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CHAIR & CHIEF EXECUTIVE OFFICER

March 11, 2021

NYCHA PACT Round 9 RFEI - 3rd Q&A UPDATE

**The following responses represent a set of responses to questions received as of March 10, 2021.*

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I. GENERAL

1. Q: How many amps are on the electrical panels at each different type of building typology?

- a. A: Edenwald
 - i. Each dwelling unit features a small surface-mounted Federal Pacific Stab-Lok electrical breaker panel located hallway or above the stove in the kitchens. Electrical service to each dwelling unit consists of 120/240V, 3 wire service with 60 amps provided. It is reported by the property management, and from limited visual access, that the electrical branch wiring at the complex is copper. Aluminum branch wiring was not observed. The majority of kitchens and bathrooms were observed without proper Ground Fault Circuit Interrupt (GFCI) protection. Replacement and relocation of the electrical panels to accommodate the required upgrades at the time of rehabilitation, and installation of code compliant GFCI protected outlets in the kitchens and bathrooms is required and has been included in the proposed rehabilitation cost estimate. [to add detail]
- b. Frederick Samuel: The electrical panels are 125 amps. The existing panels are performing adequately.
- c. Reid Apartments and Park Rock Consolidated

| Development Name | Panel Size (Amps) |
|-----------------------------|-------------------|
| Fenimore Lefferts | 125 |
| Lenox Road-Rockaway Parkway | 125 |
| Ralph Avenue Rehab | 100 |
| Reid Apartments | 100 |
| Rutland Towers | 100 |

| | |
|---|-----|
| Sutter Avenue - Union | 100 |
| Tapscott Street Rehab | 100 |
| Crown Heights | 200 |
| Howard | 100 |
| Ocean Hill-Brownsville | 200 |
| Park Rock Rehab | 100 |
| Sterling Place Rehab (Saint Johns - Sterling) | 100 |
| Sterling Place Rehab (Sterling - Buffalo) | 100 |

2. **Q: Are developers allowed to obtain construction financing from another lender?**
 - a. A: This was intended to reflect an interest only period during construction.
 - b. For the purpose of the RFEI review, please assume a straight-to-permanent loan at the interest rate provided in the RFEI, where debt service payments are interest-only for the first two years. After designation, HDC will work with each of the development teams to finalize the financing structure. In all cases, there will be third-party lender or servicer that will be selected by the development team to work with HDC.

3. **Q: Please explain the significance of the “Remaining Useful Life Colum” on Schedule A? It appears that various items go beyond the required 20 year rehab schedule.**
 - a. A: The PNA is from 2017. Applicants should assume that projects with a listed RUL less than 25 years should be addressed as part of the initial rehabilitation scope, as they will be within the 20-year need in 2022 when rehabilitation is expected. Applicants should describe in the columns provided how they plan to address items with an RUL greater than 25 years (e.g. rehabilitated from replacement reserves in year 30, etc.).

4. **Q: What type of walls are there across the various building typology? i.e. cavity wall construction.**
 - a. Please refer to historic drawings that were provided for wall construction types at each development site. Selected Applicants will be able to perform on-site investigations during pre-development to obtain additional information.

5. **Q: Can you share the age of boilers and elevators?**
 - a. A: Edenwald: Boilers were replaced in 2016, See Exhibit A for remaining useful life and Modernization Reports for more information on the elevators.
 - b. Reid & Park Rock: See Exhibit A for remaining useful life and Modernization Reports for recent upgrades.
 - c. Frederick Samuel Apartments: There is one building with one elevator (2441 A C POWELL BOULEVARD). This elevator was installed in 2009. It had 22 outages related to the age of equipment and cab/hatch door. There are no scheduled updated repairs.
 - i. Boiler: See exhibit A. The 2017 PNA identifies recommended replacement for boilers at Buildings 1-38,44-45, 48.

6. **Q: Please provide us with gas outages.**
 - a. A: Edenwald: The last gas outage at Edenwald was November 2019.

- b. Reid & Park Rock: There have been gas outages at 324 Howard Avenue and 225 Buffalo Avenue. There is currently a service interruption at 551 Ralph Avenue.
- c. Frederick Samuel Apartments: There is an existing gas outage at 166 W 144th Street that is being addressed as of March 5, 2021. Prior to that, there were not any gas outages on-site in 2020.

7. Q: Are there existing service contracts for the building MEPs and Elevators that we could review?

- a. A: Edenwald: Heating and Elevators at Edenwald are serviced by NYCHA staff
- b. Reid & Park Rock: There is one elevator car at 1634 Sterling Place and two at 728 East New York Avenue. Unsure if it's NYCHA or externally serviced.
- c. Frederick Samuel Apartments: Heating, electrical, plumbing, and elevators are generally serviced by NYCHA staff.

II. EDENWALD

- 9. Q: Do all 7 boilers on site at Edenwald have current DEP boiler registrations? Are their inspections current?**
- a. A: NYCHA is working to confirm the current status
- 10. Q: Does Edenwald have fiber or CAT5/CAT6 connectivity for broadband?**
- a. A: NYCHA working to confirm exact connectivity currently in place
- 11. Q: do you know what the electrical service is to each apartment?**
- a. Each dwelling unit features a small surface-mounted Federal Pacific Stab-Lok electrical breaker panel located hallway or above the stove in the kitchens. Electrical service to each dwelling unit consists of 120/240V, 3 wire service with 60 amps provided. It is reported by the property management, and from limited visual access, that the electrical branch wiring at the complex is copper. Aluminum branch wiring was not observed. The majority of kitchens and bathrooms were observed without proper Ground Fault Circuit Interrupt (GFCI) protection. Replacement and relocation of the electrical panels to accommodate the required upgrades at the time of rehabilitation, and installation of code compliant GFCI protected outlets in the kitchens and bathrooms is required and has been included in the proposed rehabilitation cost estimate.
- 12. Q: Can you confirm that entire paved area surrounding the Edenwald playground will continue to be controlled by the parks dept and should be excluded from proposals.**
- a. A: the playground is currently leased to NYC Parks Department. Applicants may submit ideas or proposals for improvements to the playground that NYCHA can take under consideration and in future conversations with Parks.
 - b. The following references to street lines are to such lines laid out on the map as adopted by the Board of Estimate on January 11, 1951. The area leased to Parks is as follows:
 - i. Beginning at a point on the westerly side of Schieffelin Avenue 292.054 feet northerly from the corner formed by the intersection of the northerly side of East 225th Street and the westerly side of Schieffalin Avenue as now laid out; running westerly, parallel with the northerly side of East 225th Street for 210 feet; felcting 104 degrees 36 minutes 53.2 seconds to the right and running northerly for 815.483 feet to a point on the southerly side of East 229th Street as now laid out; running easterly along the southerly side of East 229th Street, o the arc of a curve whose radius is 1960 feet and having an interior angle of 1 degree 47 minutes 41.3 seconds for 61.398 feet; running southerly parallel with Schieffelin Avenue for 290 feet; deflecting 28 degrees, 44 minutes, 27.6 seconds to the left and running southerly for 249.446 feet to a point on the westerly side of Schieffelin Avenue as now laid out; deflecting 48 degrees, 44 minutes, 27.6 seconds to the right and running southerly along the westerly side of Schieffalin Avenue for 309.665 feet to the point or place of beginning.

III. REID AND PARK ROCK CONSOLIDATED

13. Q: For Howard Avenue, how old are the boilers?

a. A: The new boilers at Howard Avenue finished their installation in 2017.

IV. FREDERICK SAMUEL APARTMENTS

14. In addition to the 664 rental apartments in the portfolio. How many additional apartments exist exclusively for live-in building superintendents?

a. A: There are no apartments for live in superintendents, NYCHA will confirm in the Q&A.