

# NEW YORK CITY HOUSING AUTHORITY

## THREE-THOUSAND TWO HUNDREDTH MEETING

### Minutes of Board Meeting

Wednesday, October 30, 2024

The meeting was held at the office of the Authority, 90 Church Street, New York City. A Quorum being present, the Chair called the meeting to order.

Present: Jamie Rubin, Chair  
Victor A. Gonzalez, Vice-Chair  
Paula Gavin, Member  
James McKoy, Member  
Raymond Miller, Member  
Lisa Bova-Hiatt, Chief Executive Officer (CEO)  
Wilma Huertas, Special Advisor to the CEO

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

***Minutes***  
***Regular Meeting***  
***Wednesday, October 30, 2024***

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, September 25, 2024

**APPROVED**

II. Chair's Remarks

- I appreciate everybody who chose to come here today and express their opinions. I know not everybody is going to agree on every issue, but the Board hears you and appreciates you showing up. Thank you very much.

III. CEO's Remarks

Healthy Homes and Operations - Lead Abatement

- First, I want to acknowledge the amazing work of NYCHA's Healthy Homes and Operations team. I am pleased to report that NYCHA has surpassed ten thousand (10,000) public housing apartments abated to be lead free. This is in addition to NYCHA's Permanent Affordability Commitment Together ("PACT") program, that has successfully abated an additional three thousand (3,000) apartments, which includes the majority of apartments at Harlem River and all of the apartments at Williamsburg Houses, two (2) previously heavily contaminated sites named in the U.S. Department of Housing and Urban Development ("HUD") Agreement.
- These milestone achievements reflect NYCHA's commitment to the health and safety of its residents, especially young children under 6, which is consistent with NYCHA's obligation under the 2019 HUD Agreement. NYCHA is continuing to conduct lead testing and abatement at unprecedented rates, moving NYCHA closer to a lead free NYCHA. I just want to again thank NYCHA's Operations team in particular and our Healthy Homes team, who have been so instrumental in achieving this incredible milestone.

PACT - Williamsburg

Next, I want to announce that NYCHA and its PACT partner RDC Development, have completed a \$492 million comprehensive renovation and repair of Williamsburg Houses. This project renovated over sixteen hundred (1,600) apartments, across twenty (20) residential buildings, home to more than three thousand (3,000) residents.

**APPROVED = UNANIMOUS**

**N/A = NOT APPLICABLE**

NYCHA successfully leveraged \$142 million in state and federal historic tax credits, ensuring that these apartments remain affordable and lead free for future generations. Thank you to NYCHA's team in the Real Estate Development Department for managing this project, through to its completion this week. I was at a ribbon cutting there yesterday and was so happy to see the collective energy and excitement around the completion of this project.

#### Customer Service Week

- Finally, this week NYCHA is celebrating Customer Service Week. NYCHA is committed to providing excellent customer service in every facet of the work that it does for its residents. Along with other NYCHA staff, I joined a tour of Long Island City this week showcasing Support Services' training and emergency management spaces and was so impressed by the caliber of work of NYCHA's teams, and they really equip staff to best serve its residents. I want to specifically thank NYCHA's Heating team, Emergency Management and Services Department and the Elevator team for really amazing tours. I learned how to unlock a locked elevator with the help of a ladder, which makes me feel incredibly accomplished. So, thank you so much for that.

#### IV. Reports

1. Quarterly Temporary Suspension Report on Elevator Modernization, Heating and Waste Management Contracts, and Asset & Capital Management Division's Capital Projects Expenditure Update  
Oliver Osterwind, Vice-President for Project Management Asset & Capital Management Division  
(Report is attached hereto and incorporated herein)
2. Quarterly Temporary Suspension Report on Mold and Ventilation-Related Contracts  
Elena Tenchikova, Vice-President for Office of Mold Assessment and Remediation  
(Report is attached hereto and incorporated herein)

#### **Questions/Comments for Board Resolution # 10**

**Vice-Chair:** As we move forward with these projects, will there be changes to any of the renditions that were shown in the presentation?

**Jonathan Gouveia:** You mean the architectural pictures?

**Vice-Chair:** Exactly.

**Jonathan Gouveia:** The buildings are under design now, the first two (2) buildings, Fulton 11 and Chelsea Addition. We will be working with the community to shape those designs and certainly as we go forward for future phases, both the residents and the wider community will be able to participate in the design of those buildings.

**Vice-Chair:** So, the rendition will be exactly what will happen at the development? There will be no changes regardless of what may come up?

**Jonathan Gouveia:** I am not sure I follow.

**Vice-Chair:** So, you show a beautiful bedroom, you show a beautiful living room, you show the materials in which it is going to be done. When it comes time to get it done, will it be the same as the rendition that was shown in the initial packet?

**Jonathan Gouveia:** The exact design remains to be determined (“TBD”) and we are going to be working with the PACT partner and the residents to finalize the design. Everything we showed here was illustrative, this is what is certainly possible. It is the quality of design and finishes that we are going to put into these buildings. So, whether the floors are brown or a different color, that is all TBD.

**Vice-Chair:** Well, I’m talking more of materials and not so much the color, that of course depends on the eye of the beholder. The other thing is you mentioned something about mixed finance in moving forward. Will that include the new group that I think that is being introduced under The Housing Opportunity through Modernization Act of 2016 (“HOTMA”) program?

**Jonathan Gouveia:** What I made reference to was mixed income housing, so once the NYCHA replacement buildings are built and those will be built first. So, all of the NYCHA residents will be in their new homes, we will then build new mixed income buildings. So, separate from HOTMA or anything else. So, you’ll have market rate housing, as well as some new affordable housing, in addition to the NYCHA replacement housing. So, it would not be NYCHA housing, it is separate from that.

**Vice-Chair:** Okay, just wanted to be clear.

**Member Gavin:** A communications question- since this is public record, this will go on the website and be distributed to all residents?

**Jonathan Gouveia:** Yes.

**Chair Rubin:** Just so we are clear, this deck?

**Jonathan Gouveia:** Yes. The deck.

**Vilma Huertas:** This is also part of the Minutes so it will be on the website.

**Chair Rubin:** So, everybody should know that the Board has had plenty of opportunity in the past to talk to Jonathan and their team. Obviously, this whole project has been something that NYCHA has been focused on for a long time but even in the last few weeks, I have had the opportunity to meet with Jonathan and their team and ask questions before. So, the fact that we have limited questions now, in this setting does not mean that we are not paying close attention. Unless there are any other questions, I would just say that I think the work here is thorough, the work of the deck is very thorough obviously and reflects careful distillation of a very long and complicated agreement. And also, very long and complicated process to date that is only going to get more long and more complicated as this project unfolds. The work that everybody at NYCHA has been involved with this has been extraordinary. All of your partners have been extraordinary. I have met with CHPC multiple times, which led the community engagement process as you talked about. I think they feel not only that the community engagement process has been robust and



highly inclusive and also long, but that they and we have learned, and a lot of people have learned a lot of important lessons about how to work with, work closely with members of affected communities throughout projects like this PACT project, for example. They are prepared to take advantage of those lessons moving forward and continue to improve the engagement processes that they and we are involved in, which I think is a great side benefit of how this is has all gone. If these things start out slowly, they are improving, and I think going forward the engagement is going to change but change for the better. I think it is, been pretty good getting to this point. I think the selection of partners involved a lot of transparency, which was a healthy project. I have met repeatedly, as many others, with the partners and they are committed to all the important points and priorities that you laid out in the deck. They understand to the extent that if we think they are falling short of any of those priorities, the project is at risk and that is our decision, not their decision. So, they know eyes are on them at every level, including, of course, City Hall. Finally, I would just say that I hope that everybody understands that while it has taken a long time to get here and it is going to take a long time to move on, this is a really important moment in the history of NYCHAs transformation. PACT has been a huge success in all the operational improvements that the NYCHA team has made over the last several years are incredible. This is an inflection point because at the end of the day, the only way that we are really going to return NYCHA to the status that it once had, which is the glory of the United States public housing system is to reinvest in the buildings themselves at scale. This is an innovative and important and a landmark way to do that to start that process again. So thank you for all of your work.

V. Authority Calendar

Calendar of Regular Meeting, Wednesday, October 30, 2024

1 Authorization to Ratify the Entering into an Agreement with Dell Marketing L.P. ("Dell")

Location:	Various (Citywide)
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$6,822,461.80
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to ratify the entering into this agreement with Dell for a desktop refresh with new Dell Precision towers, desktop computers and laptops, which commenced on August 22, 2024 and is continuing through August 21, 2029, utilizing the terms and conditions of the New York State Office of General Services Contract Number PM20820 (Award Number 22802, Group Number 73600). There are no renewal options.

**APPROVED**

- 2 Authorization to Ratify a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2214381 Awarded to Earth Link General Construction, Inc. ("Earth Link")

Location:	Various (Citywide)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – City & Federal
Amount:	\$3,000,000.00
Projected Section 3 Hires/Labor Hours:	200 of 800 Hours

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Authorization is requested to ratify a contract capacity increase to this IDIQ contract awarded to Earth Link for all-inclusive maintenance, repairs and environmental services in move-out unoccupied apartments, occupied apartments (including court cases) and public spaces, 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 December 16, 2022 and is continuing through December 15, 2025.

**APPROVED**

- 3 Authorization to (i) Amend the Agreement with Kraus Management Inc. ("KMI") and (ii) Ratify a Contract Capacity Increase to the Agreement with KMI

Location:	Various (Bronx, Brooklyn & Manhattan)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$4,000,000.00
Projected Section 3 Hires/Labor Hours:	1 Hire

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Authorization is requested to (i) amend this agreement with KMI for property management services at Bronx Management Area - BX3 and Manhattan and Brooklyn Management Area - MB1, authorized by Board Resolution 18-6/27-20 for an initial three-year term with one (1) two-year renewal option, extending the term by an additional twelve-month term and an additional five-month term; and (ii) ratify a contract capacity increase to this agreement with KMI, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the extended five-month term, which commenced on August 1, 2024 and is continuing through December 31, 2024.

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

- 4 Authorization to Ratify a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") No. 2331261 Awarded to Jemco Electrical Contractors, Inc. ("Jemco")

Location:	Riis & Riis II
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – Federal, City & State
Amount:	\$22,500,000.00
Projected Section 3 Hires/Labor Hours:	1,125 of 4,500 Hours

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Authorization is requested to ratify a contract capacity increase to this IDIQ JOC awarded to Jemco for general construction, authorized by Board Resolution 24-3/27-16 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 additional assigned work during the remainder of the initial three-year term, which commenced on March 11, 2024 and is continuing through March 10, 2027.

**APPROVED**

- 5 Authorization to Amend Board Resolution 24-7/31-11

Location:	Various (Bronx & Brooklyn)
Administering Department:	Asset & Capital Management – Sustainability Programs
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to amend Board Resolution 24-7/31-11, which authorized the entering into a lease agreement with RP New York Solar, LLC for solar photovoltaic systems for an initial twenty-year term with five (5) one-year renewal options, to correct the annual rent from \$122,744.04 to \$155,987.64 as it appears in the executed lease agreement. Total revenue for the initial twenty-year term increased from \$2,454,880.80 to \$3,119,752.80. All other terms and conditions set forth in Board Resolution 24-7/31-11 shall remain unchanged.

**APPROVED**

6 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Abatement in Occupied and Unoccupied Apartments

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$50,000,000.00
Projected Section 3 Hires/Labor Hours:	17,500 of 70,000 Hours

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, AGD Contracting Corp. The first lowest bidder, the third lowest bidder, the sixth lowest bidder and the seventh lowest bidder were deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents. The second lowest bidder and the fifth lowest bidder were deemed non-responsive for failure to submit the required bid security, as outlined in the Authority's bid documents. The fourth 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 three (3) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

7 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Abatement in Occupied and Unoccupied Apartments

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$50,000,000.00
Projected Section 3 Hires/Labor Hours:	99,840 of 399,360 Hours

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, New York Environmental Systems, Inc. The first lowest bidder, the third lowest bidder, the fifth lowest bidder and the sixth lowest bidder were deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents. The second lowest bidder was deemed non-responsive for failure to submit the required bid security, as outlined in the Authority's bid documents. The fourth lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The seventh lowest bidder, the eighth lowest bidder and the ninth lowest bidder were 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 seventh lowest bidder, one (1) other IDIQ contract to the eighth lowest bidder and one (1) other IDIQ contract to the ninth lowest bidder. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

8 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Abatement in Occupied and Unoccupied Apartments

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$50,000,000.00
Projected Section 3 Hires/Labor Hours:	12,600 of 50,400 Hours

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Abatement Unlimited, 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. The second lowest bidder, the third lowest bidder, the fifth lowest bidder and the sixth lowest bidder were deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents. The fourth lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The seventh lowest bidder and the eighth lowest bidder were 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 seventh lowest bidder and one (1) other IDIQ contract to the eighth lowest bidder. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

9 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Abatement in Occupied and Unoccupied Apartments

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$50,000,000.00
Projected Section 3 Hires/Labor Hours:	14,250 of 57,000 Hours

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Empire Control Abatement, Inc. The first lowest bidder, the second lowest bidder, the third lowest bidder, the fifth lowest bidder and the sixth lowest bidder were deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents. The fourth lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The seventh 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 seventh lowest bidder. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 10 Authorization to (i) Enter into a Master Development Agreement ("Agreement") with the PACT Partner and (ii) Submit Applications to the U.S. Department of Housing and Urban Development ("HUD")

Location:	Chelsea Addition, Chelsea (LLC I), Elliott & Fulton
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Pending Submission

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Authorization is requested, as it relates to the redevelopment of the following four (4) developments in Manhattan - Chelsea Addition, Chelsea Houses (LLC I) and Elliott Houses (collectively, "Elliott-Chelsea Houses"), and Fulton Houses (together with Elliott-Chelsea Houses, collectively, the "Project Site") – to (i) enter into an Agreement with Elliott Fulton LLC (a joint venture between Essence Development, LLC and The Related Companies, L.P., collectively, the "PACT Partner") for the redevelopment of the Project Site, commencing on October 30, 2024 and continuing until the earliest qualifying event is met; and (ii) submit applications to HUD in furtherance of the Project.

**APPROVED**

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Vilma Huertas  
Special Advisor to the CEO

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<sup>1</sup> Vice-Chair Gonzalez opposed this item.

**NYCHA Board Meeting**  
**October 30, 2024**  
***Rebuilding Fulton & Elliott-Chelsea Houses***  
Jonathan Gouveia  
Executive Vice-President for Real Estate Development



**NEW YORK CITY**  
**HOUSING**  
**AUTHORITY**



# The Opportunity

- NYCHA is seeking approval to enter into a Master Development Agreement (the “Agreement”) to facilitate the proposed redevelopment of the Fulton and Elliott-Chelsea developments.
- The Agreement is a roadmap for this multi-phase project proposal, memorializing key principles, priorities, and roles and responsibilities between NYCHA and the PACT Partner.
- Each phase is expected to entail one or more closings, and at that time, more detailed project information would be presented to the Board for approval.
- As currently proposed, Replacement Buildings for NYCHA residents will be prioritized.
- Resident rights and protections will be preserved through NYCHA's PACT program.

## A New Fulton & Elliott-Chelsea Houses

- ✓ Replacement of all 2,056 homes for existing residents
- ✓ Approximately 3,500 new mixed-income apartments, including:
  - Approximately 1,000 new permanently-affordable apartments
- ✓ Modern residential amenities will include:
  - Resident-controlled heating, cooling, and ventilation
  - Dishwashers
  - In-unit washers and dryers
  - Common area spaces
  - Large, multi-purpose community spaces
  - Rooftop space
  - Lobby attendants
- ✓ New healthcare facilities and community centers
- ✓ New grocery and retail stores
- ✓ New outdoor recreational spaces

*Unit counts are approximate and subject to change pending final design approval, including ULURP*



# Project Sites & Neighborhood Context



## FULTON

- 944 Apartments**
- Constructed 1965**
- 11 Residential Buildings**
- Hudson Guild Senior Center**  
14, 634 SF
- 95 parking spaces**



## ELLIOTT-CHELSEA

- 1,112 Apartments**
- Constructed 1947 (Elliott) and 1964-68 (Chelsea/Chelsea Addition)**
- 7 Residential Buildings**
- Hudson Guild Elliott Center**  
52,525 SF
- 26 parking spaces**





# Project Background

- Since 2019, NYCHA has engaged continuously with the residents of Fulton and Elliott-Chelsea regarding the physical and operational needs of their developments.
- In 2021, following the decision to enter the PACT program, NYCHA worked with resident leaders to issue a Request for Proposals (“RFP”) to identify a partner team.
- For the first time in NYCHA’s history, and with the support of independent technical advisors from Citizens Housing & Planning Council, a Resident Review Committee was formed and ultimately selected the team led by Essence Development, LLC, and The Related Companies, L.P. (the “PACT Partner”).





# Project Background

- The PACT Partner team conducted building conditions assessments in 2022 that revealed significantly more challenging and costly conditions than original anticipated, and as a result, NYCHA and the PACT Partner began conversations with residents about alternative approaches to renovation.
- In mid-2023, following a period of intensive community engagement to understand residents' preferred path forward, NYCHA, resident leaders, and the PACT Partner team announced a new plan that would result in the complete rebuilding of both campuses.
- The proposed project is now in the environmental review process.

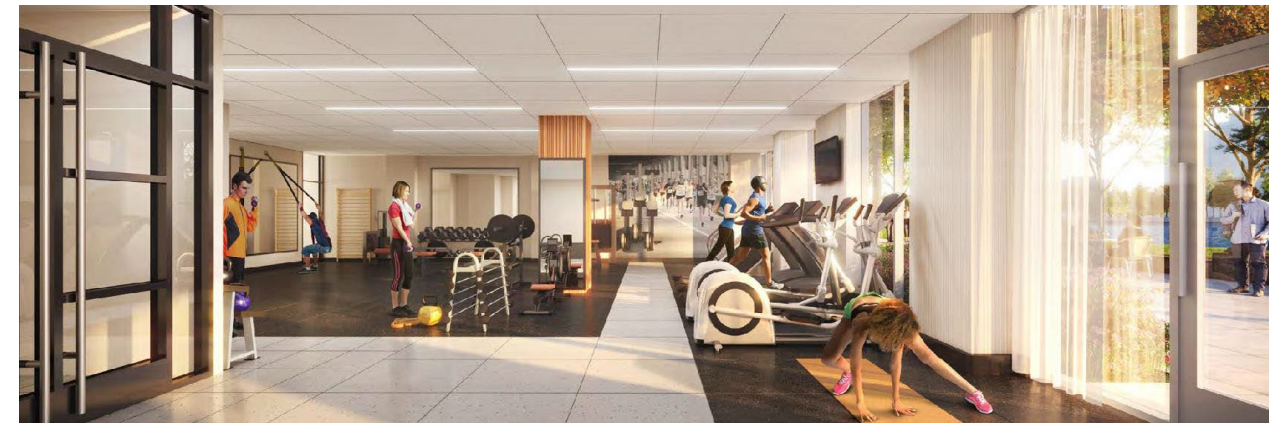
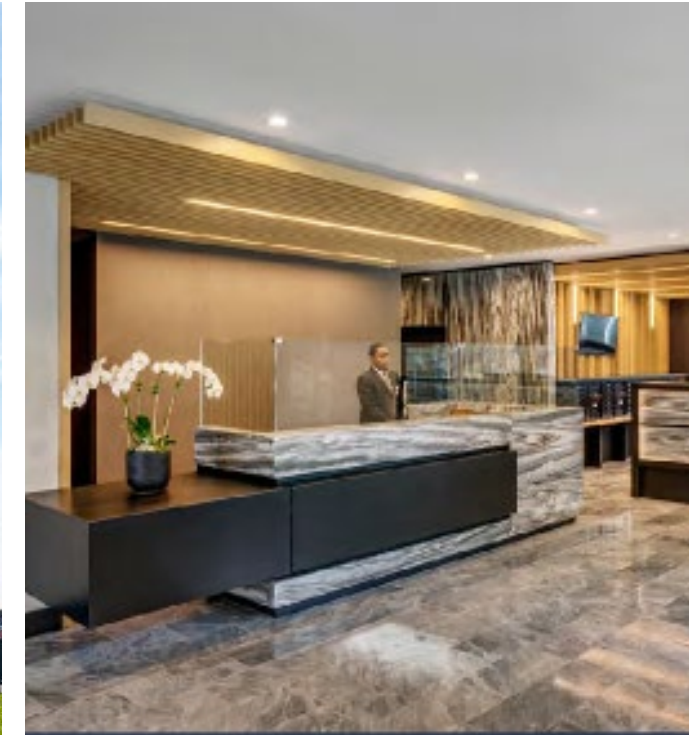
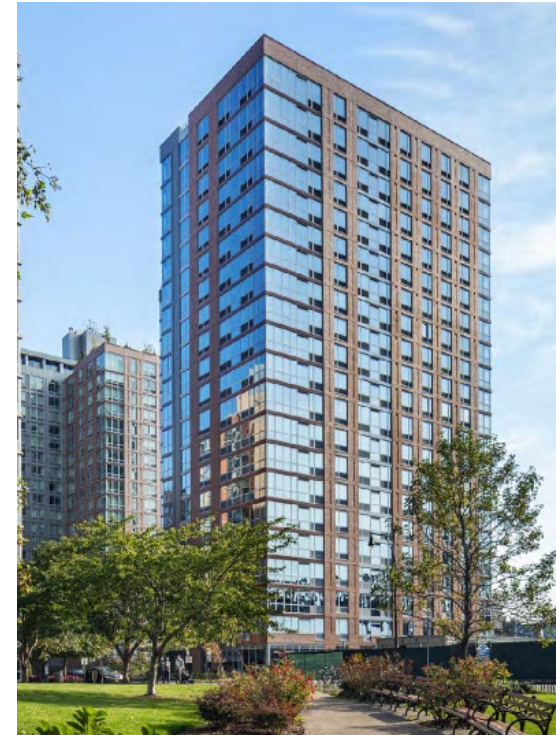




# Guiding Principles

As described in the Agreement, these are the guiding principles for the proposed project:

- 1. One-for-One Replacement:** All existing NYCHA apartments will be replaced with new, high-amenity, permanently affordable homes.
- 2. Build First:** Ninety-four percent (94%) of households will remain in their existing apartments while the NYCHA Replacement Buildings are built, thus avoiding the need for temporary relocation.
- 3. A Dignified Wait:** While the Replacement Buildings are being constructed, the PACT Partner will add capacity to NYCHA property management with additional security, pest control, building system repairs, and in-unit repairs.
- 4. Comprehensive, Equitable Planning:** The campuses will be reimagined as mixed-income, mixed-use communities that are better integrated into the surrounding neighborhood and provide crucial new affordable housing in an amenity-rich neighborhood.



*Riverwalk Park, Roosevelt Island, developed by The Related Companies; images shown are for demonstrative purposes only and are not proposed designs*



# Guiding Principles (cont'd)

- 5. A Resident-led Community Planning:** Resident voices and expertise will be centered in the planning and design of each campus, culminating in the creation of Community Plans that guide all future development.
- 6. Right to Remain and Right to Return:** All resident rights will be preserved through NYCHA's PACT program. Federal rules mandate that residents have the right to a new apartment on their home campus or, if temporary relocation is necessary, the right to return.
- 7. Collaborative Process:** NYCHA and the PACT Partner are committed to continuing existing and creating new partnerships with public and private stakeholders, businesses, non-profits, and voluntary organizations for the benefit of NYCHA residents and the project goals.



*Hunters Point South, Long Island City, developed by The Related Companies; images shown are for demonstrative purposes only and are not proposed designs*

# PACT Resident Protections

## RENT CALCULATION

Residents **continue to pay thirty percent (30%) of their adjusted gross household income** towards rent.\*

\*Exceptions may apply to households who pay flat rent; are current tenant-based Section 8 participants; are a mixed family as defined by HUD; or who signed a non-public housing over-income lease.

## FEES & CHARGES

Residents do not have to pay **any additional fees, charges, or utility expenses** that are greater than what they currently pay.

## SECTION 8 ELIGIBILITY

Federal rules prohibit the rescreening of current households for Section 8 eligibility. This means that all existing households residing at the development will **automatically qualify** for the Project-Based Section 8 program regardless of their income eligibility, criminal background, or credit history.

## AUTOMATIC LEASE RENEWAL

Households will sign a new PACT Section 8 lease, which emulates the Public Housing lease; it **automatically renews** each year and cannot be terminated except for good cause.

## TEMPORARY RELOCATION

In some cases, due to the extent of the construction work, temporary moves may be necessary. Residents have the **right to return** to their original apartment after the renovations are complete, and the PACT Partner will pay for any packing and moving expenses.

## RIGHT-SIZING

All households who are over-or under-housed must **move into an appropriately-sized apartment** when one becomes available within their development. This is a Public Housing and Section 8 requirement.

## RESIDENT ORGANIZING

Residents continue to have **the right to organize**, and resident associations will receive \$25/unit in **Tenant Participation Activity (TPA) funding**.

## GRIEVANCE HEARINGS

Residents continue to have the **right to initiate grievance hearings** with a third-party mediator.

## JOB CREATION

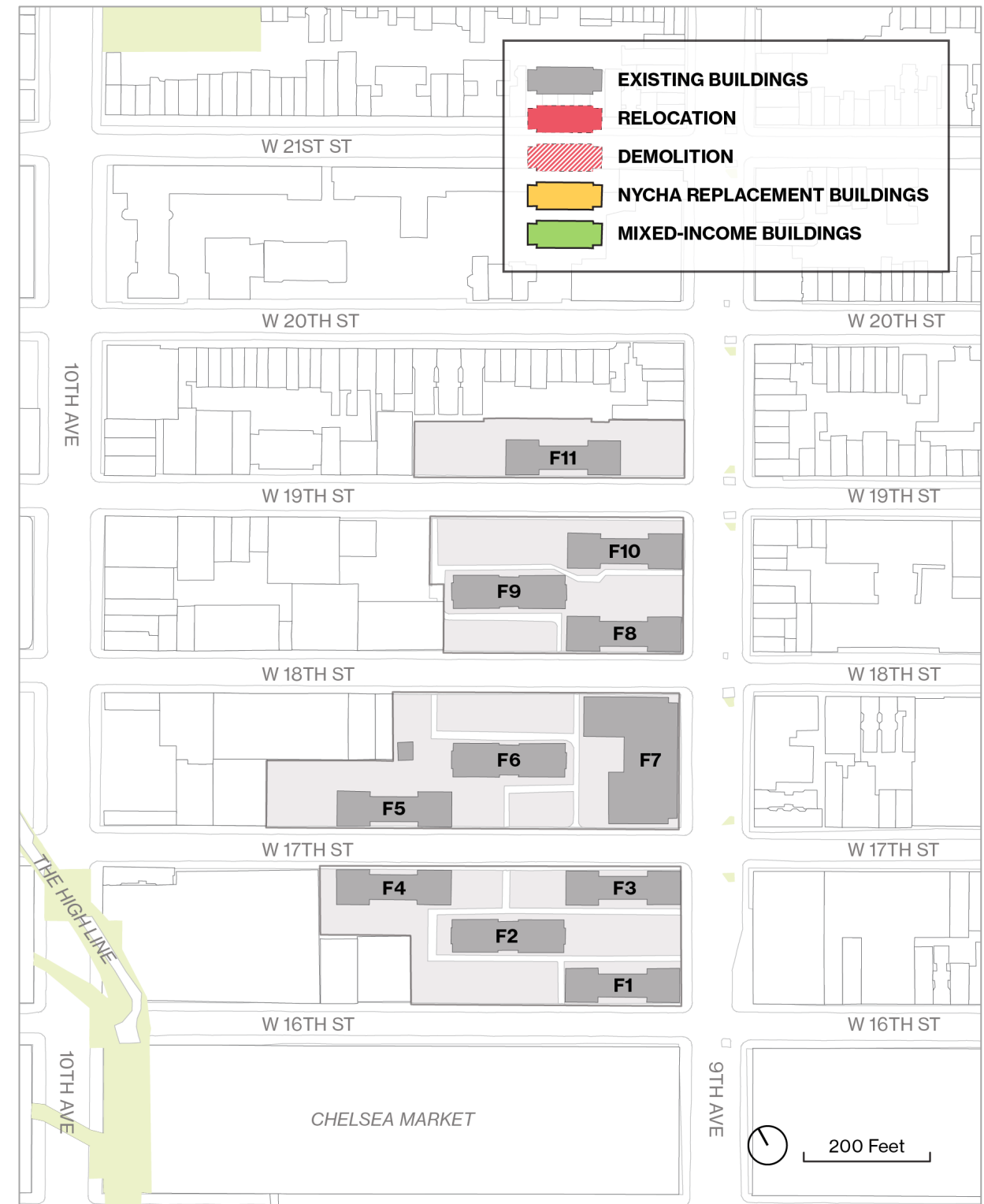
The PACT Partner is required to set aside twenty-five percent (25%) of all labor hours **for NYCHA residents** seeking employment in construction or property management.

For more detailed information, please scan the QR code or visit the Resident Resources page on our PACT Website: [on.nyc.gov/nycha-pact](https://on.nyc.gov/nycha-pact)



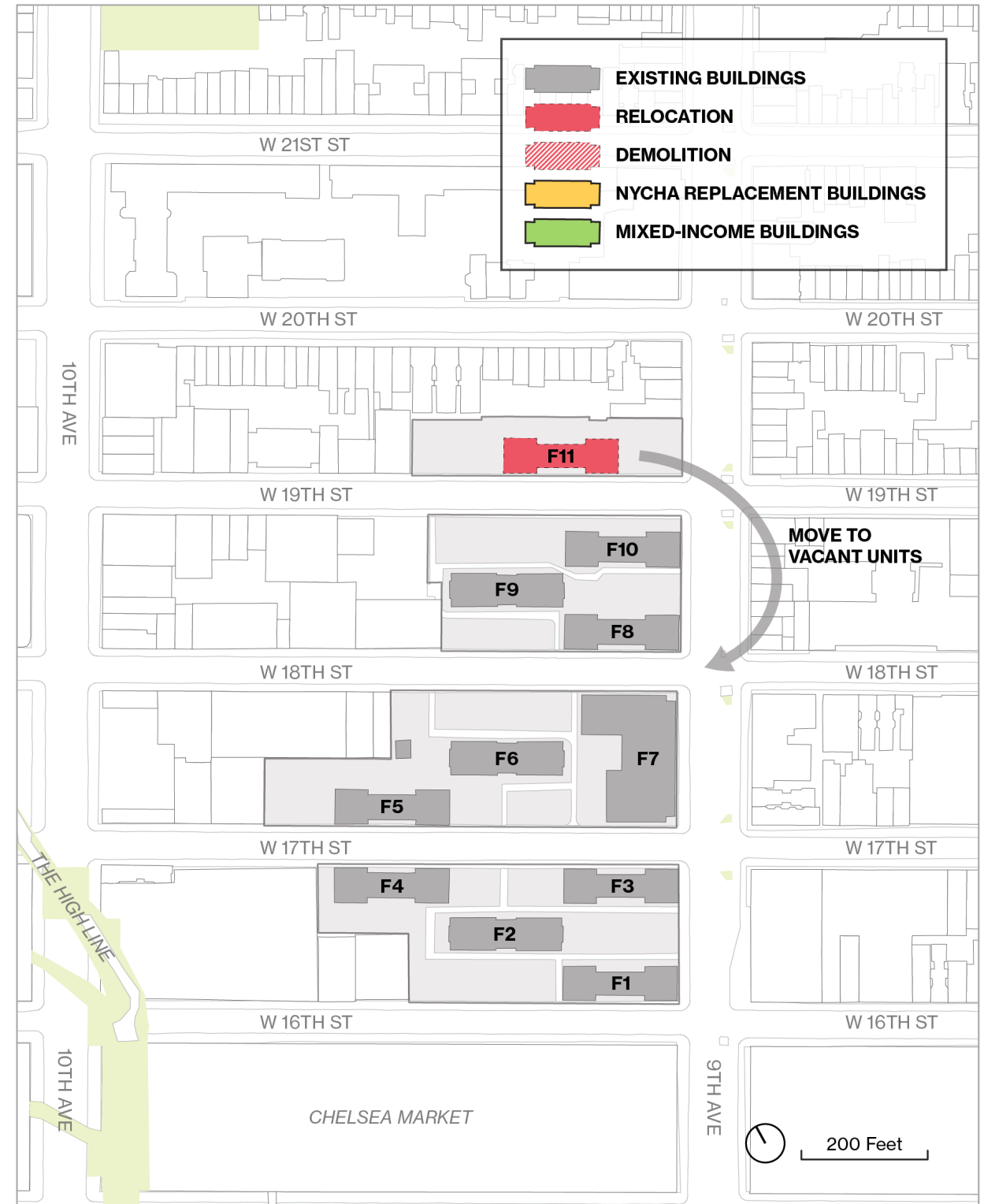
# Proposed Project Phasing

- The NYCHA Replacement Buildings are expected to be completed within the next seven (7) years, and the Mixed-Income Buildings are expected to be completed over the next seventeen (17) years.
- The number of phases and the overall construction timeline depend on several factors, including local land use regulations.
- However, the first two (2) NYCHA Replacement Buildings – one (1) at each campus – can be constructed within the current zoning.
- All NYCHA apartments must be fully completed before the completion of any Mixed-Income Buildings.
- This phasing is subject to the completion of the environmental review process.



# Proposed Project Phasing: Fulton

- ☐ Relocate all F11 households to other apartments across the Fulton campus



Unit counts are approximate and subject to change pending final design approval, including ULURP

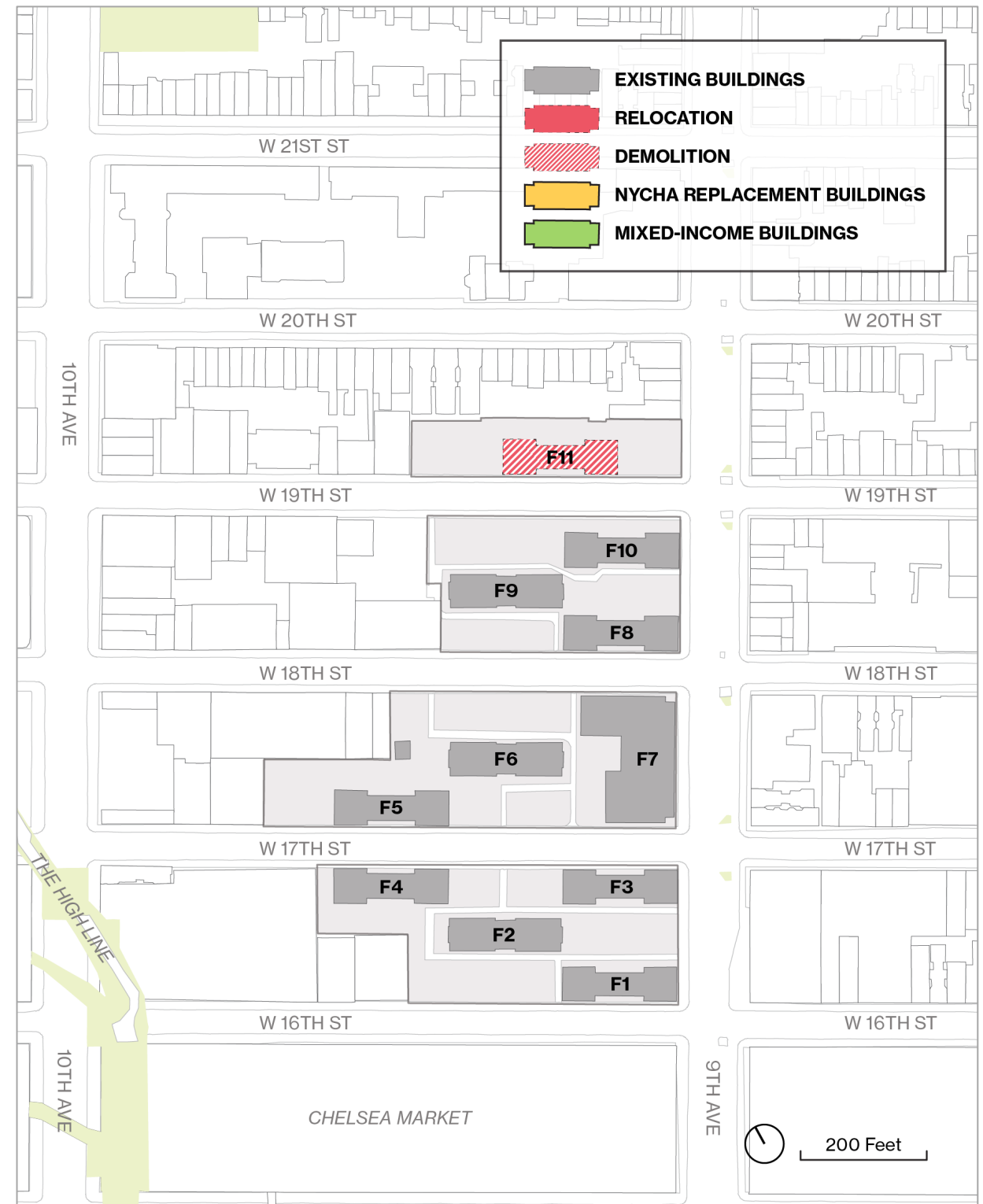
Proposed phasing plan depicted assumes rezoning



# Proposed Project Phasing: Fulton

✓ Relocate all F11 households to other apartments across the Fulton campus

❑ Demolish F11

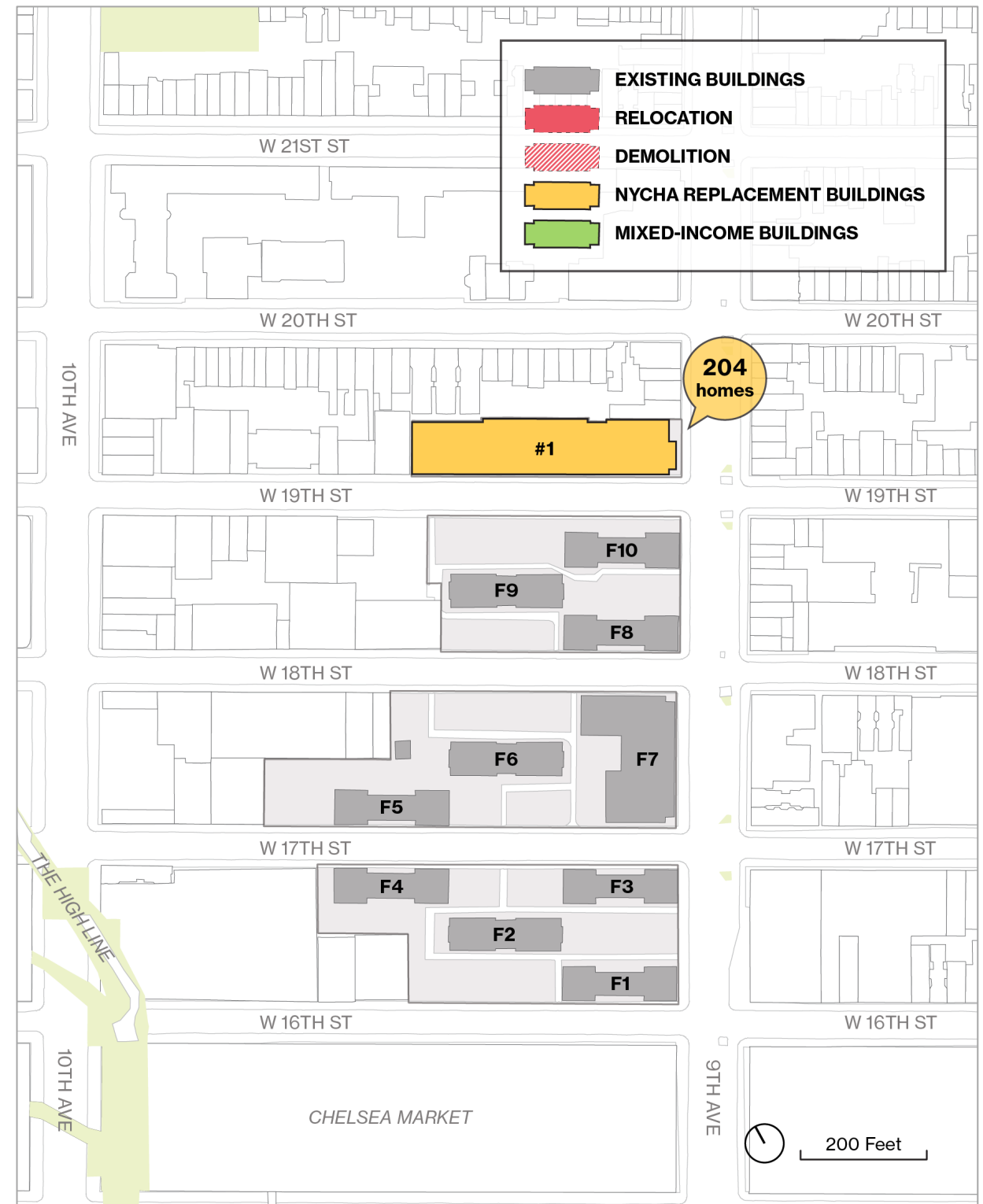


Unit counts are approximate and subject to change pending final design approval, including ULURP

Proposed phasing plan depicted assumes rezoning

# Proposed Project Phasing: Fulton

- ✓ Relocate all F11 households to other apartments across the Fulton campus
- ✓ Demolish F11
- ❑ Construct F1 Replacement Building

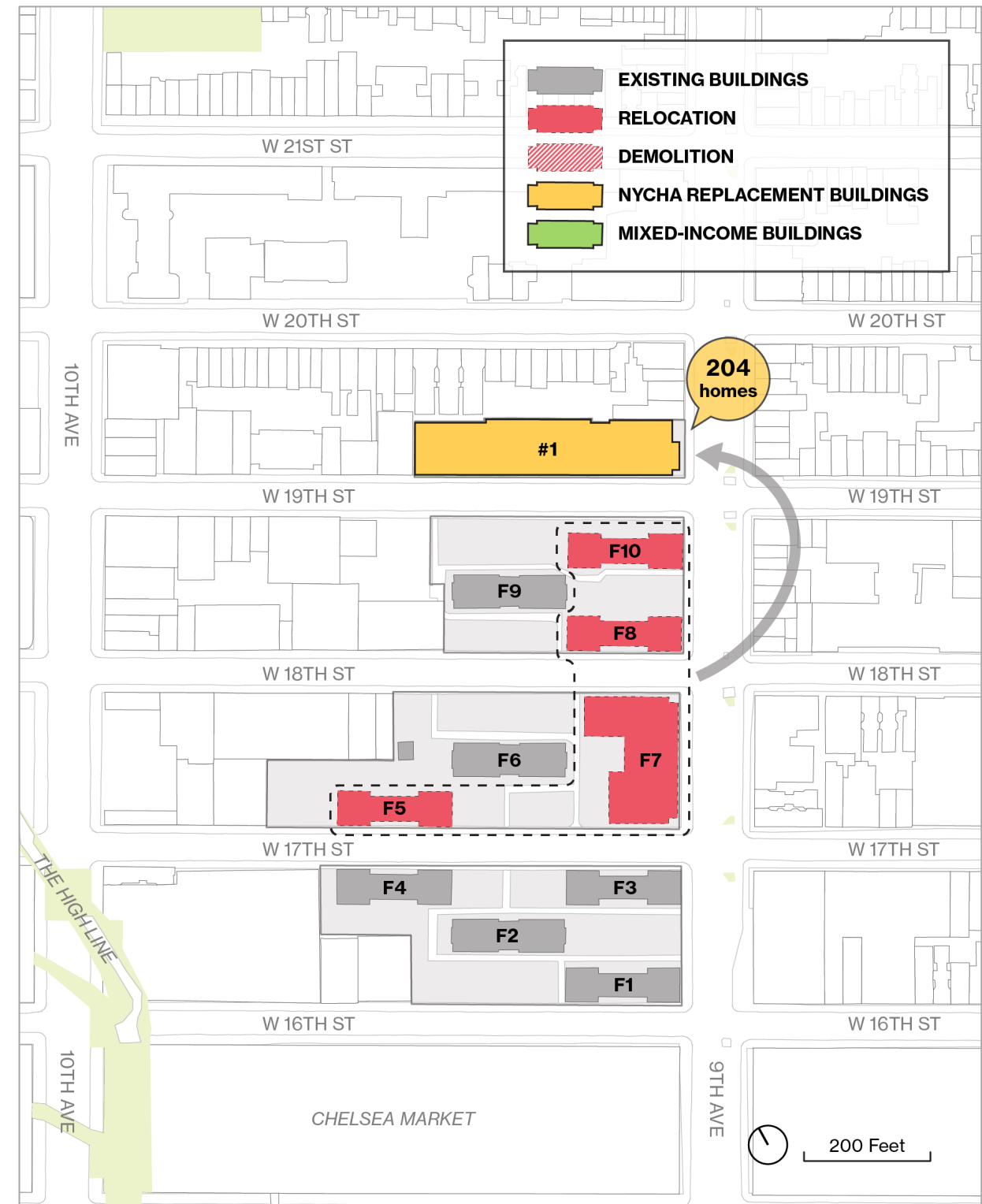


Unit counts are approximate and subject to change pending final design approval, including ULURP

Proposed phasing plan depicted assumes rezoning

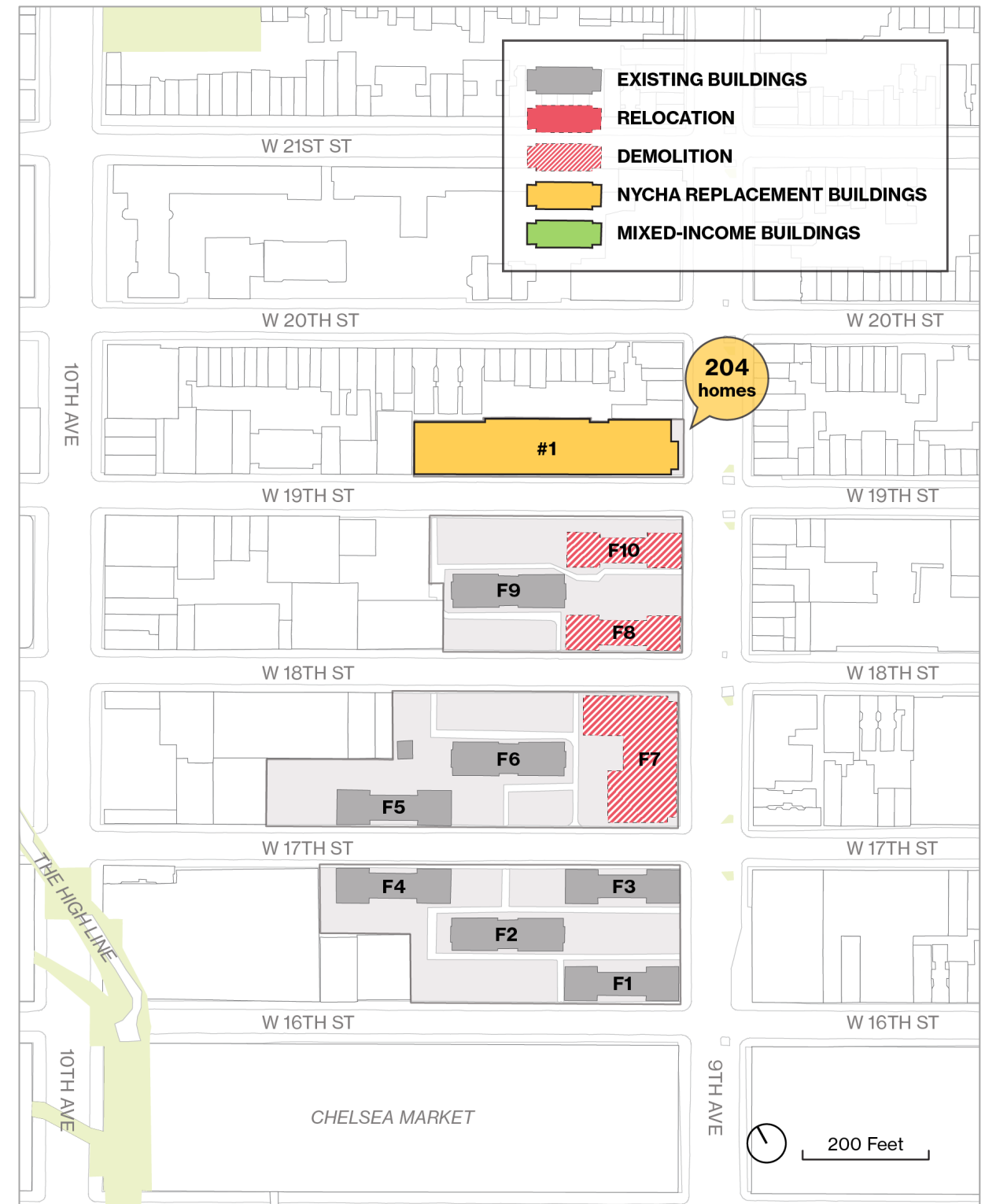
# Proposed Project Phasing: Fulton

- ✓ Relocate all F11 households to other apartments across the Fulton campus
- ✓ Demolish F11
- ✓ Construct Replacement Building #1
- ☐ Move Hudson Guild and all F5, F7, F8, and F10 households into Replacement Building #1



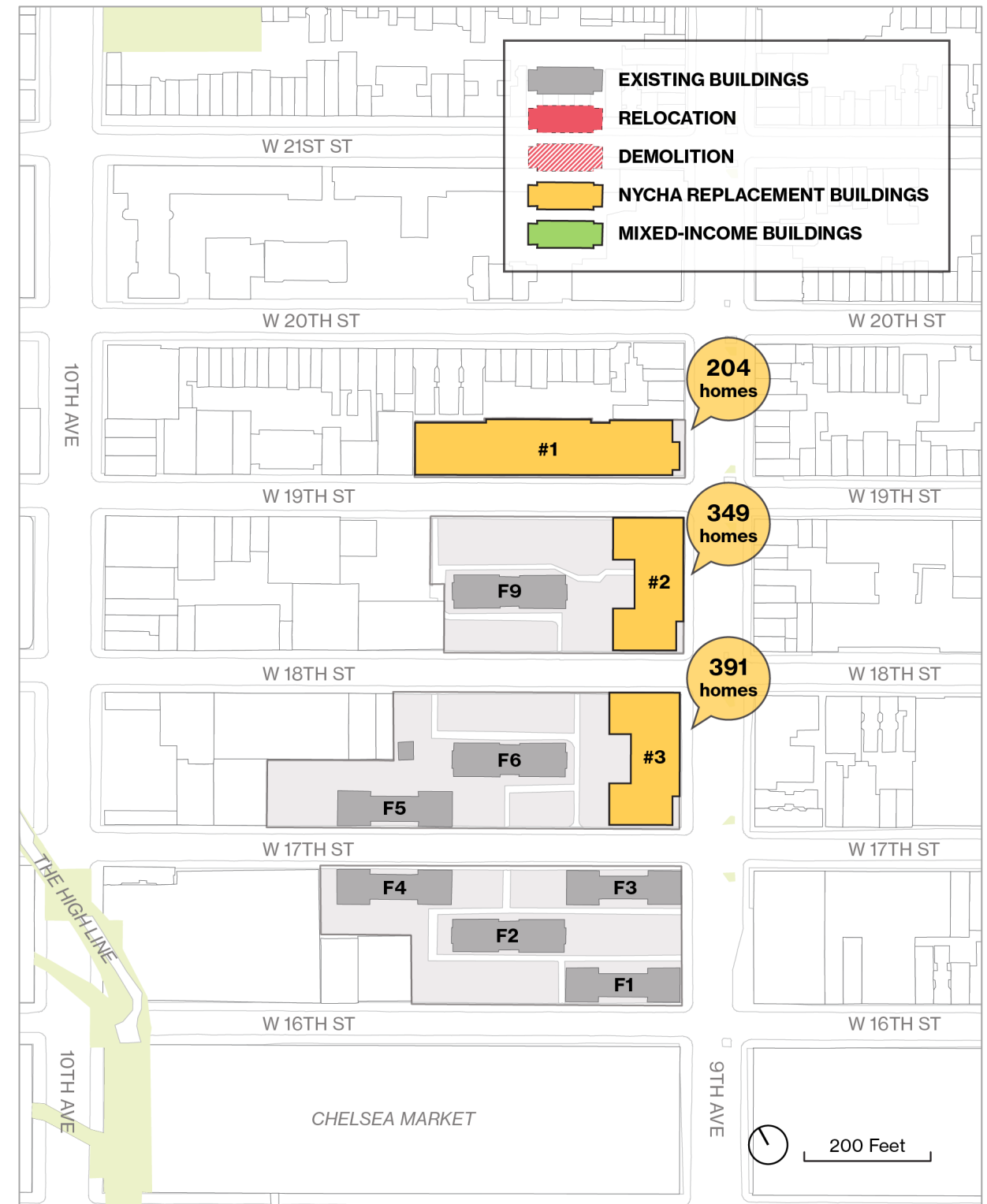
# Proposed Project Phasing: Fulton

- ✓ Relocate all F11 households to other apartments across the Fulton campus
- ✓ Demolish F11
- ✓ Construct Replacement Building #1
- ✓ Move Hudson Guild and all F5, F7, F8, and F10 households into Replacement Building #1
- ❑ Demolish F5, F7, F8, and F10



# Proposed Project Phasing: Fulton

- ✓ Relocate all F11 households to other apartments across the Fulton campus
- ✓ Demolish F11
- ✓ Construct Replacement Building #1
- ✓ Move Hudson Guild and all F5, F7, F8, and F10 households into Replacement Building #1
- ✓ Demolish F5, F7, F8, and F10
- ❑ Construct Replacement Buildings #2 and #3

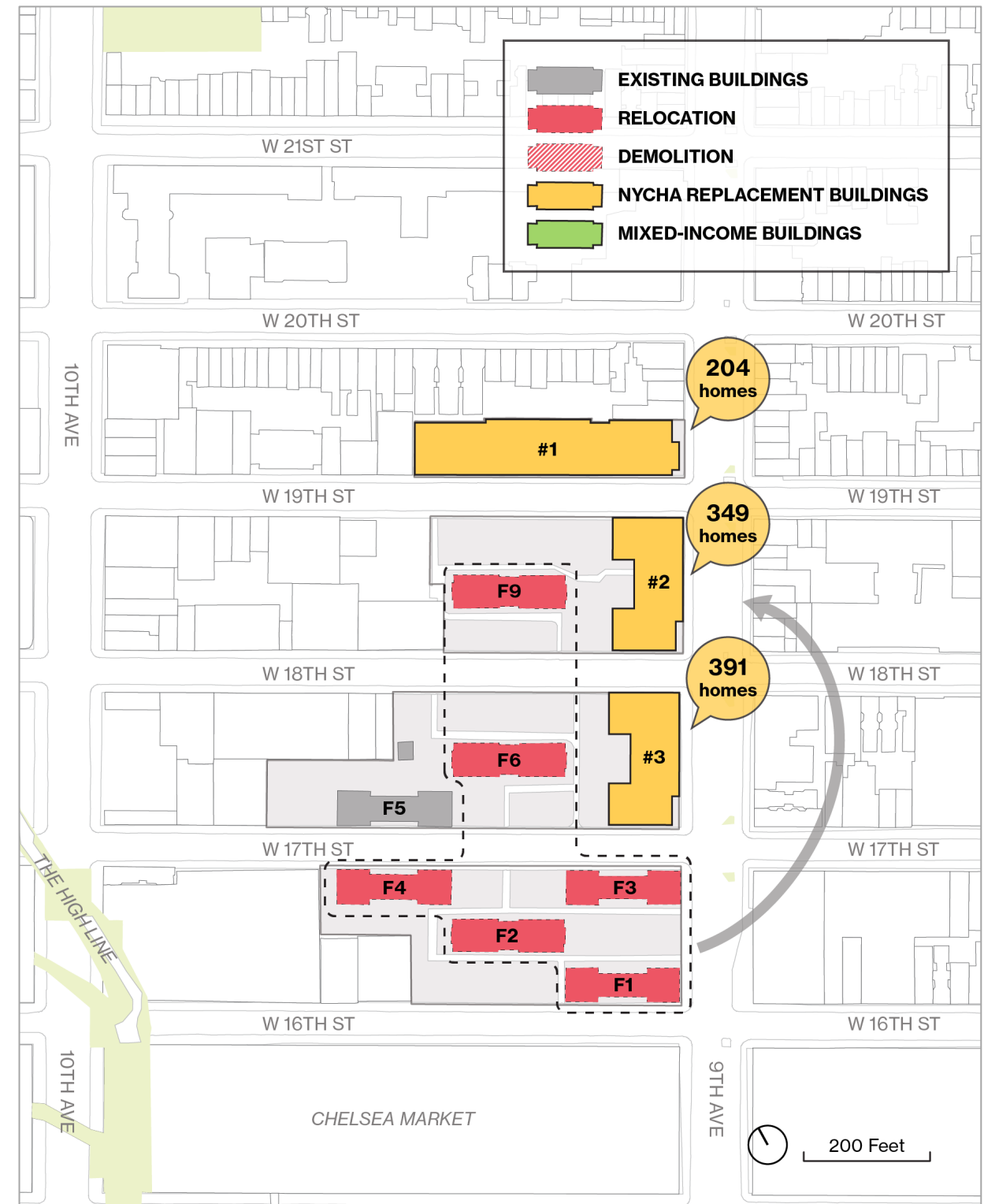


Unit counts are approximate and subject to change pending final design approval, including ULURP

Proposed phasing plan depicted assumes rezoning

# Proposed Project Phasing: Fulton

- ✓ Relocate all F11 households to other apartments across the Fulton campus
- ✓ Demolish F11
- ✓ Construct Replacement Building #1
- ✓ Move Hudson Guild and all F5, F7, F8, and F10 households into Replacement Building #1
- ✓ Demolish F5, F7, F8, and F10
- ✓ Construct Replacement Buildings #2 and #3
- ❑ Move all remaining NYCHA households into Replacement Buildings #2 and #3

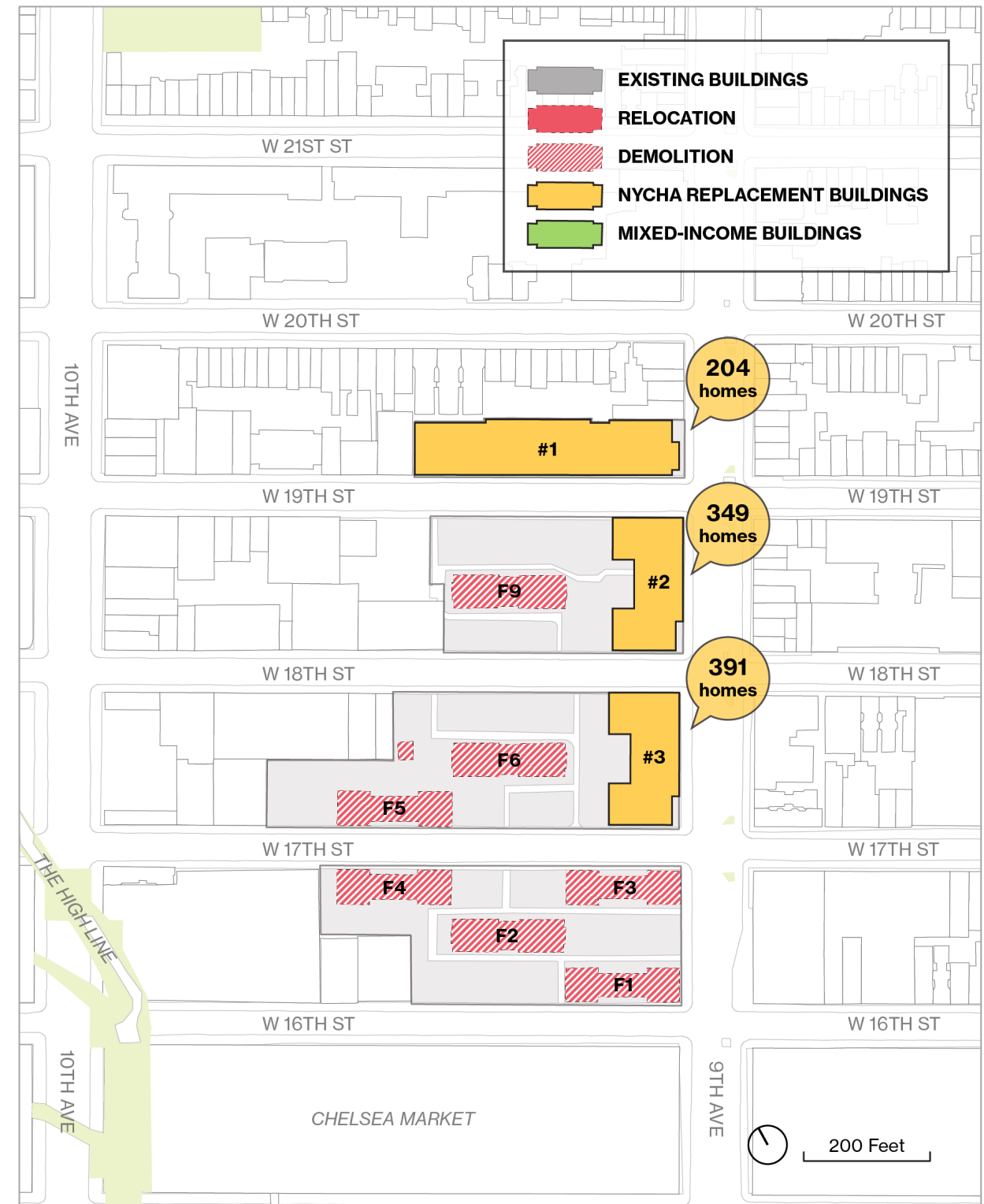


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Proposed phasing plan depicted assumes rezoning

# Proposed Project Phasing: Fulton

- ✓ Relocate all F11 households to other apartments across the Fulton campus
- ✓ Demolish F11
- ✓ Construct Replacement Building #1
- ✓ Move Hudson Guild and all F5, F7, F8, and F10 households into Replacement Building #1
- ✓ Demolish F5, F7, F8, and F10
- ✓ Construct Replacement Buildings #2 and #3
- ✓ Move all remaining NYCHA households into Replacement Buildings #2 and #3
- ❑ Demolish F1, F2, F3, F4, F6, and F9 (phased)



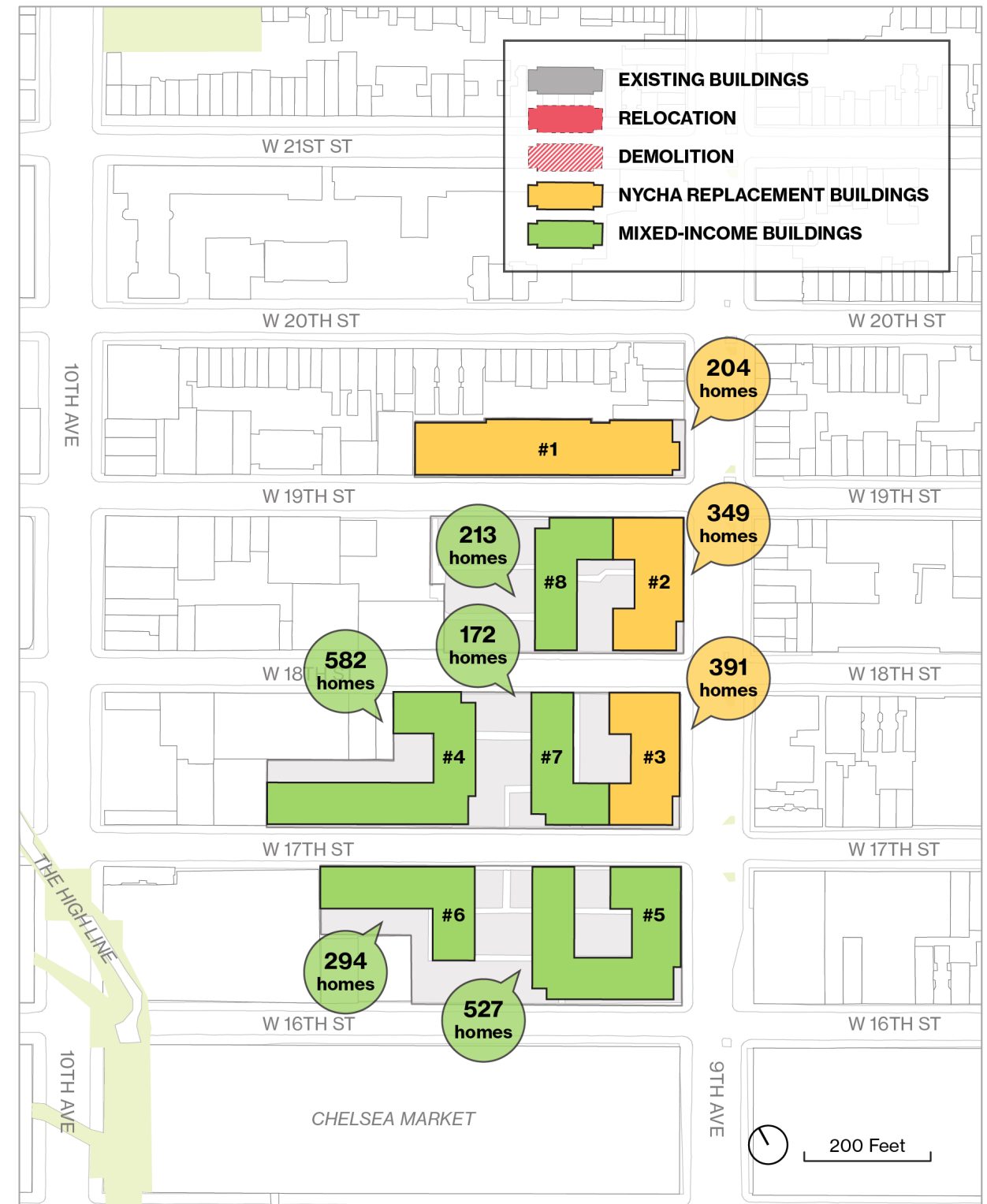
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Proposed phasing plan depicted assumes rezoning



# Proposed Project Phasing: Fulton

- ✓ Relocate all F11 households to other apartments across the Fulton campus
- ✓ Demolish F11
- ✓ Construct Replacement Building #1
- ✓ Move Hudson Guild and all F5, F7, F8, and F10 households into Replacement Building #1
- ✓ Demolish F5, F7, F8, and F10
- ✓ Construct Replacement Buildings #2 and #3
- ✓ Move all remaining NYCHA households into Replacement Buildings #2 and #3
- ✓ Demolish F1, F2, F3, F4, F6, and F9 (phased)
- ☐ Construct Mixed-Income Buildings (phased)



Unit counts are approximate and subject to change pending final design approval, including ULURP

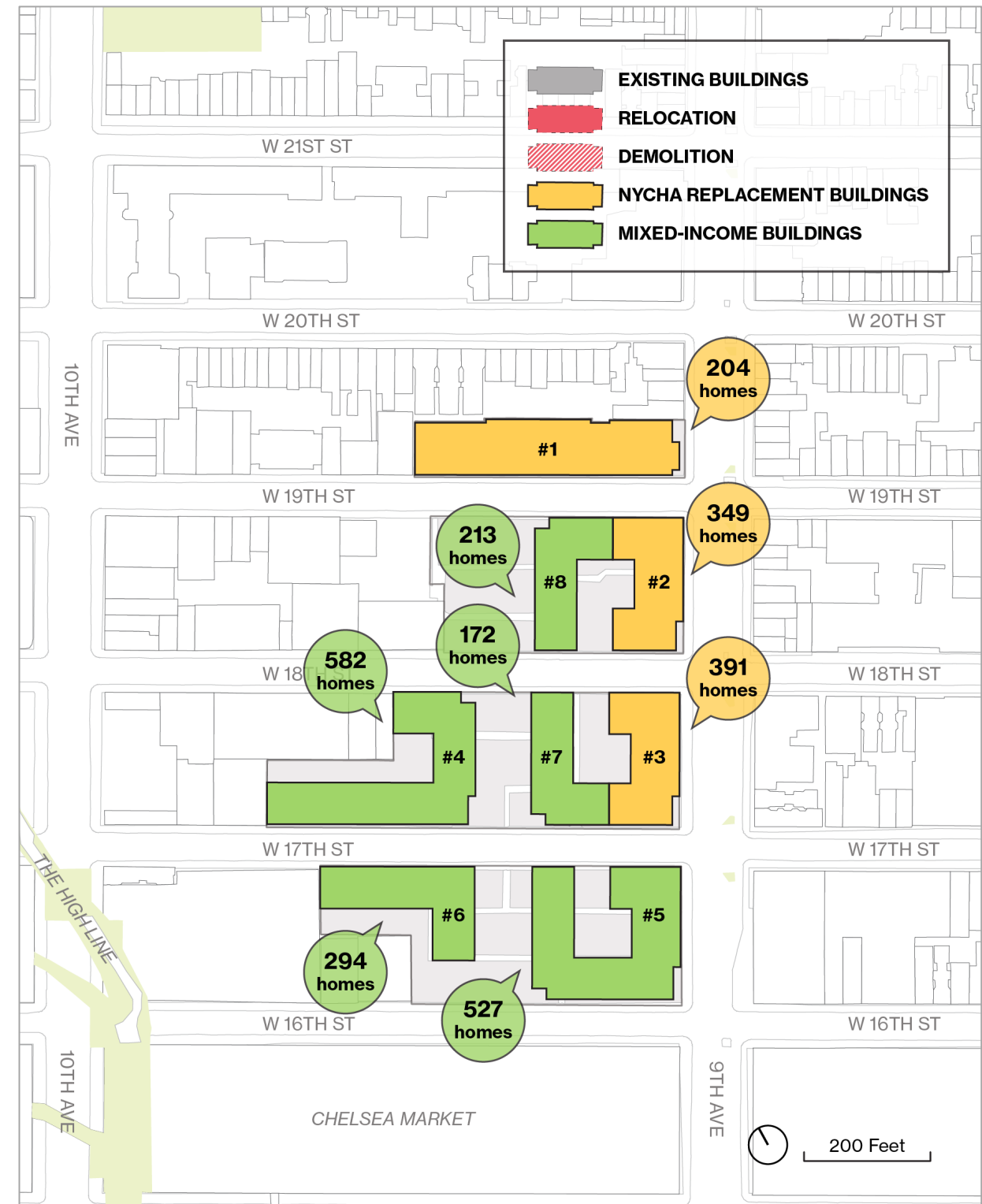
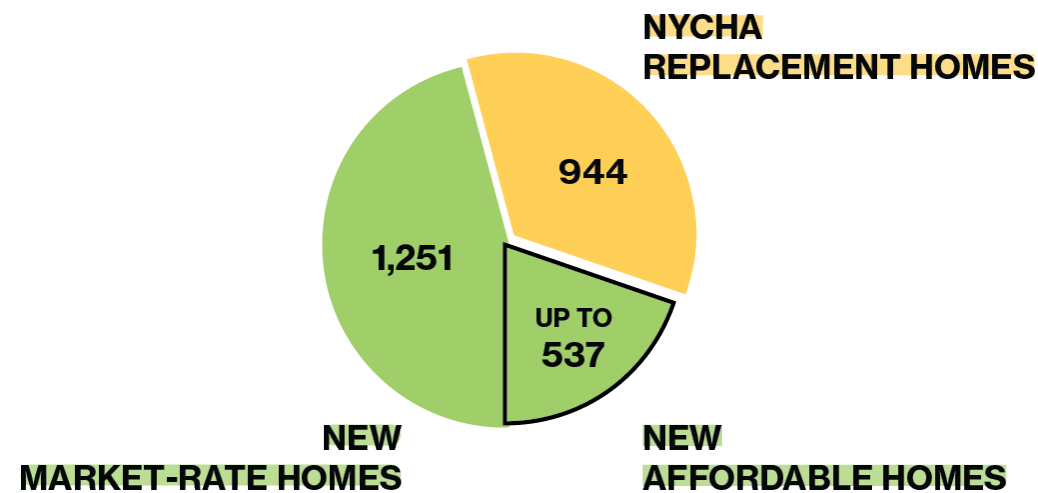
Proposed phasing plan depicted assumes rezoning



# Proposed Project Phasing: Fulton

## Program Summary

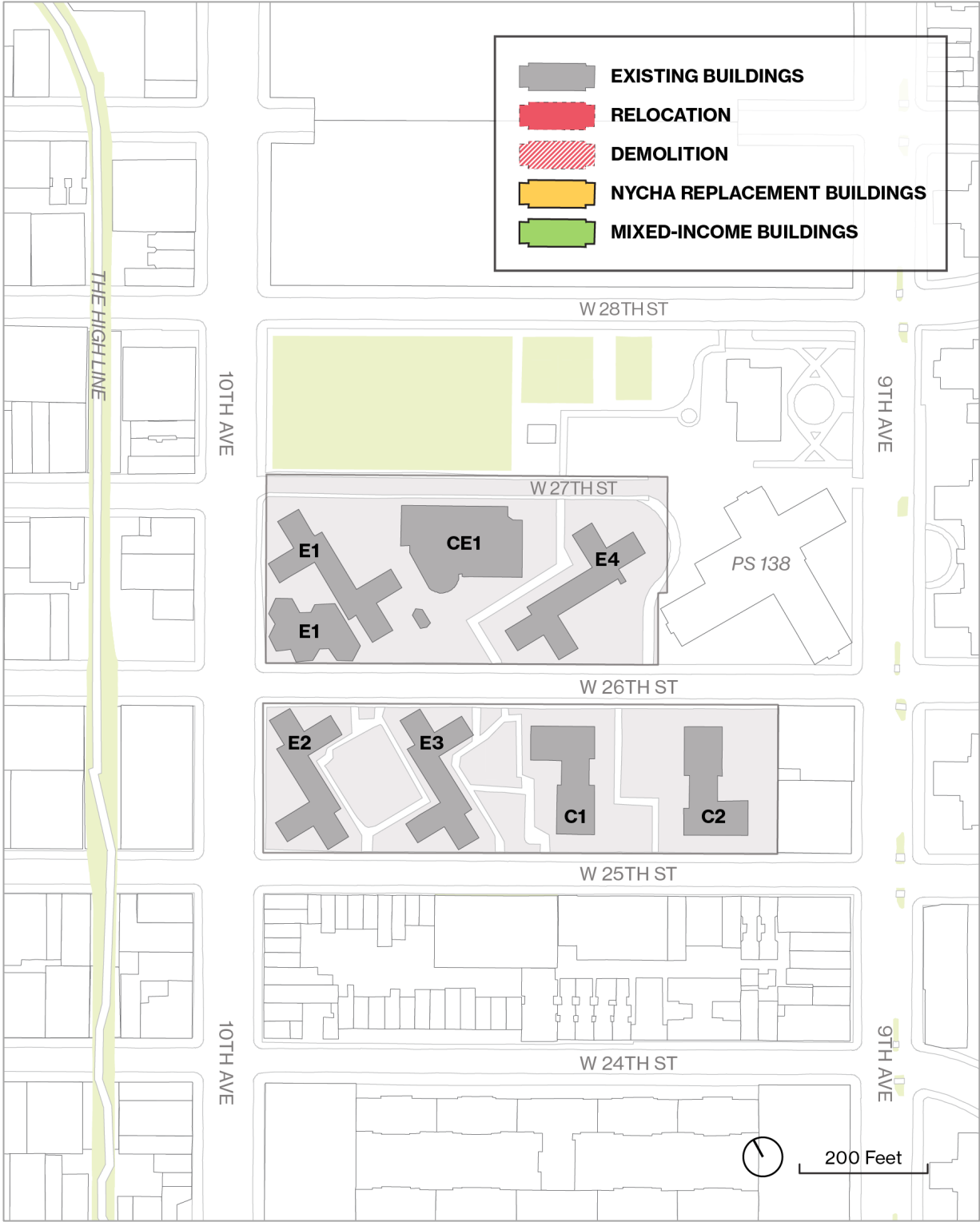
- **Residential:** 2,732 units
  - Replacement: 944 units
  - New Affordable: Up to 537 units
  - Market-Rate: 1,251 units
- **Retail:** 16,724 SF
- **Supermarket:** 6,580 SF
- **Community Facility:** 66,209 SF
- **Open Space:** 106,700 SF
- **Parking:** 1 additional space



Unit counts are approximate and subject to change pending final design approval, including ULURP

Proposed phasing plan depicted assumes rezoning

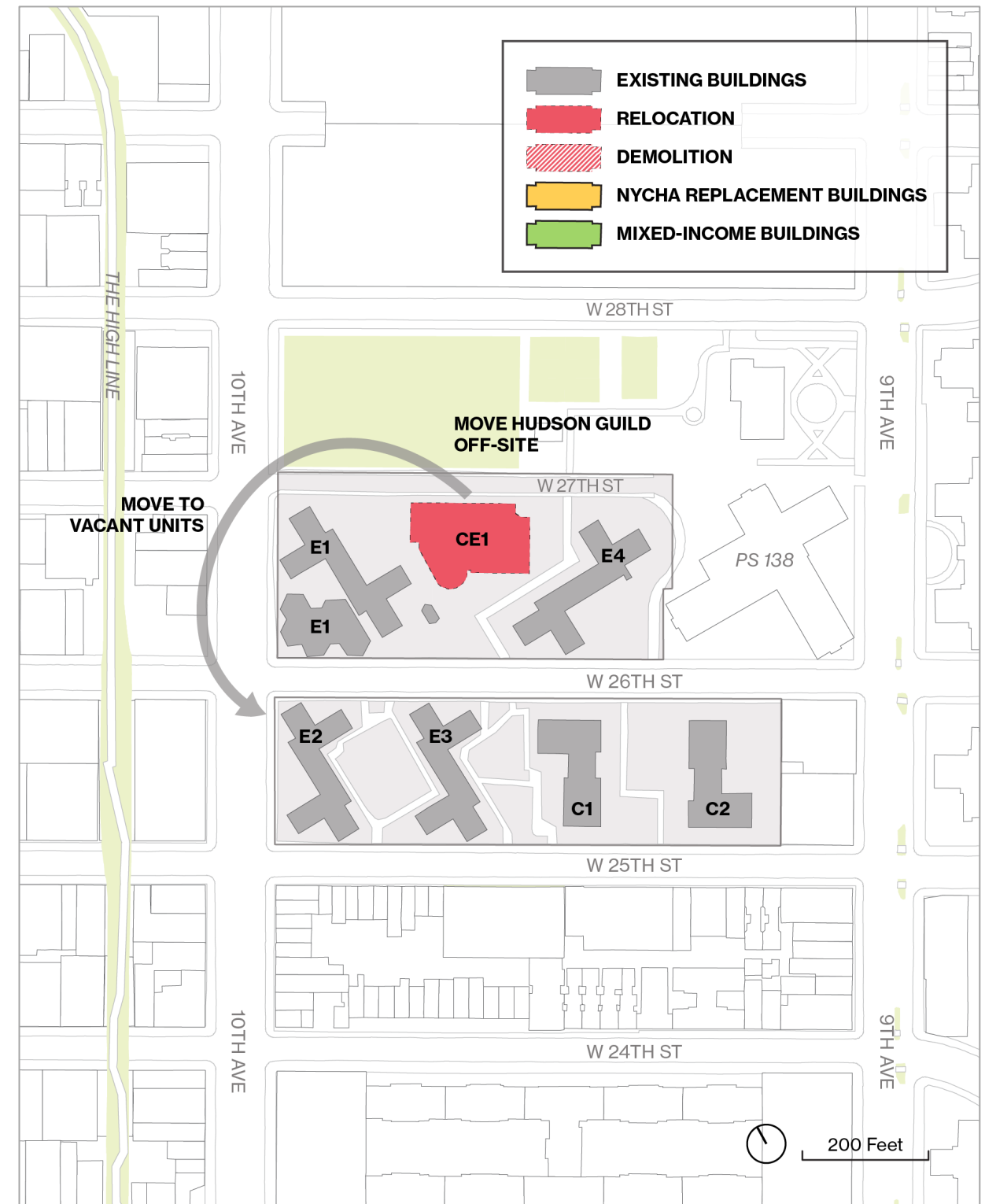
# Proposed Project Phasing: Elliott-Chelsea



Unit counts are approximate and subject to change pending final design approval, including ULURP

# Proposed Project Phasing: Elliott-Chelsea

- ❑ Relocate Hudson Guild to temporary facility off-site and all Chelsea Addition households to other apartments across the Elliott-Chelsea campus



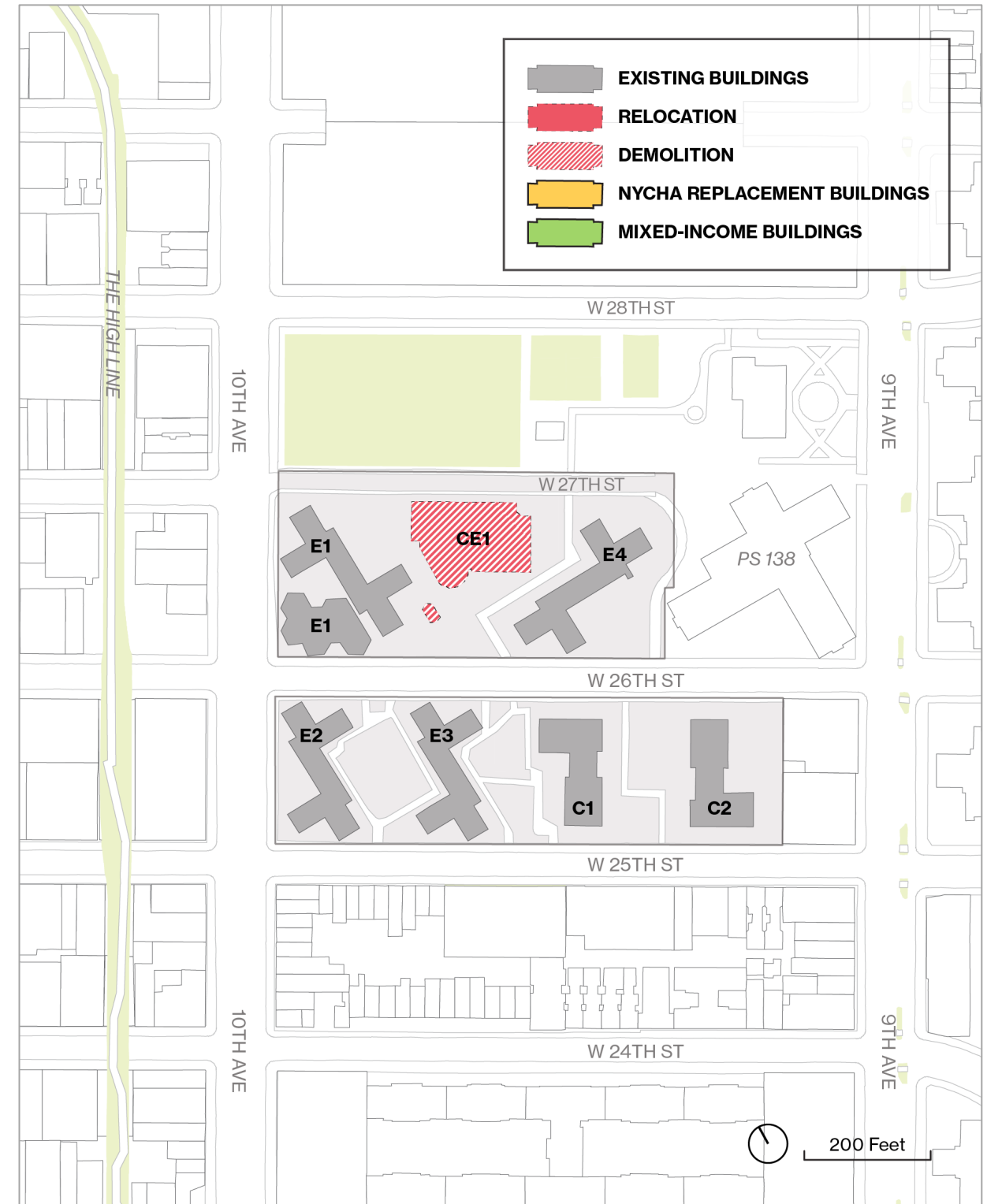
Unit counts are approximate and subject to change pending final design approval, including ULURP

Proposed phasing plan depicted assumes rezoning

# Proposed Project Phasing: Elliott-Chelsea

✓ Relocate Hudson Guild to temporary facility off-site and all Chelsea Addition households to other apartments across the Elliott-Chelsea campus

❑ Demolish Chelsea Addition

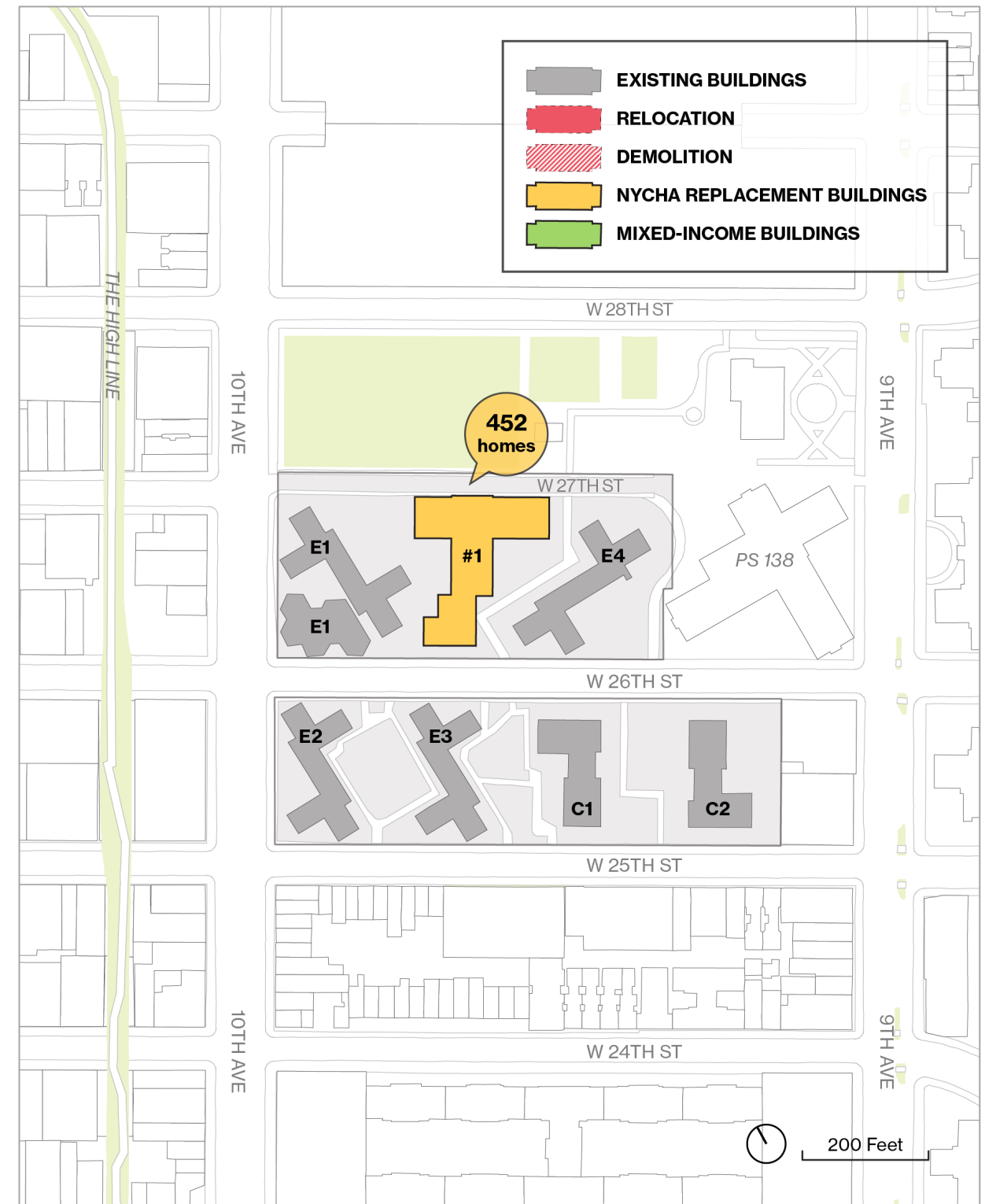


Unit counts are approximate and subject to change pending final design approval, including ULURP

Proposed phasing plan depicted assumes rezoning

# Proposed Project Phasing: Elliott-Chelsea

- ✓ Relocate Hudson Guild to temporary facility off-site and all Chelsea Addition households to other apartments across the Elliott-Chelsea campus
- ✓ Demolish Chelsea Addition
- ❑ Construct Replacement Building #1

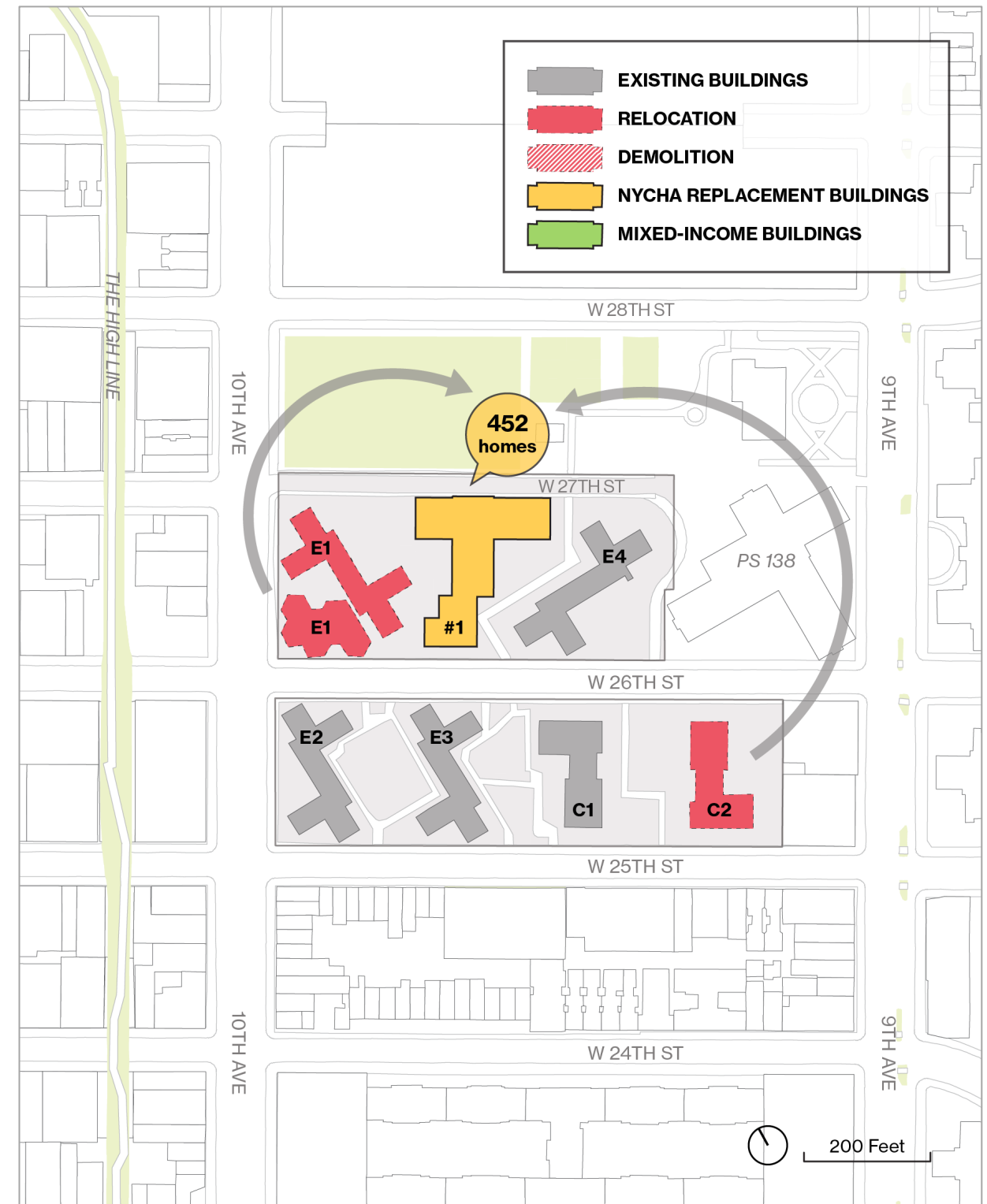


Unit counts are approximate and subject to change pending final design approval, including ULURP

Proposed phasing plan depicted assumes rezoning

# Proposed Project Phasing: Elliott-Chelsea

- ✓ Relocate Hudson Guild to temporary facility off-site and all Chelsea Addition households to other apartments across the Elliott-Chelsea campus
- ✓ Demolish Chelsea Addition
- ✓ Construct Replacement Building #1
- ❑ Move Hudson Guild and all E1 and C2 households into Replacement Building #1

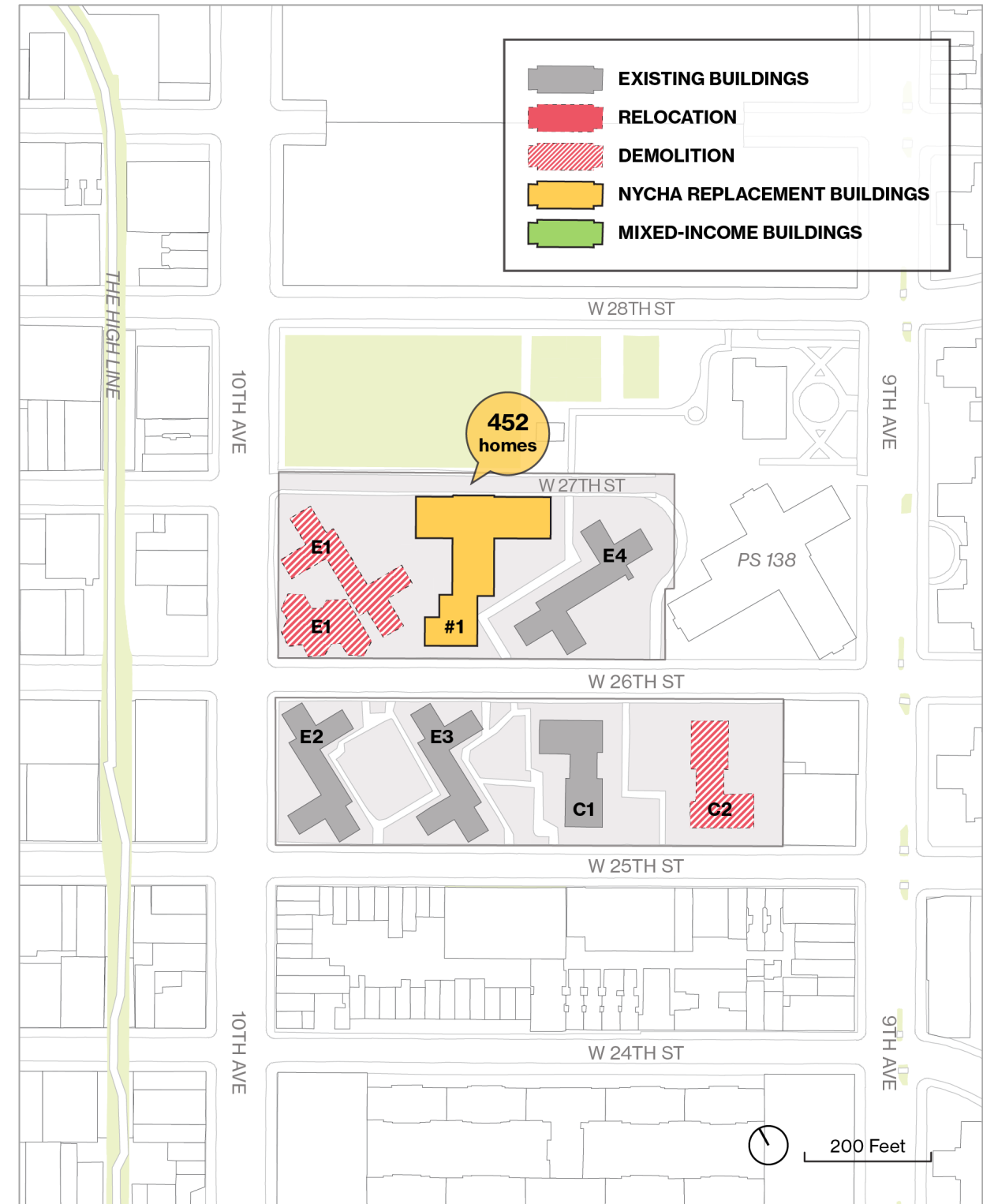


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Proposed phasing plan depicted assumes rezoning

# Proposed Project Phasing: Elliott-Chelsea

- ✓ Relocate Hudson Guild to temporary facility off-site and all Chelsea Addition households to other apartments across the Elliott-Chelsea campus
- ✓ Demolish Chelsea Addition
- ✓ Construct Replacement Building #1
- ✓ Move Hudson Guild and all E1 and C2 households into Replacement Building #1
- Demolish E1 and C2



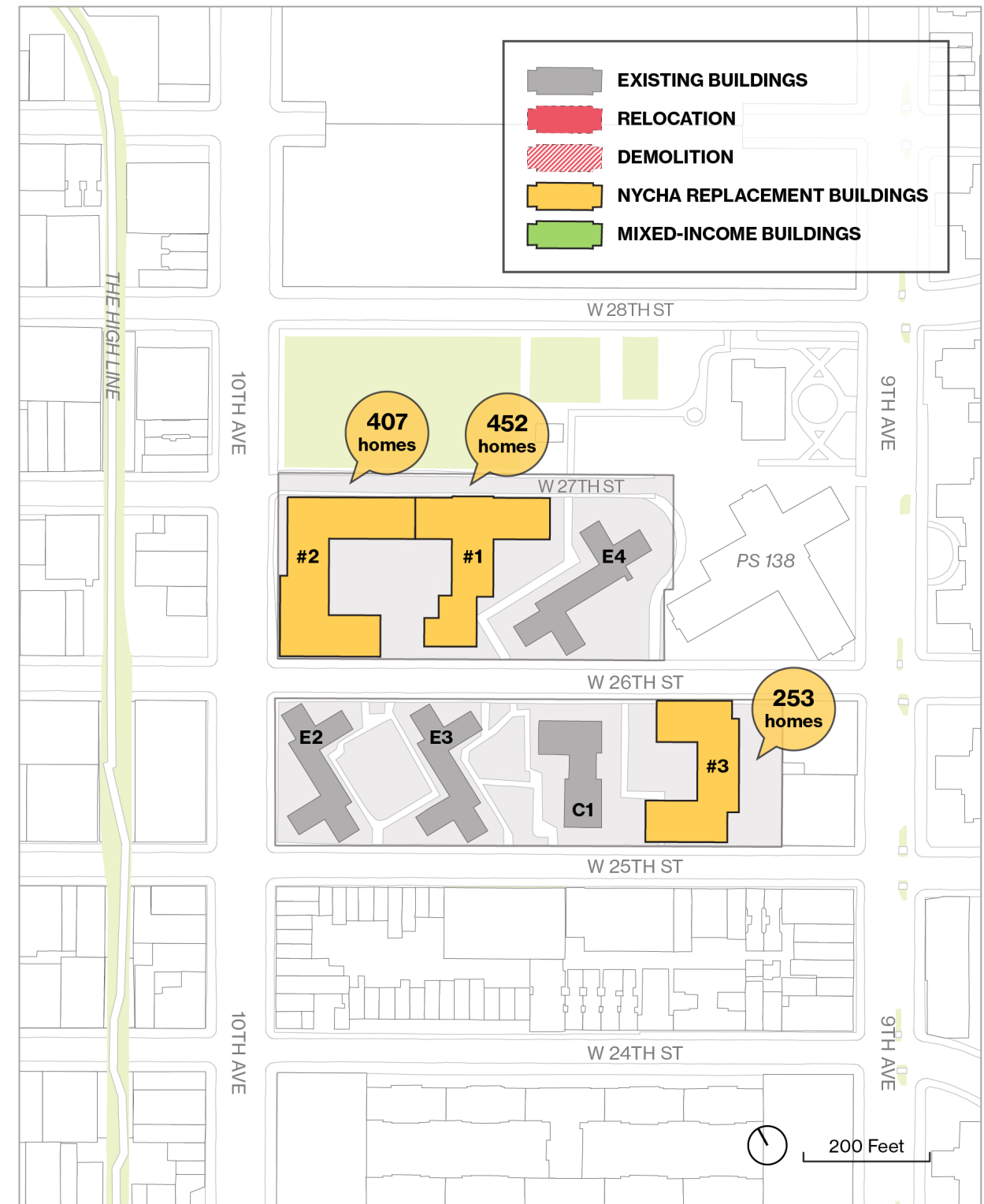
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Proposed phasing plan depicted assumes rezoning



# Proposed Project Phasing: Elliott-Chelsea

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- ✓ Demolish Chelsea Addition
- ✓ Construct Replacement Building #1
- ✓ Move Hudson Guild and all E1 and C2 households into Replacement Building #1
- ✓ Demolish E1 and C2
- ☐ Construct Replacement Buildings #2 and #3



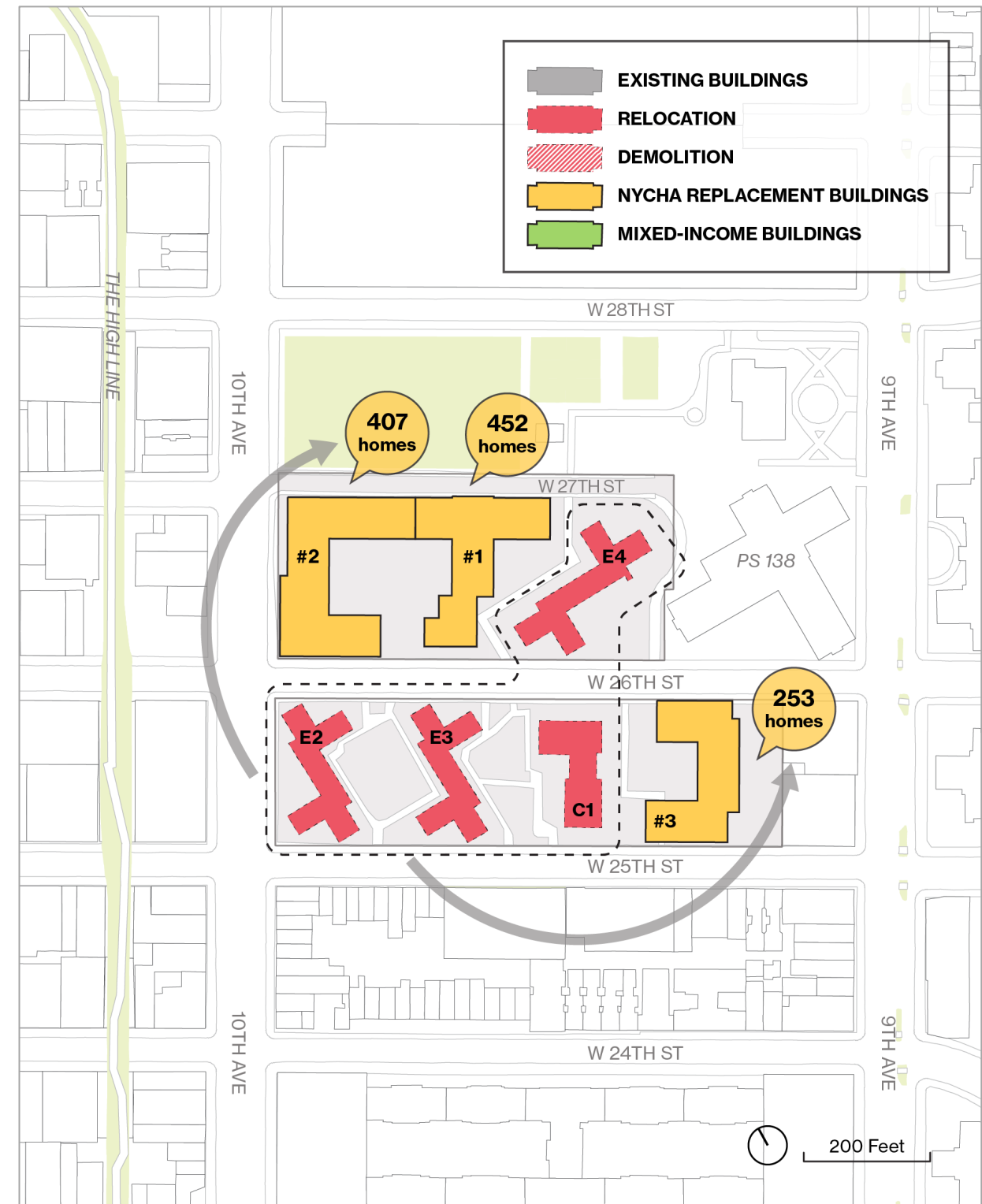
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Proposed phasing plan depicted assumes rezoning



# Proposed Project Phasing: Elliott-Chelsea

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- ✓ Demolish Chelsea Addition
- ✓ Construct Replacement Building #1
- ✓ Move Hudson Guild and all E1 and C2 households into Replacement Building #1
- ✓ Demolish E1 and C2
- ✓ Construct Replacement Buildings #2 and #3
- ☐ Move all remaining NYCHA households into Replacement Buildings #2 and #3

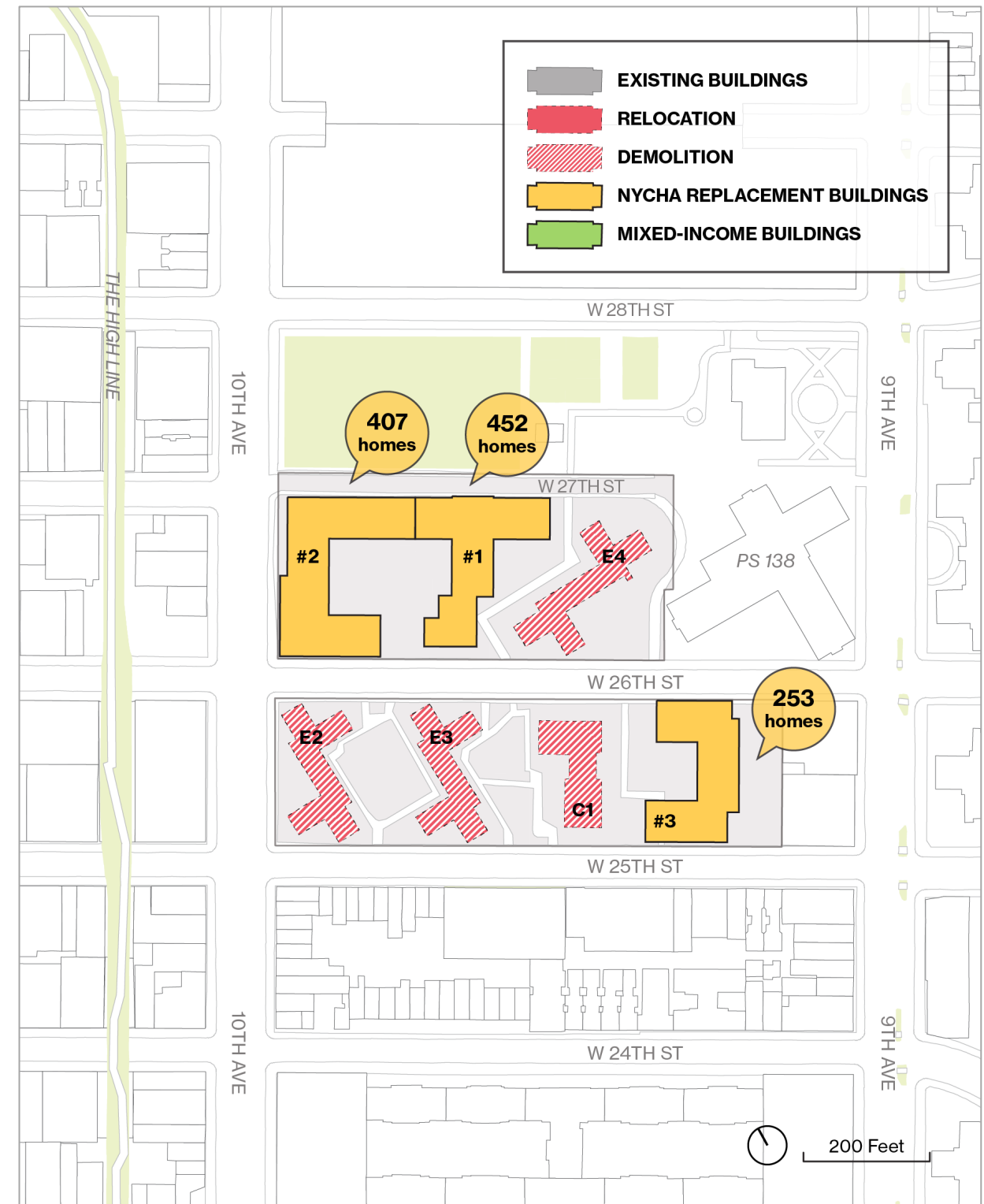


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Proposed phasing plan depicted assumes rezoning

# Proposed Project Phasing: Elliott-Chelsea

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- ☐ Demolish C1, E2, E3, and E4 (phased)

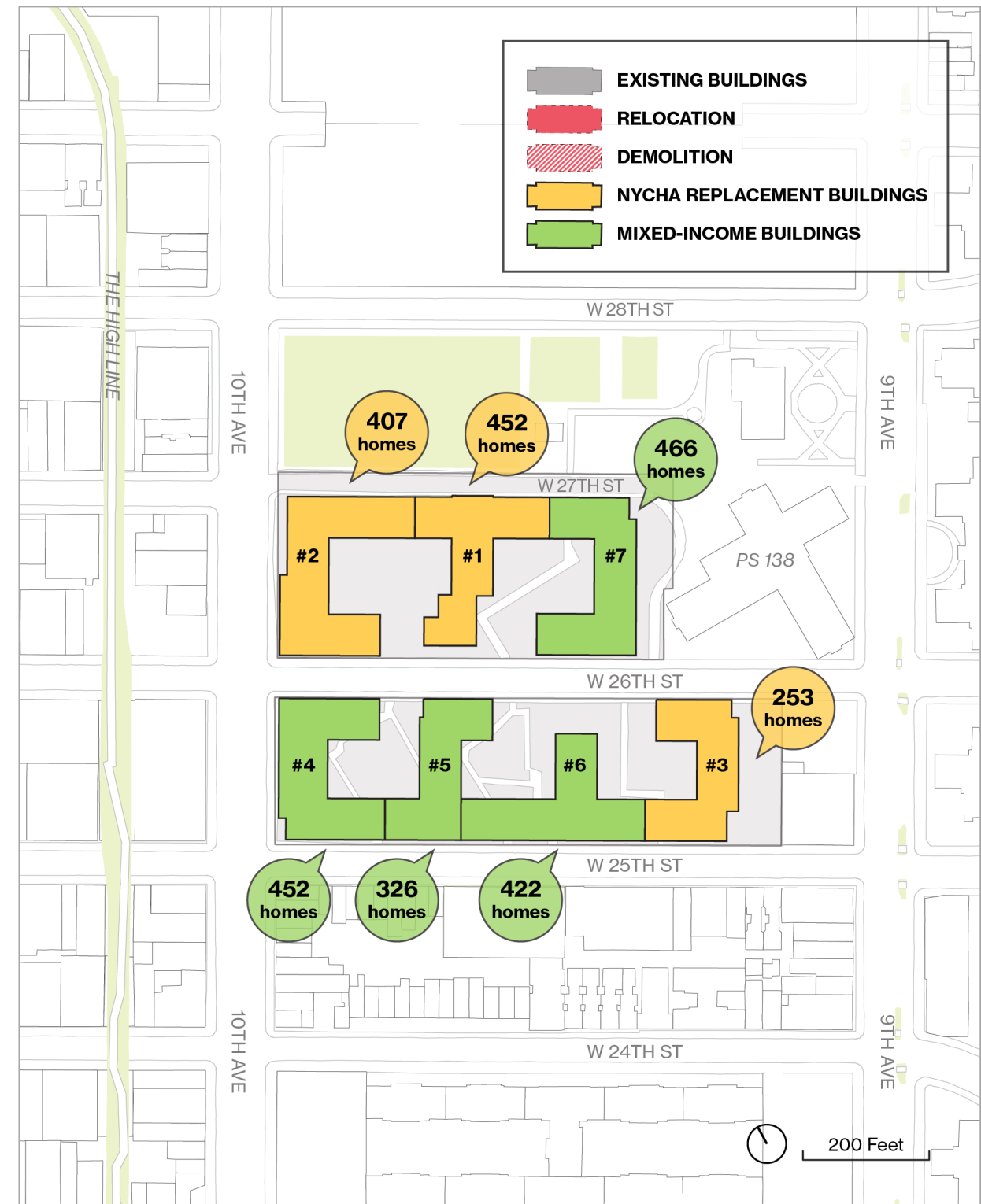


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Proposed phasing plan depicted assumes rezoning

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- ✓ Demolish Chelsea Addition
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- ✓ Demolish E1 and C2
- ✓ Construct Replacement Buildings #2 and #3
- ✓ Move all remaining NYCHA households into Replacement Buildings #2 and #3
- ✓ Demolish C1, E2, E3, and E4 (phased)
- ☐ Construct Mixed-Income Buildings (phased)



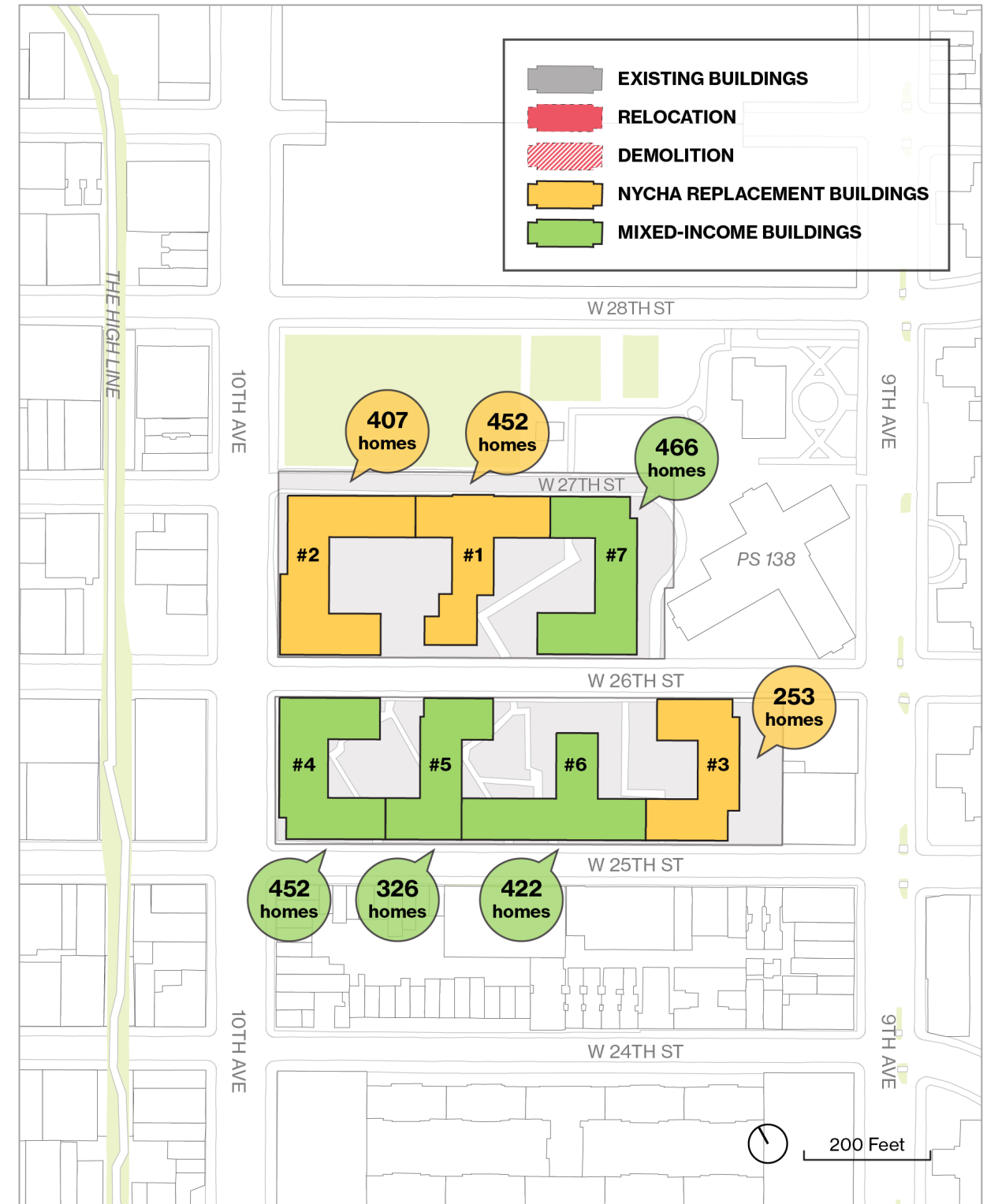
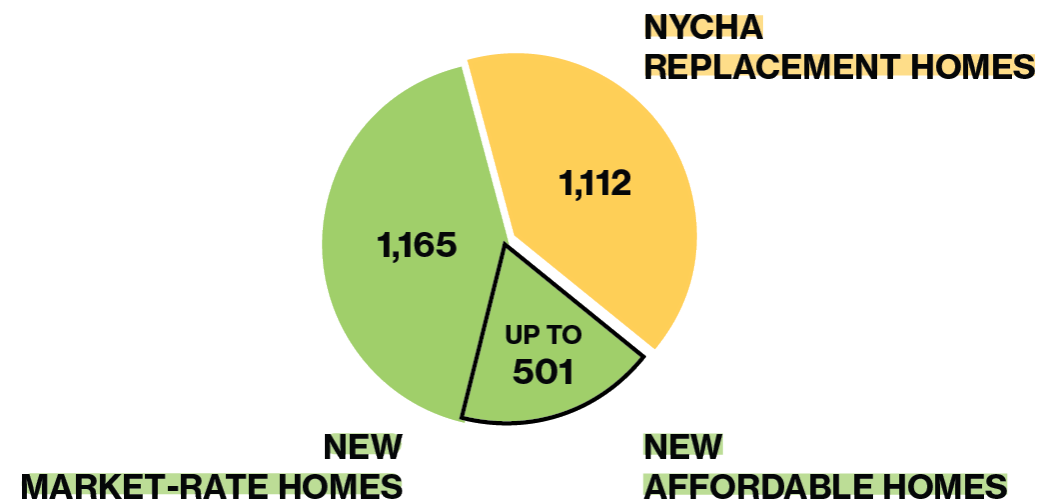
Proposed phasing plan depicted assumes rezoning

Unit counts are approximate and subject to change pending final design approval, including ULURP

# Proposed Project Phasing: Elliott-Chelsea

## Program Summary

- **Residential:** 2,778 units
  - Replacement: 1,112 units
  - New Affordable: Up to 501 units
  - Market-Rate: 1,165 units
- **Retail:** 12,060 SF
- **Supermarket:** 11,000 SF
- **Community Facility:** 109,643 SF
- **Open Space:** 125,550 SF
- **Parking:** 0 additional spaces



Proposed phasing plan depicted assumes rezoning

Unit counts are approximate and subject to change pending final design approval, including ULURP

# Bridge Plan

- Due to the extended timeline of the proposed project, the PACT Partner will assist NYCHA property management with deferred maintenance issues and the backlog of building system and in-unit repairs.
- Since February and March 2024, the PACT Partner has been providing enhanced security and pest management services, respectively, across the Fulton and Elliott-Chelsea campuses.
- Following the execution of the Agreement, the PACT Partner will begin implementing the full scope of the Bridge Plan until all NYCHA Replacement Buildings are constructed.

## **Apartment Work Orders**

- Address all open paint and plaster work orders
- Replace cabinets where needed
- Replace missing or damaged sinks and tub enclosures

## **Building Systems**

- Replace defective steam traps
- Proactively maintain boiler feed tanks
- Purchase long lead elevator parts to prevent outages

## **Security**

- Provide 24/7 security coverage with four unarmed guards
- Replace broken intercom systems
- Survey and repair non-functioning entry doors

## **Pest Management**

- Install and replace bait stations
- Perform twice monthly pest treatment
- Provide bedbug treatment

# Resident Relocations

- **Relocation Plan:** NYCHA and the PACT Partner will work closely with resident leaders and stakeholders to develop a Relocation Plan that complies with all applicable federal requirements and minimizes the need for off-site temporary relocations
- **Build First:** As currently designed, only approximately one hundred twenty (120) households, or less than six percent (6%) of all 2,056 apartments, will be required to temporarily relocate before moving into their new permanent homes. The remaining ninety-four percent (94%) of households will only move once – directly into their newly built homes in the NYCHA Replacement Buildings.
- **Prioritizing On-Site Relocations:** Most of the one hundred twenty (120) households will be provided appropriately-sized apartments within their home campus. Where there are no appropriately-sized apartments available on-site, NYCHA and the PACT Partner will assist residents with temporary relocation in privately managed buildings within the community or at other NYCHA developments.
- **Right to Return:** Per HUD requirements, any household that is temporarily relocated off-site will have the right to return to their development once the associated NYCHA Replacement Building is complete. The PACT Partner will be responsible for providing relocation assistance and the payment of any costs related to packing and on-or off-site relocations.

# Proposed Project Financing Principles

## No City Capital Subsidy

- The Proposed Project will not use City Capital subsidy. The PACT Partner may explore any additional non-City Capital City, State or Federal subsidies and incentives that may be available.

## Mixed Income Buildings Subsidize NYCHA Replacement Buildings

- The Mixed-Income Buildings will support the redevelopment of the NYCHA Replacement Buildings; specifically, the value of the land upon which the Mixed-Income Buildings will be built will be used as a source to support the NYCHA Replacement Buildings.

## NYCHA Long-Term Ownership and Participation in Partnership

- NYCHA will continue to own the land, and both the NYCHA Replacement Buildings and Mixed-Income Buildings will be built under a long-term ground lease.
- In addition, NYCHA will participate in the “developer” entity with the PACT Partner (consistent with other PACT transactions), enabling NYCHA to benefit from and participate in the long-term cash flow.

## Payments-in-Lieu-of-Taxes (“PILOTs”) from the City of New York

- NYCHA will use best efforts to obtain PILOT agreements.

# U.S. Dept. of Housing and Urban Development (“HUD”)

- Following initial Board approval on December 29, 2021, to begin submitting applications to HUD, an initial Rental Assistance Demonstration (“RAD”) Application was submitted to HUD for the Project on September 28, 2022.
- HUD issued its initial approval for the Project through its Commitment to enter into a Housing Assistance Payment contract on January 10, 2023.
- NYCHA anticipates submitting one or more Section 18 applications and RAD Financing Plan submissions following this Board approval.
- The Project remains subject to HUD’s RAD and Section 18 approvals.
- At each closing, the relevant parcels of land will be ground leased to the PACT Partner for a term of ninety-nine (99) years so that redevelopment may occur. Additional Board approval will be required prior to each closing.
- NYCHA and the PACT Partner will enter into a series of Housing Assistance Payments contracts for ongoing Section 8 rental subsidy, administered by NYCHA’s Leased Housing Department.



# Agreement Term

- The Agreement is effective once Board approval is received.
- Upon each closing (which will require its own Board approval), the applicable parcel is released from the Agreement, after which such parcel is subject to the applicable transaction documents.
- The Agreement will end on the earlier of (i) the last closing, (ii) the applicable construction outside date (e.g., 60 months after applicable Closing) if the applicable NYCHA Replacement Building has not been substantially completed, or (iii) earlier termination of the Agreement pursuant to its terms.

# Rebuilding Fulton & Elliott-Chelsea Houses

## NYCHA Board Presentation

October 30, 2024





**NYCHA Board Meeting  
October 30, 2024**

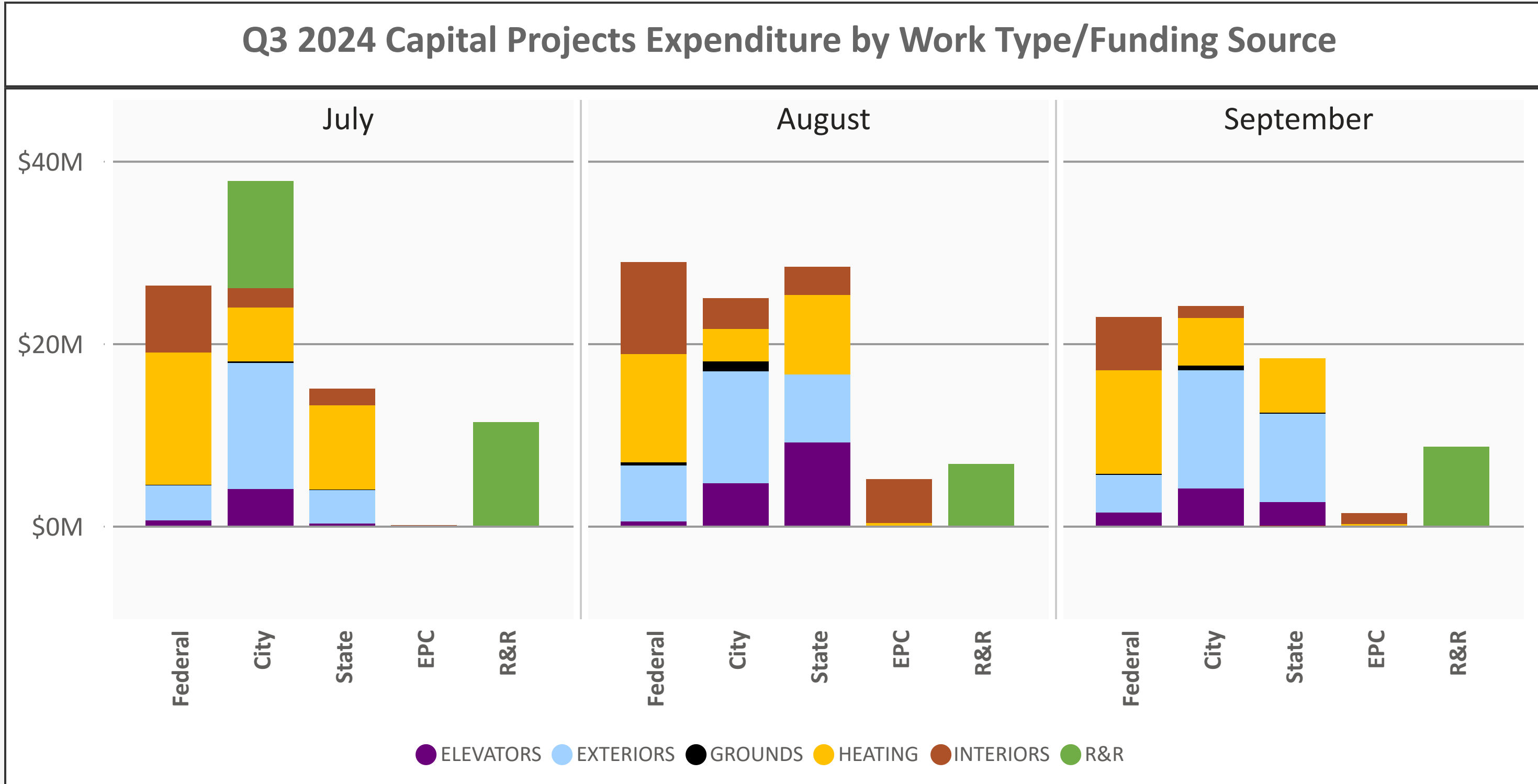
Quarterly Temporary Suspension Report on Elevator Modernization, Heating and Waste Management Contracts, and Asset & Capital Management Division's Capital Projects Expenditure Update

Oliver Osterwind, Vice-President for Project Management Asset & Capital Management Division





# Capital Projects - Quarter 3 (Jul-Sep) 2024 Expenditure (1 of 2)



Funding Source	July	August	September	Total
Federal	\$26.29M	\$28.89M	\$22.85M	<b>\$78.03M</b>
City	\$37.76M	\$24.96M	\$24.04M	<b>\$86.76M</b>
State	\$15.00M	\$28.33M	\$18.28M	<b>\$61.61M</b>
EPC	\$0.02M	\$5.08M	\$1.37M	<b>\$6.47M</b>
R&R	\$11.35M	\$6.73M	\$8.65M	<b>\$26.73M</b>
<b>Total</b>	<b>\$90.42M</b>	<b>\$93.98M</b>	<b>\$75.19M</b>	<b>\$259.60M</b>

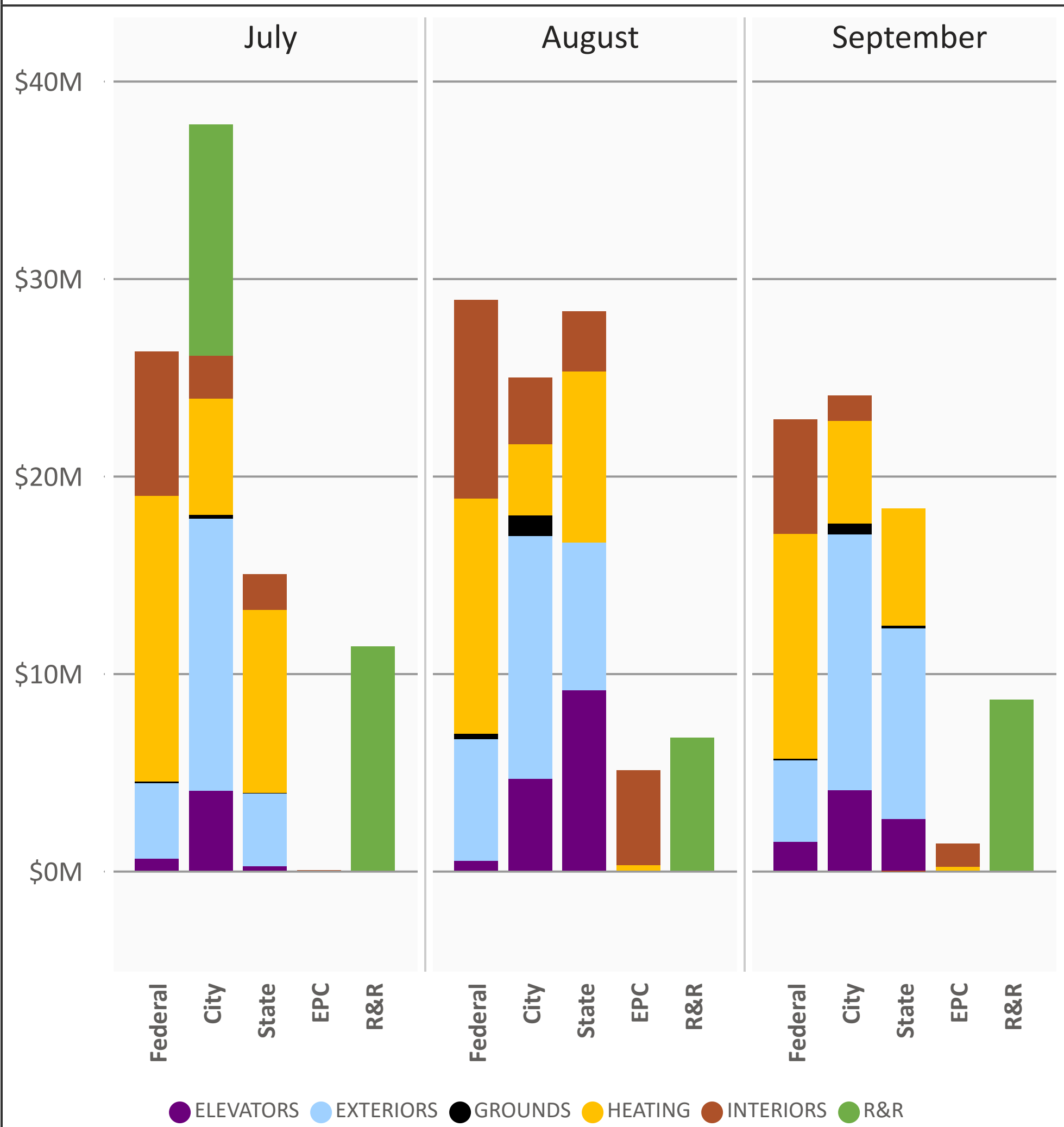
Notes: Data covers the period from July 01, 2024 through September 30, 2024

\*R&R = Recovery & Resilience



# Capital Projects - Quarter 3 (Jul-Sep) 2024 Expenditure (2 of 2)

## Q3 2024 Capital Projects Expenditure by Work Type



### July 2024

Work Type	Federal	City	State	EPC	R&R	Total
HEATING	\$14.49M	\$5.89M	\$9.27M	\$0.01M		<b>\$29.66M</b>
R&R		\$11.70M			\$11.35M	<b>\$23.05M</b>
EXTERIORS	\$3.82M	\$13.79M	\$3.69M			<b>\$21.30M</b>
INTERIORS	\$7.30M	\$2.15M	\$1.80M	\$0.01M		<b>\$11.27M</b>
ELEVATORS	\$0.60M	\$4.03M	\$0.22M			<b>\$4.85M</b>
GROUND	\$0.08M	\$0.19M	\$0.03M			<b>\$0.30M</b>
<b>Total</b>	<b>\$26.29M</b>	<b>\$37.76M</b>	<b>\$15.00M</b>	<b>\$0.02M</b>	<b>\$11.35M</b>	<b>\$90.42M</b>

### August 2024

Work Type	Federal	City	State	EPC	R&R	Total
ELEVATORS	\$0.50M	\$4.64M	\$9.13M			<b>\$14.28M</b>
EXTERIORS	\$6.14M	\$12.29M	\$7.47M			<b>\$25.89M</b>
GROUND	\$0.30M	\$1.07M				<b>\$1.37M</b>
HEATING	\$11.91M	\$3.58M	\$8.68M	\$0.27M		<b>\$24.43M</b>
INTERIORS	\$10.05M	\$3.38M	\$3.05M	\$4.81M		<b>\$21.29M</b>
R&R					\$6.73M	<b>\$6.73M</b>
<b>Total</b>	<b>\$28.89M</b>	<b>\$24.96M</b>	<b>\$28.33M</b>	<b>\$5.08M</b>	<b>\$6.73M</b>	<b>\$93.98M</b>

### September 2024

Work Type	Federal	City	State	EPC	R&R	Total
EXTERIORS	\$4.14M	\$12.96M	\$9.64M			<b>\$26.74M</b>
HEATING	\$11.41M	\$5.19M	\$5.92M	\$0.21M		<b>\$22.72M</b>
R&R					\$8.65M	<b>\$8.65M</b>
INTERIORS	\$5.80M	\$1.28M	(\$0.05M)	\$1.16M		<b>\$8.19M</b>
ELEVATORS	\$1.45M	\$4.07M	\$2.61M			<b>\$8.13M</b>
GROUND	\$0.06M	\$0.54M	\$0.16M			<b>\$0.76M</b>
<b>Total</b>	<b>\$22.85M</b>	<b>\$24.04M</b>	<b>\$18.28M</b>	<b>\$1.37M</b>	<b>\$8.65M</b>	<b>\$75.19M</b>

<b>Grand Total</b>	<b>\$78.03M</b>	<b>\$86.76M</b>	<b>\$61.61M</b>	<b>\$6.47M</b>	<b>\$26.73M</b>	<b>\$259.60M</b>
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Notes: Data covers the period from July 01, 2024 through September 30, 2024

\*R&R = Recovery & Resilience



# Elevator Modernization Contracts

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

Board Resolution: 21-10/27-10 and 21-6/30-22

Suspension Period: 1,286 Days

Category	Vendor	Type	Location	Term Being Funded by Amount *	Amount	Section 3 Workers *	Labor Hours (Section 3 Worker) *	MWBE
Award	--	--	--	--	\$0.00	--	0	--
Change Order	CENTENNIAL ELEVATOR INDUSTRIES INC.	Lump Sum	SARATOGA VILLAGE	715 Days	\$66,635.00	1	600	Non-Minority Owned
Change Order	CHARAN ELECTRICAL ENTERPRISES, INC.	Lump Sum	QUEENSBRIDGE SOUTH	1,379 Days	\$37,240.81	2	966	Minority Owned
Contract Capacity Change	--	--	--	--	\$0.00	--	0	--
<b>Total To Date</b>					<b>\$103,875.81</b>			

\* As per contract

Notes: Data covers the period from July 01, 2024 through September 30, 2024

## Elevator Modernization Contracts ("EMCs")

In October 2021, Board Resolution 21-10/27-10, as solely related to Elevator Modernization Contracts (EMCs) , pursuant to Board Resolution 21-6/30-22, the Board authorized the,

(i) temporary suspension of the prerequisite Authority approval of

(a) **contracts that are valued in excess of \$1,000,000.00**, as required by Section I .03(i)(l) 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

(b) **change orders and funding increases (now known as contract capacity increases)**, as required by Section V(D) of the PPM (collectively, "Temporary Suspension"); and

(ii) at each Board Meeting, providing an EMCs report including, but not limited to, the number of

(a) **contracts awarded**, and

(b) **change orders and funding increases (now known as contract capacity increases)** entered into subsequent to the prior Board Meeting.

Subsequent to Board authorization, the Authority determined that the EMCs report should be provided to the Board quarterly.

All other terms and conditions set forth in Board Resolution 21-6/30-22 shall remain unchanged.





# 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
303 VERNON AVENUE	Elevators Renovation	\$2,314,899	Not Applicable	Construction	08/01/2026	03/19/2026	Federal
ADAMS	Elevators Renovation	\$12,544,385	\$1,675,556	Construction	08/13/2025	07/07/2025	City, Federal
AMSTERDAM	Elevators Renovation	\$19,128,840	\$4,066,382	Construction	11/20/2025	10/14/2025	City, Federal,
ATLANTIC TERMINAL SITE 4B	Elevators Renovation	\$2,594,984	\$453,036	Construction	08/03/2025	05/28/2025	City, State, Federal
BUTLER	Elevators Renovation	\$14,005,455	\$1,592,394	Construction	04/30/2025	03/24/2025	Federal, State
CAREY GARDENS	Elevators Renovation	\$7,305,350	\$525,556	Construction	04/24/2025	03/19/2025	City, State, Federal
CONEY ISLAND I (SITE 1B)	Elevators Renovation	\$2,333,657	\$175,556	Construction	12/22/2024	11/15/2024	City, Federal, State
CONEY ISLAND I (SITES 4 & 5)	Elevators Renovation	\$3,750,711	\$475,556	Closeout	03/23/2025	07/19/2024	City, Federal, State
DYCKMAN	Elevators Renovation	\$10,635,000	\$870,000	Construction	01/20/2026	09/07/2025	City, Federal
HERNANDEZ	Elevators Renovation	\$1,783,000	Not Applicable	Construction	06/13/2025	05/07/2025	Federal, City
HIGHBRIDGE GARDENS	Elevators Renovation	\$7,415,404	\$540,992	Closeout	04/06/2025	05/02/2024	State
HYLAN	Elevators Renovation	\$1,640,000	Not Applicable	Construction	01/19/2025	12/13/2024	City, Federal
MCKINLEY	Elevators Renovation	\$7,600,000	\$361,023	Closeout	05/11/2025	03/15/2024	Federal
MELTZER TOWER	Elevators Renovation	\$2,005,000	Not Applicable	Construction	01/12/2025	12/06/2024	Federal, City
MITCHEL	Elevators Renovation	\$14,257,418	\$996,409	Construction	07/04/2025	05/28/2025	City, State
MORRISANIA AIR RIGHTS	Elevators Renovation	\$14,751,928	\$1,555,556	Construction	11/14/2025	10/10/2025	Federal, City
QUEENSBRIDGE NORTH	Elevators Renovation	\$22,207,499	\$1,852,574	Construction	07/25/2025	06/18/2025	City, State
QUEENSBRIDGE SOUTH	Elevators Renovation	\$24,589,763	\$1,789,218	Construction	06/15/2026	02/01/2026	Federal
RICHMOND TERRACE	Elevators Renovation	\$6,798,308	\$1,330,168	Closeout	03/23/2025	02/13/2024	State
SAINT NICHOLAS	Elevators Renovation	\$8,480,000	\$1,233,778	Construction	04/17/2026	12/04/2025	City, Federal
SARATOGA VILLAGE	Elevators Renovation	\$1,661,635	Not Applicable	Construction	12/12/2024	11/05/2024	City, Federal
UNITY PLAZA (SITES 17,24,25A)	Elevators Renovation	\$1,235,874	\$490,203	Closeout	03/27/2025	05/08/2024	City, State
UNITY PLAZA (SITES 4-27)	Elevators Renovation	\$7,902,445	\$1,595,060	Construction	02/04/2025	12/29/2024	City, State
<b>Total To Date</b>		<b>\$196,941,555</b>	<b>\$21,579,013</b>				

Notes: Data covers the period from July 01, 2024 through September 30, 2024





# Heating Plant Contracts

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

**Board Resolution: 21-6/30-23 and 23-7/26-23**

**Suspension Period: 1,460 Days**

Category	Vendor	Type	Location	Term Being Funded by Amount *	Amount	Section 3 Workers *	Labor Hours (Section 3 Worker) *	MWBE
Award	RICHARDS PLUMBING AND HEATING CO., INC.	Lump Sum	LINCOLN	904 Days	\$45,959,934.51	2	3,000	Non-Minority Owned
Change Order	ARCADIS OF NEW YORK INC	Quantity / Unit Cost	MARCY	2,210 Days	\$398,347.85	1	6,981	Non-Minority Owned
Change Order	AWL INDUSTRIES INC	Lump Sum	BAY VIEW	1,414 Days	\$12,694.66	7	34,296	Minority Owned
Change Order	AWL INDUSTRIES INC	Lump Sum	UPACA (SITE 5)	883 Days	\$17,092.24	5	14,320	Minority Owned
Change Order	DYNAMIC US, INC	Lump Sum	COOPER PARK, ROOSEVELT II	1,353 Days	\$149,005.51	6	15,750	Minority Owned
Contract Capacity Change	NAVILLUS TILE INC D/B/A NAVILLUS CONTRACTING	Lump Sum	GOWANUS	1,130 Days	\$3,049,686.53	7	20,000	Non-Minority Owned
<b>Total To Date</b>					<b>\$49,586,761.30</b>			

\* As per contract

Notes: Data covers the period from July 01, 2024 through September 30, 2024

## Heating Plant Contracts ("HPCs")

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

- (i) temporarily suspend the prerequisite Authority approval of
  - (a) contracts that are valued in excess of \$1,000,000.00**, as required by Section 1.03(i)(1) of the Authority's By-Laws, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 22-6/15-6, and Section IV(E) of the Authority's Procurement Policy Manual ("PPM"), adopted by Board Resolution 20-11/24-29 with subsequent amendments of which the most recent is by Board Resolution 22-4/27-3; and
  - (b) change orders and contract capacity increases**, as required by Section V(D) of the PPM (collectively, "Temporary Suspension"); and
  
- (ii) ) provide a quarterly HPCs report at Board Meetings, including but not limited to, the number of
  - (a) contracts awarded**, and
  - (b) change orders and contract capacity increases** entered into, subsequent to the prior report presented to the Board

In October 2021, Board Resolution 21-10/27-11 changed the frequency of providing the HPCs report to the Board from monthly at each Board meeting to quarterly.



# Q3 Project Status Update for HPCs

Development	General Scope	Construction Contract Amount (General) *	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
AMSTERDAM	Heating System	\$33,807,800	Construction	04/10/2025	04/05/2025	Federal, State
BAY VIEW	Heating System	\$22,600,360	Construction	07/17/2026	07/09/2026	Federal, INS IRCAPF, State
BREVOORT	Heating System	\$25,156,470	Construction	06/22/2025	06/15/2025	Federal, State
COOPER PARK	Heating System	\$20,725,880	Construction	05/22/2025	04/24/2025	Federal, State
GOWANUS	Heating System	\$28,226,230	Construction	12/26/2025	12/05/2025	Federal, State
JOHNSON	Heating System	\$23,867,815	Construction	07/21/2025	07/13/2025	Federal, State
LINCOLN	Heating System	\$44,774,692	Construction	06/28/2026	06/28/2026	Federal, Operating, State
MARCY	Heating System	\$39,086,000	Construction	10/30/2026	10/23/2026	City, Federal, State
MOTT HAVEN	Heating System	\$24,035,185	Construction	07/08/2025	07/04/2025	Federal, State
RAVENSWOOD	Heating System	\$47,777,027	Construction	03/16/2026	03/09/2026	Federal, State
ROOSEVELT I, ROOSEVELT II	Heating System	\$25,569,599	Construction	07/08/2025	06/22/2025	Federal, State
SMITH	Heating System	\$19,101,599	Construction	05/03/2025	05/02/2025	Federal, State
UPACA (SITE 5)	Heating System	\$8,397,092	Construction	03/11/2025	02/20/2025	Federal, State
VAN DYKE I, VAN DYKE II	Heating System	\$43,602,254	Construction	08/07/2025	07/31/2025	Federal, State
<b>Total To Date</b>		<b>\$406,728,003</b>				

• Contains new awards and/or release amounts from Master contract.

Notes: Data covers the period from July 01, 2024 through September 30, 2024



# Waste Management Contracts

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

Board Resolution: 21-10/27-9 and 23-7/26-22

Suspension Period: 1,460 Days

Category	Vendor	Type	Location	Term Being Funded by Amount *	Amount	Section 3 Workers *	Labor Hours (Section 3 Worker) *	MWBE
Award	--	--	--	--	\$0.00	--	0	--
Change Order	--	--	--	--	\$0.00	--	0	--
Contract Capacity Change	--	--	--	--	\$0.00	--	0	--
<b>Total To Date</b>					<b>\$0.00</b>			

\* As per contract

Notes: Data covers the period from July 01, 2024 through September 30, 2024

## Waste Management Contracts ("WMCs")

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

- (i) temporary suspension of the prerequisite Authority approval of
  - (a) contracts that are valued in excess of \$1,000,000.00**, as required by Section 1.03(i)(1) of the Authority's By-Laws, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 22-6/15-6, and Section IV(E) of the Authority's Procurement Policy Manual ("PPM"), adopted by Board Resolution 20-11/24-29 with subsequent amendments of which the most recent is by Board Resolution 22-4/27-3; and
  - (b) change orders and contract capacity increases**, as required by Section V(D) of the PPM (collectively, "Temporary Suspension"); and
  
- (ii) provision of a quarterly WMCs report at Board Meetings, including, but not limited to, the number of
  - (a) contracts awarded**, and
  - (b) change orders and contract capacity increases** entered into, subsequent to the prior report presented to the Board, to extend the Temporary Suspension for an additional seven hundred thirty (730) days





# Q3 Project Status Update for WMCs

Development	General Scope	Construction Contract Amount	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
Polo Ground Towers (e21316)	Design-Build: Pneumatic Systems	\$31,930,000	Construction	4/5/2025	4/5/2025	City, Federal, Operating
Various Developments as per the Action Plan (e21231, e21232, e21233, e21234, e21235, e21238, e21296)	Design-Build: Waste Yards Redesign	\$15,000,000	Construction	11/28/2024	11/21/2024	City, Federal, Operating
Various Developments as per the Action Plan (e22065)	Design-Bid-Build: Waste Yards Redesign (FY21 15A/15B)	Pending Procurement & Award	Procurement	5/5/2025	2/7/2026	City, Federal
Various Developments as per the Action Plan (e22067)	JOC Delivery : Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY21)	\$10,696,883.74	Construction	10/12/2024	5/27/2024	City, Federal
Various Developments as per the Action Plan (e22068)	JOC Delivery : Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY 22)	\$10,500,805.02	Construction	10/12/2024	8/1/2024	City, Federal
Various Developments as per the Action Plan (e22286)	IDIQ Delierly*: Interior Compactors (FY23) * To be procured under JOC	\$44,963.11	Procurement	4/5/2025	4/18/2026	City
Various Developments as per the Action Plan (e22069, e22070)	Design-Bid-Build: Waste Yards Redesign (FY22 18A/18B)	Pending Procurement & Award	Procurement	10/15/2026	1/29/2028	City
Various Developments as per the Action Plan (e22071, e22072)	Design-Bid-Build: Waste Yards Redesign (FY23 18C/18D)	Pending Procurement & Award	Procurement	12/13/2026	3/27/2028	City

Notes: Data covers the period from July 01, 2024 through September 30, 2024

# NYCHA Board Meeting October 30, 2024

Quarterly Temporary Suspension Report on Mold  
and Ventilation-Related Contracts

Elena Tenchikova, Vice-President for Office of  
Mold Assessment and Remediation



# Ventilation and Mold Related Contracts

On January 31st, 2024, Board Resolution# 24-1/31-19 was approved, 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 182 days of the prerequisite Authority approval of
  - a) Contracts that are valued in excess of \$1M; and
  - b) Change orders and contract capacity increases.
  
- ii. Provide a quarterly Ventilation and Mold Contracts Report at Board Meetings including, but not limited to, the number of
  - a) Contracts awarded; and
  - b) Change orders and contract capacity increases entered into, subsequent to the prior report presented to the Board.



# Ventilation and Mold Contracts

- The Ventilation Modernization Program consists of three phases:
  - Roof fan replacement/installation (completed)
  - Vent cleaning (completed)
  - Damper replacement (in-progress)

The roof fan work and damper work utilize engineering services.

Note: One vendor may be assigned to all three phases or a subset.

- Mold assessment and remediation contracts are used as work is assigned.

# Roof Fan Replacement/Installation

## Program Activity Since Award

All Engineering work is 100% complete.

<b>Description</b>	<b>No.</b>
Total Fans Installed in Previous Quarters	6,188
Total Fans Installed in Q4 2022	0
Total Fans Installed in Q1 2023	0
<b>Total Fans Installed</b>	<b>6,188</b>
Total Fans Remaining to be Installed	0
<b>Overall Number of Fans to be Replaced by Office of Mold Assessment and Remediation Project</b>	<b>6,188</b>
<b>Overall Percentage of Progress to Project Completion</b>	<b>100%</b>
Total Fans Retained	2,248
<b>Total Fans Assigned to Office of Mold Assessment and Remediation</b>	<b>8,436</b>

10/07/2024

# Vent Cleaning

## Program Activity Since Award

Description	No.
Total Units that had Vents Cleaned in Previous Quarters	71,224
Total Units that had Completed in Q2 2023	310
Overall Units Attempted/No Access	17,208
<b>Total Units/hallways that had Vents Cleaned or Attempted</b>	<b>88,742</b>
<b>Overall Percentage of Units that had Vents Cleaned or Attempted</b>	<b>100%</b>
Total Units that Remaining to be Attempted/Cleaned	0
Total Units Visited and Confirmed Not To Be Supported by Mechanical Ventilation	19,468
<b>Overall Units Assigned to Office of Mold Assessment and Remediation</b>	<b>117,032</b>

### 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 quality assurance (QA) and clean up vent cleaning data, it might lead to a certain variation in the number of cleaned vents quarter-to-quarter.
- As NYCHA consolidations convert to Rental Assistance Demonstration (RAD) program, it may lead to variations in the number of vents cleaned in previous quarters.

10/07/2024

# Vent Cleaning – 3<sup>rd</sup> Attempts

## Program Activity Since Award

Description	No.
Total Units Requiring 3 <sup>rd</sup> Attempt	32,032
Total 3 <sup>rd</sup> Attempts	32,032
Total 3 <sup>rd</sup> Attempt Resulting in a Cleaning	15,610
<b>3<sup>rd</sup> Attempts Completed</b>	<b>100%</b>
<b>3<sup>rd</sup> Attempts Resulted in Cleaning</b>	<b>49%</b>

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.

10/07/2024

# Damper Replacement

## Program Activity Since Award

Description	No.
Total Dampers Replaced in Previous Quarters	10,532
Total Dampers Replaced in Q2 2024	2,868
Total Dampers Replaced in Q3 2024	5,955
Overall Dampers being Attempted but No Access Provided	372
<b>Total Dampers Replaced</b>	<b>19,355</b>
<b>Overall Percentage of Dampers Replaced at Locations Attempted</b>	<b>98.11%</b>
Total Dampers Remaining to be Replaced	75,645
Total Units Visited and Confirmed Not To Be Supported by Mechanical Ventilation	0
<b>Overall Assigned to Office of Mold Assessment and Remediation</b>	<b>95,000</b>

### Notes:

-Dampers are being replaced in units and hallways.

-As NYCHA consolidations convert to Rental Assistance Demonstration (RAD) program, it may lead to variations in the number of damper replacement in previous quarters.

10/07/2024

THREE-THOUSAND TWO HUNDREDTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:35 A.M.

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Vilma Huertas  
Special Advisor to the CEO

DRAFT