

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Regular Meeting
Friday, April 26, 2024

I. Authority Minutes

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

II. Reports

III. Authority Calendar

Calendar of Regular Meeting, Friday, April 26, 2024

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

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

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

N/A = NOT APPLICABLE

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

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

Authorization is requested to ratify (i) an amendment to this requirement contract awarded to TR Pipe for the replacement of vacuum pump units, authorized by Board Resolution 18-6/27-16 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, extending the term by an additional twelve-month term; and (ii) a contract capacity increase to this requirement contract awarded to TR Pipe, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the extended twelve-month term, which commenced on April 1, 2023 and continued through March 31, 2024.

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

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

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Popular for maintenance painting of (i) apartments and (ii) interior and exterior public spaces, authorized by Board Resolution 22-11/30-41 for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on November 9, 2022 and is continuing through November 8, 2025.

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

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

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

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

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

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

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

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

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

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

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

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

- 8 Authorization to (i) Amend Board Resolution 22-5/250-16 and (ii) Ratify a Contract Capacity Increase to Task Order ("TO") No. 2203629 Issued to United Facility Services Corp. d/b/a Eastco Building Services ("United Facility")

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

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

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

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

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, The ALC Group, LLC d/b/a ALC Environmental. The first lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor, and the Authority seeks to award one (1) other IDIQ contract to the first lowest bidder. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

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

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

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Kam Consultants Corp. The first lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor, and the Authority seeks to award one (1) other IDIQ contract to the first lowest bidder. The second lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

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

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

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

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

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

Authorization is requested to approve a contract capacity increase to this IDIQ agreement with Tetra Tech for lead-based paint X-ray fluorescence inspection services, authorized by Board Resolution 22-12/21-9 for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term, which commenced on February 23, 2023 and is continuing through February 22, 2025.

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

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

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to NYESI for asbestos abatement and replacement of floor tiles in move-out apartments, authorized by Board Resolution 23-1/26-26 for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial three-year term, which commenced on February 21, 2023 and is continuing through February 20, 2026.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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