



NEW YORK CITY HOUSING AUTHORITY

REAL ESTATE DEVELOPMENT DEPARTMENT

February 12, 2024

Addendum 1 – 2024 RFQ Questions and Answers

Questions and Answers

General Questions

- 1. Will a recording of the pre-submission conference be sent to all attendees? Can I have a copy of the presentation being displayed?**
 - a. No. All information about the RFQ is included in the RFQ document or in the Addenda. Please reference the RFQ document posted in iSupplier and on NYCHA's Partner website:
<https://www.nyc.gov/site/nycha/about/pact/procurement.page>

- 2. We have completed a contract of \$10m in Floor Strip, seal and wax for NYCHA citywide. Do we qualify for the threshold?**
 - a. Submit an application and share any supporting documentation you feel would help in NYCHA's review of your application. We can't answer questions about your eligibility directly without seeing your entire application.

- 3. Is the social service pre-qualification process separate from this process?**
 - a. Social Service providers no longer need to prequalify but may indicate an interest in providing services by completing the Applicant Webform.

- 4. Will some of the projects be "out of the ground" new construction?**
 - a. The RFQ is to pre-qualify for PACT projects, which may include a combination of rehabilitation and new construction or other real estate activities.

- 5. Is there a public list of whom is already Pre-Qualified on the NYCHA website?**
 - a. Our current Pre-Qualified list is on our PACT Partner page:
<https://www.nyc.gov/site/nycha/about/pact/procurement.page>

- 6. In case tenants need to be temporarily relocated, is there a process already established for where they would be moved to?**
 - a. Each project will have a different set of needs depending on the conditions that require temporary relocation. Information about temporary relocation needs will be shared at the project level.

- 7. We were previously qualified as a General Contractor, but we missed the paperwork last year. We have to requalify as a new vendor, right? Also, would it matter if we're already doing work for NYCHA as a General Contractor?**

- a. All new and lapsed applicants must submit a complete application through iSupplier.
- 8. Who will be responsible for environmental testing (Lead Paint, Asbestos)? Does it make sense for an inspection company to sign up to be on this PQL list?**
- a. The designated PACT Partner for each Project will be responsible for a considerable amount of environmental assessment and inspection. Inspectors are not one of the eligible pre-qualification categories.
- 9. For the General Contractor threshold, can that be met through general renovation or you looking for something specific?**
- a. Please see the Threshold Criteria as described in the RFQ. The experience should be in the role of a General Contractor performing rehabilitation. If the specific threshold isn't met, you may submit additional reporting details for our consideration
- 10. Is there a percentage that companies awarded can subcontract?**
- a. No specific requirement
- 11. To clarify if you are already qualified you do not need to apply to re-qualify?**
- a. All existing Pre-Qualified Partners must submit an Applicant Webform submission as well as Form 6 by the submission deadline.
- 12. We're a nonprofit developer and social services provider already Pre-Qualified as a social services provider. As you said we no longer need to be prequalified for social services. Does it make sense for us to become prequalified as a developer with the assumption that we would also become the social services provider?**
- a. The final social service provider will be determined in collaboration with the residents who live at the location, which may or may not be the selected Developer if that Developer also provides services.
- 13. What if we are already on the list as Developer, but we want to add ourselves also into General Contractor category. Do we need to submit additional application material, or just check the box in the online questionnaire?**
- a. You must submit a Form 4 outlining your experience and any other material we would need to assess your capabilities to perform in that role. If you are already an existing Pre-Qualified Partner, this submission can be made via email to prequalify@nycha.nyc.gov.
- 14. For the General Contractor portion of this what will be the primarily delivery method of that construction work, lumpsum, design-bid-build, design-build, CM at risk. What are your thoughts on how you'll be delivering those services, your delivery method?**
- a. Typically, Developer PACT Partners contract directly with General Contractors using a Guaranteed Maximum Price ("GMP") construction contract based on a scope of work developed through a design-build process. NYCHA does not require one specific means of project delivery and we may explore different

project deliver models and methods of contracting for future PACT Projects. The means of selecting subcontractors and pricing must be acceptable to NYCHA and in line with any applicable federal requirements.

15. For New construction, in the event you don't qualify for Rehab, and you have completed new construction in the past 5 years. Is the TDC to qualify still \$10M for developer?

- a. The RFQ will not be used to determine eligibility for New Construction, only for PACT and as described in the RFQ. Applicants may use the Applicant Webform to express interest in other opportunities such as New Construction, but there is no set threshold.

16. The threshold requirement to have completed a \$5m tenant-in-place renovations project in the last five years is a high threshold. If we were to go out and get a consultant to be in our team that is specialized in this type of renovation and relocation and include them in our qualification is that an acceptable alternative than the actual firm having the experience in the last 5 years?

- a. Applicants need to demonstrate that they have the experience and capacity to manage a large-scale tenant-in-place rehab project as a General Contractor. Applicants may consider applying as a Joint Venture, but consultant experience will not be evaluated as satisfying the criteria. Please review the threshold requirements and additional reporting detail for instance where that threshold is not met.

17. Considering that the repairs will be critical and even emergency work in nature, will the project still be PLA, or will it be prevailing wage?

- a. Typically, per the RAD Notice, Davis Bacon prevailing wage applies. The PLA does not typically apply to PACT Projects.

18. We are a 501-c-3 supportive housing provider who develops permanent housing for victims of domestic violence (DV) who come out of HRA domestic violence shelters here in NYC. We are trying to figure how we could fit into the RFP. Is it possible our role could be to provide DV referrals for vacant apartments?

- a. That is not a role we are seeking pre-qualification for. However, you may submit an Applicant Webform and indicate that you may be interested in participating in other roles.

19. I am trying to determine the forms needed for re-qualification. Are updates to form 1-3 required? On the pre-conference it seemed like prequalified applicants would be submitting forms through email only. Also, forms 4 and 5a seem to be missing from this year's RFQ. Where can I find these updated forms?

- a. If you are already a Pre-Qualified Partner, you only need to submit an Applicant Webform and Form 6 to requalify. If you would like to provide NYCHA additional information on your recently completed projects, you may submit via email a Form 4 or Form 5 (available on the NYCHA PACT website). If you have material changes to your organizational structure or financial condition and need to provide a new Form 1, Form 2, or Form 3, we ask that you submit that via

iSupplier.

20. We are a Pre-Qualified social service provider. We wanted to confirm the language on p.4 of the RFQ that indicates social service providers do not need to respond to this RFQ and no longer need to become Pre-Qualified Partners. Can you please clarify if this is correct and/or if it only applies to this RFQ?

- a. This is correct. You may fill out an Applicant Webform and indicate that you may be interested in participating in roles other than a Developer, General Contractor, or Property Manager.

21. Can we get a list of the attendees so we may establish partnerships with them?

- a. After the submission deadline and all applications have been reviewed, NYCHA will publish a list of the 2024 Pre-Qualified Partners.