



PACT REQUEST FOR EXPRESSIONS OF INTEREST BAY VIEW & MURPHY PRIVATE

April 19, 2023

Round 1 Questions and Answers

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- 1. Can we get a copy of this presentation?**
 - a. We don't share copies of the pre-submission conference presentation as it repeats information from the RFEI, nor do we share a list of the conference attendees. Please reference the RFEI document for all details about the projects at refer to the NYCHA PACT Procurement website for a list of current Pre-Qualified PACT Partners.

- 2. When is the selection date?**
 - a. You should reference all dates in the RFEI. There is no set selection date.

- 3. Is there a TA Board for every building at Murphy Private?**
 - a. There is currently only a Tenant Association board at Bryant Ave – 174th Street.

- 4. Can you clarify the issue of a scope to be developed in the future versus a scope and cost estimate in the submission?**
 - a. Please refer to the RFEI for submission requirements. You will be required to submit hard cost estimates based on your professional expertise, observations made during the official NYCHA Site Visit, as well as the information provided by NYCHA related to estimates for the 20-year need. Eligible Applicants will also be provided additional information on recently completed capital projects and other supplemental information, but the final scope will be created in collaboration with NYCHA and residents based on more intensive on-site investigations.

- 5. How do Developers typically choose the contractors they work with? Is it up to contractors to reach out to pre-approved developer partners and propose to bid jobs with them?**
 - a. It is up to the Pre-Qualified Partners to pair up to form a Project Team. The current Pre-Qualified Partner List is published on the NYCHA website.

- 6. In the Murphy Private Project is there any vacant land that could provide opportunities for new construction?**
 - a. Yes, please refer to the RFEI for more information about new construction opportunities.

- 7. Should general contractors RSVP to the site tours?**
 - a. Anyone Pre-Qualified Partner interested in attending the site tour must RSVP.

- 8. Would a contractor be required to provide a payment and performance bond?**
 - a. Yes. General Contractors must provide a 100% Payment and Performance Bond, acceptable to HUD, NYCHA, HDC, and other lender approval. This must cover the entirety of the final Rehabilitation Scope of Work, made by a credit-worthy entity satisfactory to NYCHA and HDC.

- 9. Will Property Assessments be provided for these developments as was done on previous PACT rounds?**
 - a. Eligible Applicants may be provided additional information, include Property Assessments.

- 10. How should one approach the Murphy Private from an engagement standpoint given it is scattered site with only one active Tenant Association?**
 - a. Although not all developments in this Project have an active TA board, there are actively engaged residents throughout the Project, including residents that are in the Resident Review Committee. Applicants should specify how they intend to meaningfully engage residents across the entire Project given these circumstances.

- 11. How is tenant outreach going to be managed for residents who are interested in job opportunities considering some of these developments don't have TA representation and it is a scattered site?**
 - a. PACT Partners will be required to submit both a community engagement and resident hiring plan as part of their proposal. We will evaluate the strength of those proposals, and the designated Project Team will work closely with residents who live at the developments to identify the best path forward.

- 12. Will there be a Construction Manager to oversee work?**
 - a. NYCHA will be conducting our own construction oversight, but it will be the role of the PACT Partner to assemble the right team of partners and consultants to conduct the rehabilitation.

- 13. For Resident Advisors, have the residents been paired with a resident advisor yet? We see the EOI lists the Technical Assistance Fee calculation, is this fee an annual fee or only applicable during pre-development and construction?**
 - a. The Resident Review Committees have selected a technical advisor and will decide if they would like to continue working with that advisor after designation. Please refer to the RFEI.
 - b. The Resident Advisor technical assistance should be incorporated into the Development Budget as a capitalized expense, not an ongoing line item in the M&O.

14. Is it necessary to have a developer lead the Project Team, or can a GC lead the Project Team?

- a. It is required that a Pre-Qualified Developer lead the Project Team. All Developer entities must be Pre-Qualified, and at least one of the Developer entities must be an MWBE or Not-For-Profit entity with a Meaningful Role as defined in the RFEI.

15. What is the source of funds for PACT?

- a. The project will receive ongoing Project Based Section 8 rental subsidy from HUD as well as rental payments made by residents. These will be used to support a loan that will fund the repairs in addition to other sources. Please refer to the RFEI for more information.

16. How can a non-qualified general contractor become qualified for future RFEI rounds?

- a. NYCHA re-opens the Pre-Qualified Partners RFQ every year. The Pre-Qualified Partners RFQ for 2023 is now closed.

17. How many buildings are there in the Murphy Private Project?

- a. There are 34. See the Property Profile Exhibit.

18. Will the Scope of Work be discussed during the Site Visits?

- a. Applicants will have the opportunity to ask questions to NYCHA staff on the site visit about known capital needs, resident priorities, and observe the sites in detail.

Murphy East 173rd Street – Vyse Avenue

19. If zoning allows would the developer be allowed to build more than the 168 units for replacement affordable housing?

- a. There are no specific set parameters for what Project Teams can propose beyond what is included on page 10 of the RFEI.

20. Will units receive Vouchers?

- a. There are no specific set parameters for what Project Teams can propose beyond what is included on page 10 of the RFEI.

21. Will Vouchers transfer to new units when ready for occupancy?

- a. There are no specific set parameters for what Project Teams can propose beyond what is included on page 10 of the RFEI.

22. Will new units be eligible for rents comparable for area like kind units?

- a. If you are proposing that the replacement units be funded by Project-Based Section 8, the contract rent amounts would be subject to Rent Reasonableness.

23. Will existing Section 18 conversion units only be required to meet HQS compliance?

- a. There are no specific set parameters for what Project Teams can propose beyond what is included on page 10 of the RFEI.

24. Will existing RAD conversion units require any repairs?

- a. There are no specific set parameters for what Project Teams can propose beyond what is included on page 10 of the RFEI.

25. Will new construction be eligible for LIHTC?

- a. There are no specific set parameters for what Project Teams can propose beyond what is included on page 10 of the RFEI.

26. Are the four questions raised on Page 10 of the RFP the only responses that need to be addressed in the response?

- a. These are the only parameters of what must be included in the Proposal:
 - i. A description of the proposed redevelopment strategy, including the location of any proposed demolition, rehabilitation, and new construction;
 - ii. A phasing plan and project timeline (diagrams or illustrations are encouraged);
 - iii. A temporary and/or permanent relocation strategy for existing households; and
 - iv. A description of how residents of East 173rd-Vyse Avenue and the neighboring Murphy Private developments would be meaningfully engaged in planning for redevelopment.

27. Please provide building code, zoning, design or other information regarding the height, size and density requirements for the replacement building lots to be constructed on Block 2982: Lots 29-38, 44-48, 66; Block 2988: Lot 17 & 2; Block 2989, Lot 1

- a. Eligible Applicants may be provided supplemental information on the existing conditions, but Applicants should conduct their own research into the feasibility of proposed construction based on publicly available information.
- b.

28. Please provide building code, zoning, design or other information regarding the use, height, size and density requirements for building requirements for replacement housing on Block 2988 Lots 18 & 19; Block 2989 lot 11.

- a. Eligible Applicants may be provided supplemental information on the existing conditions, but Applicants should conduct their own research into the feasibility of proposed construction based on publicly available information.

29. Will NYCHA place any restrictions on use of these Block & Lots, other than use for replacement housing or open green space, playgrounds, etc.

- a. This cannot be determined at this time.

30. Please provide capital work completed for the Murphy portfolio in the last 5 years and is currently in process.

- a. Eligible Applicants may be provided supplemental information on the existing conditions