



# Notice of Intent

## #356920

### Comprehensive Modernization

#### General Building Construction for Apartment Buildings

The New York City Housing Authority (NYCHA) intends to issue a Request for Expression of Interest (RFEI) from architectural and engineering firms, general building contractors, design-build firms and teams in early 2022 to obtain statements of interest, qualifications and experience for future NYCHA procurements for several contracts to provide comprehensive design and construction services for NYCHA's Comprehensive Modernization program. This program targets large-scale renovations of NYCHA Developments throughout New York City.

**This Notice of Intent (NOI) is being issued solely for informational and planning purposes and does not constitute a solicitation.**

**CONTACT: This NOI does not have a NYCHA contact / NYCHA is not seeking responses to this NOI.**

As North America's largest public housing authority, NYCHA owns more than 177,000 housing apartments in over 2,000 buildings across 326 developments throughout New York City's five boroughs.

The purpose of the Comprehensive Modernization program is to fully rehabilitate and improve NYCHA's building performance and campuses for the long term, preserving public housing for current and future residents and enhancing the quality of their lives and improving living conditions through holistic capital improvements. The Comprehensive Modernization program will address regulatory compliance, deferred maintenance, residents' quality of life issues, resource efficiency, systems durability, and operations challenges, among other capital needs. Individual Comprehensive Modernization program goals delivered through a minimum of four single prime contractors include, without limitation: building code compliance; hazardous material abatement; building exterior envelope upgrades; kitchen, bathroom and plumbing upgrades; domestic hot water, heating and cooling, and ventilation upgrades; elevator upgrades, electrical upgrades, accessibility upgrades, building and apartment interior upgrades, site security and exterior site improvements. The future procurements may be structured as design-build contracts.

Comprehensive Modernization projects at four developments are fully funded as shown below, with budgets for each development ranging between \$50MN and \$400MN.

NYCHA Development	Borough
St. Nicholas Houses	Manhattan
Todt Hill Houses	Staten Island
Gowanus Houses	Brooklyn
Wyckoff Gardens	Brooklyn

Additional developments will be brought into the program as NYCHA secures additional funding commitments, with anticipated budgets for each development ranging between \$50MN and \$800MN.

#### **Minority- and Women- Owned Business Enterprises (MWBE)**

NYCHA requires participation by Minority- and Women-Owned Business Enterprises (M/WBEs) and will set significant requirements for M/WBE participation in the program. To learn more about how eligible firms can become certified as an M/WBE, please visit <https://www1.nyc.gov/site/sbs/businesses/certify-with-the-city.page>

**This Notice of Intent (NOI) and the future RFEI are not part of the future procurements and participation in and/or responding to the future RFEI are not required for participating in or responding to the future procurements.**