



NEW YORK CITY HOUSING AUTHORITY

PACT ROUND 10 RFEI

August 13, 2021

Questions and Answers for NYCHA PACT Round 10 RFEI

*The following responses represent a complete and final set of responses to additional questions received as of August 10th, 2021

- 1) **Can existing drawings be made available to us?**
 - a) Yes, please reference the external sharedrive for your site. If you need additional access, please reach out to pact.partners@nycha.nyc.gov.

- 2) **What is the fuel type for the heating systems at each site?**
 - a) This information is unavailable at this time but please see SharePoint folder for information on the boilers.

- 3) **Can a list of the existing section 504 apartments be provided?**
 - a) This information is not available at this time. Please see SharePoint folder all relevant information on accessibility units.

- 4) **Can teams propose transfer of assistance in their plan where RAD PBVs would be transferred to the new construction site(s)?**
 - a) No, teams should defer to the rent and Section 8 subsidy guidance in the RFEI and Underwriting template when preparing their proposals.

- 5) **Can teams propose transfer of assistance in their plan where RAD PBVs would be transferred to the new construction site(s)?**
 - a) NYCHA is not accepting additions to the Project Teams at this phase of the RFEI process.

- 6) **Are Developers allowed to obtain Construction Financing from another lender?**
 - a) No, for your initial proposal please follow the financing guidelines provided. If you think there are advantages in utilizing an alternative lender for construction financing, please provide a narrative of the potential benefits for NYCHA's review.

OCEAN HILL AND STUYVESANT GARDENS

- 7) **Are building plans available?**
 - a) Yes, they have been uploaded to the Sharepoint folder.

- 8) **Do you have any environmental reports?**
a) Yes, they have been uploaded to the Sharepoint folder. Lead testing, if it is available, will be uploaded to the folder as well.
- 9) **Is there a description of building systems (e.g. MEP)?**
a) At Saratoga Village, Stuvesant Gardens I and II, and Ocean Hill, the heating systems are powered by gas. The water systems are separate, generated by steam boilers.
b) At Bed-Stuy Rehab, the heating and hot water systems are powered by steam boilers.
- 10) **Can we propose more new construction sites than the one listed in the RFP or should we just stick to the one?**
a) Yes, Project Teams can propose strategies to reactivate multiple vacant or underutilized sites across the developments, but at a minimum must propose a strategy for the site identified in the RFEI.
- 11) **For the new construction proposal, should the proposal include a plan for relocating the trash collection site?**
a) Yes, proposals should include plans for relocating trash collection if that use is removed from the new construction site. Trash relocation, if proposed, should also be included in the project scope.
- 12) **How wide are the hallways at Saratoga Village?**
a) Building measurements can be found in the drawings uploaded to the external Sharepoint folder.
- 13) **Is there any confirmed asbestos in the tiling in public spaces or apartment floors at Saratoga Village?**
a) Please refer to the environmental reports uploaded to the external Sharepoint folder.
- 14) **What are the existing and ongoing maintenance issues at Saratoga Village?**
a) There is general wear and tear in the development. Leaks are prevalent; the roof tank leaks, and there are leaks in apartments. The source of the leaks includes waste piping, plumbing traps, and water closet bends.
- 15) **Is there a list of any completed capital improvements at these developments from the past 20 years?**
a) The modernization reports reflect work that has been performed within the past 5 years. The NYCHA PNA reflects the 20-year capital needs of the property and is equivalent to the scope of work template you address as part of the RFEI.
- 16) **There are no masonry parapets present at Saratoga Village. Is that typical for the high-rise buildings in the project?**
a) Yes, that is typical for buildings of that age. Please note that in the NYCHA Design Guidelines, removing masonry parapets and replacing them with metal railings is recommended above repairing existing masonry parapets for buildings that have them.
- 17) **Does the 2017 PNA report address ADA issues?**
a) ADA and 504 information will be uploaded to the Sharepoint.

- 18) **When were the roof fans replaced on the Saratoga Village roof?**
a) The roof fans were replaced in 2020.
- 19) **Are the roof exhaust fans operable at Saratoga Village?**
a) Yes, they are.
- 20) **Can leases for the antennas on the roofs be provided?**
a) Yes, they will be provided.
- 21) **What is the purpose of the metal mesh screen covering the bulkhead on the roof of Saratoga Village?**
a) The screen protects the bulkhead from birds.
- 22) **Are the Local Law II filings up to date at Saratoga Village?**
a) Yes. The Local Law II reports have been uploaded to the Sharepoint.
- 23) **Are there any issues with the existing standpipe/fire system at Saratoga Village?**
a) Currently there are no pending issues with the standpipe and fire system.
- 24) **Is there a fire alarm system at Saratoga Village?**
a) No.
- 25) **Have CAT 5 tests been conducted for the elevators at Stuyvesant Gardens I?**
a) CAT 1 was performed on elevators A & B in 2/2021. A CAT 5 was not performed.
b) Further details about the elevators in the project are as follows:

| Development | # Elevators | Year Installed | # Outages in 2021 | Cause of Outages | Upcoming Repairs |
|-----------------------|----------------------------|----------------|-------------------|----------------------------------|------------------|
| Ocean Hill | 6 elevators in 3 buildings | 1999 | 43 | Age of equipment, cab/hatch door | None |
| Saratoga Village | 2 elevators in 1 building | 1998 | 25 | Age of equipment, cab/hatch door | None |
| Stuyvesant Gardens I | 0 | N/A | N/A | N/A | N/A |
| Stuyvesant Gardens II | 2 elevators in 1 building | 1999 | 5 | Age of equipment, cab/hatch door | None |
| Bed-Stuy Rehab | 1 elevator in 1 building | 2000 | 6 | Age of equipment, cab/hatch door | None |

- 26) **What are the existing and ongoing maintenance issues at Stuyvesant Gardens I?**
a) Leaks are an issue. The leaks originate from various floors and are not concentrated on specific unit lines.
- 27) **Has the vacant unit at Stuyvesant Gardens I that is shown on the virtual tour been offline for a long time?**
a) No, it recently became vacant.
- 28) **Is there a count of how many units are offline at Stuyvesant Gardens I?**
a) NYCHA will provide a list of vacant units at the developments.

- 29) Do the electrical panels in the units at Stuyvesant Gardens I include breakers or fuses?**
a) The panels include breakers.
- 30) Is the condition of the vacant unit shown in the virtual tour of Stuyvesant Gardens I typical of the condition of vacant units at the development?**
a) No, the condition of the vacant unit shown in the virtual tour is atypical.
- 31) Can you provide the percentage of seniors in each development?**
a) Resident demographics will not be provided in the due diligence at this point.
- 32) Are there issues with the intercom wiring at Stuyvesant Gardens I?**
a) There are occasional issues with intercom wiring.
- 33) Do the roofs of Stuyvesant Gardens I contain asbestos?**
a) Please refer to the environmental reports uploaded to the Sharepoint.
- 34) Do the Stuyvesant Gardens I buildings have active fire alarm systems?**
a) Yes.
- 35) What are the typical number of amps provided at each apartment electrical panel?**
a) That information is not available at this point in time.
- 36) Can all leases for the community center tenants be provided? Can a rent schedule be provided?**
a) NYCHA will not be providing the leases at this time.
b) The community center tenants do not pay rent to NYCHA. The spaces are run by the Department of Youth and Community Development and/or the Department of the Aging.
- 37) Will the community center tenants continue to not pay rent in perpetuity?**
a) Confirmed, the current rent agreements should remain in place with existing tenants for the duration of their occupancy. Leases will be renewed with their current terms except for specific cases that we will work on with designated teams.
- 38) Is the exterior of the community space in Stuyvesant Gardens I at 214 Stuyvesant Avenue brick or terracotta?**
a) It is terracotta.
- 39) What are the existing and ongoing maintenance issues at Stuyvesant Gardens II?**
a) There are very few ongoing maintenance issues at Stuyvesant Gardens II. Resident maintenance requests are mostly related to appliances.
- 40) Is Stuyvesant Gardens II fully sprinklered in the common spaces and the apartments?**
a) The building is sprinklered in the public spaces but not the apartments.

- 41) **Why are the electrical switch covers off in the vacant unit shown in the Stuyvesant Gardens II virtual tour?**
a) The electrical switch covers are removed by NYCHA Property Management prior to painting a unit.
- 42) **How old is the Stuyvesant Gardens II roof?**
a) 10-12 years old. The roof is still under warranty.
- 43) **What are the existing and ongoing maintenance issues at Stuyvesant Gardens II?**
a) Leaks are a consistent issue.
- 44) **Has there been recent Local Law II work at Ocean Hill?**
a) No.
- 45) **Were roof fans replaced at all Ocean Hill buildings?**
a) Yes.
- 46) **Do the buildings in the five developments have their own boiler/heating system?**
a) The three buildings in the Bed-Stuy Rehab development have their own boiler rooms and heating systems.
b) Saratoga Village has its own boiler room and heating system.
c) Ocean Hill has a central heat plant (steam system) for the campus of three buildings. Each building has a hot water tank.
d) Stuyvesant Gardens I has four separate boiler plants that heat the five buildings in the development.
e) Stuyvesant Gardens II has its own boiler room and heating system.
- 47) **Do residents pay utilities?**
a) At Ocean Hill, Saratoga Village, and Stuyvesant Gardens I, residents do not pay utilities
b) At Bed-Stuy Rehab and Stuyvesant Gardens II, residents pay electric
- 48) **Do the developments pay for gas and electric service per building?**
a) No, gas and electric service is charged on the development level.
- 49) **Is the Zoom being recorded so we can revisit the commentary?**
a) Yes. The link to the recording can be found here:
https://us02web.zoom.us/rec/share/xljnr_vPPb8oKJOPCstFxnD8XxK_TNU8SsQqaf-4qSBlqH9Hs3UAcpqmiLPLz.qNrze-X5w4jYtd3x?startTime=1626893991000
- 50) **Please confirm bathroom floor tile is to be replaced with LVT**
a) Teams should propose an alternative to LVT. NYCHA's Design Guidelines require that non-vinyl-based tile be used for all rehab projects.
- 51) **Please confirm 100% replacement of doors and windows.**
a) Teams can assume 100% replacement or defer to quantities identified in the PNA.
- 52) **Only 927 total kitchen are listed--please confirm that total should be 929 instead.**
a) Quantities in the SOW Template are based on the 2017 Physical Needs Assessment and therefore not always reflective of the total needs at a given development.

Applicants should make assumptions based on total unit sizes and counts when proposing 100% repair or replacement.

- 53) Only 922 total panels are listed--please confirm that total should be 929 instead**
a) Quantities in the SOW Template are based on the 2017 Physical Needs Assessment and therefore not always reflective of the total needs at a given development. Applicants should make assumptions based on total unit sizes and counts when proposing 100% repair or replacement.
- 54) Please confirm the quantities for Exterior Walls and Parapets listed in the Scope of Work (seems low).**
a) Quantities in the SOW Template are based on the 2017 Physical Needs Assessment and therefore not always reflective of the total needs at a given development. Applicants should make assumptions.
- 55) Scope of Work quantity of 90 lintels seem low (less than 3% of total window quantity).**
a) Quantities in the SOW Template are based on the 2017 Physical Needs Assessment and therefore not always reflective of the total needs at a given development. Applicants should make assumptions.
- 56) Please clarify type of cabinetry to be installed.**
a) Solid wood cabinets should be installed in all unit kitchens.
- 57) Please advise if electrical upgrades will be part of scope.**
a) Teams can assume electrical upgrades may be necessary to support certain scope items, including electric ranges in kitchens. Assumptions about electrical upgrades can be included as allowances.
- 58) Please confirm scope of work and what quantities represent for Playground work.**
a) Teams should propose a scope of work for all exterior amenities, including playgrounds, and describe in detail their approach and assumptions in the scope narrative. Provide cost estimates for exterior amenity scope in the scope of work template (Exhibit A).
- 59) Please clarify scope of work required for Integrated Pest Management System.**
a) Teams should propose their own scope of work for an Integrated Pest Management System based on their expertise and preliminary assumptions about the site(s).
- 60) Please clarify scope of work required for Air-Sealing.**
a) Teams can assume air sealing all ductwork, interior and envelope penetrations, and any additional sealing required to compartmentalize units.
- 61) Please clarify locations and sizing of PV panels**
a) For on-site generation, teams should propose their own scope of work, including estimates for PV locations and panel sizing, based on their expertise and preliminary assumptions about the site(s).

SACK WERN AND CLASON POINT GARDENS

- 62) **Will the recently completed work be shared in a modernization report?**
a) Work completed in the past five years is included in the Modernization Report.
- 63) **Is the entire building floor structure wood joists and plywood throughout the Sack Wern cluster?**
a) Yes. Typical details can be found in the archival drawing sets in the Sharepoint folder.
- 64) **Is there cloth washer water connection in every unit for Sack Wern?**
a) Yes.
- 65) **For Sack Wern, is it a typical condition to enter bedroom through the kitchen?**
a) Typical for this unit type. For all unit types, see the plans included in the archival drawing sets in the Sharepoint.
- 66) **For Sack Wern, are the walls gypsum wall boards or plaster lath?**
a) Plaster lath.
- 67) **Do the Sack Wern buildings have any sprinklering?**
a) Only in the compactor rooms.
- 68) **Who is the manufacturer of the circuit breaker panels?**
a) The circuit breaker panels are Square D. The manufacturer of the circuit breaker is unknown.
- 69) **Is the Zoom being recorded so we can revisit the commentary?**
a) Yes. Link to recording can be found here à https://us02web.zoom.us/rec/play/TcgMjy9rL0p_CG5mKY8YhWDifxAXdn-OHsKsbhn-h5J-r7_EGseGAP0ShzYspPn-AaOCdLPSJn1ZLSad.43ukY-ZGc_ZjZ1u?continueMode=true&x_zm_rtaid=wwY8odYSQZer4li2gaUPFg.1627494471988.9bd2bf6bb0f57454ac28450c70e37c5a&x_zm_rhtaid=904
- 70) **How is the condition of the plumbing system of the buildings? has there been any upgrades or major repairs?**
a) The PNA (and scope of work template) for each site will give a baseline estimate of repairs and replacement necessary along with an estimate for remaining useful life for all plumbing items. This information will be supplemented by a capital needs assessment (inspections are underway now and a report will be provided when available).
- 71) **Can units be set up to have individual washer/dryer, and/or dishwashers?**
a) NYCHA would like teams to consider how to provide laundry for all tenants. NYCHA doesn't currently allow dryers, but will consider proposals to provide in-unit laundry if communal laundry rooms aren't feasible.
- 72) **For Clason Point Gardens, how are the spaces that used to be laundry rooms currently utilized?**
a) It is currently used for storage space for building materials.

- 73) **For both sites, the existing steam boilers use gas or fuel oil for their boilers?**
a) Currently gas, but all boilers can be run on oil.
- 74) **For Sack Wern, is there elevator access to the basement?**
a) Yes, but only for building maintenance.
- 75) **For Clason Point Gardens, does every entrance throughout the site have 2 units?**
a) There are two types of building typologies – one with an entrance that has two units, one on the first floor and one on the second floor, and one with an entrance with one unit that spans two floors. All typical unit plans and distribution across the development, see the archival drawing sets included in the Sharepoint folder.
- 76) **Is the laundry connection consistent in all units?**
a) Yes. All units have a connection for laundry.
- 77) **For Clason Point Gardens, do the second-floor units on side A have backyard access?**
a) No.
- 78) **Is there a recycling program at either complex?**
a) Yes. At Sack Wern, the waste is gathered in the basement of each building and put on the street for pick-up by DSNY. At Clason Point Gardens, waste is consolidated into street waste containers that are picked up by DSNY.
- 79) **Is property management responsible for maintaining both the front and rear yard landscaping?**
a) No. Front and rear yards are maintained by residents of each of the units.
- 80) **Is electrical sub-metered at either site?**
a) No. Residents are not sub-metered for their unit's electrical consumption on either site.
- 81) **For Clason Point Gardens, which buildings are the 3 boiler plants located in?**
a) The buildings with the boiler plants can be found on the site maps
<https://www1.nyc.gov/assets/nycha/downloads/pdf/Clason%20Point%20Gardens.pdf>
- 82) **For Clason Point Gardens, is the underground steam distribution system below grade and what is the condition of the steam piping?**
a) The underground steam distribution system is located below grade. The steam distribution system has multiple small leaks but is functioning well.

UNION AVENUE CONSOLIDATED

- 83) **Please provide a listing of buildings which are individually-metered and which buildings are master-metered.**
a) Please reference the updates in the external Sharepoint Due Diligence folder.
[SharePoint Due Diligence](#)
- 84) **Please provide list of laundry rooms and community rooms by building.**

- a) Please reference the Modernization report, which has been included on the external Sharepoint → [SharePoint Due Diligence](#)
- 85) Please provide the number of elevators by building.**
a) Please reference the Modernization report, which has been included on the external Sharepoint.
- 86) Please list the number of boilers by building, age of boilers & fuel type**
a) Please reference the Modernization report, which has been included on the external Sharepoint.
- 87) Please list the number of parking spaces by building.**
a) Please reference the Modernization report, which has been included on the external Sharepoint.
- 88) Please provide number of separate entrances by building.**
a) Please reference the Modernization report, which has been included on the external Sharepoint.
- 89) Please provide list of buildings with exterior seating and/or play areas and equipment.**
a) Please reference the Modernization report, which has been included on the external Sharepoint.
- 90) Please provide the current electrical service (AMP's) in each building of the Union Consolidated Project.**
a) Please reference the Modernization report, which has been included on the external Sharepoint.
- 91) Please provide square footage of roofs for all buildings in the Union Consolidated Project.**
a) Please reference the Modernization report, which has been included on the external Sharepoint.
- 92) Please provide us with latest PHAS reports for the Union Consolidated projects.**
a) Please reference the Modernization report, which has been included on the external Sharepoint.
- 93) Please provide us with gas outages for the Union Consolidated projects.**
a) Please reference the Modernization report, which has been included on the external Sharepoint.
- 94) Do any of the projects generate parking income?**
a) Yes, refer [to the SharePoint files](#).
- 95) Can QWBE be provided?**
a) Floorplans are here on [SharePoint](#).
- 96) Do you have a list of 504 handicapped compliance units?**
a) Please reference the Modernization report, which has been included on the external Sharepoint.

- 97) **Please provide a list of security cameras and equipment by building**
a) Please reference the Modernization report, which has been included on the external Sharepoint.
- 98) **Please provide a list of capital repairs/replacements (roof, boiler, window, etc.) in progress**
a) Please reference the Modernization report, which has been included on the external Sharepoint.

WILSON CONSOLIDATED

- 99) **The RFEI under Rent levels state "Section 18 rents can be underwritten up to 110% of FMR less applicable utility allowances, subject to rent reasonableness. However, Exhibit C-underwriting template Units & Income tab does not discount TPV vouchers, should this adjustment be made manually to template?**
a) The RFEI language should be followed, so confirming that the TPV rents should be discounted by the utility allowances provided in the Underwriting template for each bedroom size.
- 100) **Is Interim HQS Repairs only required for Section 18 units?**
a) Interim HQS repairs (prior to closing) are only required for S18 units.
- 101) **No income for community facilities or laundry should be assumed in the Underwriting budget?**
a) Project teams should only assume income for community and/or commercial facilities to the extent that the income was included in the underwriting template. If there is no laundry and/or community facility income listed, then none should be assumed in your team's base underwriting.
- 102) **In order to qualify or "Obsolescence" what is definition of "immediate scope of work? Year 1 or 1-5?**
a) In order to qualify for 'obsolescence', the 'immediate scope' as defined by HUD is the repairs/replacement needs in 3 years or less. For more detail on this process, see the presentation linked here -->
<https://www.hud.gov/sites/dfiles/PIH/documents/Section%2018%20Overview%20.pdf>
[See](#)
- 103) **Can you define role or use for non-displacement program?**
a) The non-displacement program should account for the cost of you're the efforts taken to ensure resident stability and retention. See item #19, 'Resident Stability and Retention Plan' for more detail on NYCHA's base line requirements.
- 104) **Can you clarify whether the following items must be submitted with Proposals on September 9?**
a) **Needed with Proposal**
i) Property Management Plan – this will be further refined with the designated team, however Applicants should provide us with their initial thoughts on their plan

- ii) Resident Hiring and Training Plan and Exhibit E – this should be included
- iii) Green- Emissions Reduction Plan - this will be further refined with the designated team, however Applicants should provide us with their initial thoughts on their plan
- iv) Lead/Mold Plan - this will be further refined with the designated team, however Applicants should provide us with their initial thoughts on their plan
- v) Community Engagement Plan - this will be further refined with the designated team, however Applicants should provide us with a proposed approach/philosophy with respect to a resident engagement. The proposed plan should, at a minimum, reflect the guidance included in Exhibit P of the RFEI.
- vi) Social Services Plan – this will be developed upon designation.

b) Not needed with Proposal

- i) Waste Management Proposal - is not needed in advance of the proposal submission, but will be asked for from the designated team prior to conversion.

105) Will the guided virtual tour be made available?

- a) Yes, please see the link here:

https://us02web.zoom.us/rec/share/jNzn40lx3ma5fqsXJ-R_LTHMZIG0cOfbIOAh8fHHI13YEPFJgEJ3DMji0lsg3Rjq.euc4y3h0AZiDLsel?startTIme=1628258435000

106) Can you briefly address any impacts to these three developments from Hurricane Sandy?

- a) Metro North Plaza is a Sandy Recovery site and there are a number of capital projects ongoing at the site through the program. There is a drawing set with more information included in the Sharepoint.

107) Is the equipment attached to the bulkhead on the rooftop of Wilson currently functional?

- a) The exhaust fans connected the bulkhead on the rooftop are currently operational. The roof at White House is in good condition, while the roofs at Metro North and Wilson need to be replaced. White Houses roof and roof tank were replaced 2018, and no work has been done at Wilson and Metro North for over 9 years.

108) How is the waste handled at Wilson Consolidated? Will property management be using the room independently upon conversion?

- a) All three complexes rely on the compactors at the Wilson building; waste management all runs through Wilson (the building).

109) Was there a link to the boiler room at MetroNorth Plaza?

- a) Yes, the existing boiler room is in the Matterport.

110) What will the old boiler rooms be used for?

- a) Teams are welcome to propose new uses for the boiler rooms. Keep in mind that they are below grade and the site is in a flood zone area.

111) There is some flooding/drainage signage on the Metro North Plaza rooftop – will that be mitigated?

a) Metro North Plaza is a Sandy Recovery and Resiliency site. A number of capital projects are currently ongoing related to this program. Detailed scope of work and drawing sets can be found in the Sharepoint.

112) Will the new boilers at Metro North be steam boilers? Any plans to change the existing pipe distribution, which are steam piping and convectors?

a) Metro North Plaza is a Sandy Recovery and Resiliency site. The boilers have been decommissioned and there is a new above-ground boiler plant annex which will have two new boilers. The current and new systems will rely on steam. There will also be back up power generators to improve the resiliency on the site. There is also work happening to repair Sandy-related damage on ground floor of MNP buildings. Neither White nor Wilson have any recovery work that is ongoing. There is also a drawing set showing the recovery and resiliency work. The boilers at Wilson and White are passed their life expectancy and should be changed.

113) Can you share height information for each of the buildings?

a) The height of each of the buildings can be found on the drawings available on the Sharepoint.

114) Have the elevators been recently inspected? Recently upgraded?

a) The elevators and Wilson – White consolidation have been inspected. There haven't been any recent upgrades to elevators.