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**RFI #362897, Comprehensive Modernization Design and Construction Services**

**Questions and Answers**

*The following is a compilation of the questions asked and answered as part of the RFI Conference conducted on February 8, 2022 and/or emails sent to [CompMod@nycha.nyc.gov](mailto:CompMod@nycha.nyc.gov); they have been edited for length and clarity.*

**Q1. Will there be a preference for service-disabled veteran owned businesses?**

A1. This is something that we have not set criteria for yet. But we are really interested in hearing these types of questions so that we can push the envelope on engaging different types of vendors, to the extent possible, where it meets all our federal, city and state requirements. If you are submitting an RFI response, we do recommend you add those comments and questions, as well as feedback if you have seen this work really well with other projects. We are held happy to look at other examples and best practices to engage those types of businesses.

**Q2. Has there been a comprehensive condition assessment for any structural degradation that may have occurred over the years? At a minimum, a comprehensive condition assessment of these buildings to assess the severity and extent of any structural issues should be completed?**

A2. Every five years, the public Housing Authority is required to do a physical needs assessment, and we look at all the different components of the building. We grade them on a scale to assess whether certain pieces of equipment are in need of replacement. That is something that we're relying on for this project very heavily, but we are starting to do further site investigations, so that we can truly understand the true needs of the buildings. Not everything can be seen visually, so we do understand that there will be an amount of probing that will need to be done, either on NYCHA's side or on the side of a potential design-builder, to make sure we fully understand the scope of the project.

**Q3. Will the PowerPoint be distributed?**

A3. We will post this PowerPoint up on the Comprehensive Modernization website. If we're able to send this to all participants, we will also send it in an email.

**Q4. Will NYCHA consider new construction as part of their design build authority?**

A4. New construction is something that the Housing Authority is considering on the real estate development side and is part of one of the tools in our belt to provide additional housing as part of New York City's affordable housing plan. Comprehensive Modernization is not currently contemplating new construction but could consider this in the future.



**Q5. Is Section 3 and MWBEs both part of the program?**

A5. Yes, those are two different goals that we will be measuring. MWBEs is 30% of the participants and Section 3 is really focused on resident hiring and resident labor hours as part of the construction. The goal is for 25% of labor hours on the projects to be fulfilled by public housing residents low-income New Yorkers and employees of Section 3 businesses.

**Q6. Will NYCHA use CMs or owner's reps to manage the design builder?**

A6. Yes, the Housing Authority will be engaging a CMA as part of this work to oversee the design builder.

**Q7. Is there a Project Labor Agreement (PLA)?**

A7. With the building trades for this work, yes NYCHA currently has a Project Labor Agreement and part of the legislation that authorized the Housing Authority to utilize design build. It requires a PLA to be in place in order to utilize design-build, so the PLA will be included as part in part of the RFP documents for your reference and will be part of the Program.

**Q8. Has NYCHA decided if these contracts will be bid as design build or design bid build?**

A8. The Housing Authority has a preference to utilize design build for these projects, but we want to ensure that there are enough bidders out there who would bid competitively on a design build project. We're hoping through this RFI process to learn more from you and other stakeholders on what is the appropriate project delivery method for these projects and what size contracts would be appealing to vendors, to ensure we have the best competition that results in robust and competitive pricing from all of you.

**Q9. For these for initial sites are CCTV cameras and access control systems anticipated as part of the RFP?**

A9. The Housing Authority, as a standard, installs CCTV and layered access systems wherever funding allows. The projects we're talking about today have those systems in place. But as we look at these scopes holistically, we really want to make sure we're looking at how that systems interplay with all of the other types of renovations we're doing. So right now, it's very likely that CCTV and layered access systems will be part of the contracts for future Comprehensive Modernization projects.

**Q10. Please clarify the question between design bid build and design build.**

A10. Our preference is design build, but if we receive significant feedback from industry that design bid build is more in line with what industry is interested in, or what the market capacity is today, it would be considered for either a subset of the projects or all the projects. So right now, we're contemplating design build and we do want to hear from you — as industry design and construction professionals — how your firms would bid on these projects should they be let design build or design bid build.



**Q11. Do you see any organized community representation that would enable the dialogue with NYCHA and partners?**

A11. The Housing Authority is beginning to talk to residents, stakeholders, community groups, and elected officials now to let them know about the projects, specifically at the properties. I think that there are certain groups that would be an asset to have on either a design builder's team or as a working with the Housing Authority to improve communications. As mentioned in the presentation, construction liaisons will be a requirement of the contract. We're making sure that either the design builder or general contractor will make sure that they have a mechanism to provide timely updates. Construction facing information, information on those milestones where resident input will be gathered so that we can effectively communicate with residents. These are fully occupied buildings, so we need to make sure that communication is a key part of the construction planning process.

**Q12. Will a CMA be procured through NYCHA IDIQ contracts or through a different solicitation?**

A12. We don't have answer for that today, but we will be looking towards NYCHA's existing contracts, as well as future procurements to help staff the program.

**Q13. Will the scope of work for Comprehensive Modernization be predefined or will design build team responsible for implementing scope, based on the assigned budget?**

A13. This is something that we're really hoping to obtain feedback on in the RFP process. We want to hear from you how you contemplate the Comprehensive Modernization program can be structured so that we can take that input and factor it into our program planning. We would like to get as much scope as possible for the funding that we have today. I really want to make sure the scope is addressing those compliance needs, as well as improving the quality of life and well-being of residents.

**Q14. Does NYCHA intend to use the design-bid-build method and will they employ CMs?**

A14. Yes, as a standard for large scale projects, the Housing Authority does use construction managers to oversee the work in the field.

**Q15. Will a list of attendees be posted?**

A15. Information regarding the RFI conference will be posted on the Comprehensive Modernization website. Contact information for those registrants that authorized for their information to be shared will be shared on our website.

**Q16. How do you plan to meet 80 by 50?**

A16. That's a really great question that you're asking, and I am going to defer to whoever the selected designer or design builder is for how we're going to get there. That is obviously a goal of the Housing Authority. We have very clear metrics and goals that we're working towards as part of that plan for New York City. We have to reduce greenhouse gas emissions. We have to look at the emissions as part of our buildings and through Comprehensive Modernization; that will be a key part of getting to that plan. We have goals for



electrification. We have goals for upgrading heating systems and all of them will be part of that process and has to be analyzed as the project is built.

**Q17. Since this is funded through the federal government, will these projects be union?**

A17. These projects will all fall under a Project Labor Agreement. These projects are primarily city funded, but we do contemplate that state and federal government funding will be leveraged for the program.

**Q18. Will joint ventures be allowed?**

A18. Absolutely, joint ventures will be part of Comprehensive Modernization and we do recommend that those of you who are looking to partner up with other sister firms to do that early and get everything in line with your paperwork, so that you are ready for when RFQs and RFPs are available.

**Q19. What is the projected start and durations of each project?**

A19. That's another great question that we're seeking feedback from you. We want to understand how much capacity industry has. How many buildings can be worked on at a time? How long the durations are for these projects to get them done well, limiting inconvenience for residents, but also being competitive on pricing? All of those things will factor into what the time period of the construction will look like. We recommend for any comments or concerns on certain durations or means and methods that those are included in your written RFI responses.

**Q20. If an MWBE is part of a joint venture, will the JV get credit for the participation?**

A20. Yes.

**Q21. Will the design builder have to provide a bond?**

A21. Yes, that will be a requirement and it will be spelled out in the RFQ/RFP documents.

**Q22. Do we need to have an MWBE as part of the team, or is the 30% MW be equal?**

A22. We encourage MWBEs to be involved in all facets of the program so whether they're part of the joint venture or part of a subcontracting team, they would both go towards the 30%.

**Q23. Is NYCHA considering over-cladding potentially with integration of new age back systems as part of comprehensive modifications to improve envelope performance and appearance of the exterior architecture?**

A23. That is a great question, and that is one of the goals of Comprehensive Modernization. I can't tell you today exactly what scope you should put forward when we put the RFP out. We will be laying out clear criteria for what we anticipate as being the minimum requirements for the project. But what you are describing sounds in line with the visions for what is contemplated for Comprehensive Modernization.



**Q24. Will full electrification be included in the scopes?**

A24. Full electrification is a goal of the Housing Authority. We would love to see that done as part of these projects. We defer to the design builders on if that is the scope of work that can be that can fit into the budgets and it's something that we're considering, and hope would be part of this program.

**Q25. Is solar panel installation or other sustainability scopes included as part of the project?**

A25. We do have Local Law requirements that are triggering us to look at those types of innovations. They are considered best practice, so we are looking at integrating them into the scope of work.

**Q26. If design-build is the primary focus, are you selecting based on price and at what point in your RFP process will price be set? If prices established too early, you will lose a large portion of the industry?**

A26. These are the types of questions and details we're looking for in the RFI process. We would really like your firm to give us your thoughts on this, such as what you think will work for us and what won't, so that can be considered when we draft these documents. We want competitive bids, competitive pricing and we want to make sure we're getting the best product at the end so we're not selecting just based on price. We will set out clear criteria in the RFP documents.

**Q27. You mentioned NYCHA real estate is focused on new construction when NYCHA Comp Mod is focused on existing buildings. What about adding space directly adjacent to or on top of nature buildings? Is this scope contemplated?**

A27. This is definitely something that we are open to as part of the scoping process. But right now, we cannot construct additional public housing units. We are interested in in some of those ideas that you are pursuing and I would love to hear more in the RFI process.

**Q28. Will a standard scope of work be provided as part of the RFP or do the teams determine the scope, based on PNAs?**

A28. PNAs will be included as part of our RFP documents. We will be spelling out what the clear criteria is in those RFP documents, but we don't have that available today.

**Q29. Will bid submissions be submitted via iSupplier or through a separate link?**

A29. All procurement documents will be submitted through iSupplier, which is NYCHA's procurement system. If you have any questions, please visit the iSupplier procurement page where you can find detailed instructions on how to sign up for iSupplier, if you don't already have an account.

**Q30. NYCHA typically takes up three to five months to award projects. Will this still be the case?**

A30. If that's a challenge you have faced working with the Housing Authority in the past, please do document that in your RFI response. We're open to receiving feedback on where you've



had trouble in past projects so that we can look to improve for Comprehensive Modernization and other projects with the Housing Authority.

**Q31. Will there be a shortlist of firms selected from RFQ to move forward to RFP phase and, if so, how many firms will be shortlisted? And is the intention as to shortlisted firms to submit concept or scheme designs as part of the RFP submission, similar to the DDC design build program?**

A31. As of today, we can't tell you how many firms would be shortlisted through the RFP process. We will set clear criteria in the future. We are also expecting that after the RFQ through the RFP process, that design builders will be submitting a portion of the design and stipends will be a part of that. I know that's one question that I contemplated that many might be wondering, the Housing Authority is anticipating stipends to be part of the RFP process.

**Q32. Do we need to be a part of a qualified list to bid on the project, just like the PACT partners project?**

A32. This will be run a little differently than the way the PACT programs do their solicitations. We're not going to have a preset list of partners, but it will be up to you to partner for those teams, as part of the RFQ process.

**Q33. Is NYCHA collaborating for this program with New York City DOB, DEP, DEC or other city agencies to implement innovative concepts and building code variances and state of the art design and system concepts?**

A33. Yes, the Housing Authority has very close working relationships with all of those entities and continues to build on them, so that we can continue to improve the way we deliver capital projects. I think what you're suggesting is definitely a best practice and you should definitely include any visions of this that you have in your RFI response.

**Q34. What is the timing for deciding whether the first projects will be designed built or design bid built?**

A34. As mentioned previously, the Housing Authority is leaning towards design build. So, if you are interested in creating a team for design build, I do encourage you to start making those relationships now. That is the preferred method and we're looking to industry to give us feedback on that approach through this RFI process.

**Q35. Does the \$40 billion capital need include work that is procured through the PACT and RAD program? Is that number, separate from the developments awarded or procured through PACT?**

A35. The \$40 billion capital needs number covers all of NYCHA portfolio, including developments that are planned for PACT renovations as of today, so that \$40 billion number has not been updated in the past year.





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**Q36. Will NYCHA consider a lump sum pricing inclusive of multiple projects?**

A36. The Housing Authority is looking for your feedback on if that's a suitable approach or not. We have not made any decisions one way or the other, but I think we're open to hearing from the construction industry, which are the types of projects, sizing, pricing, or grouping that would make this a suitable project that we will get competitive pricing and bids on. So please do give your input in that topic as part of your RFI response.

**Q37. Will the RFQ/RFP process planned for spring and summer only apply to design builders, or will they include the CMA firms?**

A37. We have not established a schedule for when we would bring on our CMA firms. But that is something that will be publicly advertised and communicated. Our first intention is to go through this RFI process seek feedback from you all to help craft the contract delivery method and program plan so that we can then move forward.

**Q38. Can you provide the link to the website so we can review this again?**

A38. Yes, we will make sure that the link to the website is distributed to the members of this conference. And for those of you who are who are interested in these projects, I do recommend that you sign up with NYCHA iSupplier. For this RFP process, we did send out that RFI to all members of the iSupplier system for NYCHA. That would be the best way if you were interested in working in this program to receive the most up to date information. In addition, you can reference our Comprehensive Modernization website, which we will make sure that you all have access to as part of the follow up from this conference.  
[\[https://www1.nyc.gov/site/nycha/about/transform-nycha/comprehensive-modernization.page\]](https://www1.nyc.gov/site/nycha/about/transform-nycha/comprehensive-modernization.page)

**Q39. Will teams be allowed to bid on multiple projects or just one?**

A39. We are interested in hearing from you all about your capacity and that's specifically one of the RFI questions. We have not made a decision one way or the other, but we're interested to see if firms are interested in multiple sites one site, they're bonding capacity, and how many projects can they take on. We think will be valuable and helping to craft our procurement strategy.

**Q40. Our company is already signed up with the PACT program, will we be required to enroll/sign up for this new Comprehensive Modernization program as well?**

A40. This program will separate from the PACT program. Future procurement opportunities will be advertised through NYCHA's iSupplier system.

**Q41. During the presentation, it was my understanding that respondent's questions would be made public, but I did not see any questions on the Comprehensive Modernization site. Please advise.**

A41. Questions received by the submission deadline will be compiled and posted in a Q&A document on the Comprehensive Modernization website.



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**Q42. Please confirm whether a letter of credit may be acceptable in lieu of a payment a performance bond (usually acceptable on HPD project).**

A42. This RFI is part of a pre-procurement stage. The information you are requesting will be addressed in solicitation documents at a later date.

**Q43. My understanding is that Davis Bacon requirement are only applicable on NYCHA projects when un-subsidized units that are being renovated, then receive subsidy, and that subsidized units will not require Davis Bacon. Please confirm whether Davis Bacon wages will be required for the Comp Mod project.**

Q43. This RFI is part of a pre-procurement stage. The information you are requesting will be addressed in solicitation documents at a later date.

**Q44. Under Section III: 4) Response Format and Submission Requirements, the RFI states that our submission shall be a .zip file that contains “one Portable Document Format (PDF) document” and also “RFI-required Excel files”. We have not seen any Excel files/forms from NYCHA for this RFI and did not find any on iSupplier. Could you clarify if there are RFI-required Excel files for this submission, and if so, where we can find them?**

A44. You may disregard that statement; there are no RFI-required Excel files in this case.