



NEW YORK CITY HOUSING AUTHORITY
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Gregory Russ, Chair and CEO

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Request for Information (“RFI”)

for

Comprehensive Modernization Design and Construction Services RFI #362897

Pre-Procurement/Information Event	Date	Time
RFI Issue Date	January 27, 2022	9:00 AM
RFI Conference (virtual)	February 8, 2022	2:00 PM
RFI Question Deadline	February 22, 2022	2:00 PM
RFI Response Submission Deadline	March 1, 2022	3:00 PM

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Section I – RFI RELEASE INFORMATION

1) NYCHA Point of Contact

Questions regarding this RFI process may be submitted to the New York City Housing Authority Comprehensive Modernization coordinator (“NYCHA Comp Mod Coordinator”) via email to: CompMod@nycha.nyc.gov

2) Virtual RFI Conference

A virtual RFI Conference will be held on February 8, 2022, 2022 at 2:00 PM, during which NYCHA will provide a summary of the Comprehensive Modernization Program and other information relevant to this RFI. Please register by 5:00 pm ET on February 7, 2022 utilizing this link: <https://forms.office.com/q/pyjKHi7EeU>.

The Virtual RFI Conference via Zoom may be accessed using the QR code or one of the other methods below:



- Direct Link:
<https://us02web.zoom.us/j/85927805153?pwd=S2ZKUHNkNHg0czBFVVU4L0ljL0duUT09>
Passcode: 645446
- Dial-In #: 888 788 0099 (Toll Free)
 - Webinar ID: 859 2780 5153 Passcode: 645446

Although attendance is not mandatory, it is recommended that any interested parties, especially MWBEs and Section 3 business concerns, attend the Virtual RFI Conference and complete the registration form at <https://forms.office.com/q/pyjKHi7EeU>.

3) iSupplier Vendor Registration

NYCHA utilizes iSupplier to manage its procurement procedures. This portal lists upcoming NYCHA procurement opportunities and allows registered vendors to respond, on-line, to NYCHA solicitations. Registration with iSupplier is encouraged during the Pre-Procurement/Information Phase. Instructions for registering for iSupplier can be found at <http://www1.nyc.gov/site/nycha/business/vendors.page>.

4) Definitions

Capitalized terms used in the RFI shall have the following meanings:

Definitions of Terms	
"Comp Mod"	NYCHA's Comprehensive Modernization program
"Comprehensive Modernization"	NYCHA's program described in RFI Section II
"GMP"	Guaranteed Maximum Price
"HUD"	The U.S. Department of Housing and Urban Development
"IFB"	Invitation for Bid
"iSupplier"	The meaning set forth in Section I. 4)
"New York City Public Works Investment Act"	The applicable design-build legislation that currently applies to NYCHA pursuant to which any design-build procurements are issued
"NYCHA"	The New York City Housing Authority
"NYCHA Comp Mod Coordinator"	The meaning set forth in Section I.4
"NYS"	New York State
"PLA"	Project Labor Agreement.
"Pre-Procurement / Information Phase"	The stage prior to the release of a Comp Mod RFQ for the RFI identified funded projects
"Procurement Phase"	The stage relating to this RFI that begins with the issuance of a RFQ and ends with the award of a contract. This RFI does not constitute part of a Procurement Stage.
"Respondent"	Any entity that submits a response to this RFI #362897
"Response"	A Respondent's written submission to this RFI #362897
"RFI"	This Request for Information
"RFP"	Request for Proposals
"RFQ"	Request for Qualifications

Section II – PROGRAM SUMMARY

1) Introduction

This Pre-Procurement/Information Stage RFI is to alert the construction and design communities about NYCHA’s Comprehensive Modernization (“Comp Mod”) program. This RFI seeks information and feedback to assist NYCHA to develop an understanding of the construction and design communities’ interest, capacities, experience, abilities and concerns, while NYCHA is shaping the Comp Mod Procurement Stage approach and documents. NYCHA encourages candid industry comments from RFI Responses and potential Respondent meetings to help establish an overall strategic approach for selecting procurement and project delivery methods for the upcoming projects.

This RFI does not form any part of a procurement. Responding to this RFI is not required for participating in or responding to any future Comp Mod procurement. A failure to respond to this RFI will not disadvantage any entity or team in any possible future Comp Mod procurement.

2) Comprehensive Modernization Funded Project Locations and Budgets

The first Comp Mod projects will be funded through City funding sources, and are for four developments with corresponding data as follows:

Project Development Details							
NYCHA Property	Borough	Comp Mod Scope	Total Area	Year Built	Number of Buildings / Stories	Number of Units	Number of Residents
St. Nicholas Houses	Manhattan	Full	15.63 acres	1954	(13) 14-story buildings	1,526	3,442
Todt Hill Houses	Staten Island	Full	13.34 acres	1950	(7) 6-story buildings	502	984
Gowanus Houses	Brooklyn	Interiors, Apartments and Plumbing	12.57 acres	1949	(4) 4-story buildings (2) 6-story buildings (2) 9-story buildings (2) 13-story buildings (6) 14-story buildings	1,139	2,630
Wyckoff Gardens	Brooklyn	Interiors, Apartments and Plumbing	5.81 acres	1966	(3) 21-story buildings	529	1,119

Scopes of work for each development are being developed with anticipated budgets that will range from \$50 million to \$400 million.

3) Program Background and Objectives

As North America’s largest public housing authority, NYCHA owns more than 177,000 housing apartments in over 2,000 buildings across 326 developments throughout New York City’s five boroughs. These developments presently require more than \$40 billion in capital investment due to decades of insufficient funding and deferred maintenance.

Under the 2019 agreement between NYCHA, HUD, the United States District Court for the Southern District of New York and the City of New York (<https://nychamonitor.com/wp-content/uploads/2019/03/Final-Executed-NYCHA-Agreement.pdf>), the City will provide a total of \$2.2 billion in incremental funding over the next ten years for capital investments. NYCHA aims to also secure significantly increased federal appropriations currently being negotiated in the US Congress, and additional City, State, and other funding to support renovation of developments.

NYCHA’s Comprehensive Modernization (“Comp Mod”) program has been launched to effectively utilize this funding to fully rehabilitate NYCHA’s campuses and buildings, improve building performance for the long term, enhance resident’s quality of life with improved living conditions, and preserve public housing for current and future residents. These holistic capital improvements at each development will include integrated and comprehensive renovations spanning multiple building systems, building interiors and exteriors, and site and grounds improvements. The Comp Mod program supplements NYCHA’s existing capital programs which focus on addressing urgent repair, replacement and upgrade of specific site and building systems and components.

As NYCHA secures additional funding commitments, the capital needs at additional developments to those listed above will be holistically addressed through the Comp Mod program.

4) Comprehensive Modernization General Categories of Work

NYCHA’s Comprehensive Modernization program is anticipated to include, but not be limited to, the following types of design and construction work categories:

Categories of Work	
• Accessibility Upgrades	• Exterior Site Improvements
• Building and Apartment Interior Upgrades	• Hazardous Material Abatement
• Building Exteriors and Envelope Upgrades	• Heating and Cooling, and Ventilation Upgrades
• Domestic Hot Water Upgrades	• Kitchen, Bathroom and Plumbing Upgrades
• Electrical Upgrades	• Site Security Improvements
• Elevator Upgrades	• Water Efficiency Upgrades
• Energy Efficiency Upgrades	

5) NYCHA Potential Project Delivery Methods

NYCHA has considered potential project delivery methods to be used in Comp Mod projects to ensure optimal results with respect to cost / value-for money, duration, quality, risk-sharing, minimizing adverse NYCHA resident impacts, maximizing resident employment and MWBE opportunities, and construction and design community interest and related capabilities. Legally permissible project delivery methods currently include design-build and design-bid-build. NYCHA anticipates utilizing design-build project delivery for at least one of the Comp Mod projects profiled above.

Design-Build project delivery, if utilized, will be implemented pursuant to the New York City Public Works Investment Act. RFI Section II.7 outlines the anticipated procurement contracting processes in this case. NYCHA is pursuing additional legislation to achieve greater project delivery flexibility, and through this RFI, is encouraging Respondent comments regarding alternative project delivery methods and procurement and contracting processes.

6) Comprehensive Modernization Project General Requirements

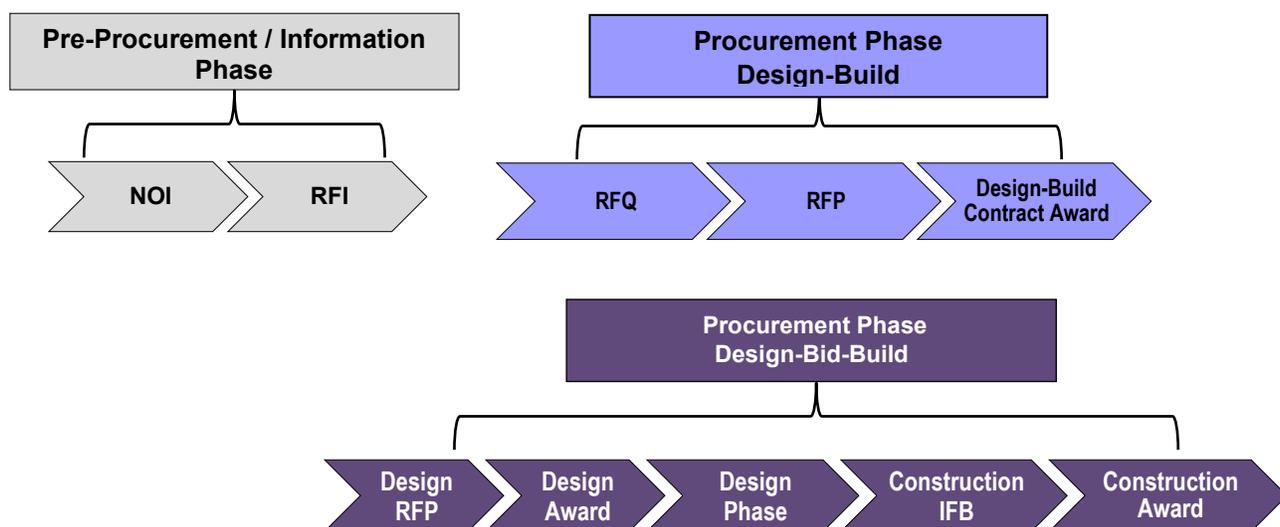
Regardless of the selected contract delivery method, all NYCHA Comprehensive Modernization project construction contracts will be subject to all New York State Labor and Consolidated Laws including, but not limited to, Article 8 - § 220 Hours, Wages and Supplements and Article 23, Apprenticeship Training and all amendments thereto. Project construction contracts are likely to require contractors of all tiers to enter into a Project Labor Agreement.

All Comprehensive Modernization contracts will also require compliance with Minority- and Women-owned Business (M/WBE) participation goals, U.S. Department of Housing and Urban Development (HUD) requirements including, without limitation, Section 3 (12 U.S.C. 1701u) compliance, NYCHA Resident Employment Program and New York City Mayor’s Office of Contract Services (MOCS) PASSPort registration.

7) Comprehensive Modernization Project Procurement Approaches

As noted above, NYCHA anticipates utilizing design-build project delivery for the initial Comp Mod projects. If the design-build delivery method is used for these projects, NYCHA anticipates releasing one or more Request for Qualifications (RFQ) during the Spring of 2022, followed by a shortlist selection for Summer 2022 release of one or more Request for Proposals (RFP). The formal Procurement Phase for a project under the Comp Mod program begins with the issuing of the RFQ. These points are illustrated in the graphic below.

NYCHA’s Comp Mod Procurement Approaches:



The Tables below describes each of the steps.

Pre-Procurement / Information Phase	
Notice of Intent (NOI)	The NOI provides the contracting community with advanced notice that NYCHA intends to advertise one or more large procurements.
Request for Information (RFI)	The RFI is issued by NYCHA to describe the Comprehensive Modernization program and seeks Responses from the design and construction industry in order to optimally shape the future procurement(s) for the program.

Procurement Phase Design-Build	
RFQ	Respondents submit a Statements of Qualifications in response to an RFQ. NYCHA will create a short-list of the most qualified teams.
RFP	Shortlisted Respondents will be issued an RFP.
Design-Build Contract Award	Proposals received are evaluated by NYCHA for and the best value proposal is awarded the contract award.

Procurement Phase Design-Bid-Build	
Design RFP	Solicitations are issued for proposal submissions by design firms.
Design Award	Proposals received are evaluated by NYCHA for contract award.
Design Stage	Awarded design firm prepares and executes required designs.
Construction IFB Stage	Bids are solicited for the prime contractor based on final, prepared designs through an Invitation for Bid (IFB).
Construction Award	The responsible entity submitting the lowest responsive Bid is awarded the contract.

Section III – RFI PROCESS

1) General Information

This RFI is part of a Pre-procurement / Information Stage and does not commit NYCHA to any future procurement and/or any specific form of procurement or delivery method. The RFI does not initiate a formal procurement or represent a commitment to issue a subsequent contract solicitation, nor is the RFI intended as a formal offering for the award of a contract. Participation by a Respondent is not a requirement for participation in any future related NYCHA Comprehensive Modernization solicitation or other NYCHA solicitation.

a) Communications with NYCHA

- i. During this RFI, a Respondent should initiate any communications with NYCHA regarding this RFI with the NYCHA Comp Mod Coordinator via CompMod@nycha.nyc.gov.

Please note that during any subsequent Procurement Stage related to this RFI, without limiting the foregoing, Respondents, or representatives thereof, will not be permitted to contact any individual other than a designated point of contact regarding any RFQ, RFP, or IFB. NYCHA reserves the right to implement specific communications protocols during a Procurement Stage.

b) Confidential Information

NYCHA is seeking insights and comments from the construction and design industry that are not anticipated to be proprietary and/or confidential material or concepts. Accordingly, Respondents should not expect materials submitted in response to this RFI to be considered or treated as confidential and/or proprietary material by NYCHA. Notwithstanding the foregoing, NYCHA will consider responses to RFI Section IV, RFI Respondent Information Form, and Section IV, RFI Respondent Data Form, as confidential material.

2) Respondent Questions

Respondents may submit, via e-mail, written questions concerning this RFI to CompMod@nycha.nyc.gov, no later than the RFI Question Deadline. Questions submitted in writing must include the Respondent's name, title, address, telephone number and email address.

3) NYCHA Communications/Respondent Meetings

NYCHA reserves the right to communicate with any of the Respondents, for the purpose of gaining a better understanding of its Response to this RFI, but it is not obligated to do so. NYCHA may discuss the Responses of any Respondents concurrently or sequentially, as NYCHA may determine to be in its best interest. No Respondent has any rights against NYCHA arising from any such discussion.

Separately, in addition to written communications, NYCHA, in its sole discretion, may also conduct structured one-on-one and/or structured group meetings after the RFI Response due date and during the remainder of the Pre-procurement / Information Stage. Respondents may elect to request a meeting through the RFI Respondent Information Form and will be contacted by NYCHA through the RFI Contract Person indicated on the RFI Respondent Information Form. Credentials for any meeting will be provided by the NYCHA Comp Mod Coordinator.

NYCHA does not guarantee that all meeting requests will be accommodated. Participating in a meeting is optional and in no way will provide any advantages to any participant during any future related procurement opportunity. No such communication and/or meeting shall advantage or disadvantage any entity or team in a possible future procurement.

4) Response Format and Submission Requirements

- a) Submission Method – Respondent shall electronically upload a single compressed zipped (.zip) file containing its RFI Response into iSupplier. The .zip file may not exceed 4GB and must contain one Portable Document Format (PDF) document containing the complete RFI Response. RFI-required Excel files shall also be included within the .zip file.
- b) iSupplier - Instructions for registering for iSupplier can be found at:
<http://www1.nyc.gov/site/nycha/business/isupplier-vendor-registration.page>

After a Respondent registers for iSupplier, it typically takes 24 to 72 hours for Respondent's iSupplier profile to be approved.

It is Respondent's sole responsibility to leave ample time to complete iSupplier registration and submit its Response through iSupplier before the RFI Submission Deadline. NYCHA is not responsible for delays caused by technical difficulty or caused by any other occurrence. NYCHA will not accept Responses via e-mail or facsimile. The submission of attachments containing embedded documents or proprietary file extensions is prohibited.

- c) RFI Response Submission Requirements - Responses should be concise and substantive; **NYCHA will not review generic marketing materials.** The Response shall be organized as follows:
 - i. Cover Letter
 - ii. NYCHA RFI Responses
- d) RFI Submission Deadline: 3:00 p.m. on Wednesday, March 1, 2022

Submissions are to be identified with the following subject line:

“NYCHA RFI #362897: Comprehensive Modernization Design and Construction Services”

5) Response Content Requirements

Respondent shall submit the following for a RFI Response pursuant to the format and methods identified in this RFI Section:

- a) **Cover Letter** – one-page maximum on Respondent’s letterhead signed by the RFI Respondent Authorized Contact Person addressed to NYCHA Comp Mod Coordinator. The cover letter should contain the following information:
 - i) Respondent’s Legal Entity Name
 - ii) Physical Office Address
 - iii) Business Entity Type (e.g.: corporation, limited liability company, limited liability partnership, etc.)
 - iv) Indicate whether the Respondent is an MBE, WBE and/or Section 3 Business Concern.
 - v) Name of Authorized Contact Person
 - vi) Authorized Contact Person’s telephone number and email address.
 - vii) Whether the Respondent is requesting a meeting.

- b) **Responses to NYCHA RFI Questions** – Respondents are requested to develop replies to the following topics and questions. Please note: NYCHA encourages candid and industry comments from RFI Responses to establish an overall strategic approach for selecting procurement and project delivery methods for the upcoming Comp Mod projects. **Please do not submit generic marketing materials.**

NYCHA RFI Questions		
Lessons Learned During Past Projects	1)	<p>NYCHA’s strong preference is that buildings remain occupied during renovations and that construction activities be planned and executed to create minimal disruptions to tenants and their activities.</p> <p>Please describe:</p> <ul style="list-style-type: none"> a) Any approaches used in your past projects for phased/sequential renovation work (including gut renovation work) that have been successfully implemented on comparable occupied high-rise apartment buildings. b) Experience in the gut renovation of apartments that included occupancy of adjacent units. c) Any approaches/means used in your past projects to isolate floors, wings or entire buildings being rehabilitated from tenant occupied units.

NYCHA RFI Questions	
	<p>d) Any approaches/means used in your past projects where the age of the building created code compliance issues (e.g., inability to apply previously applicable code to new work).</p> <p>e) The approaches taken in your past projects to temporarily relocating tenants, with a particular focus on minimizing such temporary relocations and minimizing the period of such relocations.</p> <p>f) Any programs or approaches that you have been successfully used with respect to tenant outreach and communication when working in occupied buildings, including steps taken to coordinate your work activities with individual tenants or tenant associations.</p>
	<p>2) Given the amount of apartment renovation work that is done in the New York City region annually, there are a number of “middle-market” design-build firms, general contractors, and construction managers and design-build firms that have developed expertise in sequencing and performing renovation work in occupied high-rise apartment buildings.</p> <p>a) Please comment on any experience in working with regional firms that have this experience and that could serve as potential subcontractors, if applicable.</p>
Risk Assignment	<p>3) In any Comp Mod project contract, NYCHA would seek to allocate project risks between the parties, while maintaining a high degree of cost, schedule and quality certainty for NYCHA under the contract. However, NYCHA recognizes that certain risks and variables will be difficult for the potential bidders to price as part of a bid (such as unforeseen significant material cost increases, labor shortages, supply chain issues, pre-existing hazardous materials at sites, unknown site conditions, etc.)</p> <p>a) What do you consider are the biggest risks to successfully achieving project budgetary, schedule and quality goals of Comp Mod renovation in occupied buildings?</p> <p>b) What contract approaches have you seen in your past projects (such as contingencies, allowances, unit pricing, etc.) have been used in past projects that allocated the risks of such cost, schedule or cost uncertainty, while still providing the project owner with a high degree of overall contract price certainty? Why did these work well?</p>

NYCHA RFI Questions		
		c) Are there any alternative contracting approaches that are recommended to address this issue?
	4)	<p>The Comp Mod program will include design-build contracts. Based on the Respondent's experience:</p> <p>a) What would be the advantages and/or disadvantages of using the design-build project delivery method for a program the large projects anticipated under the Comp Mod program?</p> <p>b) How should risks be allocated specifically in a design-build agreement, as compared to other project delivery methods?</p> <p>c) Would the Respondent be able to respond to an RFP with a lump sum price proposal? What information would you require to be required in the RFP in order to arrive at a competitive lump sum amount?</p> <p>d) Would indicative design documents that are provided for reference purposes only in the RFP improve the Respondent's ability to submit a proposal-level Guaranteed Maximum Price (GMP)? What level of design would your firm need to establish a proposal-level GMP and what is the shortest duration the Respondent would need to achieve this?</p>
	5)	<p>The Comp Mod program will require the assessment, removal and remediation of all hazardous materials encountered during the work (as required by applicable law). However, there will be limited information available before contract execution on the location and quantities of hazardous materials.</p> <p>a) Is there a recommended compensation structure for this category of work in a contract (e.g., allowances, unit pricing etc.)?</p> <p>b) Please describe the approaches taken in your past projects to hazardous material remediation within occupied buildings.</p>
Other Matters	6)	For the Respondent, what is optimal size of project for Comp Mod rehabilitation in terms of total value; duration; and number of apartment renovations at one time?

NYCHA RFI Questions	
	<p>If possible, provide information as ranges of values, and comment on whether the optimal size will vary with the project delivery and contracting method.</p>
	<p>7) As part of this RFI process, NYCHA is committed to candidly and productively engaging with possible future partners on how best to structure, procure and consummate a Comp Mod program.</p> <p>a) If the Respondent has not worked, or proposed, on NYCHA projects in the past, are there any particular factors that prevented the Respondent from participating?</p> <p>b) What steps could NYCHA take to encourage the Respondent to participate in NYCHA's Comp Mod program and the specific projects detailed in this RFI?</p> <p>c) Are there any other views or comments the Respondent would like to share with NYCHA in this regard?</p>