



# NEW YORK CITY HOUSING AUTHORITY

## PACT ROUND 11 RFEI

December 29, 2021

### Questions and Answers for NYCHA PACT Round 11 RFEI

\*The following responses represent a complete and final set of responses to questions received as of December 29, 2021

#### I. GENERAL

1. **Q: Can we pick a single building inside a cluster to renovate, or do we have to take on a whole cluster? (For example, if we are interested in 1 building in Murphy Private project, can we renovate only that building or is everything in Murphy Private packaged together?)**
  - A. Each team must rehabilitate the entire PACT project.
2. **Q: Is construction prevailing wage?**
  - A. Please defer to the requirements in the RFEI.
3. **Q: Is financing with HDC required?**
  - A. Financing with HDC is required. If you would like to propose an alternative, please detail for us in your Financial Narrative and make clear the benefits and the proposed terms.
4. **Q: In the baseline scope, interior insulation would reduce the size of apartments and be intrusive to residents to complete as it would require a significant amount of additional work in apartments. Can you change the scope guidance to focus on exterior insulation?**
  - A. If your team does not feel that interior insulation is appropriate, please detail this in the scope of work narrative and make the cost implications of exterior vs interior clear for the NYCHA team to consider.
5. **Q: Can you confirm that the Harrison Avenue Rehabs and University Avenue Rehab were built in 1925, not 1985? We believe they were rehabbed in the 1980s.**
  - A. NYCHA's data reflects the year in which they were transferred to NYCHA, not necessarily the year in which they were constructed.
6. **Q: Can we propose new construction that requires an MZO if there is no available FAR?**
  - A. Yes, but please make clear the specific MZO required.
7. **Q: A number of the properties, including Twin Parks East, are currently under construction. What work is underway? How will it impact the required scope?**
  - A. Please refer to the Modernization Activity Reports that are uploaded on SharePoint.
8. **Q: Can you please provide plans for all projects?**
  - A. Please refer to the historic plans that are uploaded on SharePoint.
9. **Q: What is the rationale for separating Harrison Avenue Rehab Group A versus Group B?**
  - A. These are the development names that NYCHA uses for internal tracking purposes. They are currently managed as one property and should continue to be managed together through the PACT program.

- 10. Q: Please elaborate on your cooling system requirements for the baseline scope.**  
A. At this point in time, please refer to the guidance provided in the RFEI exhibit.
- 11. Q: Please confirm if you want solar on all buildings in the comprehensive scope regardless of return on investment. Some roofs may not be suitable for solar installation.**  
A. If you do not find a roof to be suitable for solar installation, you can exclude from the scope. However please detail the rationale in your narrative.
- 12. Q: Will resident review committees include residents from each building/development in the scattered site projects?**  
A. Yes – to the extent possible resident review committees will be as representative of the entire project cluster of sites included in a project.
- 13. Q: Please provide buildings plans for all buildings.**  
A. Please refer to the historic plans and maps that are uploaded on SharePoint.
- 14. Q: Please provide available lead, asbestos, and mold reports for all buildings.**  
A. These reports are unavailable at this time and will be provided at designation.
- 15. Q: Are there existing or historical laundry facilities in any buildings?**  
A. Please refer to the historic plans that are uploaded on SharePoint.
- 16. Q: Do existing social service providers have needs assessment surveys that share additional information about residents?**  
A. We are not aware of any needs assessments conducted by social service providers for these communities.
- 17. Q: Please provide information on condition of all roofs.**  
A. Please refer to the Modernization Activity Reports and the Public Housing Assessment System (PHAS) reports that are uploaded on SharePoint.. Additionally, the reference the Scope of Work Summary and Menu.
- 18. Q: Should all community facility and commercial space be included in our scope? If so, what work should be completed?**  
A. Yes, work should be completed over the course of construction.
- 19. Q: Exhibit C says that electric bill is paid by residents. Please elaborate on what this means. Should we still include shadow metering? Should we anticipate that residents will continue to pay for their electricity if they are currently paying?**  
A. Yes – residents currently paying electricity will continue to pay. Note that if residents at a site pay for electricity, this is noted in the Underwriting Template.
- 20. Q: Please provide all building plans and elevations.**  
A. Please refer to the historic plans that are uploaded on SharePoint.

## II. JACKIE ROBINSON & HARLEM SCATTERED SITES

- 21. Q: Please provide drawings for all projects and buildings.**  
A. Please refer to the historic plans that are uploaded on SharePoint.
- 22. Q: Please provide a listing of buildings which are individually-metered and which buildings are master-metered.**  
A. This information is not available at this time.
- 23. Q: Please provide list of laundry rooms and community rooms by building.**  
A. The information we are able to share at this time has been included in the Property Profiles.
- 24. Q: Please provide list of storerooms by building or other available spaces that could be converted into resident association office space.**  
A. The information we are able to share at this time has been included in the Property Profiles.
- 25. Q: Please provide list of Community Space that is not currently occupied by a service provider?**  
A. The information we are able to share at this time has been included in the Property Profiles.
- 26. Q: Please provide the number of elevators by building.**  
A. Please refer to the Building Systems –Elevator Data uploaded on SharePoint.
- 27. Q: Please list the number of boilers by building, age of boilers & fuel type**  
A. This information is not available at this time.
- 28. Q: Please list the number of parking spaces by building.**  
A. This information is not available at this time.
- 29. Q: Please provide number of separate entrances by building.**  
A. Please refer to the historic plans that are uploaded on SharePoint, the triangles represent the locations of residential entrances.
- 30. Q: Please provide list of buildings with exterior seating and/or play areas and equipment.**  
A. This information is not available at this time.
- 31. Q: Please provide the current electrical service (AMP's) in each.**  
A. This information is not available at this time.
- 32. Q: Please provide square footage of roofs for all buildings.**  
A. Please refer to the building plans on SharePoint for all available information.
- 33. Q: Please provide us with latest PHAS reports for the projects.**  
A. Please refer to the PHAS reports uploaded on SharePoint.
- 34. Q: Please provide us with any gas outages for the projects.**  
A. This information is not available at this time.
- 35. Q: Do any of the projects generate parking income?**  
A. If so, this information is detailed in the Underwriting Template.
- 36. Q: Can QWBE be provided?**  
A. Please refer to the historic plans that are uploaded on SharePoint.
- 37. Q: Please provide us with a list of 504 handicapped compliance units by project? Do they meet the requirements in Senior buildings?**

- A. Please refer to the Accessibility Unit information that are uploaded on SharePoint.
- 38. Q: Do units in Senior Buildings contain any additional accessibility items even if not 504 compliant?**
- A. Please refer to the Accessibility Unit information that are uploaded on SharePoint. This is all the information that can be made available at this time.
- 39. Q: Please provide a list of security cameras and equipment by building**
- A. Please refer to the Security & CCTV Camera Data that are uploaded on SharePoint.
- 40. Q: Please provide a list of capital repairs/replacements (roof, boiler, window, etc.) in progress**
- A. Please refer to the Modernization Activity Reports that are uploaded on SharePoint.
- 41. Q: Are any projects Historic Tax Credit or Opportunity Zone eligible?**
- A. Any Historic Tax Credit or Opportunity Zone eligibility is detailed in the RFEI.
- 42. Q: Please provide any zoning requirements on the UPAC sites.**
- A. Respondents should consider any necessary zoning or land use actions that would be required to implement their proposals.
- 43. Q: Please provide any parking requirements that will remain on the UPAC sites.**
- A. Parking requirements will be in line with existing zoning on site.
- 44. Q: Please provide any plans for community or other construction you may have for the UPAC sites.**
- A. All available existing plans have been uploaded to the respective SharePoint drives for each site.
- 45. Q: Please clarify if the community facility at Jackie Robinson Houses is currently occupied. The Community Space Schedule in the Property Profiles lists SCAN as the occupant of the Cornerstone and an additional 4,160 SF as vacant. Is the 4,160 SF the Cornerstone or is it a separate space?**
- A. The vacant 4,160 SF space is a separate space than the Cornerstone space. They merely share the same address.
- 46. Q. When will existing conditions, plans be shared?**
- A. See all available existing conditions on the SharePoint.
- 47. Q. What does PIMS refer to?**
- A. Project Information Management System.
- 48. Q. There appears to be a room to the right of the entrance. Does that belong to the tenant association?**
- A. This is a storage room.
- 49. Q. Is the community center currently vacant?**
- A. All available information on this has been provided in the Property Profiles.
- 50. Q. Was the TA room previously a stroller storage ("PRAM") room?**
- A. Yes, there is a Community Center. It is being utilize by SCAN.
- 51. Q. Do many residents in the senior buildings have dogs?**
- A. Some do, however less than 40 % of seniors at this site have pets.

**52. Q. When will building plans be made available?**

**A.** Please refer to the historic plans that are uploaded on SharePoint.

### **III. MANHATTANVILLE**

**53. Q: Please provide any plans for community or other construction you may have for the UPAC sites.**

**A.** Please refer to the historic plans that are uploaded on SharePoint.

**54. Q. The property looks in good condition. Property Mgt, please talk about the last period of capital repairs. What was the process like? Any concerns from residents? If so what.**

**A.** Brick pointing work is currently in progress. An extensive list of previous capital work performed can be provided during the Q&A follow-up.

**55. Q. The property profile states "Boiler per Building" but lists 5 boilers and there are 6 buildings. Is there a central boiler plant?**

**A.** There is a central boiler plant in the basement of 1430 Amsterdam Avenue.

### **IV. BOSTON SECOR, BOSTON ROAD PLAZA, MIDDLETOWN PLAZA**

**56. Q. Are there any maintenance issues at the Community Center at Middletown Plaza?**

**A.** There are roof issues above the lunchroom.

### **V. NORTHWEST BRONX SCATTERED SITES**

**57. Q. What is the construction work on the roof at Twin Parks East?**

**A.** All available information has been uploaded to the SharePoint file.

**58. Q. What is the school age of the children in that school at Monterey?**

**A.** This is a day care site.

**59. Q. Any flooding from natural events like Ida?**

**A.** There was a flood at building 270 and 1010.

**60. Q. For NYCHA REDD: Should we include the school and community spaces in our scope?**

**A.** The scope for community spaces and schools would be based on the capital need. Anything else would be considered elective work.

**61. Q. When can we anticipate getting modernization reports and building plans?**

**A.** Please refer to the Modernization Activity Reports that are uploaded on SharePoint.

**62. Q. What are the issues at 2663 Heath Ave?**

**A.** The roof needs replacement and the elevators constantly break down. Roof fans were recently replaced.

**63. Q. Is there a lot of water penetration to the apartments because of the roof (Bailey Ave. property)? If so, where/how many units?**

**A.** The apartments on the 20<sup>th</sup> floor and the stairs typically get damaged.

- 64. Q. What are the current conditions/issues at 1886 Harrison Avenue?**  
A. Boilers are dated; sidewalks need replacements; two buildings have sidewalk sheds.
- 65. Q. Is vandalism, broken doors and loitering a global issue in this bundle?**  
A. There is some loitering. There are no security cameras at Harrison/University.
- 66. Q. You mentioned two buildings are having LL11 work completed right now. Have the others already been completed, or do they need to be completed to comply with LL11 as well?**  
A. They do not have any LL11 compliance requirements to meet currently.
- 67. Q. Can you repeat the information regarding the boilers in this cluster?**  
A. Repairs are done as needed.
- 68. Q. Are there any security cameras at other buildings in the cluster outside of Harrison/University?**  
A. 1010, Bailey and Independence have security cameras. Additionally, please refer to the Security & CCTV Camera Data that is uploaded on SharePoint.
- 69. Q. Was this cluster gut rehabbed in the 1980s?**  
A. No.
- 70. Q. Is there a lot of floor deflection/floor sag to suggest beam replacement is needed?**  
A. No.
- 71. What are the issues/conditions at 1927 University Avenue?**  
A. The roof has a lot of leaks.
- 72. What are the issues at West Tremont – (Sedgwick Avenue site)?**  
A. Steam leaks, elevator issues, entrance doors need to be replaced
- 73. Q. Does this building experience floods due to its location?**  
A. No.
- 74. Q. Will there be an opportunity to submit a 3rd round of questions after we get plans?**  
A. Yes.