



NEW YORK CITY HOUSING AUTHORITY

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Questions and Answers for NYCHA PACT Partners 2021 Projects – Developers, GCs, PMs

*The following responses represent a complete and final set of responses to questions received as of January 15th, 2020

1. **Q: If an applicant has already been pre-qualified, is it necessary for them to update their application if some of the developments have exceeded 5 years since their completion?**
 - A: Yes, all applicants need to update their experience if some of their developments have exceeded 5 years since their completion.
2. **Q: Will social service providers be assigned to every site?**
 - A: Yes, the intention is to assign each site with a social service provider prior to closing.
3. **Q: Is it required that developers have property management experience to pre-qualify?**
 - A: No, developers can pre-qualify with exclusively development experience.
4. **Q: How close is NYCHA to reaching its capacity goals?**
 - A: NYCHA has an extensive PACT pipeline and welcomes all applicants to submit their experiences, according to submission requirements, in order to be eligible to participate in the PACT initiative.
5. **Q: What are the financing responsibilities of the developer?**
 - A: If designated for a site, developers will be responsible for securing all financing with the support of the New York City Housing Development Corporation (HDC).
6. **Q: Is HUD heavily involved in this process?**
 - A: There is a high amount of cooperation and engagement with HUD as part of a successful PACT renovation. At a high level, HUD oversees the scope of work of PACT partnerships in order to ensure the stabilization of developments.
7. **Q: Do PACT projects involve prevailing wage?**
 - A: This depends on the type of labor in question, however some work, most notably construction, at the projects are subject to prevailing wage, as each is a recipient of federal funding.
8. **Q: Is a pre-qualified partner in one category able to apply for qualification in additional categories? Will doing so put the existing qualification at risk?**
 - A: Any pre-qualified entity in one category is able to apply for pre-qualification in additional categories as part of this RFQ process. Applying to an additional category will not put an existing qualification at risk.
 - Note that in order to maintain an existing status as a pre-qualified partner, Form 6 must be completed for the category the entity was pre-qualified for in the past RFQ. This

questionnaire can be accessed on the NYCHA procurement website
<https://www1.nyc.gov/site/nycha/about/nycha-rad.page>.

9. Q: What submissions are required for new applicants?

- A: Each new Applicant shall submit (i) one (1) signed original hardcopy of its Proposal package labeled as “Original” and signed by a principal or officer of the Proposer(s) who is duly authorized to commit the Proposer(s) to fulfilling the Proposal and (ii) two (2) electronic copies of the full proposal on a CD-ROM or Flash Drive in Microsoft Office (2010 version or later) or Adobe PDF format. The original signed hard copy must be clearly labeled as such. If there are any differences between the original and electronic files on the CD-ROM or Flash Drive the original will prevail.

10. Q: What are existing pre-qualified partner supposed to submit for the RFQ?

- A: If there are no material changes that place an entity within a different scale classification, existing pre-qualified partners only need to submit Form 6, the applicant questionnaire, by emailing the completed form to pact.partners@nycha.nyc.gov. This questionnaire can be accessed on the NYCHA procurement website <https://www1.nyc.gov/site/nycha/about/nycha-rad.page>.

11. Q: Regarding the threshold requirement for small-scale developers, could “successful completion” include completing a phase in a multi-phase rehabilitation project?

- A: Yes.

12. Q: If an entity does not meet the minimum threshold requirement for the category of interest, should the entity still apply to be included on the pre-qualified list?

- A: We encourage all interested applicants to submit an application. We will assess your qualifications upon review.

13. Q: For pre-qualified applicants submitting a proposal to be considered within a different scale classification based on the updated scale thresholds, is it required that they submit a full application?

- A: Pre-qualified applicants submitting to be considered under a different scale classification based on the updated scale thresholds are only required to submit the relevant sections reflecting these changes to the PACT Partners email pact.partners@nycha.nyc.gov.

14. Q: If an entity meets the TDC requirement, but does not have three years of audited financials, is it still eligible to apply?

- A: An entity would not be rejected upon this basis, and would still be eligible to apply for approval. There are no minimum qualification requirements for years of existence or audited financials.

15. Q: Do general contractor applicants need to submit forms 4B and 4D?

- A: No, general contractor applicants can just submit a synopsis of their qualifying projects.

16. Q: If the wording in the RFQ causes concern that the approach we are taking is incorrect, should we still apply?

- A: If the wording is confusing, please reach out to the project email with a specific question about the wording in question and our team will be happy to work to clarify the requirement. Regardless, we encourage all teams to submit applications, and allow NYCHA to review and make a determination.