



# NEW YORK CITY HOUSING AUTHORITY

## PACT ROUND 11 RFEI

February 16, 2022

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

\*The following responses represent a complete and final set of responses to questions received as of February 11, 2022

#### I. GENERAL

1. **Q: On 180th and Monterrey, is the school part of the project scope? Is the parking related to the school?**
  - A. The priority should be funding repairs for the residential components, however we will work with the designated team on potential repairs for the school if funding allows. We are not able to confirm the question on parking at this time.
2. **Q: Who operates the parking garage at Fort Independence? Will this be transferred to the partnership for operation? Is this garage utilized?**
  - A. We are not able to provide this detail at this time.
3. **Q: Please provide information on existing electrical capacity to allow us to estimate how much additional capacity is needed. Does this include new risers and panels?**
  - A. We are not able to provide this detail at this time.
4. **Q: Would an LVT system that does not utilize adhesive, such as a click system, viable flooring option?**
  - A. NYCHA's Design Guidelines (2016) preclude the use of any flooring materials that contain vinyl.
5. **Q: As per the current What We've Heard document, can you provide more information on the resident engagement processes that are ongoing at Harrison Avenue Rehab A and B?**
  - A. NYCHA's team is in active communication with the residents and a group of resident leaders.
6. **Q: In the property profiles, what is the reason for the discrepancy between the sum of the units in the bedroom size distribution breakdown and the total bedroom figure?**
  - A. If there is a discrepancy between the sum of the units in the unit breakdown and the total bedroom figure, this difference represents the number of non-residential units in the development.
7. **Q: Can you please confirm how many Super's units there are at each building and what unit types they are?**
  - A. The number of Super's units at each building is not recorded, however information regarding units that are not intended for public housing residents can be found in the project folder > 01\_Existing Conditions > Property Information > PACT R11\_Non Dwelling Units.xlsx. There could be other non-dwelling unit records that NYCHA might not be captured for the non-dwelling categories.
  - B. Please note that NYCHA does not records of privately managed sites.

8. **Q: Can you please provide how many full baths and half baths there are in each development?**  
 A. NYCHA does not keep track of half baths. For full bathroom info, please find it in the project folder > 01\_Existing Conditions > Property Information > PACT R11\_Bathrooms\_All Developments.xlsx.
9. **Q: Have the section 3 forms been issued yet? According to the RFEI, they are “to be provided”.**  
 A. The updated Section 3 forms have been uploaded to the procurement website at <https://eshare.nycha.info/sites/pact11/>

**II. JACKIE ROBINSON & HARLEM SCATTERED SITES**

10. **Q: Please provide a listing of buildings which are individually-metered and which buildings are master-metered.**  
 A. This information is not available at this time.
11. **Q: Please provide list of laundry rooms and community rooms by building.**  
 A. The information we are able to share at this time has been included in the Property Profiles.
12. **Q: Please list the number of boilers by building, age of boilers & fuel type**  
 A. Please find the requested list of boilers detailing the installation date and fuel type in the project folder > 01\_Existing Conditions > Building Systems > Heating Systems > PACT R11\_Boiler Details\_All Developments.xlsx. Please note that the boilers at the sites of the Murphy Private project and some of the sites of the Northwest Bronx Scattered Sites project are managed by Kraus Management as opposed to NYCHA. As a result, the spreadsheet provided does not include the most recent boiler information, but rather the information when these sites started being managed by Kraus Management.
13. **Q: Please list the number of parking spaces by building.**  
 A. Please see below the table detailing the number of parking spaces by development as of December 31, 2021. Please note that not all developments have parking spaces.

PACT Project Name	Location Name	Reserved/ Non-Reserved	Total Spaces	Resident Permit Issued	Non-Resident Permit Issued	Total Permit Issued	Spaces for Construction	Total Vacancies
Boston Secor, Boston Road Plaza & Middletown Plaza	Boston Road Plaza	Reserved	57	11	5	16		41
	Boston Secor	Reserved	362	145	4	149		213
	Middletown Plaza	Reserved	35	16	6	22		13
Jackie Robinson & Harlem Scattered Sites	131 St. Nicholas Avenue	Reserved	14	11	0	11		3
	Corsi Houses	Reserved	19	1	2	3	5	11
	Jackie Robinson	Reserved	23	7	0	7	7	9

	UPACA Urban Renewal (Site 5)	Reserved	17	7	1	8		9
Manhattanville	Manhattanville Houses	Reserved	125	113	6	119	1	5
Murphy Private	Bryant Avenue-East 174th Street	Non-Reserved	14	8	3	11		3
	East 165th Street-Bryant Ave.	Non-Reserved	51	27	9	36		15
	East 173rd Street-Vyse Ave.	Non-Reserved	33	19	11	30		3
	Hoe Avenue-East 173rd Street	Non-Reserved	20	15	5	20		0
Northwest Bronx Scattered Sites	1010 East 178th Street	Non-Reserved	35	21	7	28		7
	Bailey Avenue-W. 193rd Street Houses	Non-Reserved	29	23	1	24		5
	East 180th Street-Monterey Ave.	Non-Reserved	18	13	2	15		3
	Fort Independence Houses	Reserved	59	33	16	49		10
	Twin Parks East	Reserved	35	5	4	9		26
	West Tremont Avenue	Non-Reserved	17	2	8	10	4	3

**14. Q: Please provide list of buildings with exterior seating and/or play areas and equipment.**

**A.** NYCHA does not keep track of outdoor seating areas. Only playgrounds are recorded on NYCHA's database. Please see the table below detailing the number of playgrounds on Round 11 campuses.

PACT Project Name	Development Name	# Playgrounds on the Campus
Boston Secor, Boston Road Plaza & Middletown Plaza	BOSTON ROAD PLAZA	0
	BOSTON SECOR	2
	MIDDLETOWN PLAZA	0
Jackie Robinson & Harlem Scattered Sites	131 SAINT NICHOLAS AVENUE	1
	CORSI HOUSES	0
	MORRIS PARK SENIOR CITIZENS HOME	0
	REHAB PROGRAM (TAFT REHABS)	0
	ROBINSON	1
	UPACA (SITE 5)	0
	UPACA (SITE 6)	0
Manhattanville	MANHATTANVILLE	4
Murphy Private	BRYANT AVENUE-EAST 174TH STREET	1
	EAST 165TH STREET-BRYANT AVENUE	1
	EAST 173RD STREET-VYSE AVENUE	2
	HOE AVENUE-EAST 173RD STREET	0
	HUNTS POINT AVENUE REHAB	1
	LONGFELLOW AVENUE REHAB	0
	WEST FARMS ROAD REHAB	0
	WEST FARMS SQUARE CONVENTIONAL	0
Northwest Bronx Scattered Sites	1010 EAST 178TH STREET	2
	BAILEY AVENUE-WEST 193RD STREET	1
	EAST 180TH STREET-MONTEREY AVENUE	1
	FORT INDEPENDENCE STREET-HEATH AVENUE	1
	HARRISON AVENUE REHAB (GROUP A)	0
	HARRISON AVENUE REHAB (GROUP B)	0
	TWIN PARKS EAST (SITE 9)	0
	UNIVERSITY AVENUE REHAB	1
	WEST TREMONT AVENUE-SEDGWICK AVENUE AREA	0

**15. Q: Please provide the current electrical service (AMP's) in each.**

**A.** This information is not available at this time.

**16. Q: Please provide us with any gas outages for the projects.**

**A.** This information is not available at this time.

**17. Q: Please provide any parking requirements that will remain on the UPAC sites.**

A. Parking requirements will be in line with existing zoning on site.

**18. Q. Are the trash chutes operational?**

A. We are not able to confirm at this time.

**19. Q: Is existing parking for staff and residents? If for residents how do you determine who gets a spot?**

A. Parking info as of December 31, 2021 at each Round 11 development is detailed in the table below. NYCHA residents and non-NYCHA residents can apply or renew their permits at <https://www.nychaparking.com/parking-permits/>

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	East 173rd Street-Vyse Ave.	Non-Reserved	33	19	11	30		3
	Hoe Avenue-East 173rd Street	Non-Reserved	20	15	5	20		0
Northwest Bronx	1010 East 178th Street	Non-Reserved	35	21	7	28		7

<b>Scattered Sites</b>	<b>Bailey Avenue-W. 193rd Street Houses</b>	<b>Non-Reserved</b>	<b>29</b>	23	1	24		5
	<b>East 180th Street-Monterey Ave.</b>	<b>Non-Reserved</b>	<b>18</b>	13	2	15		3
	<b>Fort Independence Houses</b>	<b>Reserved</b>	<b>59</b>	33	16	49		10
	<b>Twin Parks East</b>	<b>Reserved</b>	<b>35</b>	5	4	9		26
	<b>West Tremont Avenue</b>	<b>Non-Reserved</b>	<b>17</b>	2	8	10	4	3

**20. Q: Will HDC require prevailing wage for the new construction building?**

- A. Project Teams should comply with the prevailing wage / general wage requirements of the subsidy program they are proposing participation in. In the event a new construction building is being proposed without any subsidy programs, please assume the NYCHA prevailing wage requirements unless instructed otherwise by NYCHA.

**21. Q: What are the PNA and Other NYCHA Assessment Costs that are included on the development budget tab and why are these not part of the overall \$1M that we are holding for NYCHA Predevelopment Costs?**

- A. Project Teams should continue to hold funds for both the specifically delineated costs and the general NYCHA reimbursement for predevelopment costs in the initial budgets. We will refine these with the designated Project Team.

**22. Q: Can NYCHA provide a breakdown of which commercial tenants leases provide coverage of the maintenance, taxes and insurance and which ones do not?**

- A. We are not able to provide this detail at this time.

**23. Q: It looks like RFEI states that the Jackie Robinson cluster has 1,063 units but Exhibit C and the financial model have 1,040. Can you clarify?**

- A. The Jackie Robinson & Harlem Scattered Sites project as 1,063 units in total with 1,040 residential units and 23 non-residential units.

**24. Q: Our GC and Architect are still asking for the plans of those two additional buildings.**

- A. All plans that are available have been provided on the external Sharepoint.

**25. Q: For work labeled as in “Design/Procurement” - is the work still expected to be completed regardless of the timing of the PACT designation and conversion?**

- A. The work should be contemplated in your scoping analysis. NYCHA will work with the designated Project Team to finalize the scope and determine the extent to which all work currently in the ‘Design / Procurement’ category should be implemented in the final project scope.

**26. Can you please provide more detail on the scope of work for projects listed as “Ventilation” for the work type?**

- A. These scope items relate to improved internal air quality and air circulation.

### III. MANHATTANVILLE

1. **Q: What is the R rating of the roofs at Manhattanville?**  
A. We are not able to provide this detail at this time.

### V. Murphy Private

1. **Q: Please confirm if the following folders uploaded under Historic Records and Maps are relevant to the project: 1) Murphy 01 2) Murphy 02**  
A. Confirming that all files uploaded to these folders are relevant to this project.
2. **Q: Please provide any available environmental reports for the Murphy Private developments.**  
A. All available reports have been provided on the External Sharepoint.
3. **Q: Are there Prevailing Wage requirements for this project?**  
A. Yes, please reference the prevailing wage language in the RFEI.
4. **Q: Please confirm if the following versions of the response need to be electronically submitted on March 17:**
  - Original response
  - Summarized response
  - Redacted responseA. Confirmed that these all need to be electronically submitted.
5. **Q: Please confirm if printed copies the following versions of the response need to be submitted on March 17:**
  - Original response
  - Summarized response
  - Redacted responseA. Please reference page 56 of the RFEI. After submitting a digital version, applicants should prepare a redacted, printed version for the resident review committee members. These can be delivered after March 17, 2022.
6. **Q: Could you please provide Exhibit E : Section 3 Forms?**  
A. These are available on the Procurement Site.
7. **Q: Are there Physical Needs Assessment reports available for the buildings at Murphy Private project? Could you please provide.**  
A. All available reports have been uploaded to the External Sharepoint.
8. **For the parcels along Hoe Avenue to the northwest (Block 2982, Lots 29,32,35,38) there seems to be an encroachment on the tax lot area along the rear yard, including grocery parking and retaining wall and a single-story structure accessible from Southern Boulevard. Should we assume this portion of the tax lot could be reclaimed as part of this proposal?**  
A. NYCHA is not able to provide guidance on this at this time. We will work with the designated project team on finalizing the approach.
9. **Could you please provide any information relating to the tanks at the following addresses:**
  - 1705-1707 Bryant Avenue
  - 1700 Hoe Avenue

A. NYCHA is not able to provide further detail on this at this time.

**10. As a part of the 'Baseline Scope: On-site generation, storage and back-up generators', it has been asked to 'Assume back-up power generators for all community facilities'. Could you please provide clarity on what all should be included in the scope.**

A. Please refer to the scope guidance.

**11. Has there been any additional resident surveys conducted? Is there any feedback that can be shared with developers?**

A. All available feedback from engagement with the residents has been provided.

**12. Regarding the requirement for back-up power generators for all community facilities, please advise if there are specific loads that should be on back-up power (i.e. – lighting, specific receptacles, appliances like refrigerators, etc). Putting items like air conditioning systems on back-up power will greatly increase the required generator size.**

A. We are not able to provide further guidance on this at this time.



**VI. NORTHWEST BRONX SCATTERED SITES**

**13. How many residential parking spots exist at 1010 E 178<sup>th</sup>?**

**A. Please see the breakdown of parking spots as of December 31, 2021 at 1010 East 178th Street below.**

<b>Development Name</b>	<b>1010 East 178th Street</b>
<b>Reserved/Non-Reserved</b>	<b>Non-Reserved</b>
<b>Total Spaces</b>	<b>35</b>
<b>Resident Permit Issued</b>	21
<b>Non-Resident Permit Issued</b>	7
<b>Total Permit Issued</b>	28
<b>Spaces for Construction</b>	
<b>Total Vacancies</b>	7

**14. We see the modernization report includes significant funds for LL11 work. How should this impact our comprehensive scope and building cladding?**

**A.** Project teams should assume that any brick repair required by the LL11 work that would also be required for cladding would not need to be duplicated.

**15. We see the modernization report for Fort Independence includes significant funds for HVAC work. Should we remove this from our scope completely?**

**A.** If the HVAC scope corresponds to the requirements laid out in either the baseline or the comprehensive scope scenarios, then project teams do not need to include this in the project scope. If the scope is repair in kind, then teams should follow the guidelines from the baseline and comprehensive guidance.

**16. For concrete buildings, do we need to build up doorframes to accommodate for new roofs?**

**A.** NYCHA will work with the designated project team to finalize this component. If the roof replacement strategy will add significant thickness, teams should assume that adjustments will need to be made to existing building components.

**17. What R-value are the roofs in the modernization report? Do we need to price an increase in the R-value for the comprehensive scope?**

**A.** Any roof replacement project being performed will be to code minimum. Yes, teams should price an increase in the R-value into the comprehensive scope.

**18. For wood framed buildings, have the beams been replaced or should we include an allowance for beam replacement in our scope? Please indicate NYCHA's perspective on how beam replacement will impact relocation strategies.**

**A.** If beams have been replaced recently, that would be in the modernization report / archival drawing sets in the diligence folder. If based on your teams expertise, it would be required, you should include an allowance.

**B.** If your team is assuming substantial beam replacement that would require temporary relocation, you should summarize those assumptions in the proposal.

- 19. East 180<sup>th</sup> St/Monterrey: will this site continue to manage waste from other NCYHA developments or should our waste management solution just address the waste from this building? What sites is this additional waste currently coming from?**  
A. We are not able to provide a response on this at this time.
- 20. At East 180<sup>th</sup> St Monterey, what work should we anticipate completing for the school? Will we be updating interior and exterior spaces?**  
A. The priority should be the residential buildings. NYCHA will work with the designated team to refine the scope to include any potential repairs to the school.
- 21. Can you provide information on the fire alarms/sprinkler systems for each building?**  
A. All available information has been included in the External Sharepoint.
- 22. 1010 E 178<sup>th</sup>: What is the main use of the fenced areas in the parking lot? what space would have to be accommodated in a new building to allow those areas to be replace those areas?**  
A. This detail is not available at this time.
- 23. Is there a history of flooding or problems with stormwater on any of the five NYCHA sites?**  
A. This detail is not available at this time.
- 24. 1010 East 178<sup>th</sup>: are there areas of the site that are actively used by the existing (Phipps) community center? Does the center use the exterior seating area along Boston Rd.? If so, for what types of activities?**  
A. This detail is not available at this time.
- 25. Bailey Ave West 193<sup>rd</sup>: Is the basketball court used heavily by residents or is it used by the broader neighborhood?**  
A. This detail is not available at this time.