



NEW YORK CITY HOUSING AUTHORITY

PACT ROUND 10 RFEI

August 27, 2021

4th Q&A for NYCHA PACT Round 10 RFEI

*The following responses represent a complete and final set of responses to additional questions received as of August 27, 2021

- 1) Will NYCHA be extending the submission deadline?**
 - a) Yes, proposals will be due on September 22, 2021 at 5pm ET. Please follow the RFEI instructions, and upload your proposal when ready to the designated folder for your team in the External Sharepoint. If you do not have access to this folder, please reach out to the designated Project Lead for your site.

- 2) For the new development identified in the RFEI for Clason Point Gardens, is it permissible to assume HDC/HPD term sheet financing such as the Senior Affordable Rental Apartments (SARA) Program?**
 - a) Yes, competitive sources of financing may be assumed but will not represent a commitment; all proposals will be further evaluated with Federal, State, and/or City agency partners.

- 3) Historic Eligibility**
 - a) Two Round 10 sites, Davidson (Union Avenue Consolidated) and Clason Point Gardens (Sack Wern & Clason Point Gardens), have been identified as eligible for evaluation for landmark status and historic tax credits per the 2018 NYCHA/HPD/SHPO/LPC Programmatic Agreement. Information about each site, including a preliminary internal evaluation by NYCHA, has been added to each site's respective Sharepoint folder (in "06_Environmental Conditions & Historic Review").

- 4) Which developments still have hardwood floors?**
 - a) Teams can consult archival architectural drawing sets, provided in each site's external Sharepoint folder, to verify original finish floor material. If buildings had hardwood floors specified in drawing sets, teams can assume that they remain and either have been retained exposed or have been covered with vinyl tile. Teams can evaluate the feasibility of refinishing hardwood floors if assumed, price refinishing scope, and include an allowance for vinyl tile removal if the current status of the floors isn't verifiable through available documentation.

- 5) Do you expect that we increase the basic 1-5 year construction cost by the Updated Scope of Work "Baseline" items and costs? (as opposed to above and below the line in previous responses?)**
 - a) New scope lines can be correlated to the scope of work items that they are replacing (e.g. a line for heat pumps can be included below a zeroed line for

boiler upgrades) or can be included in a separate developer scope section at the bottom of the Excel spreadsheet.

- 6) Under this Updated Scope is only the “Comprehensive” upgrades separately presented (below the line or alternative excel)?**
- a) Please submit two separate Exhibit A “Scope of Work Template” documents, corresponding to the two Exhibit C “Underwriting Template” documents (all in Excel format). Label one Exhibit A “Baseline” and the other “Comprehensive.” When preparing the “Comprehensive” scope Exhibit A, new scope lines can be correlated to the scope of work items that they are replacing (e.g. a line for heat pumps can be included below a zeroed line for boiler upgrades) or can be included in a separate developer scope section at the bottom of the Excel spreadsheet.
- 7) Do we delete and not cost those Exhibit A items from the 2017 PNA items that are superseded by the new baseline items?**
- a) Teams can provide a cost estimate for relevant 2017 PNA items and exclude or zero out those items in their totaled hard costs for both scope scenarios. For any excluded 2017 PNA item, include a note that identifies the scope item that supersedes the PNA item. Do not delete 2017 PNA items from either Exhibit A Scope of Work Template.
- 8) Do the upgrades in item III Finishes & Fixtures also become a baseline cost requirement and supersede simple replacement of like kind Exhibit A items? Or would incremental cost be separately provided?**
- a) Teams should provide cost estimates for items described in “Finishes & Fixtures” as superseding like kind Exhibit A PNA items. Adjust the unit quantities as required as the PNA may not describe total quantities.
- 9) How do you propose that we address the shortfall or gap in funding these Green Alternatives and enhancements in Exhibit C Pro Forma?**
- a) To the extent that implementing the updated scope guidance results in a financing gap, Project Teams should submit a version of the underwriting demonstrating a financing gap. NYCHA will evaluate the costs and benefits of pursuing alternative forms of financing to fund this scope. However, please detail in your proposal how you would recommend adjusting the scope to close the gap if additional financing was not available (we do not need to see an additional scenario for this, just a narrative describing how your team would approach closing that gap).
- i. Should all costs associated with this upgrade (including Development Fee, Lease payment and various Development costs in Exhibit A) be inserted in the Pro Forma Model and result in one negative number?**
- a) Yes, they should result in one negative number for the gap
- ii. What flexibility does the Developer have to offset the shortfall/gap through such items as: private financing; utilization of Development Fee; Lease Payment; and various NYCHA costs and requirements?**

a) The Project Team can describe to NYCHA, in their narrative, strategies they would pursue to close this gap, and experience the project team has utilizing those scenarios.

iii) Does NYCHA want the Developer to recommend utilization of possible state or city programs and funds that may be able to reduce the shortfall/gap.

a) This can be addressed in the narrative as well.

10) Please expand on your definition of a breathable masonry coating

a) Any masonry treatment—a penetrating sealer, clear waterproofing coating, or otherwise—can be identified. The masonry coating should improve the performance of exposed brick against moisture intrusion, and improve the resiliency of brick and mortar. A masonry treatment that improves envelope resiliency can also play an aesthetic role, if desired. Any masonry treatment should be “breathable,” i.e. should be vapor permeable, unless a moisture management strategy is proposed that requires a vapor retarder at the exterior face of a masonry envelope wall.

11) Does NYCHA have details on the R-values of existing roofing?

a) Teams can refer to construction document sets, included in each site’s External Sharepoint folder, and estimate existing R-values based on roof assemblies described in drawing sets. Teams can also verify if and when roofs have been replaced in each development’s Modernization Report and make assumptions about R-values based on relevant code requirements at the time of replacement.

12) Please clarify scope of decentralizing the boilers. Does this only apply to developments that do not have a boiler in each building?

a) Decentralizing boilers only applies to developments that rely on centralized (campus) boiler plants with distribution and return to individual buildings. If decentralization is proposed, assume boiler(s) per building.

13) Please expand on definition of “balanced” mechanical ventilation in all community spaces. Is this referring to pressure or temperature? Does this imply to provide both supply and return for fresh air for all of these spaces?

a) “Balanced mechanical ventilation” assumes mechanical fresh (outdoor) air supply and mechanical return (exhaust) at the same rate. Proposed mechanical ventilation systems can include heat or energy recovery (HRV/ERV) to control humidity and reduce energy usage, but HRV/ERV is not required.

14) For 100% indoor air supply in corridors and common areas, is it assumed that this will be a tempered / equalized air supply?

a) Assume a dedicated outdoor air system for 100% fresh air supply to community facilities. Proposed systems can include any combination of heating, cooling, and humidity control, depending on the specific approach to HVAC identified by the design and engineering team for these spaces. Outdoor air systems can be coupled with a heat pump system (VRV/VRF, etc.), for example. Proposed mechanical ventilation systems can include heat or energy recovery (HRV/ERV) to control humidity and reduce energy usage, but HRV/ERV is not required.

15) Under the category “Air-sealing and compartmentalization”, the same scope of work is listed under both the baseline and comprehensive categories (“Assume comprehensive air-sealing and unit compartmentalization”). Please clarify this scope, and whether the same scope is expected for both the baseline and comprehensive scopes.

- a) For both “Baseline” and “Comprehensive” scope scenarios, assume air-sealing all ductwork and all interior and envelope penetrations and transitions, and weatherstripping doors and windows. Assume that air-tightness of building envelopes and of each individual residential unit should be improved. Teams can use an air leakage (compartmentalization) benchmark from a green building program of their choosing, including from Enterprise Green Communities, LEED/USGBC, International Energy Conservation Code, or Passive House.

16) Please clarify what is meant by “decoupling” domestic hot water

- a) Decoupling domestic hot water is applicable only in developments with a central heat plant responsible for space heating and domestic hot water heating. In these cases, decoupling domestic hot water assumes separating heating and domestic hot water systems, and introducing high-efficiency gas-fired (or electric) heaters per building (or per unit) for domestic hot water production. For more information on NYCHA’s position towards decoupling domestic hot water systems from space heating systems, refer to the Sustainability Agenda and Climate Mitigation Roadmap.

17) For the moisture management strategy – Is this assumed to be indicated within a narrative or part of the envelope mitigation scope?

- a) Teams should describe moisture management strategies and assumptions in their narrative rehabilitation scope of work and should include and price to the best of their ability associated scope items in their Exhibit A Scope of Work Excel sheets.

18) For electrification of all heating and cooling systems how will the cost to heat / cool each individual unit be handled by the tenant / sponsor / landlord?

- a) Teams should assume that tenant electric bills should not increase due to electrification scope in developments where tenants currently pay an electric bill for their unit. NYCHA’s policy requires shadow-metering in all developments.

19) In the 90/10 scenario, the underwriting guidelines on sizing hard costs are inconsistent with the RFEI: the underwriting guidelines direct us to budget "60% of HUD’s published Hard Construction Cost (“HCC”) limit for Section 18 units." In the RFEI, the language states: "in any Section 18 underwriting scenario, at least 62.5% for elevator buildings, or 57.14% for walk up buildings, of the HUD-published TDC threshold." And also: "Properties in this RFEI are expected to meet HUD’s Obsolescence requirement for Section 18." Therefore in the 90/10 scenario, should the hard cost threshold for the 90% Section 18 units be the full HCC (which is 57.14% or 62.5% of the TDC) or should it be, per the underwriting guidelines, 60% of the HCC?

- a) To qualify for the 90/10 split, the only relevant HUD metric is that the sites qualify for HUD’s definition of obsolescence (based on the % of HUD’s TDC). HUD’s

HCC thresholds are relevant for conversions that are not obsolete and are instead moving forward under the traditional RAD conversion.

20) Please confirm you want teams to submit the Base and Comprehensive Scopes provided by NYCHA with the financing gap they create. Should each submission include a proposal that does not have a gap?

- a) Confirmed that each team should submit a Base and Comprehensive Scope. The Base scope proposal can include a gap if your Project Team's assessment is that the base PACT sources cannot fully fund the Base Scope.

21) Can teams propose alternative financing methods?

- a) Teams should adhere to the underwriting guidelines. Teams can provide a narrative description of alternative financing methods they would propose and what the potential benefits to the project would be.

22) The current "Return to Developer" tab considers developer fee and return on equity as the same income streams to the developer and does not consider the timing of funds. Please update the tab to reflect (1) the impact of timing on and (2) returns on equity and the development fees as separate.

- a) The goal of this tab is to understand the total funds the Project Team is proposing go to the Non-NYCHA entity(ies). If your team would like to build in an additional line demonstrating a distinction between these items and a reflection of timing, you are welcome to, however please leave the components that NYCHA initially distributed in place.

23) Based upon NYCHA's new approach outlining a baseline and comprehensive scope, there may be a need for subsidy. If subsidy is required due to these scope additions, would it still be acceptable for teams to utilize the 10% developer fee?

- a) If subsidy is needed as a result of pursuing a comprehensive scope, Project Teams can still size a 10% Developer Fee.

OCEAN HILL AND STUYVESANT GARDENS

24) Please clarify which Electrical items in the Scope of Work are considered "jobbing, maintenance, and repair work" under the Davis-Bacon Wage Schedule for Kings County.

- a) NYCHA is not able to provide a response to this question at this time.

25) Do all buildings require a newly installed intercom system?

- a) Teams should refer to the 2017 PNA quantities identified in Exhibit A Scope of Work Excel sheet and Modernization Reports. Provide additional scope items as required by observed need or programmatic goals.

26) Please confirm doors listed under exterior refers to back-of-house HM Doors/Frames

- a) Confirmed. Teams should verify specifications and quantities during future inspections.

- 27) Please clarify what the Scope of Work quantities "EACH" represent for Fire Escapes (baskets? treads?)**
- a) For stairs and fire escape quantities in the 2017 PNA, "EACH" typically represents the runs associated with each floor level.
- 28) Please confirm Secondary Doors are made of HM material. Confirmed. Teams should verify specifications and quantities during future inspections.**
- Please confirm all flooring is VCT.**
- Teams should refer to the 2017 PNA quantities identified in Exhibit A Scope of Work Excel sheet, Historic Drawings, and Modernization Reports.**
- Please clarify locations of roll down gates.**
- Teams should refer to the 2017 PNA quantities identified in Exhibit A Scope of Work Excel sheet, Historic Drawings, and Modernization Reports.**
- a) NYCHA is not able to provide a response to this question at this time.
- 29) Please clarify what the Scope of Work quantities "EACH" represent for Stairs (runs? treads?)**
- a) For stairs and fire escape quantities in the 2017 PNA, "EACH" typically represents the runs associated with each floor level.
- 30) Please confirm storefront is aluminum.**
- a) Teams should refer to the 2017 PNA quantities identified in Exhibit A Scope of Work Excel sheet, Historic Drawings, and Modernization Reports.
- 31) Please clarify entire Scope of Work for the Fire Alarm System and what each quantity represents.**
- a) Teams should refer to the 2017 PNA quantities identified in Exhibit A Scope of Work Excel sheet and Modernization Reports. Provide additional scope items as required by observed need or programmatic goals.
- 32) Please confirm the quantities listed in the Lighting – Exterior Security section (seems high).**
- a) Teams may adjust proposed quantities per observed need or programmatic goals.
- 33) Please clarify what the Scope of Work quantities "EACH" represent for CCTV (cameras? systems?).**
- a) Confirmed.
- 34) Please confirm all heating risers are currently exposed, non-enclosed, and not insulated.**
- a) Confirmed. Teams should verify conditions with Historic Drawings and Modernization Reports.
- 35) Please confirm that the quantities for radiators/convactor/baseboard are not duplicates of the ones under "Apartment."**
- a) Confirmed. Quantities refer to common space systems. Teams should verify conditions with Historic Drawings and Modernization Reports.

- 36) Please confirm quantity of return condensate piping for Stuyvseant Gardens I (seems low compared to supply).**
- a) Teams may adjust proposed quantities as required as the PNA may not describe total quantities.
- 37) Please clarify sizes and capacities of tanks and system components.**
- a) Teams should refer to the 2017 PNA quantities identified in Exhibit A Scope of Work Excel sheet, Historic Drawings, and Modernization Reports.
- 38) Please clarify location of sprinkler piping (public spaces only?).**
- a) Confirmed. Sprinklers may be located in common and utility spaces. Teams should verify quantities with Historic Drawings and Modernization Reports.
- 39) Please confirm that these quantities refer to roof top fans (not apartment fans).**
- a) Confirmed. Teams should verify quantities with Historic Drawings and Modernization Reports.
- 40) Please confirm that these quantities refer to the full removal and replacement of Storm Piping.**
- a) Adjust the unit quantities as required as the PNA may not describe total quantities.
- 41) Would individual meters / billing tenants directly for energy usage be allowable in any scenario, particularly in the comprehensive scope scenario, or does NYCHA require shadow-metering in all scenarios?**
- a) NYCHA's policy requires shadow-metering in all developments.
- 42) Please provide drawings for the Saratoga Village Community Center. Only the residential building is provided (Building #5).**
- a) Drawings have been requested from NYCHA Capital Projects Department and will be shared upon receipt.
- 43) The Baseline scope calls for new high efficiency gas fired condensing boilers with hydronic conversion from steam. This will require complete new hot water distribution piping and radiators. Is this the intent?**
- a) The baseline scenario asks teams to evaluate decentralizing heating and converting from steam to hydronic, where applicable. Teams should identify all costs associated with this scope, including for new distribution and radiators. Where buildings or campuses have received recent upgrades to the existing heating system, teams can propose retaining and optimizing this existing system. In either case, teams should correlate costs to repair in kind existing heating systems (including repairs assumed to distribution and return) to estimated costs for a new system. For more information on NYCHA's position towards decentralizing and hydronic conversion, refer to the Sustainability Agenda and Climate Mitigation Roadmap.
- 44) Would NYCHA please describe the scope of the boiler replacement projects at Saratoga Village and Ocean Hill apartments? Please be specific as to what is included in this scope description: Replacement of just the boiler? Re-piping of entire boiler plant? Conversion to hydronic? New Boiler Rooms for each building?**
- a) NYCHA is not able to provide a response to this question at this time.

45) Baseline scope calls for programmable thermostats in each unit. Does this mean one thermostat for each room?

- a) Assume one thermostat per unit.

46) Please confirm that there is existing gas service at each current boiler location that is currently being utilized by the existing Boiler System.

- a) NYCHA is not able to provide a response to this question at this time.

47) Baseline scope for community spaces calls for balanced mechanical ventilation with cooling. This will require central A/C system with ductwork. Is this the intent?

- a) "Balanced mechanical ventilation" assumes mechanical fresh (outdoor) air supply and mechanical return (exhaust) at the same rate. Proposed mechanical ventilation systems can include heat or energy recovery (HRV/ERV) to control humidity and reduce energy usage, but HRV/ERV is not required. Proposed mechanical ventilation systems can include any combination of heating, cooling, and humidity control, depending on the specific approach to HVAC identified by the design and engineering team for spaces where balanced mechanical ventilation is proposed. Teams should identify all costs associated with their proposed ventilation strategy, including for the installation of new ductwork, if required.

48) Baseline scope for corridor and common areas calls for 100% outdoor air supply. Should this be heated and air-conditioned air?

- a) Assume a dedicated outdoor air system for 100% fresh air supply to community facilities. Proposed systems can include any combination of heating, cooling, and humidity control, depending on the specific approach to HVAC identified by the design and engineering team for these spaces. Outdoor air systems can be coupled with a heat pump system (VRV/VRF, etc.), for example. Proposed mechanical ventilation systems can include heat or energy recovery (HRV/ERV) to control humidity and reduce energy usage, but HRV/ERV is not required.

49) Please define "compartmentalize" with technical metrics. What are the numerical requirements being sought after?

- a) For both "Baseline" and "Comprehensive" scope scenarios, assume air-sealing all ductwork and all interior and envelope penetrations and transitions, and weatherstripping doors and windows. Assume that air-tightness of building envelopes and of each individual residential unit should be improved. Teams can use an air leakage (compartmentalization) benchmark from a green building program of their choosing, including from Enterprise Green Communities, LEED/USGBC, International Energy Conservation Code, or Passive House.

50) Based on provided information, it appears that some buildings already have interior insulation on the perimeter walls. Should we assume that buildings with existing insulation be receiving insulation in addition to what is existing?

- a) Teams can evaluate original construction document sets and estimate R-values and other performance metrics of existing wall assemblies. For interior insulation strategies, where performance to code minimum is not requested, each team should propose their own benchmark and strategy to improve thermal performance, air-tightness, and moisture performance of building envelopes.

51) The Updated Scope Guidance states that "Baseline solutions do not have to ensure thermal performance to code minimum." Is there a (non-code) minimum thermal performance that exterior/interior insulation at exterior walls should meet?

- a) Teams can identify a thermal performance benchmark for envelope improvements based on the specific approach proposed. If achieving code minimum is feasible based on assumptions about existing conditions and evaluation of consequences to budget and room dimensions, for example, that is ideal, but it is not required. Baseline envelope improvement goals include improving thermal performance, improving air-tightness, improving moisture performance and preventing future mold issues, prioritizing non-combustible materials, and concerns associated with indoor air quality.

52) Please clarify the types of existing Site Lighting (light poles or bollards)?

- a) NYCHA is not able to provide a response to this question at this time.

53) Please clarify the extent and scope of "Camera Upgrades" at Saratoga Village anticipated to start in November 2022.

- a) NYCHA is not able to provide a response to this question at this time.

54) To size the minimum hard costs, would the 10% RAD units also be subject to the same threshold or would the minimum only apply for the Section 18 units, then add an unprescribed additional amount for the RAD units?

- a) The full project scope should be considered for the hard cost analysis, then 10% will proceed as RAD units. There should not be a difference in the hard costs allocated to RAD vs Section 18 units.

55) Should we anticipate any real estate taxes on the new construction site or assume 0% real estate taxes given that NYCHA will continue to own the land

- a) If the new construction site includes uses that would be taxed under the conditions of NYCHA's PILOT (ex: if there are for-profit commercial tenants), you should assume the PILOT would apply.

SACK WERN AND CLASON POINT GARDENS

56) For Clason Point Gardens – What is the current use of the rooms adjacent to the boiler rooms in Buildings 18, 26, 42?

- a) In Building 18, the room adjacent to the boiler room is used as worker's storage and locker room. Building 25 is the plumber's shop and storage room as well as the gas and water service entry points. Buildings 42 is development storage room and gas and water service entry points.

57) What are the uses of the 2 units with address number 811 and 807 at the northern end of the property? The historic plans from the 1940s shows it as community space, but the more recent rental unit plans imply these are residential units.

- a) These units are used as rental units.

58) Which spaces are being utilized (and for what) in the basement of building 7?

- a) All of the spaces in the basement of Building 7 are utilized. There is currently a carpenter shop and roofing shop.

59) For Sack Wern – Is the community space in the basement of Building 5 (or any of the buildings) being utilized?

- a) The community space in the basement of Building 5 and other basements are currently only used as storage space.

60) Has the room, directly to the left of the entrance in each building, been merged into the unit adjacent to it? If not, what is the current function of this space?

- a) The room directly to the left of the entrance in each building has not been merged with the unit adjacent to it. The room in Building 1, 2, 4 and 7 is not in use, the unit in Building 2 is the elevator shop, the unit in Building 5 is the Tenant Association President's Office. The room in Building 6 does not exist.

61) Are the laundry rooms in the basement of each building being utilized?

- a) There are no laundry rooms in use anymore. All laundry rooms are currently used as storage.

62) Can you clarify the number of boilers at Clason Point Gardens?

- a) There are 3 boiler rooms with 3 boilers in each room, for a total of 9.

63) Exhibit A notes that there are 18 Steam Boilers, but then also notes 10 Steam Gas / Oiler Burners for Clason Point Gardens. What is the difference between this equipment?

- a) There are 9 gas boilers and 9 gas/oil boilers. The gas/oil boilers run on both types of fuel.

64) For Clason Point Gardens, is NYCHA looking for teams to replace individual circuit breakers in the panelboard or the entire panelboard including individual circuit breakers?

- a) Based on the existing conditions of circuit breakers and panelboard and the planned electrical upgrades for the site, NYCHA will work with development teams to determine replacement. For the purposes of cost estimating, development teams should assume that the entire panelboard including individual circuit breakers will need to be replaced.

65) Can you provide the sizing of the boiler systems at both Clason Point Gardens and Sack Wern as well as the size of the Domestic Hot Water Tanks?

- a) NYCHA is not able to provide a response to this question at this time.

66) Do you have additional information on Lead, Asbestos and Mold at both Clason Point Gardens and Sack Wern?

- a) NYCHA is not able to provide a response to this question at this time.

67) Is there a cavity wall at Clason Point Gardens?

- a) For information about existing wall assemblies, refer to the construction document sets provided in the external Sharepoint folder.

68) Is there currently insulation in the roof cavity at Clason Point Gardens?

- a) Yes, there is currently insulation in the roof cavity at Clason Point Gardens. For information about existing assemblies, refer to the construction document sets provided in the external Sharepoint folder.

69) What are the conditions of the existing roofs at Sack Wern, in the video it notes they are under warranty? The ACP-21s note for all buildings there were roofs repairs completed can you specify? For roofs still under warranty would NYCHA like us to replace to meet the comprehensive R-50 value?

- a) Teams should price upgrading roofs to R-50 for the “Comprehensive” scope but can note where recent roof upgrades have been performed along with a summary of assumptions for remaining useful life.

70) Clason Point Garden is a National Historic Registry eligible development and our conversation with Parks and based upon the secretary of the interiors standards for rehabilitation we are not able to install photovoltaic panels on “prominent locations”

- a) If you plan to pursue Historic Tax Credits as part of your project proposal, to follow the National Historic Registry requirements, photovoltaic panels do not need to be installed in prominent locations.

71) It does not appear possible to install interior mailboxes at Clason Point Gardens, based upon space requirements and UFAS. Would replacement of exterior mailboxes be acceptable?

- a) Yes. Exterior mailboxes are acceptable. The proposal should consider resident proximity to mailboxes.

UNION AVENUE CONSOLIDATED

72) Please provide current staffing levels and roles for the development (X Property Manager, X Superintendent, X Management Staff, X Maintenance Workers, X “handymen”, X Grounds Keepers, X Caretakers, etc.)?

- a) 1 Manager, 1 Superintendent, 1 Assistant Superintendent, 10 Janitors, 4 Live-in Superintendents; 1 Supervisor of Caretakers, 1 Supervisors of Grounds, 1 Caretaker of Grounds, 2 Caretakers (drives the truck and clean moveouts); 4 Maintenance Workers

73) Who manages the Daycare Center at the Davidson building?

- a) NYCHA is not able to provide a response to this question at this time.

74) Are the backyard patio structures in South Bronx (Site 402) legally permitted?

- a) NYCHA will work with the designated team to ensure all structures post-conversion are legally permitted.

WILSON CONSOLIDATED

75) Does NYCHA own the conduit in the stairwell?

- a) NYCHA is not able to provide a response to this question at this time.

76) Does each member of the Team (Developer(s), General Contractor(s), Property Manager) have to complete Exhibit H material weaknesses questions?

- a) Yes, each member must complete question 2(a)-(i) and the certification found in Exhibit H.

77) What is the term for the construction period? Are developers to assume that term?

- a) 24 months is the base term, but Project Teams should consult with their GC based on their planned scope to assess if that is realistic, and propose any adjustments in their proposal if it is not.

78) During the virtual walkthrough last week, NYCHA mentioned that they will share with us the drawings for the Sandy Recovery & Resiliency Project at the Metro North Plaza houses. Have you received anything regarding that? Do you mind following up with NYCHA on when those drawings will be available?

- a) The Recovery and Resiliency documents are located in the Sharepoint folder, linked here:
https://nycha.sharepoint.com/:f:/s/Team7104/Eg2tN9b6vIxKo2hiZp0KUBkBku_c9pNtdNKBonguebDk7A?e=yzO0fA

79) In order for our team to assess the feasibility of adding electric heat pump technology for heating and cooling at Wilson Consolidated, we have the following questions concerning the existing electrical service:

What is the main electric service size for each building?

What are the switchboard bus ampacities for each building?

What are the main fused switch or circuit breaker ampacities for each building?

What is the electric service voltage and phasing for each building?

- a) NYCHA is not able to provide a response to this question at this time.

80) In the Exhibit A Scope of Work, there are 36 line items with a Deficiency noted as PBS REPLACEMENT and a quantity of zero. Should we assume full replacement and use the historical plans to estimate linear foot quantities?

- a) Teams can assume that all PNA quantities are estimates, and may not fully describe total quantities and needs at each site. For any PNA line item for which information is missing or unclear, teams can propose full replacement and estimate quantities based on available information and expertise.