



# PACT REQUEST FOR EXPRESSIONS OF INTEREST CAMPOS PLAZA II

October 20, 2022

## General Update + Round 1 Questions and Answers

### General Update

Applicants may submit Proposals that include General Contractors. If included, General Contractors should be described in the Proposal within Section 3: Team Description and included in Form 2: Applicant Description.

### Round 1 Questions and Answers

**1. Will there be an attendance list shared?**

The attendance list will not be shared but all of NYCHA's pre-qualified PACT partners are listed on our PACT website. You can view the PDF here:

<https://www1.nyc.gov/assets/nycha/downloads/pdf/prepartner-q12022.pdf>

**2. When do you anticipate seeking a social service provider for the project?**

Social Service Providers will be determined once an Applicant is conditionally designated. For more information on this process, please review the RFEI (page 20). Designated partner teams are required to conduct a needs assessment, which will inform what social service providers are selected. Applicants do not need to submit a full plan in the RFEI response but should provide detail on their experience providing wraparound services and their approach to assessing resident needs and developing a comprehensive social services plan.

**3. Will you share a pdf of the pre-submission conference presentation?**

All information from the pre-submission conference presentation is in the RFEI.

**4. Are there shared common elements/play spaces/etc. between Campos Plaza I and II and how will those use rights be governed between the two sites (license agreements, etc.)?**

Campos Plaza I and Campos Plaza II are legally two (2) distinct properties with no formally shared spaces. There is a "Compactor Agreement" that allows for the use of the existing compactor by NYCHA which is sited at Campos Plaza I, and which is owned and maintained by the Campos Plaza I owner. The Campos Plaza I owner is solely responsible for repair and maintenance of the compactor, and there is no fee associated with the use of the compactor. NYCHA will provide additional information to the selected Applicant. This agreement does not preclude changes to the waste management plan for Campos Plaza II.

**5. It's my understanding that steam distribution for Campos II comes through the boiler room at Campos I. Is there an easement in place that will allow potential sponsors the ability to work through that boiler room?**

NYCHA will provide additional information later in the RFEI process.

**6. Do you have a sense of the percentage of seniors in Campos II?**

Of the approximately 500 residents at Campos Plaza II, 31% are seniors (over the age of 62).

**7. Will NYCHA look for complete lead abatement to the 0.5 level?**

Lead-based paint (“LBP”) abatement is required at the 0.5 level for all PACT projects where applicable. Campos Plaza II was constructed in 1983, so LBP abatement is not anticipated for this scope.

**8. What is the occupancy rate?**

The occupancy rate for Campos Plaza II is close to 98%. Applicants should assume a 5% vacancy as indicated in the RFEI.