

NEW YORK CITY HOUSING AUTHORITY
THREE-THOUSAND ONE HUNDRED AND SEVENTY-NINTH MEETING

Minutes of Board Meeting

Wednesday, November 30, 2022

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
Joseph Adams, Member
Magalie Austin, Member
Paula Gavin, Member
Emma Wolfe, Member
Lisa Bova-Hiatt, Interim Chief Executive Officer (CEO)
Jacqueline C. Hernandez, Esq., Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, November 30, 2022

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, September 28, 2022

APPROVED

II. Reports

1. Quarterly Temporary Suspension Report on Mold and Ventilation-Related Contracts (Report is attached hereto and incorporated herein)
2. Quarterly Update on Asset and Capital Management Division (A&CMD) Expenditure and Temporary Suspension for Elevator, Heating and Waste Management Contracts, (EMCs, HPCs, WMCs) (Report is attached hereto and incorporated herein)

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, November 30, 2022

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

1 Authorization to Enter into an Agreement with Banc of America Public Capital Corp (“BAPCC”)

Location:	Adams, Queensbridge North & Queensbridge South
Administering Department:	Treasury Operations
Funding Source:	Operating & Capital – Federal
Amount:	\$79,328,601.57
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to (i) enter into an agreement with BAPCC to obtain financing with a principal amount up to \$50,473,177.71 in general obligation financing for the installation of energy conservation measures, to be performed through an Energy Performance Contract (“EPC”) for Johnson Controls, Inc. (the “JCI EPC”), with a combined principal and interest repayment amount not to exceed \$79,328,601.57, commencing on January 20, 2023 and continuing through July 15, 2042, or commencing on such other date as may be determined by the Interim Chief Executive Officer or the Executive Vice-President for Finance and continuing for nineteen (19) years, five (5) months and twenty-six (26) days thereafter, pursuant to a Master Equipment Lease-Purchase Agreement, upon United States Department of Housing and Urban Development (“HUD”) EPC approval (the “Agreement”), (ii) enter into all necessary financing and ancillary documents related to the Agreement, (iii) grant to BAPCC all security interests or encumbrances associated with the JCI EPC that are necessary to secure such financing, upon HUD approval, pursuant to Section 30 of the United States Housing Act of 1937, and (iv) reimburse the Authority from the BAPCC financing for certain non-HUD funds expended by the Authority to date related to the JCI EPC.

APPROVED

2 Authorization to Amend Board Resolution 12-11/21-3

Location:	Whitman
Administering Department:	Real Estate Services
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to amend Board Resolution 12-11/21-3, which authorized the entering into a lease agreement with Brooklyn Plaza Medical Center, Inc. for a ten (10) year term, which commenced on August 1, 2013 and is continuing through July 31, 2023, to extend the term of the executed lease agreement by eleven (11) years and four (4) months.

APPROVED

3 Authorization to Enter into an Agreement with Guidehouse Inc. ("Guidehouse")

Location:	Non-Development
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$10,734,553.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 160

Authorization is requested to enter into this agreement with Guidehouse for human capital management transformation services, commencing on December 1, 2022 and continuing through November 30, 2027, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President and Chief Information Officer and continuing for five (5) years thereafter, 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.

APPROVED¹

- 4 Authorization to (i) Amend Requirement Contract No. 1925979 Awarded to Power Mechanical Inc. ("Power Mechanical") and (ii) Ratify a Contract Capacity Increase to the Requirement Contract Awarded to Power Mechanical

Location:	Various (Citywide)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$6,585,899.58
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to (i) amend this requirement contract awarded to Power Mechanical for the rental of mobile boilers, heat exchangers, and mobile oil tanks, authorized by Board Resolution 19-12/18-16 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 Power Mechanical, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term and the extended twelve-month term, which commenced on December 16, 2021 and is continuing through December 15, 2023.

APPROVED

- 5 Authorization to Enter into an Agreement with Willis Towers Watson US LLC ("Willis Towers")

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating – Self-Insurance Fund (GL & WC)
Amount:	\$1,400,000.00
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to enter into this agreement with Willis Towers for actuarial services, commencing on December 1, 2022 and continuing through November 30, 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

6 Authorization to Ratify Award of the Authority's Property and Terrorism Insurance Policies

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating – Federal
Amount:	\$18,196,248.39
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify award of the Authority's Property and Terrorism Insurance Policies which provide \$300,000,000.00 (M) of property insurance subject to a \$5M per occurrence deductible for named storm and flood, \$1M deductible for all other perils and, through a separate placement, \$150M of terrorism insurance subject to a \$100,000.00 deductible, which commenced on October 30, 2022 and is continuing to October 30, 2023.

APPROVED

7 Award of a Requirement Contract for the Purchase and Delivery of Lumber Materials (fifty-eight (58) out of the one hundred twenty-three (123) line-items)

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$1,506,206.79
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Mensch Mill & Lumber Corp. This requirement contract also provides for three (3) one-year renewal options to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term.

APPROVED

- 8 Authorization to Ratify the Award of a Requirement Contract for the Purchase and Delivery of Restricted Items (thirty-seven (37) out of the eighty-five (85) line-items)

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$1,788,491.35
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, Pest Supply Shop Inc dba Environmental Chemical. There are no renewal options.

APPROVED

- 9 Authorization to Ratify the Award of a Requirement Contract for the Purchase and Delivery of Structural Supplies (three hundred thirty-four (334) out of the three hundred seventy-five (375) line-items)

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$15,888,252.18
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, Mensch Mill & Lumber Corp. There are no renewal options.

APPROVED

- 10 Authorization to Ratify the Award of a Requirement Contract for the Purchase and Delivery of Structural Supplies (forty-one (41) out of the three hundred seventy-five (375) line-items)

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$2,411,525.00
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, H. C. Oswald Supply Co., Inc. There are no renewal options.

APPROVED

- 11 Authorization to Ratify a Contract Capacity Increase to Requirement Contract No. 2004554 Awarded to Claddagh Controls Corp. ("Claddagh")

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Capital – Federal
Amount:	\$1,926,402.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify a contract capacity increase to this requirement contract awarded to Claddagh for the purchase and delivery of door lock jumper monitoring panels with brake monitoring, authorized by Board Resolution 20-4/29-28 and as subsequently amended for a three-year term, 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 21, 2020 and is continuing through May 20, 2023.

APPROVED

- 12 Authorization to Ratify a Contract Capacity Increase to Requirement Contract No. 2111074 Awarded to Elevator Technology Corporation ("Elevator Technology")

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$2,677,018.51
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify a contract capacity increase to this requirement contract awarded to Elevator Technology for the purchase and delivery of G.A.L. Manufacturing Company, LLC manufactured elevator parts, which did not require initial Board authorization and as subsequently amended for a three-year term, 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 June 18, 2021 and is continuing through June 17, 2024.

APPROVED²

- 13 Authorization to Ratify the Award of this Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Environmental Consulting Services for Asbestos

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – City
Amount:	\$2,500,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 500

Authorization is requested to ratify the award of this IDIQ contract to the fourth lowest responsive and responsible bidder Total Quality Environmental Inc. The first lowest bidder, was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The first lowest responsive and responsible bidder has been awarded Contract No. 2208068 from this Request for Quotes ("RFQ"). The second lowest responsive and responsible bidder has been awarded Contract No. 2208065 from this RFQ. The third lowest responsive and responsible bidder has been awarded Contract No. 2208066 from this RFQ. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 14 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Environmental Consulting Services for Asbestos

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – City
Amount:	\$2,500,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 2,250

Authorization is requested to ratify the award of this IDIQ contract to the first lowest responsive and responsible bidder, The Saban Engineering Group, Inc. The first lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 15 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Environmental Consulting Services for Asbestos

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – City
Amount:	\$2,500,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 2,750

Authorization is requested to ratify the award of this IDIQ contract to the second lowest responsive and responsible bidder, LiRo Engineers, Inc. The first lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The first lowest responsive and responsible bidder is being awarded Contract No. 2208068 from this Request for Quotes. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 16 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Environmental Consulting Services for Asbestos

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – City
Amount:	\$2,500,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 1,500

Authorization is requested to ratify the award of this IDIQ contract to the third lowest responsive and responsible bidder, Genesis Environmental Consultants Inc. The first lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The first lowest responsive and responsible bidder has been awarded Contract No. 2208068 from this Request for Quotes ("RFQ"). The second lowest responsive and responsible bidder has been awarded Contract No. 2208065 from this RFQ. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 17 Authorization to Ratify a Contract Capacity Increase to Requirement Contract No. 2022333 Awarded to New York Environmental Systems, Inc. ("NYESI")

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – City
Amount:	\$1,876,997.24
Projected Section 3 Hires/Labor Hours:	4,688

Authorization is requested to ratify a contract capacity increase to this requirement contract awarded to NYESI for asbestos abatement, re-insulation and related work, authorized by Board Resolution 21-2/24-13 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 April 2, 2021 and is continuing through April 1, 2024.

APPROVED

- 18 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for Electrical Work

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – Federal, State & City
Amount:	\$30,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 14,087

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, Gilston Electrical Contracting Corp. The first lowest bidder was deemed non-responsive for failure to meet the required minimum experience, as outlined in the Authority's bid documents. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 19 Authorization to Ratify the Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Drew-Hamilton (LLC I)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$14,184,640.05
Projected Section 3 Hires/Labor Hours:	Labor Hours – 14,800

Authorization is requested to ratify the award of this contract to the lowest responsive and responsible bidder, Zoria Housing LLC.

APPROVED

20 Authorization to Ratify the Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Jackson
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$12,163,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 9,500

Authorization is requested to ratify the award of this contract to the lowest responsive and responsible bidder, Roma Scaffolding, Inc.

APPROVED

21 Authorizaiton to Ratify the Award of a Contract for Gas Piping Replacement

Location:	Douglass I
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$6,044,250.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 819

Authorization is requested to ratify the award of this contract to the lowest responsive and responsible bidder, D.D.S. Mechanical Plumbing & Heating Corp.

APPROVED

- 22 Authorization of a Contract Capacity Increase to Requirement Contract No. GD1732752 Awarded to Empire Control Abatement, Inc. ("Empire")

Location:	Various (Brooklyn & Staten Island)
Administering Department:	Asset & Capital Management – Capital Planning
Funding Source:	Capital – Federal, State & City
Amount:	\$3,100,000.00
Projected Section 3 Hires/Labor Hours:	7

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Empire for grounds improvements, authorized by Board Resolution 18-10/31-2 for an initial three-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 February 28, 2022 and is continuing through February 27, 2023.

APPROVED

- 23 Authorization of a Contract Capacity Increase to Requirement Contract No. GD1732758 Awarded to Empire Control Abatement, Inc. ("Empire")

Location:	Various (Bronx & Queens)
Administering Department:	Asset & Capital Management – Capital Planning
Funding Source:	Capital – Federal, City & State
Amount:	\$1,100,000.00
Projected Section 3 Hires/Labor Hours:	3

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Empire for grounds improvements, authorized by Board Resolution 18-10/31-4 for an initial three-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 February 28, 2022 and is continuing through February 27, 2023.

APPROVED

- 24 Authorization to Ratify a Contract Capacity Increase to Contract No. BW1313869 Awarded to Hudson Insurance Group ("HIG")

Location:	Amsterdam
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$183,796.41
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify a contract capacity increase to this contract awarded to HIG for exterior restoration, authorized by Board Resolution 13-9/25-11 and as subsequently amended for an initial 690-day term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the extended 183-day term, which commenced on April 1, 2021 and continued through September 30, 2021.

APPROVED

- 25 Authorization to Ratify a Change Order to Contract No. RF1616106 Awarded to S & N Builders, Inc. ("S&N")

Location:	Justice Sonia Sotomayor
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	Capital – Federal & City
Amount:	\$645,058.76
Projected Section 3 Hires/Labor Hours:	6

Authorization is requested to ratify a change order to this contract awarded to S&N for exterior restoration and roofing replacement, authorized by Board Resolution 17-2/22-7 and as subsequently amended for an initial 730-day term, to increase the amount, in order to fund the additional assigned work during the initial 730-day term and extended nine-month term, which commenced on May 22, 2017 and continued through February 21, 2020.

APPROVED

- 26 Authorization to Ratify a Change Order to Contract No. RF1616103 Awarded to A.B.C.D. Construction Corp. ("ABCD")

Location:	Justice Sonia Sotomayor
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	Capital – Federal & City
Amount:	\$668,057.43
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to ratify a change order to this contract awarded to ABCD for exterior restoration and roofing replacement, authorized by Board Resolution 17-2/22-6 and as subsequently amended for an initial 730-day term, to increase the amount, in order to fund the additional assigned work during the initial 730-day term and the extended nine-month term, which commenced on May 22, 2017 and continued through February 21, 2020.

APPROVED

- 27 Authorization to Amend Board Resolution 22-7/27-18

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

Authorization is requested to amend Board Resolution 22-7/27-18, which authorized the rejection of all bids for a contract for roof water tank replacement, to correct the Minority/Women Business Enterprise status of the first lowest bidder from non-minority to minority-owned. All other terms and conditions set forth in Board Resolution 22-7/27-18 shall remain unchanged.

APPROVED

28 Rejection of Sole Bid for a Contract for Limited Roof Level Repair

Location:	Saint Nicholas
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Rejection of this sole bid is recommended in the best interest of the Authority.

APPROVED

29 Rejection of All Bids for a Contract for RetrofitNY Net-Zero Energy Project

Location:	Ravenswood
Administering Department:	Asset & Capital Management – Sustainability Programs
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 be re-bid.

APPROVED

30 Authorization of a Contract Capacity Increase to the Agreement with AECOM USA, Inc. ("AECOM") Related to the Response to and Recovery from Hurricane Sandy

Location:	Carey Gardens, Coney Island I (Sites 4 & 5) Gravesend & Haber
Administering Department:	Asset & Capital Management – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$2,364,000.00
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to approve a contract capacity increase to this agreement with AECOM for professional construction management as agent services, authorized by Board Resolution 15-3/25-4 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the extended 578-day term, which commenced on September 1, 2022 and is continuing through March 31, 2024.

APPROVED

31 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Electrical Maintenance, Repair and Replacement

Location:	Various (Citywide)
Administering Department:	Property Management – Manhattan
Funding Source:	Operating – Federal
Amount:	\$6,695,491.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 3,433

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, EIA Electric, Inc. The first lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than two (2) IDIQ contracts of this service to any one (1) vendor and the Authority seeks to award two (2) other IDIQ contracts 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

32 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Maintenance and Repair of Exterior Compactors

Location:	Various (Citywide)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$3,350,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 6,700

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

APPROVED

33 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Maintenance and Repair of Exterior Compactors

Location:	Various (Citywide)
Administering Department:	Property Management – Manhattan
Funding Source:	Operating – Federal
Amount:	\$1,800,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 2,160

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

APPROVED

34 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for General Construction

Location:	Various (Citywide)
Administering Department:	Property Management – Manhattan
Funding Source:	Operating – Federal
Amount:	\$25,173,950.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 29,046

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

APPROVED

35 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for General Construction

Location:	Various (Citywide)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 14,418

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

APPROVED

36 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for General Construction

Location:	Various (Citywide)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 14,418

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, SLSCO L.P. The first lowest bidder and the second lowest bidder were deemed non-responsive for failure to submit the required bid security, 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

37 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for General Construction

Location:	Various (Citywide)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 14,418

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

APPROVED

- 38 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Replacement of Underground Piping (Sewer and Fire Utility Distribution)

Location:	Various (Citywide)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$3,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 1,132.50

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

APPROVED

- 39 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Replacement of Underground Piping (Sewer and Fire Utility Distribution)

Location:	Various (Citywide)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$3,333,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 2,000

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc. The first lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than two (2) IDIQ contracts of this service to any one (1) vendor, and the Authority seeks to award two (2) other IDIQ contracts 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

- 40 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Replacement of Underground Piping (Sewer and Fire Utility Distribution)

Location:	Various (Citywide)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$8,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 1,265

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, D.D.S. Mechanical Plumbing & Heating Corp. The first lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than two (2) IDIQ contracts of this service to any one (1) vendor, and the Authority seeks to award two (2) other IDIQ contracts 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

- 41 Authorization to Ratify the Award of this Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Maintenance Painting of (i) Apartments and (ii) Interior and Exterior Public Spaces

Location:	Various (Citywide)
Administering Department:	Paint Administration
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 1,250

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Popular Services 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 IDIQ contract also provides for one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 42 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Maintenance Painting of (i) Apartments and (ii) Interior and Exterior Public Spaces

Location:	Various (Citywide)
Administering Department:	Paint Administration
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 2,875

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Raz Interiors Ltd. 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 bid security, as outlined in the Authority's bid documents. This IDIQ contract also provides for one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 43 Authorization to Ratify the Award of a Requirement Contract for Repair, Replacement and Relocation of Fire Standpipe and Sprinkler Systems

Location:	Various (Bronx)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$12,541,153.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 6,500

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc. This requirement contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

44 Authorization to Ratify the Award of a Requirement Contract for Repair, Replacement and Relocation of Fire Standpipe and Sprinkler Systems

Location:	Various (Manhattan)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$12,109,073.49
Projected Section 3 Hires/Labor Hours:	Labor Hours – 6,500

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc. This requirement contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

45 Authorization to Ratify the Award of a Requirement Contract for Repair, Replacement and Relocation of Fire Standpipe and Sprinkler Systems

Location:	Various (Queens & Staten Island)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$7,367,545.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 4,225

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc. This requirement contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 46 Authorization of a Contract Capacity Increase to the Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Watson's Plumbing, Heating & Building Services, Inc. ("Watson's Plumbing")

Location:	Various (Bronx)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$3,996,000.00
Projected Section 3 Hires/Labor Hours:	50

Authorization is requested to approve a contract capacity increase to this emergency IDIQ agreement with Watson's Plumbing for plumber 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 12, 2022 and is continuing through January 11, 2025.

APPROVED

- 47 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2109386 Awarded to Raz Interiors Ltd. ("Raz Interiors")

Location:	Various (Citywide)
Administering Department:	Paint Administration
Funding Source:	Operating – Federal
Amount:	\$2,500,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 4,125

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Raz Interiors for maintenance painting of (i) apartments and (ii) interior and exterior public spaces, authorized by Board Resolution 21-7/28-8 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 continued provision of services during the remainder of the initial two-year term, which commenced on March 10, 2022 and is continuing through March 9, 2024.

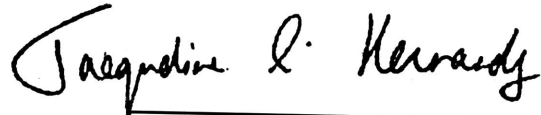
APPROVED

48 Authorization to Ratify a Contract Capacity Increase to the Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with AMS General Contractor Inc ("AMS General")

Location:	Various (Bronx)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$3,996,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 5,875

Authorization is requested to ratify a contract capacity increase to this emergency IDIQ agreement with AMS General 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 10, 2022 and is continuing through January 9, 2025.

APPROVED



Jacqueline C. Hernandez, Esq.
Corporate Secretary

¹ Board Member Adams abstained from voting on this item.

² Board Member Adams abstained from voting on this item.



Manhattan

Queens



NEW YORK CITY
**HOUSING
AUTHORITY**

NYCHA Board Meeting

November 30, 2022

Quarterly Temporary Suspension Report on Mold and Ventilation Related Contracts

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

- MARCY AVENUE-GREENE AVENUE SITE A
- MARCY AVENUE-GREENE AVENUE SITE B
- GOWANUS-787 ATLANTIC AVENUE
- WYCKOFF GARDENS-572 WARREN STREET
- ATLANTIC TERMINAL SITE 4B
- RED HOOK WEST
- RED HOOK EAST
- ARMSTRONG I
- ARMSTRONG II
- STUYVESANT GARDENS I
- STUYVESANT GARDENS II
- WEEKSVILLE GARDENS
- ALBANY II
- ALBANY
- CROWN HEIGHTS
- PARK ROCK REHAB
- STERLING PLACE REHABS (SAINT JOHNS-STERLING)
- STERLING PLACE REHABS (STERLING-BUFFALO)
- HOWARD AVENUE-PARK PLACE
- GARVEY (GROUP A)
- HOWARD AVENUE
- RALPH AVENUE REHAB
- REID APARTMENTS
- FENIMORE-LEFFERTS
- RUTLAND TOWERS
- SUTTER AVE-UNION ST
- 104-14 TAPSCOTT STREET
- TAPSCOTT STREET REHAB
- LENOX ROAD-ROCKAWAY PARKWAY
- HUGHES APARTMENTS
- BREUKELN
- VANDALIA AVENUE
- BUSHWICK II (GROUPS B & D)
- PALMETTO GARDENS
- SARATOGA VILLAGE
- BREVOORT
- OCEAN HILL APARTMENTS
- KINGSBOROUGH
- KINGSBOROUGH-EXTENSION
- OCEAN HILL-BROWNSVILLE
- GLENMORE PLAZA
- LOW HOUSES
- FIORENTINO PLAZA
- BELMONT-SUTTER AREA
- CYPRESS HILLS
- EAST NEW YORK CITY LINE
- UNIFY PLAZA (SITES 17, 24, 25A)
- PINK
- LONG ISLAND BAPTIST HOUSES
- UNIFY PLAZA (SITES 1, 27)
- 613 ASHFORD STREET
- BOULEVARD
- WOODSON
- VAN DYKE II
- BROWNSVILLE
- VAN DYKE I
- BROWN
- LINDEN
- PENNSYLVANIA AVE-WORTMAN AVE

Ventilation and Mold Related Contracts

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

- i. Temporarily suspend for 730 days of the prerequisite Authority approval of
 - a) Contracts that are valued in excess of \$1M; and
 - b) Change orders and contract capacity increases.

- ii. Provide a quarterly Ventilation and Mold Contracts Report at Board Meetings including, but not limited to, the number of
 - a) Contracts awarded; and
 - b) Change orders and contract capacity increases entered into, subsequent to the prior report presented to the Board.

Ventilation and Mold Contracts

- The Ventilation Modernization Program consists of three phases:
 - Roof fan replacement/installation (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.

Description	No.
Total Fans Installed in Previous Quarters	5,932
Total Fans Installed in Q2 2022	249
Total Fans Installed in Q3 2022	7
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

**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.

10/06/2022

Vent Cleaning

Program Activity Since Award

Description	No.
Total Units that had Vents Cleaned in Previous Quarters	62,293
Total Units that had Vents Cleaned in Q2 2022	1,847
Total Units that had Completed in Q3 2022	1,967
Total Units that had Vents Completed	66,107
Overall Units Attempted/No Access	21,337
Total Units that had Vents Cleaned or Attempted	87,444
Overall Percentage of Units that had Vents Cleaned or Attempted	99.9%
Total Units that Remaining to Be Attempted/Cleaned	16
Total Units Visited and Confirmed to Not Be Supported by Mechanical Ventilation	17,886
Overall Units Assigned to OMAR	105,346

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.

10/06/2022

Vent Cleaning – 3rd Attempts

Program Activity Since Award

Description	No.
Total Units Requiring 3 rd Attempt	29,705
Total 3 rd Attempts	15,528
Total 3 rd Attempt Resulting in a Cleaning	8,369
3rd Attempts Completed Ratio	52.3%

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.

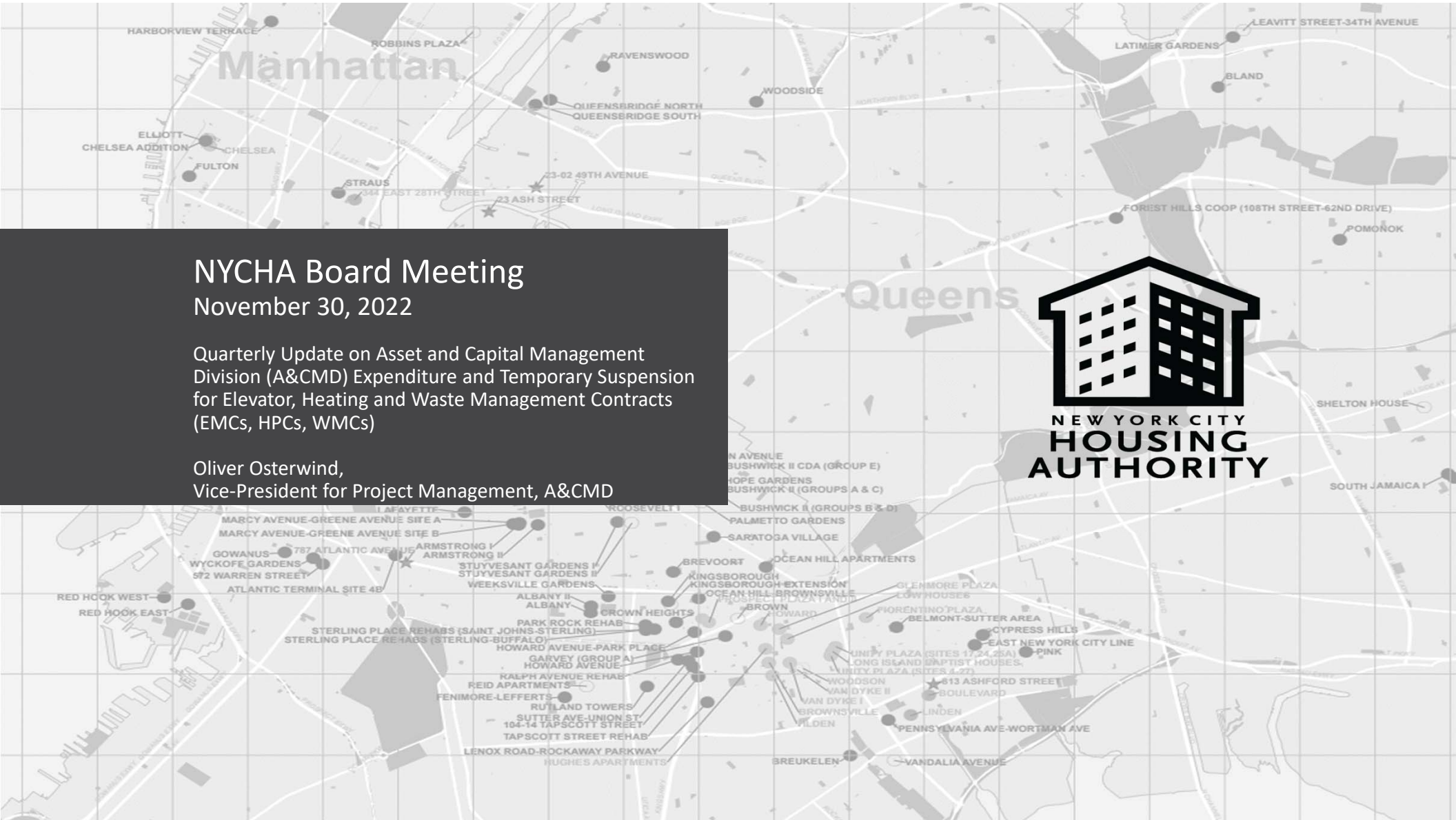
10/06/2022

NYCHA Board Meeting

November 30, 2022

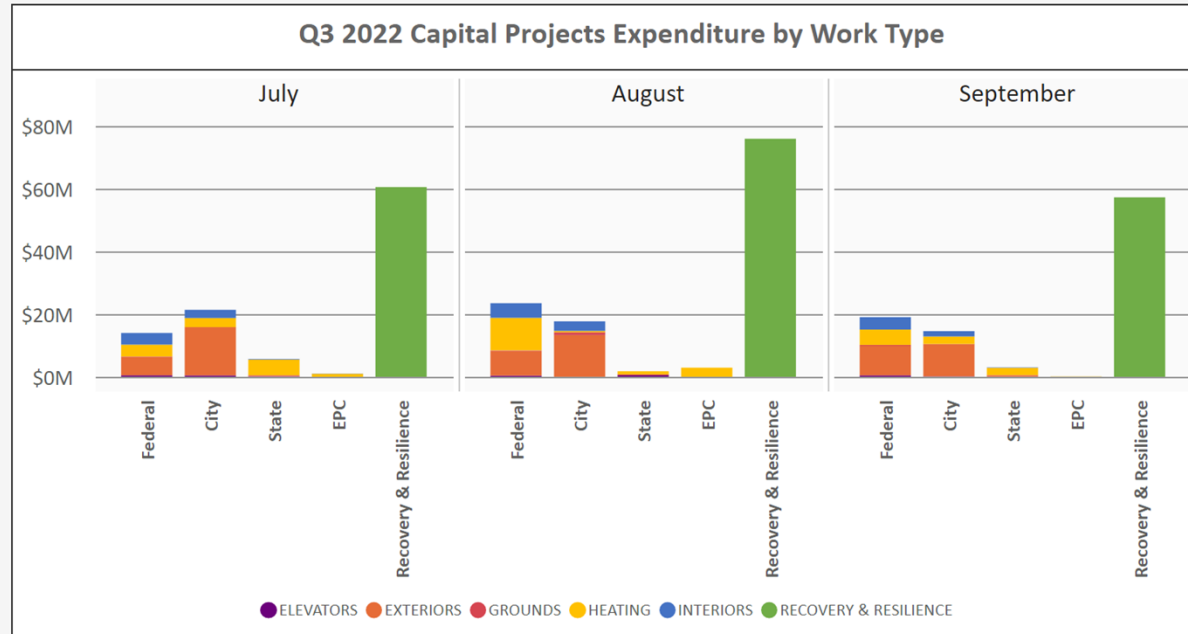
Quarterly Update on Asset and Capital Management
Division (A&CMD) Expenditure and Temporary Suspension
for Elevator, Heating and Waste Management Contracts
(EMCs, HPCs, WMCs)

Oliver Osterwind,
Vice-President for Project Management, A&CMD





Capital Projects - Quarter 3 (Jul-Sep) 2022 Expenditure



Funding Source	July	August	September	Total
Federal	\$14M	\$23M	\$19M	\$56M
City	\$21M	\$18M	\$15M	\$54M
State	\$6M	\$2M	\$3M	\$10M
EPC	\$1M	\$3M	\$0M	\$4M
Recovery & Resilience	\$61M	\$76M	\$57M	\$194M
Total	\$102M	\$122M	\$94M	\$318M

Notes: Data covers the period from July 01, 2022 through September 30, 2022



Elevator Modernization Contracts

Q3 Update on New Awards, Change Orders and Contract Capacity Increases

Board Resolution: 21-6/30-22

Suspension Period: 1286 Days

Category	Vendor	Type	Location	Term Being Funded by Amount	Amount	Section 3 Workers	Labor Hours (Section 3 Worker)	MWBE
Award	CENTENNIAL ELEVATOR INDUSTRIES INC.	Lump Sum	HYLAN	499 Days	\$1,640,000	1	650	Non-Minority Owned
Award	CENTENNIAL ELEVATOR INDUSTRIES INC.	Lump Sum	SARATOGA VILLAGE	604 Days	\$1,595,000	1	600	Non-Minority Owned
Award	CHARAN ELECTRICAL ENTERPRISES, INC.	Lump Sum	BUTLER	756 Days	\$1,555,555	2	2,390	Minority Owned
Award	TRANSEL ELEVATOR & ELECTRIC INC DBA/TEI GROUP	Lump Sum	ATLANTIC TERMINAL SITE 4B	784 Days	\$2,594,984	1	1,320	Non-Minority Owned
Award	TRANSEL ELEVATOR & ELECTRIC INC DBA/TEI GROUP	Lump Sum	BUTLER	647 Days	\$14,615,981	2	3,406	Non-Minority Owned
Change Order	--	--	--	--	--	--	--	--
Contract Capacity Increase	--	--	--	--	--	--	--	--
Total To Date					\$22,001,520			

Notes: Data covers the period from July 01, 2022 through September 30, 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.



Q3 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	Pending Award	Pending Award	Procurement	01/26/2023	05/05/2024	City, Federal
AMSTERDAM	Elevators Renovation	Pending Award	Pending Award	Procurement	02/02/2023	03/24/2025	Federal, City
ATLANTIC TERMINAL SITE 4B	Elevators Renovation	Pending Award	\$2,594,984	Procurement	11/11/2022	10/10/2024	City, State
BUTLER	Elevators Renovation	\$14,615,981	\$1,555,555	Construction	07/23/2024	05/25/2024	Federal, State
CAREY GARDENS	Elevators Renovation	\$7,305,350	\$525,556	Construction	04/22/2024	04/12/2024	City, State
CONEY ISLAND I (SITE 1B)	Elevators Renovation	\$2,333,657	\$175,556	Construction	03/27/2024	01/23/2024	City, State
CONEY ISLAND I (SITES 4 & 5)	Elevators Renovation	\$3,750,711	\$475,556	Construction	09/26/2023	07/24/2023	State
DYCKMAN	Elevators Renovation	Pending Award	Pending Award	Procurement	02/17/2023	05/06/2024	City, Federal
HERNANDEZ	Elevators Renovation	Pending Award	Pending Award	Procurement	01/31/2023	06/15/2024	Federal, City
HIGHBRIDGE GARDENS	Elevators Renovation	\$7,415,404	\$525,500	Construction	08/22/2023	05/16/2023	State
HYLAN	Elevators Renovation	\$1,640,000	Pending Award	Construction	09/22/2022	02/11/2024	City, Federal
MCKINLEY	Elevators Renovation	\$7,600,000	\$355,556	Construction	10/16/2023	08/13/2023	Federal
MELTZER TOWER	Elevators Renovation	Pending Award	Pending Award	Procurement	06/06/2023	07/12/2024	Federal, City
MITCHEL	Elevators Renovation	\$14,257,418	\$975,556	Construction	09/28/2024	08/09/2024	City, State
MORRISANIA AIR RIGHTS	Elevators Renovation	\$14,751,928	\$1,555,556	Construction	12/03/2022	02/19/2025	Federal, City
QUEENSBRIDGE NORTH	Elevators Renovation	\$22,207,499	\$1,852,574	Construction	06/05/2025	04/02/2025	City, State
QUEENSBRIDGE SOUTH	Elevators Renovation	\$24,589,763	\$1,255,556	Construction	12/27/2024	11/10/2024	Federal
RICHMOND TERRACE	Elevators Renovation	\$6,798,308	\$1,321,480	Construction	08/02/2023	05/30/2023	State
SAINT NICHOLAS	Elevators Renovation	Pending Award	Pending Award	Procurement	03/25/2023	06/24/2024	City, Federal
SARATOGA VILLAGE	Elevators Renovation	\$1,595,000	Pending Award	Procurement	10/08/2022	02/04/2024	City, Federal
UNITY PLAZA (SITES 17,24,25A)	Elevators Renovation	Pending Award	Pending Award	Procurement	04/09/2023	10/06/2023	State
UNITY PLAZA (SITES 4-27)	Elevators Renovation	\$8,421,912	\$1,595,060	Construction	05/26/2024	03/23/2024	City, State
Total To Date		\$137,282,931	\$14,764,045				

Notes: Data covers the period from July 01, 2022 through September 30, 2022



Heating Plant Contracts

Q3 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	ARCADIS OF NEW YORK INC.	Quantity / Unit Cost	MARCY	2210 Days	\$3,437,832	1	6,981	Non-Minority Owned
Award	JAY SHAPIRO & ASSOCIATES INC	Quantity / Unit Cost	RAVENSWOOD	2188 Days	\$5,290,730	5	11,594	Non-Minority Owned
Award	MARIC MECHANICAL, INC.	Lump Sum	RAVENSWOOD	1285 Days	\$46,884,000	10	65,000	Non-Minority Owned
Award	NAVILLUS TILE INC D/B/A NAVILLUS CONTRACTING	Lump Sum	GOWANUS	1130 Days	\$26,723,000	7	20,000	Non-Minority Owned
Award	STV CONSTRUCTION INC	Quantity / Unit Cost	BAY VIEW	2218 Days	\$2,464,327	1	3,720	Non-Minority Owned
Award	TULLY CONSTRUCTION CO INC-RICHARDS PLUMBING & HEATING CO INC	Lump Sum	BROWNSVILLE	1620 Days	\$34,000,000	5	8,250	Non-Minority Owned
Change Order	--	--	--	--	--	--	--	--
Contract Capacity Increase	--	--	--	--	--	--	--	--
Total To Date					\$118,799,889			

Notes: Data covers the period from July 01, 2022 through September 30, 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.



Q3 Project Status Update for HPCs

Development	General Scope	Construction Contract Amount (General/Electrical)	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
AMSTERDAM	Heating Systems Renovation	Pending Procurement and Award	Procurement	10/20/2022	06/22/2024	Federal, State
BAY VIEW	Heating Systems Renovation	Pending Procurement and Award	Procurement	11/03/2022	06/05/2025	Federal, INS IRCAPF, State
BREVOORT	Heating Systems Renovation	Pending Procurement and Award	Procurement	12/02/2022	07/03/2024	Federal, State
COOPER PARK	Heating Systems Renovation	Pending Procurement and Award	Procurement	10/12/2022	08/13/2024	Federal, State
GOWANUS	Heating Systems Renovation	\$24,497,002	Construction	08/15/2024	06/16/2024	Federal, State
JOHNSON	Heating Systems Renovation	Pending Procurement and Award	Procurement	10/05/2022	08/06/2024	Federal, State
LINCOLN	Heating Systems Renovation	\$7,869	Procurement	02/28/2023	09/19/2024	Federal, Operating, State
MARCY	Heating Systems Renovation	Pending Procurement and Award	Procurement	10/12/2022	04/14/2026	Federal, State
MOTT HAVEN	Heating Systems Renovation	Pending Procurement and Award	Procurement	10/05/2022	08/06/2024	Federal, State
RAVENSWOOD	Heating Systems Renovation	\$18,328,104	Construction	10/15/2025	08/16/2025	Federal, State
ROOSEVELT I, ROOSEVELT II	Heating Systems Renovation	\$19,216,028	Construction	10/12/2022	08/13/2024	Federal, State
SMITH	Heating Systems Renovation	Pending Procurement and Award	Procurement	11/10/2022	05/12/2024	Federal, State
UPACA (SITE 5)	Heating Systems Renovation	Pending Procurement and Award	Procurement	09/25/2022	05/28/2024	Federal, State
VAN DYKE I, VAN DYKE II	Heating Systems Renovation	Pending Procurement and Award	Procurement	12/02/2022	10/03/2024	Federal, State
Total To Date		\$62,049,003				

Notes: Data covers the period from July 01, 2022 through September 30, 2022



Waste Management Contracts

Q3 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	INNER CITY GREEN TEAM ECONOMIC & ENVIRONMENTAL DEVELOPMENT, INC. DBA INNER CITY GREEN TEAM INC	Quantity / Unit Cost	WAGNER	603 Days	\$249,999	1	520	Non-Minority Owned
Award	LIRO ENGINEERS & JRCRUZ JOINT VENTURE	Quantity / Unit Cost	EAST 180TH STREET-MONTEREY AVENUE, JACKSON, MORRIS II, WEBSTER, 303 VERNON AVENUE, LA GUARDIA, MARCY	913 Days	\$15,000,000	5	7,392	Non-Minority Owned
Award	LIRO ENGINEERS & JRCRUZ JOINT VENTURE	Quantity / Unit Cost	WEBSTER	913 Days	\$15,000,000	5	7,392	Non-Minority Owned
Award	LIRO ENGINEERS & JRCRUZ JOINT VENTURE (RFP Response Stipend)	Quantity / Unit Cost	POLO GROUNDS TOWERS	90 Days	\$220,000	--	--	--
Change Order	--	--	--	--	--	--	--	--
Contract Capacity Increase	--	--	--	--	--	--	--	--
Total To Date					\$30,469,999			

Notes: Data covers the period from July 01, 2022 through September 30, 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.



Q3 Project Status Update for WMCs

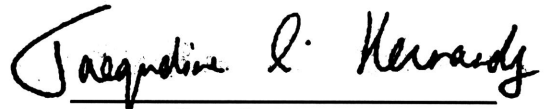
Development	General Scope	Construction Contract Amount	Current Phase	Current Phase Completion Date	Funding	Substantial Completion
Polo Ground Towers	Design-Build: Pneumatic Systems	\$31,930,000	Construction	Quarter 4 - 2022	City & Federal	Quarter 3- 2024
Various Developments as per the Action Plan	Design-Build: Waste Yards Redesign	\$4,151,845	Procurement	Quarter 1 - 2023	City & Federal	Quarter 3- 2024
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY23 18C/18D)	On Hold	Planning	TBD	City	TBD
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY22 18A/18B)	On Hold	Planning	TBD	City	TBD
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY21 15A/15B)	Pending Procurement & Award	Design	Quarter 2 - 2023	City & Federal	Quarter 2- 2025
Various Development as per the Action Plan	JOC Delivery : Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY 22)	Pending Procurement & Award	Procurement	Quarter 1 - 2023	City	Quarter 4- 2024
Various Development as per the Action Plan	JOC Delivery : Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY21)	Pending Procurement & Award	Procurement	Quarter 4 - 2022	City	Quarter 2- 2024

Notes: Data covers the period from July 01, 2022 through September 30, 2022

THREE-THOUSAND ONE HUNDRED AND SEVENTY-NINTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:53 A.M.

A handwritten signature in black ink that reads "Jacqueline C. Hernandez". The signature is written in a cursive style with a large initial "J".

Jacqueline C. Hernandez, Esq.
Corporate Secretary