



NEW YORK CITY HOUSING AUTHORITY

PACT ROUND 12 RFEI

April 29, 2022

2nd Round Questions and Answers for NYCHA PACT Round 12 RFEI

*The following responses represent a complete and final set of responses to questions received as of April 25, 2022

- 1) **Q. Will rehab and new construction work qualify for a sales tax exemption?**
 - a. Applicants should discuss with their own counsel to assess any potential sales tax exemption.
- 2) **Q. How will the MWBE goal amount be calculated? Is this 25% of the HPD/HDC-supported costs or 25% of the entire TDC?**
 - a. Applicants should base their 25% M/WBE hiring goals on the TDC of the Project.
- 3) **Q. Are there UFAS requirements in the existing NYCHA buildings? What is the percentage? Can these requirements be satisfied on unit turnover?**
 - a. The accessibility requirements for existing NYCHA buildings are covered under a voluntary compliance agreement and typically require no less than 5% mobility. For the purpose of preparing and submitting a proposal, assume no less than 5% mobility and 4% sensory accessibility are required to be implemented as part of the renovation period (not delayed and addressed through turnover).
- 4) **Q. When do you expect to have more info released on your website for this site, e.g. the Physical Needs Assessment and list of completed capital projects?**
 - a. Additional information has been provided to SharePoint and applicants will be notified when additional material is uploaded. For the Physical Needs Assessment, please refer to the Scope of Work exhibit.
- 5) **Q. Are there Local Law 11 requirements? Will Local Law 11 inspection reports be released?**
 - a. Buildings that are 6 stories or taller are subject to Local Law 11 requirements. Existing reports have been uploaded to SharePoint.
- 6) **Q. Is there a schedule of capital improvements that have been made over the last 10 years or that are currently underway?**
 - a. Modernization Reports have been uploaded to SharePoint covering recent investments in the last several years. Please refer to the Remaining Useful Life information provided in the scope of work templates for additional information.
- 7) **Q. Is there an existing security system?**
 - a. NYCHA will be providing more detailed information to selected applicants. For the purpose of preparing a proposal, Applicants should review the Modernization Report to assess any recent investments in security systems.



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- 8) Q. Please provide information about the existing roofing system. Will existing roof warranties be made available for review? Is there any equipment existing on the roofs?**
- NYCHA will be providing more detailed information to selected applicants. Applicants were provided an opportunity to visit the site to look at building roofs and should refer to existing plans to evaluate the location of existing ductwork, elevator control room, etc.
- 9) Q. Please provide information about the meter set-ups for both gas and electricity. Are the buildings master metered / sub-metered for common areas and apartments? Are there existing meter rooms and what is their condition?**
- NYCHA will be providing this material to the designated applicants. Please refer to the Property Profile exhibits for additional information on whether tenants currently pay their own electricity or if electricity is owner paid. For the purpose of preparing a proposal, applicants should assume that if utilities are tenant paid that there is electrical submetering in place.
- 10) Q. Have there been any recent outages for the intercom, elevators, gas, or electric?**
- Applicants can refer the following website for a high level summary of outages:
[MyNYCHA Developments Portal.](#)
- 11) Q. How many amps are on the electrical panels at each building?**
- NYCHA cannot provide this information at this time.
- 12) Q. Will all community spaces remain in use during the construction phase? Would services need to be temporarily relocated?**
- Please describe in your proposal how you would ensure continuity of operations and services for any existing providers if the proposed rehabilitation would cause any disruption in their ability to utilize their existing space.
- 13) Q. Are there any existing laundry rooms?**
- Please refer to the existing plans and the Property Profiles.
- 14) Q. Is the full PNA report available?**
- More detailed information will be provided to the designated applicant. For the purpose of preparing a proposal, please refer to the Scope of Work template, which is an itemized breakdown of each item identified in NYCHA's 2017 PNA.
- 15) Q. Is there a schedule of existing contracts for maintenance, building services, etc?**
- NYCHA cannot provide this information at this time. Applicants should not assume that any existing third-party service contracts (if applicable) will continue post-conversion. Applicants should size their proposed management plan and service schedule on their expertise, not on the current staffing levels.
- 16) Q. Will any parking spaces be made available for use by construction personnel?**
- The designated applicant may have the option of renting vacant parking spaces (should they exist) from NYCHA between the time from designation to closing. The designated team will not be given priority for those spaces over existing resident permit holders.



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- 17) Q. Can you provide operating expense history?**
- NYCHA cannot provide this information at this time. NYCHA will provide the latest utility expenses information after designation. Applicants should utilize any expense assumptions provided within the RFP.
- 18) Q. To satisfy the “meaningful role” requirement of having at least 30% overall equity ownership in the relevant project ownership entity(ies), can the 30% be split between multiple non-profits or MWBEs or does each non-profit or MWBE need to have at least 30% equity to qualify. For example, can you have a non-profit have 15% equity and a MWBE have 15% and satisfy “meaningful role” requirement?**
- Applicants should be able to clearly describe the roles played by each entity and outline their material decision-making authority, control over specific work components, etc. Please highlight any of the applicable Meaningful Role criteria described in the RFEI.
- 19) Q. Is HDC the only lender that we can work with for construction and permanent financing?**
- At a minimum, applicants must submit a base and comprehensive model utilizing the underwriting guidelines prescribed in the RFEI with HDC as lender. If your Project Team would like to propose an alternative financing structure, please do so within your financing narrative in addition to the required HDC scenarios. Compelling narratives will detail the potential financial impact of the alternative, highlight the Project Team’s experience with that financial structure, and demonstrate the feasibility of implementation. Applicants may also submit underwriting for the proposed alternative in addition to the required models.
- 20) Q. Are developers permitted flexibility in assigning the 10% RAD CHAP rents to particular units and developments?**
- NYCHA is open to alternative suggestions for RAD CHAP rent unit assignments. If proposing to assign an alternate split of RAD/Section 18 units, please describe in the Financial Narrative the benefits of doing so and highlight in the model where adjustments have been made. The final assignment of RAD and Section 18 units is subject to NYCHA approval.
- 21) Q. Please list the number of boilers by building, age of boilers, and fuel type.**
- Please refer to ‘Exhibit C – Property Profiles’. Additionally, Applicants may find additional information on the heating plants by locating the Heating Action Plans in the [MyNYCHA Developments Portal](#). Please also refer to the Modernization Report to assess recent capital investments in boilers.
- 22) Q. Please list the number of parking spaces by building.**
- NYCHA will not be providing this information at this time. Please refer to the historical drawings provided.
- 23) Q. Please provide number of separate entrances by building.**
- Please refer to the existing plans uploaded to SharePoint and the Property Profiles.



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- 24) Q. Please provide list of buildings with exterior seating and/or play areas and equipment.**
- Please refer to the existing plans uploaded to SharePoint and refer to your observations from the site tour.
- 25) Q. Please provide square footage of roofs for all buildings.**
- Please refer to the existing plans uploaded to SharePoint.
- 26) Q. Please provide us with latest PHAS reports for the projects.**
- This information is not available at this time. Please reference the Modernization report, which has been included on the external Sharepoint.
- 27) Q. Please provide us with gas outages for the projects.**
- NYCHA cannot provide this information at this time.
- 28) Q. Do any of the projects generate parking income?**
- For the purpose of preparing and submitting a proposal, please adhere to any parking income assumptions included in the underwriting template.
- 29) Q. Can QWEB be provided?**
- No. Please refer to the existing plans uploaded to SharePoint.
- 30) Q. Do you have a list of 504 handicapped compliance units?**
- This information has been uploaded to SharePoint.
- 31) Q. Please provide a list of capital repairs/replacements (roof, boiler, window, etc.) in progress.**
- Please refer to the Modernization Report uploaded to SharePoint.
- 32) Q. Is new construction prohibited from any of the current PACT 12 bundles?**
- Proposals may consider improvements to non-residential and otherwise underutilized spaces. As indicated in the RFEI, improvements can range from upgrades to landscaping and open spaces to the new construction of affordable housing, new community facility or commercial spaces, or a mix thereof. Proposals must respond to community and resident needs as documented by the What We've Heard document, or other relevant local planning reports.
- 33) Q. For the sites that have existing retail, is there a triple net lease available? Can you provide us with the lease terms?**
- NYCHA is not able to provide this detail at this time. Applicants should assume a retail income stated in the RFEI exhibits.
- 34) Q. Please provide all existing environmental reports (Phase 1/NEPA etc.) for all the sites?**
- We are not able to provide this detail at this time.
- 35) Q. Were any market studies done for any of the sites. If so, can you please send?**
- No market studies have been performed.
- 36) Q. On page 1 of Exhibit B – Scope and Underwriting, there is a reference to a submission deadline on 4/29/22 for baseline and comprehensive scopes of work. Is this an error?**
- Yes, this is an error. The baseline and comprehensive scopes of work are due the same day as the full submission on 6/30/22 unless otherwise indicated by NYCHA.



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37) Q. Is ADA compliance required? It appears that reconfiguring the residential units for ADA compliance would be extremely difficult without reconfiguring the layouts and we don't believe this is NYCHA's intention. Please advise

- a. All Proposals must comply with the accessibility requirements of all applicable laws including, without limitation, to the New York City Building Code, the Fair Housing Act, the Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, and NYCHA's Voluntary Compliance Agreement with HUD concerning accessibility.

Moore and East 152nd Street-Courtlandt Avenue

Update: The Property Profile incorrectly identified East 152nd Street-Courtlandt Avenue as not being a Senior building. 372 East 152nd Street is a Senior Exclusive building.

38) Q. Do you have any info re: the number of residents affected by COVID or asthma in the buildings, such as the approximate number of residents affected?

- a. NYCHA cannot provide this information at this time.

39) Q. What is the number of existing staff and their positions for each of the buildings?

- a. NYCHA cannot provide this information at this time. Applicants should not assume that any existing third-party service contracts (if applicable) will continue post-conversion. Applicants should size their proposed management plan and service schedule on their expertise, not on the current staffing levels.

40) Q. Are there resident supers in any of the buildings?

- a. No, however, applicants may propose to include live-in superintendents in their proposal.

41) Q. Are there security staff on site and if so, how many and what hours are covered?

- a. NYCHA cannot provide this information at this time.

42) Q. If security is provided, what is the percentage of security costs of the overall operating budget for the properties?

- a. NYCHA cannot provide this information at this time. Applicants should identify in their proposal the proposed budget and plan for security personal and equipment.

43) Q. Is security provided through a separate contract, and if so, what are the terms of this contract?

- a. NYCHA cannot provide this information at this time.

44) Q. Are there security cameras on site?

- a. NYCHA cannot provide this information at this time.

45) Q. Is ADA compliance required? It appears that reconfiguring the residential units would be extremely difficult without radically changing layouts and we don't believe this is NYCHA's intention. Please confirm.



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- a. All Proposals must comply with the accessibility requirements of all applicable laws including, without limitation, to the New York City Building Code, the Fair Housing Act, the Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, and NYCHA's Voluntary Compliance Agreement with HUD concerning accessibility.
- 46) Q. How many vacancies are in the four buildings, overall, as of today? Will these units remain vacant until the RAD closing or will NYCHA rent these units prior to the closing?**
- a. A vacancy report will not be shared at this time. For the purpose of preparing a proposal, applicants should assume 5% vacancy for the purpose of underwriting. Applicants proposing to utilize vacant units for hospitality suites, model units, or temporary relocation should identify the required number of vacant units and explain in detail how their construction schedule would utilize and manage any vacant units to facilitate tenant in-place rehab.
- 47) Q. Will financial operating statements be made available for each property? If not, can you tell us whether the existing non-profit community facility tenants, Bronx Works and East Side Settlement House currently pay rent, and if so, how much annually or per month?**
- a. Operating Statements will be made available to the designated applicant. For the purpose of preparing a proposal, ensure that operating expenses per DU are no less than outlined in the underwriting guidelines, and assume the income assumptions outlined in the underwriting template for residential income and any community facility or commercial tenant.
- 48) Q. Will proposals that assume a new construction building on the underutilized lot on E 152nd St receive a scoring preference? Should a new construction proposal include both architectural and financial submissions?**
- a. Please refer to page 17 of the RFEI describing how applicants should evaluate underutilized spaces and what should be included with the submission. Applicants should also evaluate how any underutilized area offers an opportunity to address any needs outlined in the What We've Heard document. Proposals will be evaluated as described in the Competitive Criteria section of the RFEI (page 51).
- 49) Q. Will the 2017 PNA schedule be released for each property showing the itemized breakdown for the \$50.2M 20 YR PNA at E. 152-Courtlandt Ave and the \$103M 20 YR PNA at Moore?**
- a. The Scope of Work template represents an itemized breakdown of the various subcomponents in the PNA. The purpose of providing this level of information is to ensure the proposed rehabilitation scope fully addresses all of those items and to assess your cost assumptions associated with addressing them. A line by line cost for each of those items as estimated by NYCHA will not be provided.
- 50) Q. Will a vacancy report be released for each property? This would facilitate the most responsive and accurate tenant-in-place rehab proposal.**
- a. A vacancy report will not be shared at this time. For the purpose of preparing a proposal, applicants should assume 5% vacancy for the purpose of underwriting. Applicants proposing to utilize vacant units for hospitality suites, model units, or temporary relocation should identify the required number of vacant units and explain in



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detail how their construction schedule would utilize and manage any vacant units to facilitate tenant in-place rehab.

51) Q. Should applicants assume that all ongoing work detailed in the Modernization Reports will be completed to satisfactory standards and therefore not necessary to be included in applicant rehabilitation scope proposals?

- a. For the purpose of preparing a proposal, any recently completed or funded projects outlined in the Modernization Report should be assumed to have been conducted in a workmanlike manner and can be deducted from the proposed rehabilitation scope. NYCHA will work with designated applicants on any necessary coordination.

52) Q. The RFEI Exhibit B states a submission requirement of a baseline and comprehensive scope. Does a financial proposal need to be submitted to accompany each scope?

- a. Yes. Applicants should prepare and submit 2 financial models, one corresponding to the baseline scope and one corresponding to the comprehensive scope. Applicants may also elect to submit an alternative financial model. In all instances, applicants must submit a baseline and comprehensive scope and accompanying model.

53) Q. Exhibit C states that both Moore and E 152-Courtlandt are master metered properties. Can you confirm that this means that all electric, heat and hot water utility expenses are paid by NYCHA and not tenants? Is NYCHA amenable to proposals that fully rehab these mechanical systems but create a sub meter and bill back these expenses to tenants and in return reduce rents with a utility allowance?

- a. Confirmed. All electric, heat, and hot water utility expenses are paid for by NYCHA and not residents. For the purpose of preparing an application, Applicants should assume that tenants will continue to pay no more than 30% of their income towards rent and that they will not convert to paying their own utility bills. Applicants should assume the implementation of shadow-metering but not the implementation of submetering.

54) Q. Can NYCHA confirm whether it is satisfactory to address PNA items with remaining useful life using the annual replacement reserve rather than through the initial capitalization? If so, can NYCHA confirm when assessing if the 20 YR PNA is addressed it uses a discount rate, and what that discount rate is? Or, whether NYCHA looks at the aggregate sum of the upfront work and the work addressed in the out years through the reserve.

- a. As described in the Competitive Criteria, NYCHA evaluates the proposed rehabilitation scope to ensure satisfactory demonstration that the proposed Rehabilitation Scope of Work fully addressed the 20-year capital needs of the Properties. Other factors considered include an evaluation of the extent to which the rehab scope demonstrates a commitment to perform work in a timely manner and the extent to which it is feasible, expeditious, and cost efficient. Applicants proposing to defer any scope to be addressed through replacement reserve should provide additional explanation of how this approach is most beneficial to the Project's success.

55) Q. What utilities provide services to the project? What are the applicable gas and electric rates?

- a. NYCHA will provide the latest utility expenses information after designation. Applicants should utilize the expense assumptions provided within the RFP. The Designated



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Applicant will be given the full extent of utility information and have additional opportunity to investigate the various electrical equipment components.

56) Q. Has there been any testing in these buildings for lead based paint? If so, please provide the report?

- a. NYCHA will provide aim to provide more detailed information on the status and will notify applicants if additional information is to be provided.

57) How many bathrooms are there at each development?

- a. Please refer to the existing plans uploaded to the SharePoint.

58) There appears to be a landscaping project at the corner of East 149th and Jackson Avenue. What is the scope of this project and should our scope assume this work is completed or should we consider a redesign of this area?

- a. NYCHA will provide aim to provide more detailed information on the status and will notify applicants if additional information is to be provided. For the purpose of preparing a proposal, any recently completed or funded projects outlined in the Modernization Report should be assumed to have been conducted in a workmanlike manner and can be deducted from the proposed rehabilitation scope. NYCHA will work with designated applicants on any necessary coordination.

Rangel

59) Q. In-Place staffing overview.

- a. NYCHA cannot provide this information at this time. Applicants should not assume that any existing third-party service contracts (if applicable) will continue post-conversion. Applicants should size their proposed management plan and service schedule on their expertise, not on the current staffing levels.

60) Q. Are the back-up generators currently in service?

- a. NYCHA will provide aim to provide more detailed information on the status and will notify applicants if additional information is to be provided.

61) Q. For the main boiler plant, what is the fuel source? Gas, oil or dual?

- a. Please refer to the Property Profile. NYCHA will provide aim to provide more detailed information on the status and will notify applicants if additional information is to be provided.

62) Q. When do the roof warranties expire for each building?

- a. NYCHA will provide aim to provide more detailed information on the status and will notify applicants if additional information is to be provided.

63) Q. Provide elevator maintenance/repair logs for each building.

- a. NYCHA cannot provide this information at this time.

64) Q. What is the extent, progress, and timeline of all local law related work?

- a. Please refer to the provided Local Law 11 information uploaded to SharePoint.



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65) Q. Please confirm the equity requirement is 5%. The model has 10% plugged into the formula.

- a. Please review in detail the RFEI language around equity sizing requirements, the requirement to state the required return on equity, and the competitive criteria.

66) Q. Given the rise in interest rates, is the 4.9% still the number to be using.

- a. Please use the assumption provided. NYCHA will advise if there are to be any changes to any underwriting assumptions and all applicants will be notified of any changes.

67) Q. Is the construction financing expected to be funded through taxable bonds backed by a letter of credit, or privately financed?

- a. Please refer to Exhibit S. For evaluation purposes, respondents should assume a straight-to-perm loan structure. The final financing structure will be determined by HDC and will include but is not limited to straight-to-perm, construction that converts to perm, or HUD Multifamily Accelerated Processing (MAP) financing.

68) What management fee should be used for underwriting purpose?

- a. Among other things, the proposals will be evaluated for the reasonableness of estimated operating costs, including the competitiveness and reasonableness of the proposed management fee.

West Brighton

69) Q. Is there a schedule of capital improvements that have been made over the last 10 years or that are currently underway?

- a. Modernization Reports have been uploaded to SharePoint covering recent investments in the last several years. Please refer to the Remaining Useful Life information provided in the scope of work templates for additional information.

70) Q. Have there been any recent outages for the intercom, elevators, gas, or electric?

- a. Applicants can refer the following website for a high level summary of outages:
[MyNYCHA Developments Portal](#).

71) Q. Are there any existing laundry rooms?

- a. Please refer to the existing plans and the Property Profiles.

72) Q. Is there a schedule of existing contracts for maintenance, building services, etc.?

- a. NYCHA cannot provide this information at this time. Applicants should not assume that any existing third-party service contracts (if applicable) will continue post-conversion. Applicants should size their proposed management plan and service schedule on their expertise, not on the current staffing levels.

73) Q. How will the MWBE goal amount be calculated? Is this 25% of the HPD/HDC-supported costs (the calculation used by HPD's MWBE program) or is it 25% of the entire TDC?

- a. Applicants should base their 25% M/WBE hiring goals on the TDC of the Project.

74) Q. Is operating expense information available?



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- a. NYCHA cannot provide this information at this time. NYCHA will provide the latest utility expenses information after designation. Applicants should utilize any expense assumptions provided within the RFP.
- 75) Q. Should a 100% affordable new construction project, such as an ELLA, SARA or SHLP, aim to provide a return to NYCHA or should it contain costs as much as possible to minimize the City subsidy dollars needed for the project?**
- a. Applicants should refer to the RFEI language on underutilized spaces and prioritize addressing issues identified in the What We've Heard document and other RFEI materials.
- 76) Q. Will the City (HPD/NYCHA) be the applicant for the ULURP process?**
- a. NYCHA will be the applicant for the ULURP applications for rezoning the campus, with assistance from the Developer in preparing the supporting documentation for the application, if needed. Please refer to Exhibit U.
- 77) Q. Will any parking spaces be made available for use by construction personnel?**
- a. The designated applicant may have the option of renting vacant parking spaces (should they exist) from NYCHA between the time from designation to closing. The designated team will not be given priority for those spaces over existing resident permit holders.
- 78) Q. When will Exhibit V referenced in the RFEI, the property assessment, be provided?**
- a. Property Assessments have been uploaded to SharePoint.
- 79) Q. Will all community spaces remain in use during the construction phase? Would services need to be temporarily relocated?**
- a. Please describe in your proposal how you would ensure continuity of operations and services for any existing providers if the proposed rehabilitation would cause any disruption in their ability to utilize their existing space.
- 80) Q. Should any part of the social service plan be incorporated in the RFEI submission or does this happen between the designated team and social service provider after tenant engagement?**
- a. A baseline budget is outlined in the Social Service Provider Guidance, please be sure to reference that guidance when drafting an initial plan or budget. A final Social Service Plan will not be submitted until closer to closing. Partners should think of the process in two phases as NYCHA will be working with the designated partner to assign a Service Provider after designation:
 - i. **RFEI Proposal** – During this phase you should prepare an initial plan based on your team's experience providing social services and an initial assessment of resident needs.
 - ii. **Post-Designation:** After designation, NYCHA will share a short list of potential providers for the designated team to consider. The PACT Project Team will ultimately be responsible for selecting a Service Provider and developing the final Service Plan with that partner in the predevelopment phase.
- 81) Q. What are the heating systems and fuel types for the buildings at West Brighton II which do not get steam from West Brighton I?**
- a. Please refer to Exhibit C – Property Profiles.



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- 82) Q. Do any of the buildings have commercial spaces?**
- No. Please refer to Exhibit C – Property Profiles.
- 83) Q. What is the SF of the Cornerstone Community Center?**
- Please refer to the existing plans uploaded to SharePoint.
- 84) Q. The underwriting standards dictate a \$9,800 assumption for M&O in the existing buildings. Can the budget for the comprehensive scope of work reflect operating energy savings from more efficient mechanical equipment?**
- For the purpose of preparing a proposal, applicants should adhere to the \$9,800 assumption in the underwriting model but explain in detail in the Financial Narrative section of the proposal the anticipated utility savings to be derived from enhancements to building utilities, envelope, etc. and how that potentially could impact loan sizing.
- 85) Q. Are there lead and asbestos reports available? If so, does the lead test use the most recent lead standard?**
- NYCHA is not able to provide a response to this question at this time.
- 86) Q. What is the average vacancy percentage?**
- A vacancy report will not be shared at this time. For the purpose of preparing a proposal, applicants should assume 5% vacancy for the purpose of underwriting. Applicants proposing to utilize vacant units for hospitality suites, model units, or temporary relocation should identify the required number of vacant units and explain in detail how their construction schedule would utilize and manage any vacant units to facilitate tenant in-place rehab.
- 87) Q. Do the existing buildings have superintendent units?**
- No, however, applicants may propose to include live-in superintendents in their proposal.
- 88) Q. Which year's AMI rents, Section 8 payment standards, and utility allowances should be assumed for the rehab and new construction underwriting?**
- Please utilize the provided rental income assumptions and utility allowances provided in the RFEI for the PACT underwriting assumptions. For any proposed new construction underwriting, please identify the proposed term sheets and utilize the most recent and relevant term sheet assumptions.
- 89) Q. Is there a schedule of current staffing personnel at the site?**
- NYCHA cannot provide this information at this time. Applicants should not assume that any existing third-party service contracts (if applicable) will continue post-conversion. Applicants should size their proposed management plan and service schedule on their expertise, not on the current staffing levels.



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Eastchester Gardens

- 90) **Q. Will you be sharing existing plans of the community and senior centers?**
- Please refer to the existing plans uploaded to SharePoint.
- 91) **Q. Will you be sharing plans associated with the current geothermal project?**
- NYCHA will review this request and notify applicants if additional material is uploaded.
- 92) **Q. Will you be sharing a modernization report for Eastchester Gardens?**
- Additional material has been uploaded to SharePoint.
- 93) **Q. Can you share any environmental information with regard to past lead and asbestos testing and abatements? The TA President indicated that there was some abatement work done in the past.**
- NYCHA is not able to provide a response to this question at this time.
- 94) **Q. Are there any current parking commitments we should be aware of?**
- Applicants should assume that any existing parking spaces at the developments will continue to be prioritized for resident use. For the purpose of preparing an application, applicants should assume 100% parking replacement. Applicants should also review existing zoning requirements and certificates of occupancy to ensure that the correct number of parking spaces are provided.
- 95) **Q. Please confirm if there are planned renovations for the community center. If so, please provide the scope and status of the project.**
- Modernization report has been provided. NYCHA will advise applicants if additional material is made available.
- 96) **Q. Please provide cellar floor plans and drawings**
- Existing materials have been uploaded to SharePoint.
- 97) **Q. How many units have turned around in past 5 years? Have all turns include removal/abatement of floor tile?**
- NYCHA will not be providing this information at this time.
- 98) **Q. Please provide locations of where geothermal equipment (heat exchangers, buffer tanks, electric panels) will be stored in each basement.**
- NYCHA will review this request and notify applicants if additional material is uploaded.
- 99) **Q. Please confirm whether the kitchens/bathrooms have been renovated in the past 20 years. If so, was any lead/asbestos abatement completed?**
- NYCHA will not be providing this information at this time. For the purpose of preparing a proposal, applicants should assume that 100% of units will require full bathroom and kitchen replacements.
- 100) **Q. Have the windows been replaced? If so, when?**
- NYCHA will not be providing this information at this time. For the purpose of preparing a proposal, applicants should assume full window replacement.
- 101) **Q. Please provide a current floor plan for the senior center**
- Existing drawings have been uploaded to SharePoint.



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- 102) Q. As a part of the geothermal work, is it expected all buildings besides Building (3) will receive new boiler equipment? Or will those boilers just be repaired/parts replaced?**
- a. NYCHA will review this request and notify applicants if additional material is uploaded.
- 103) Q. For boiler, storage tank, heat pumps and geothermal work, what is the anticipated completion date?**
- a. For the purpose of preparing a proposal, any recently completed or funded projects outlined in the Modernization Report should be assumed to have been conducted in a workmanlike manner and can be deducted from the proposed rehabilitation scope. NYCHA will work with designated applicants on any necessary coordination.
- 104) Q. What is the determining factor on which 30% of apartments will receive new temperature sensors?**
- a. NYCHA will provide aim to provide more detailed information on the status and will notify applicants if additional information is to be provided.
- 105) Q. It is our understanding the roofs are newer, what year were they replaced?**
- a. 2020. Please refer to the modernization report.
- 106) Q. Is any lead abatement necessary?**
- a. Yes. Prior to closing the financing of the Project, after selection of a Designated Project Team, NYCHA will provide the Designated Project Team with existing and ongoing lead-based paint test results and other related information, as available.
- 107) Q. Is there an anticipated completion date of the community center renovations? Will it be proceeding, according to BIS the most recent job filings have been withdrawn.**
- a. Late 2022. For the purpose of preparing a proposal, any recently completed or funded projects outlined in the Modernization Report should be assumed to have been conducted in a workmanlike manner and can be deducted from the proposed rehabilitation scope. NYCHA will work with designated applicants on any necessary coordination.
- 108) Q. As it is our understanding that capital work is being undertaken and planned, please provide this capital work and if it will be completed before closing of PACT 12?**
- a. For the purpose of preparing a proposal, any recently completed or funded projects outlined in the Modernization Report should be assumed to have been conducted in a workmanlike manner and can be deducted from the proposed rehabilitation scope. NYCHA will work with designated applicants on any necessary coordination.
- 109) Q. Please detail ongoing or planned capital work that is included in the 2017 PNA and which can be eliminated from Exhibit B scope of work response.**
- a. Please refer to the Modernization Report.
- 110) What information can you provide regarding the topography, height and other contributing factors?**
- a. Nothing at this time.
- 111) The tenants raised the issue of new parking spaces and/or priority street parking. This request appears to conflict with NYCHA's preference for maximizing and enhancing Green spaces.**



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Can you comment on the resident concerns? Is NYCHA inclined to support a preference for resident street parking?

- a. Applicants should review the What We've Heard document and aim to be balanced in the approach to addressing potentially conflicting priorities. Residents also expressed a desire to improve outdoor recreational spaces such as community gardens and a children's water park.

112) What is the age and condition of the roofs? As tenants have requested rooftop access and amenities, would the roofs support such a request?

- a. Please refer to the modernization report.

113) What is the age and condition of the elevators? Could you provide a list of breakdowns and repairs?

- a. NYCHA will not be providing this information at this time. Please refer to the Modernization Report and Remaining Useful Life information in the Scope of Work template provided.