested to (i) enter into two (2) IDIQ Agreements with Ventrop and AECOM for Architectural and Engineering (“A/E”) and Sustainability Consulting Services, commencing on July 27, 2022 and continuing through July 26, 2025, or commencing on such other date as may be determined by the Chief Procurement Officer or the Chief Asset and Capital Management Officer and continuing for three (3) years thereafter, and (ii) ratify the entering into four (4) IDIQ Agreements with Steven Winter, Cycle, Facility Strategies and Synergy Strategic for A/E and Sustainability Consulting Services, of which the commencement dates are listed on page 5 of this Board Resolution. Each IDIQ agreement also provides for 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
14 Award of a Contract for Community Center Addition

Location: Wyckoff Gardens
Administering Department: Capital Projects Division – Project Management Team 1
Funding Source: Capital – City & Federal
Amount: $4,577,000.00
Projected Section 3 Hires/Labor Hours: Labor Hours – 2,500

Authorization is requested to award this contract to the lowest responsive and responsible bidder, ACS System Associates, Inc.

APPROVED

15 Award of a Contract for Roofing Replacement and Roofing Structure Renovation

Location: Low
Administering Department: Capital Projects Division – Project Management Team 1
Funding Source: Capital – City
Amount: $8,114,072.53
Projected Section 3 Hires/Labor Hours: Labor Hours – 12,725

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Vikrant Contracting & Builders Inc.

APPROVED
16 Authorization of a Contract Capacity Increase to Requirement Contract No. EL1816082
Awarded to Gilston Electrical Contracting, LLC ("Gilston")

Location: Various (Citywide)
Administering Department: Capital Projects Division – Project Management Team 2
Funding Source: Capital – City
Amount: $5,546,724.70
Projected Section 3 Hires/Labor Hours: 2

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Gilston for site lighting upgrades, authorized by Board Resolution 20-2/26-2 for a three (3) year term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the three-year term, which commenced on March 31, 2020 and is continuing through March 30, 2023.

APPROVED

17 Authorization to Ratify an Amendment to Board Resolution 22-2/23-5

Location: Woodside
Administering Department: Capital Projects Division – Project Management Team 1
Funding Source: N/A
Amount: N/A
Projected Section 3 Hires/Labor Hours: Not Required

Authorization is requested to ratify an amendment to Board Resolution 22-2/23-5, which authorized the award of a contract to P&K Contracting, Inc. for roofing replacement and rooftop structure renovation, for a 510-day term, to correct the contract no. from 2110533 to 2200786 and the contract type from lump sum to unit price. All other terms and conditions set forth in Board Resolution 22-2/23-5 shall remain unchanged.

APPROVED
Rejection of All Bids for a Contract for Roof Water Tank Replacement

Location: Gompers
Administering Department: Capital Projects Division – Project Management Team 1
Funding Source: N/A
Amount: N/A
Projected Section 3 Hires/Labor Hours: Not Required

Rejection of all bids is recommended in the best interest of the Authority.

APPROVED

Rejection of All Bids for a Contract for Trash Hoist Replacement with Vertical Reciprocating Conveyors

Location: Coney Island
Administering Department: Capital Projects Division – Project Management Team 3
Funding Source: N/A
Amount: N/A
Projected Section 3 Hires/Labor Hours: Not Required

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

APPROVED
Rejection of All Bids for a Contract for Trash Hoist Replacement with Vertical Reciprocating Conveyors Electrical Portion

Location: Marlboro Houses (LLC I)
Administering Department: Capital Projects Division – Project Management Team 3
Funding Source: N/A
Amount: N/A
Projected Section 3 Hires/Labor Hours: Not Required

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

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Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") No. GR1925097 Awarded to WDF Inc. ("WDF")

Location: Various (Citywide)
Administering Department: Capital Projects Division – Capital Planning
Funding Source: Capital – Federal, City & State
Amount: $12,500,000.00
Projected Section 3 Hires/Labor Hours: 18

Authorization is requested to approve a contract capacity increase to this IDIQ JOC awarded to WDF for general construction, authorized by Board Resolution 20-9/30-11 and as subsequently amended for an initial two-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the initial two-year term, which commenced on November 10, 2020 and is continuing through November 9, 2022.

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APPROVED
Authorization to Ratify a Contract Capacity Increase to Requirement Contract No. HE1323147 Awarded to Kordun Construction Corp. ("Kordun") Related to the Response to and Recovery from Hurricane Sandy

Location: Various (Brooklyn)
Administering Department: Capital Projects Division – Recovery & Resilience
Funding Source: Capital – FEMA, CDBG-DR & Insurance
Amount: $1,663,322.00
Projected Section 3 Hires/Labor Hours: 0

Authorization is requested to ratify a contract capacity increase to this requirement contract awarded to Kordun for the replacement of temporary oil boilers with temporary natural gas boilers, authorized by Board Resolution 13-11/20-18 and as subsequently amended for an initial two-year and seven-month term, to increase the not-to-exceed amount, in order to fund the continuation of the lease of all temporary natural gas boilers and as-needed repairs, during the remainder of the extended nine-month and fifteen-day term, which commenced on June 1, 2022 and is continuing through March 15, 2023.

APPROVED

Authorization to Ratify a Contract Capacity Increase to Requirement Contract No. HE1323149 Awarded to Kordun Construction Corp. ("Kordun") Related to the Response to and Recovery from Hurricane Sandy

Location: Red Hook East, Red Hook West (Bldgs. 1 - 4) & Red Hook West (Bldgs. 15 - 25)
Administering Department: Capital Projects Division – Recovery & Resilience
Funding Source: Capital – FEMA, CDBG-DR & Insurance
Amount: $1,305,410.00
Projected Section 3 Hires/Labor Hours: 0

Authorization is requested to ratify a contract capacity increase to this requirement contract awarded to Kordun for the replacement of temporary oil boilers with temporary natural gas boilers, authorized by Board Resolution 13-11/20-17 and as subsequently amended for an initial two-year and seven-month term, to increase the not-to-exceed amount, in order to fund the continuation of the lease of all temporary natural gas boilers and as-needed repairs, during the remainder of the extended nine-month and fifteen-day term, which commenced on June 1, 2022 and is continuing through March 15, 2023.

APPROVED
Authorization to rename the Marlboro Houses Skate Park the Sara Lee McWhite Park

<table>
<thead>
<tr>
<th>Location:</th>
<th>Marlboro Houses (LLC I)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administering Department:</td>
<td>Communications</td>
</tr>
<tr>
<td>Funding Source:</td>
<td>N/A</td>
</tr>
<tr>
<td>Amount:</td>
<td>N/A</td>
</tr>
<tr>
<td>Projected Section 3 Hires/Labor Hours:</td>
<td>Not Required</td>
</tr>
</tbody>
</table>

Authorization is requested to rename the Marlboro Houses Skate Park, located at West 11th Street at Avenue X in the borough of Brooklyn, to the Sara Lee McWhite Park.

APPROVED

Jacqueline C. Hernandez, Esq.
Corporate Secretary
NYCHA Board Meeting
July 27, 2022

Quarterly 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 administrated 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.
The Ventilation Modernization Program consists of three phases:
- Roof fan replacement/installation (in-progress)
- Vent cleaning (in-progress)
- Damper replacement (pilot and design phase)

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.

<table>
<thead>
<tr>
<th>Description</th>
<th>No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Fans Installed in Previous Quarters</td>
<td>5,930</td>
</tr>
<tr>
<td>Total Fans Installed in Q1 2022</td>
<td>1,049</td>
</tr>
<tr>
<td>Total Fans Installed in Q2 2022</td>
<td>252</td>
</tr>
<tr>
<td><strong>Total Fans Installed</strong></td>
<td>6,182</td>
</tr>
<tr>
<td>Total Fans* Remaining to be Installed</td>
<td>0</td>
</tr>
<tr>
<td><strong>Overall Number of Fans to be Replaced by OMAR Project</strong></td>
<td>6,182</td>
</tr>
<tr>
<td><strong>Overall Percentage of Progress to Project Completion</strong></td>
<td><strong>100%</strong></td>
</tr>
<tr>
<td>Total Fans Retained</td>
<td>2,254</td>
</tr>
<tr>
<td><em><em>Total Fans</em> Assigned to OMAR</em>*</td>
<td>8,436</td>
</tr>
</tbody>
</table>

*The following total of number of fans is subject to change as the engineering documents are annotated by OMAR.

Notes:

- This data represents work completed by NYCHA staff and the total number of current roof fan replacement/installation contracts awarded, including those not subject to the temporary suspension of Board approval.
- As NYCHA continues to QA and clean up the roof fan installation data, it might lead to a certain variation in the number of installed roof fans quarter-to-quarter.

7/01/2022
# Vent Cleaning

## Program Activity Since Award

<table>
<thead>
<tr>
<th>Description</th>
<th>No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Units that had Vents Cleaned in Previous Quarters</td>
<td>62,288</td>
</tr>
<tr>
<td>Total Units that had Vents Cleaned in Q1 2022</td>
<td>5,915</td>
</tr>
<tr>
<td>Total Units that had Completed in Q2 2022</td>
<td>1,693</td>
</tr>
<tr>
<td><strong>Total Units that had Vents Completed</strong></td>
<td><strong>63,981</strong></td>
</tr>
<tr>
<td>Overall Units Attempted/No Access</td>
<td>23,634</td>
</tr>
<tr>
<td><strong>Total Units that had Vents Cleaned or Attempted</strong></td>
<td><strong>87,615</strong></td>
</tr>
<tr>
<td><strong>Overall Percentage of Units that had Vents Cleaned or Attempted</strong></td>
<td><strong>99.9%</strong></td>
</tr>
<tr>
<td>Total Units that Remaining to Be Attempted/Cleaned</td>
<td>87</td>
</tr>
<tr>
<td>Total Units Visited and Confirmed to Not Be Supported by Mechanical Ventilation</td>
<td>17,644</td>
</tr>
<tr>
<td><strong>Overall Units Assigned to OMAR</strong></td>
<td><strong>105,346</strong></td>
</tr>
</tbody>
</table>

**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.

7/01/2022
## Vent Cleaning – 3rd Attempts

Program Activity Since Award

<table>
<thead>
<tr>
<th>Description</th>
<th>No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Units Requiring 3rd Attempt</td>
<td>28,806</td>
</tr>
<tr>
<td>Total 3rd Attempts</td>
<td>10,067</td>
</tr>
<tr>
<td>Total 3rd Attempt Resulting in a Cleaning</td>
<td>5,172</td>
</tr>
<tr>
<td>3rd Attempts Completed Ratio</td>
<td>34.9%</td>
</tr>
</tbody>
</table>

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.

7/01/2022
NYCHA Board Meeting
July 27, 2022

Quarterly Temporary Suspension Report on
Elevator Modernization, Heating Plant and Waste
Management Contracts, and Capital Projects
Department’s Spend Rate Update

Oliver Osterwind, Vice-President for Project Management
Asset & Capital Management Division
Capital Projects - *Quarter 2 (April-June) 2022 Expenditure*

### Q2 2022 Capital Projects Spend By Work Type

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal</td>
<td>$17M</td>
<td>$14M</td>
<td>$11M</td>
<td>$41M</td>
</tr>
<tr>
<td>City</td>
<td>$11M</td>
<td>$10M</td>
<td>$10M</td>
<td>$30M</td>
</tr>
<tr>
<td>State</td>
<td>$4M</td>
<td>$3M</td>
<td>$6M</td>
<td>$12M</td>
</tr>
<tr>
<td>EPC</td>
<td>$1M</td>
<td>$1M</td>
<td>$1M</td>
<td>$3M</td>
</tr>
<tr>
<td>Disaster Recovery</td>
<td>$38M</td>
<td>$49M</td>
<td>$51M</td>
<td>$139M</td>
</tr>
</tbody>
</table>

**Total**  
$71M  
$76M  
$78M  
**$225M**

Notes: Data covers the period from April 01, 2022 through June 30, 2022
## Elevator Modernization Contracts:
### Q2 Update on New Awards, Change Orders and Contract Capacity Increases

**Board Resolution:** 21-6/30-22  
**Suspension Period:** 1286 Days

<table>
<thead>
<tr>
<th>Category</th>
<th>Vendor</th>
<th>Type</th>
<th>Location</th>
<th>Term Being Funded by Amount</th>
<th>Amount</th>
<th>Section 3 Workers</th>
<th>Labor Hours (Section 3 Worker)</th>
<th>MWBE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Award</td>
<td>Transel Elevator &amp; Electric Inc. DBA TEI Group</td>
<td>Lump Sum</td>
<td>Unity Plaza (Sites 4-27)</td>
<td>569 Days</td>
<td>$8,421,912.00</td>
<td>4</td>
<td>1914</td>
<td>Non-Minority Owned</td>
</tr>
<tr>
<td>Change Order</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Contract Capacity Increase</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

Notes: Data covers the period from April 01 through June 30, 2022 as the last update to the Board covered the period through March 31, 2022.
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.
# Q2 Project Status Update for EMCS

<table>
<thead>
<tr>
<th>Development</th>
<th>General Scope</th>
<th>Contract Amount (General)</th>
<th>Contract Amount (Electrical)</th>
<th>Current Phase</th>
<th>Current Phase Completion Date</th>
<th>Substantial Completion</th>
<th>Funding</th>
</tr>
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<tbody>
<tr>
<td>ADAMS</td>
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<td>Pending Award</td>
<td>Pending Award</td>
<td>Procurement</td>
<td>12/01/2022</td>
<td>03/24/2024</td>
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<td>Pending Award</td>
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<td>Procurement</td>
<td>11/14/2022</td>
<td>10/13/2024</td>
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<td>Pending Award</td>
<td>Procurement</td>
<td>10/27/2022</td>
<td>08/25/2024</td>
<td>City, State</td>
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<td>CAREY GARDENS</td>
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<td>Pending Award</td>
<td>Procurement</td>
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<td>HERNANDEZ</td>
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<td>Procurement</td>
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<td>03/25/2024</td>
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<td>Procurement</td>
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<tr>
<td>MORRISANIA AIR RIGHTS</td>
<td>Elevators Renovation</td>
<td>Pending Award</td>
<td>Pending Award</td>
<td>Procurement</td>
<td>12/12/2022</td>
<td>01/01/2026</td>
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<td>QUEENSBRIDGE NORTH</td>
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<td>05/13/2023</td>
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<tr>
<td>SAINT NICHOLAS</td>
<td>Elevators Renovation</td>
<td>Pending Award</td>
<td>Pending Award</td>
<td>Procurement</td>
<td>02/13/2023</td>
<td>04/04/2025</td>
<td>City</td>
</tr>
<tr>
<td>SARATOGA VILLAGE</td>
<td>Elevators Renovation</td>
<td>Pending Award</td>
<td>Pending Award</td>
<td>Procurement</td>
<td>11/11/2022</td>
<td>01/29/2024</td>
<td>City</td>
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<td>UNITY PLAZA (SITES 17,24,25A)</td>
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<td>Pending Award</td>
<td>Procurement</td>
<td>11/27/2022</td>
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<td>UNITY PLAZA (SITES 4-27)</td>
<td>Elevators Renovation</td>
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</tbody>
</table>

| Total To Date        | $96,258,110.00       | $9,057,947.20             |

**Notes:** Data is as of June 30, 2022
# Heating Plant Contracts:
Q2 Update on New Awards, Change Orders and Contract Capacity Increases

<table>
<thead>
<tr>
<th>Category</th>
<th>Vendor</th>
<th>Type</th>
<th>Location</th>
<th>Term Being Funded by Amount</th>
<th>Amount</th>
<th>Section 3 Workers</th>
<th>Labor Hours (Section 3 Worker)</th>
<th>MWBE</th>
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<td>None</td>
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<tr>
<td>Change Order</td>
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<td>None</td>
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<td>Contract Capacity Increase</td>
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<td>None</td>
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</table>

Board Resolution: 21-6/30-23

Suspension Period: 730 Days

Notes: Data covers the period from April 01 through June 30, 2022 as the last update to the Board covered the period through March 31, 2022
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.
## Capital Projects - Q2 Project Status Update for HPCs (1/2)

<table>
<thead>
<tr>
<th>Development</th>
<th>General Scope</th>
<th>Construction Contract Amount</th>
<th>Current Phase</th>
<th>Current Phase Completion Date</th>
<th>Substantial Completion</th>
<th>Funding</th>
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<tbody>
<tr>
<td>AMSTERDAM</td>
<td>Heating Systems Renovation</td>
<td>Pending Procurement and Award</td>
<td>Procurement</td>
<td>09/03/2022</td>
<td>05/06/2024</td>
<td>Federal, State</td>
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<td>BROWNSVILLE</td>
<td>Heating Systems Renovation</td>
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<td>City, Federal</td>
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<tr>
<td>COOPER PARK</td>
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<td>Pending Procurement and Award</td>
<td>Procurement</td>
<td>09/13/2022</td>
<td>07/14/2024</td>
<td>Federal, State</td>
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<td>GOWANUS</td>
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<td>Pending Procurement and Award</td>
<td>Procurement</td>
<td>07/28/2022</td>
<td>05/29/2024</td>
<td>Federal, State</td>
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<tr>
<td>JOHNSON</td>
<td>Heating Systems Renovation</td>
<td>Pending Procurement and Award</td>
<td>Procurement</td>
<td>10/06/2022</td>
<td>08/06/2024</td>
<td>Federal, State</td>
</tr>
<tr>
<td>LINCOLN</td>
<td>Heating Systems Renovation</td>
<td>Pending Procurement and Award</td>
<td>Procurement</td>
<td>10/19/2022</td>
<td>09/19/2024</td>
<td>Federal, Other, State</td>
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<tr>
<td>MARCY</td>
<td>Heating Systems Renovation</td>
<td>Pending Procurement and Award</td>
<td>Procurement</td>
<td>10/12/2022</td>
<td>04/14/2026</td>
<td>Federal, State</td>
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<tr>
<td>MOTT HAVEN</td>
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<td>Pending Procurement and Award</td>
<td>Procurement</td>
<td>10/05/2022</td>
<td>08/06/2024</td>
<td>Federal, State</td>
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<tr>
<td>OCEAN HILL APARTMENTS</td>
<td>Heating Systems Renovation</td>
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<td>Procurement</td>
<td>09/19/2022</td>
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</tr>
<tr>
<td>RAVENSWOOD</td>
<td>Heating Systems Renovation</td>
<td>Pending Procurement and Award</td>
<td>Procurement</td>
<td>08/09/2022</td>
<td>08/09/2025</td>
<td>Federal, State</td>
</tr>
<tr>
<td>ROOSEVELT I, ROOSEVELT II</td>
<td>Heating Systems Renovation</td>
<td>Pending Procurement and Award</td>
<td>Procurement</td>
<td>09/13/2022</td>
<td>07/14/2024</td>
<td>Federal, State</td>
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<tr>
<td>SAINT NICHOLAS</td>
<td>Heating Systems Renovation</td>
<td>Pending Procurement and Award</td>
<td>Procurement</td>
<td>02/11/2022</td>
<td>01/29/2025</td>
<td>Federal</td>
</tr>
<tr>
<td>SARATOGA VILLAGE</td>
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<td>09/18/2022</td>
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<td>City, Federal</td>
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<td>SMITH</td>
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<td>Pending Procurement and Award</td>
<td>Procurement</td>
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<td>01/14/2024</td>
<td>Federal, State</td>
</tr>
<tr>
<td>UPACA (SITE 5)</td>
<td>Heating Systems Renovation</td>
<td>Pending Procurement and Award</td>
<td>Procurement</td>
<td>09/25/2022</td>
<td>05/28/2024</td>
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<td>VAN DYKE I, VAN DYKE II</td>
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**Total To Date**     | **$35,064.34**

Notes: Data is as of June 30, 2022
### Capital Projects - Q2 Project Status Update for HPCs (2/2)

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<th>Development</th>
<th>General Scope</th>
<th>Construction Contract Amount</th>
<th>Current Phase</th>
<th>Current Phase Completion Date</th>
<th>Substantial Completion</th>
<th>Funding</th>
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</thead>
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<tr>
<td>830 AMSTERDAM AVENUE</td>
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<td>Pending Procurement and Award</td>
<td>Design</td>
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<td>05/28/2024</td>
<td>Federal</td>
</tr>
<tr>
<td>BUTLER</td>
<td>Heating Systems Renovation</td>
<td>Pending Procurement and Award</td>
<td>Planning</td>
<td>06/30/2022</td>
<td>02/26/2025</td>
<td>Federal</td>
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<td>Heating Systems Renovation</td>
<td>Pending Procurement and Award</td>
<td>Design</td>
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<td>01/06/2024</td>
<td>Federal</td>
</tr>
<tr>
<td>DYCKMAN</td>
<td>Heating Systems Renovation</td>
<td>Pending Procurement and Award</td>
<td>Design</td>
<td>09/07/2022</td>
<td>01/03/2025</td>
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<td>Pending Procurement and Award</td>
<td>Design</td>
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<td>08/13/2024</td>
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<td>MITCHEL</td>
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<td>Pending Procurement and Award</td>
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<td>MONROE</td>
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<td>Planning</td>
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<tr>
<td>SOUTH BEACH</td>
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<td>Planning</td>
<td>06/30/2022</td>
<td>02/26/2025</td>
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<td>Design</td>
<td>01/02/2023</td>
<td>04/15/2025</td>
<td>Federal, Other</td>
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</table>

**Total To Date**  
$65,480,735.00

Notes: Data is as of June 30, 2022
## Waste Management Contracts:
Q2 Update on New Awards, Change Orders and Contract Capacity Increases

**Board Resolution:** 21-10/27-9  
**Suspension Period:** 730 Days

<table>
<thead>
<tr>
<th>Category</th>
<th>Vendor</th>
<th>Type</th>
<th>Location</th>
<th>Term Being Funded by Amount</th>
<th>Amount</th>
<th>Section 3 Workers</th>
<th>Labor Hours (Section 3 Worker)</th>
<th>MWBE</th>
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<tbody>
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<td>Polo Ground Towers</td>
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<td>None</td>
<td>None</td>
<td>None</td>
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<td>None</td>
</tr>
<tr>
<td>Contract Capacity Increase</td>
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<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
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</tbody>
</table>

Notes: Data covers the period from April 01 through June 30, 2022 as the last update to the Board covered the period through March 31, 2022.
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.
## Capital Projects - Q2 Project Status Update for WMCs

<table>
<thead>
<tr>
<th>Development</th>
<th>General Scope</th>
<th>Construction Contract Amount</th>
<th>Current Phase</th>
<th>Current Phase Completion Date</th>
<th>Substantial Completion</th>
<th>Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Various Developments as per the Action Plan</td>
<td>JOC Delivery: Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY22)</td>
<td>Pending Procurement &amp; Award</td>
<td>Procurement</td>
<td>Quarter 4 - 2022</td>
<td>Quarter 3 - 2024</td>
<td>City</td>
</tr>
<tr>
<td>Various Developments as per the Action Plan</td>
<td>JOC Delivery: Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY21)</td>
<td>Pending Procurement &amp; Award</td>
<td>Procurement</td>
<td>Quarter 4 - 2022</td>
<td>Quarter 1- 2024</td>
<td>City</td>
</tr>
<tr>
<td>Various Developments as per the Action Plan</td>
<td>Design-Bid-Build: Waste Yards Redesign (FY23 18C/18D)</td>
<td>On Hold</td>
<td>Planning</td>
<td>TBD</td>
<td>TBD</td>
<td>City</td>
</tr>
<tr>
<td>Various Developments as per the Action Plan</td>
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<td>TBD</td>
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</tr>
<tr>
<td>Various Developments as per the Action Plan</td>
<td>Design-Bid-Build: Waste Yards Redesign (FY21 15A/15B)</td>
<td>Pending Procurement &amp; Award</td>
<td>Design Procurement</td>
<td>Quarter 3 - 2022</td>
<td>Quarter 2 - 2025</td>
<td>City &amp; Federal</td>
</tr>
</tbody>
</table>

**Notes:** Data is as of June 30, 2022
THREE-THOUSAND ONE HUNDRED AND SEVENTY-SEVENTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:43 A.M.

Jacqueline C. Hernandez, Esq.
Corporate Secretary