



NEW YORK CITY
HOUSING
AUTHORITY

Comprehensive Modernization Design and Construction Services RFQ No. 382910

Agenda

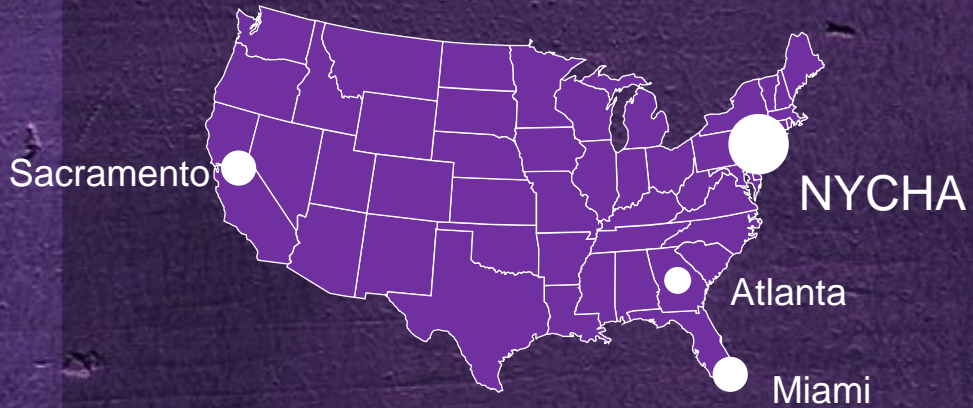
1. Project Overview
2. The Procurement
3. Collaboration with NYCHA & Residents
4. M/WBE and Section 3 Goals



1. Project Overview

NYCHA Overview and Comprehensive Modernization Program Goals

ABOUT NYCHA



With more than
535,000 people,
NYCHA's population is
larger than
Sacramento, Atlanta
or Miami



78,000
Seniors
(62 years old
or older)



110,000
Children
(under 18
years old)



61% are
Employed
(of non-disabled,
Working-age
adults)



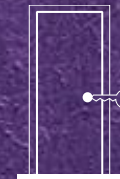
\$24,454
Average
household
income



>300
Developments



Made up of
~2,500
buildings

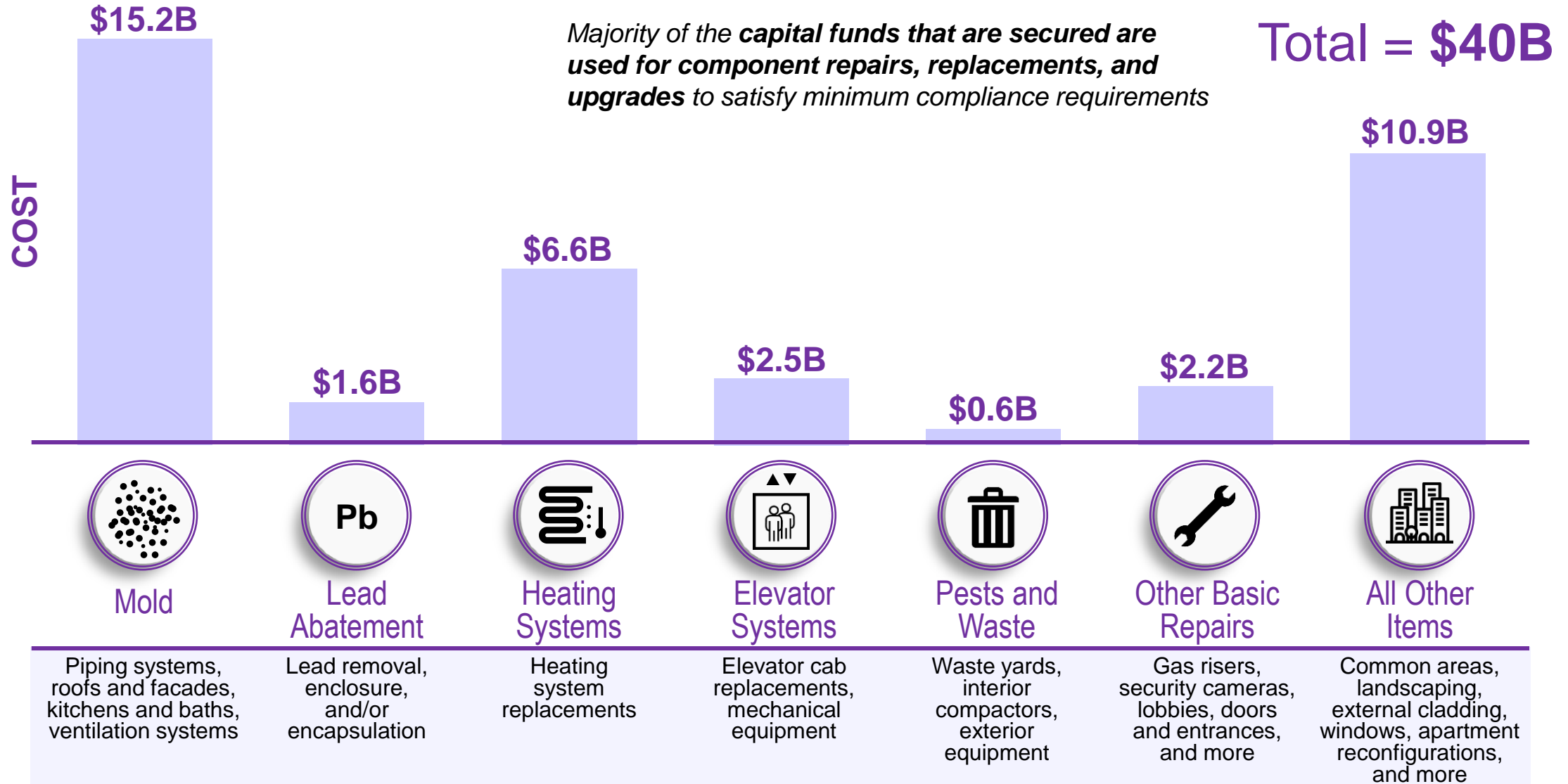


That consist of
177,000
apartments



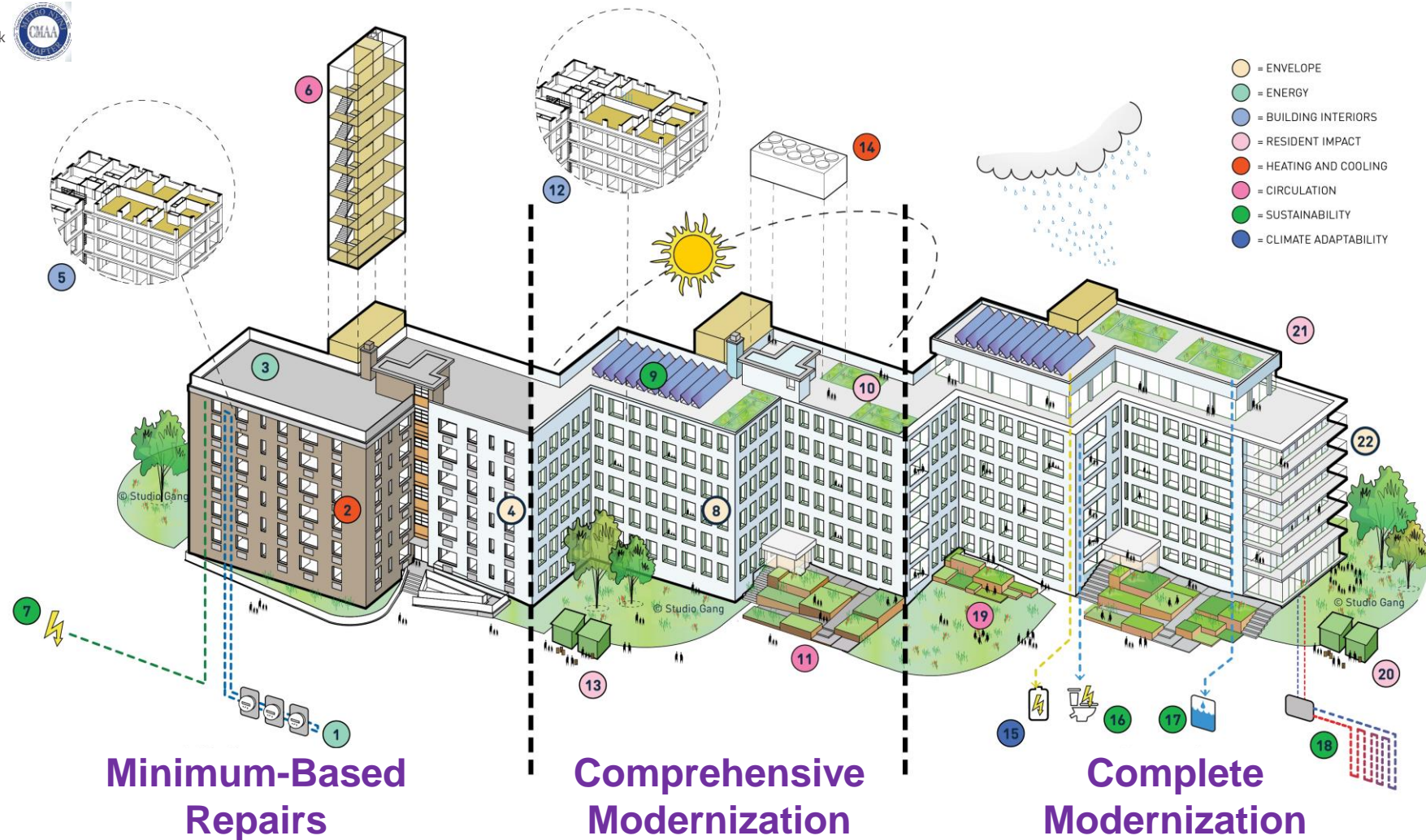
Containing over
175 million
square feet
of space

NYCHA's Funding Challenge – \$40 billion in Capital Need



Moving from Minimum-Based Repairs to Modernizing Renovations

Image courtesy of Studio Gang



Program Goals



First Comp Mod Locations

Project #1



Saint Nicholas – Manhattan

13 buildings (14 stories each);
1,526 units; 3,340 residents

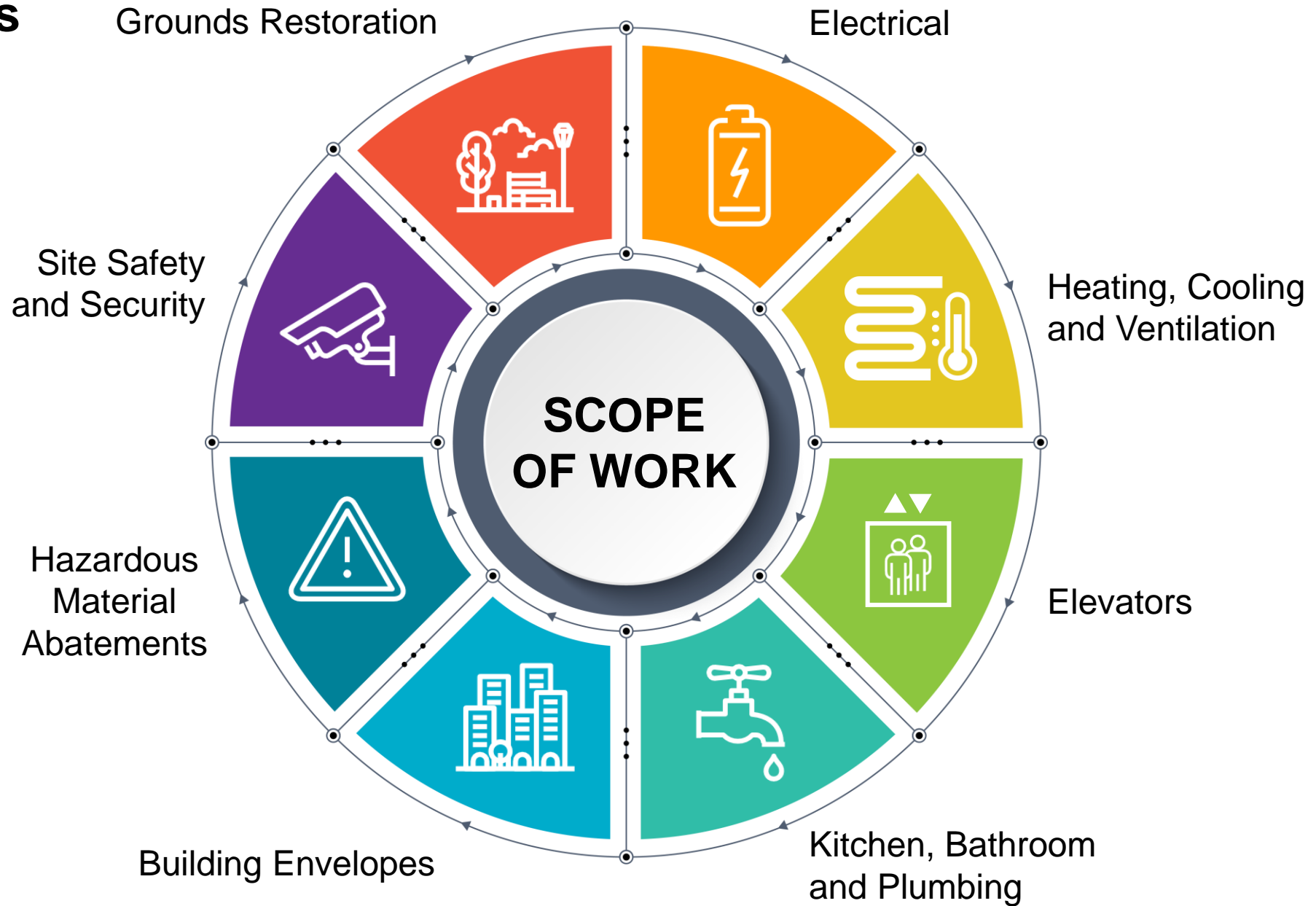
Project #2



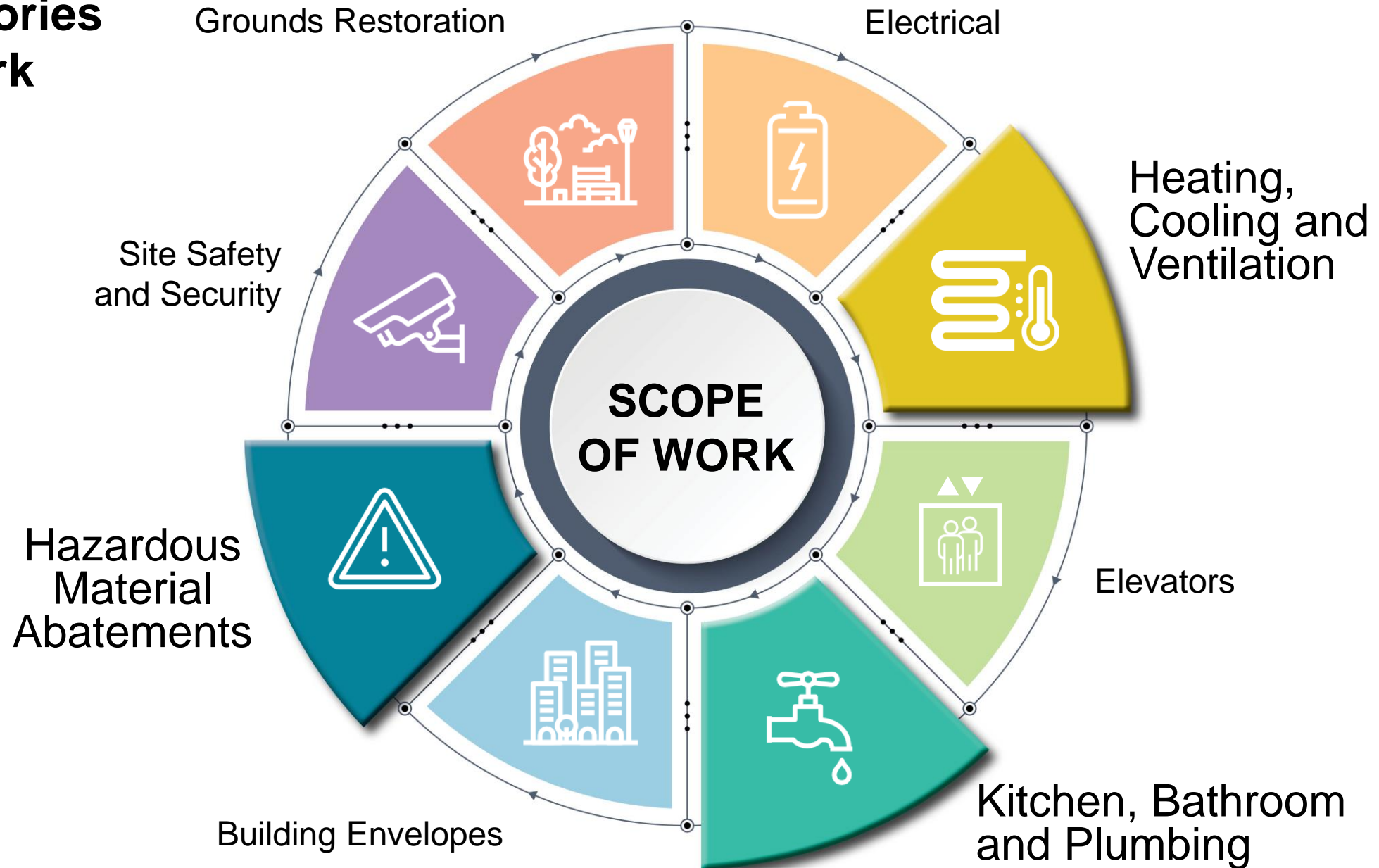
Todt Hill – Staten Island

7 buildings (6 stories each);
502 units; 1,002 residents

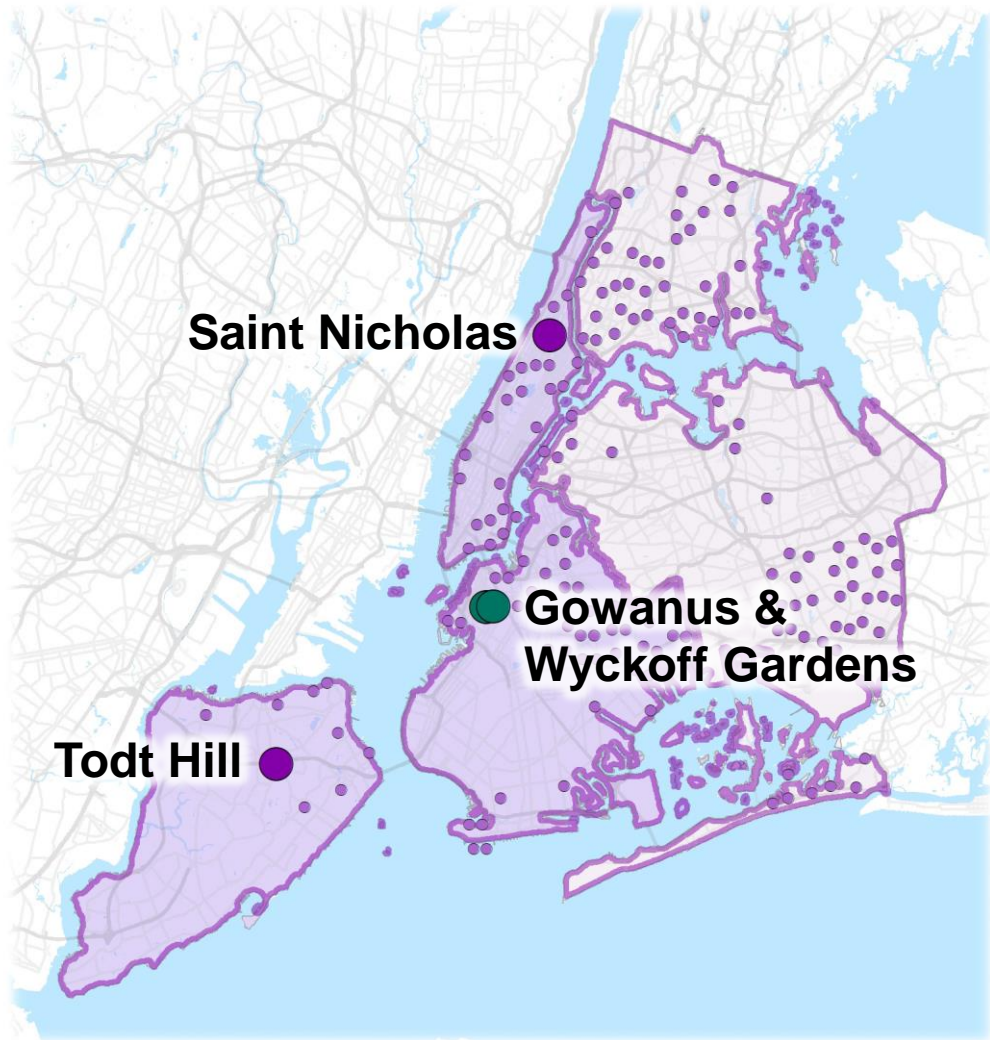
Categories of Work



Categories of Work



Comp Mod Portfolio



8,000 Residents
3,696 Apartments
38 Buildings
3 Boroughs

Comp Mod Sites **2**

Gowanus Rezoning Fund Sites **2**

\$650M+ Investments



2. The Procurement

Overview of the Two-Step Procurement Process

Design-Build – Two-Step Procurement Process



EVALUATION CRITERIA INCLUDE:

- Team qualifications and experience
- Compliance with strict licensing requirements
- Financial health
- Successful completion of similar projects

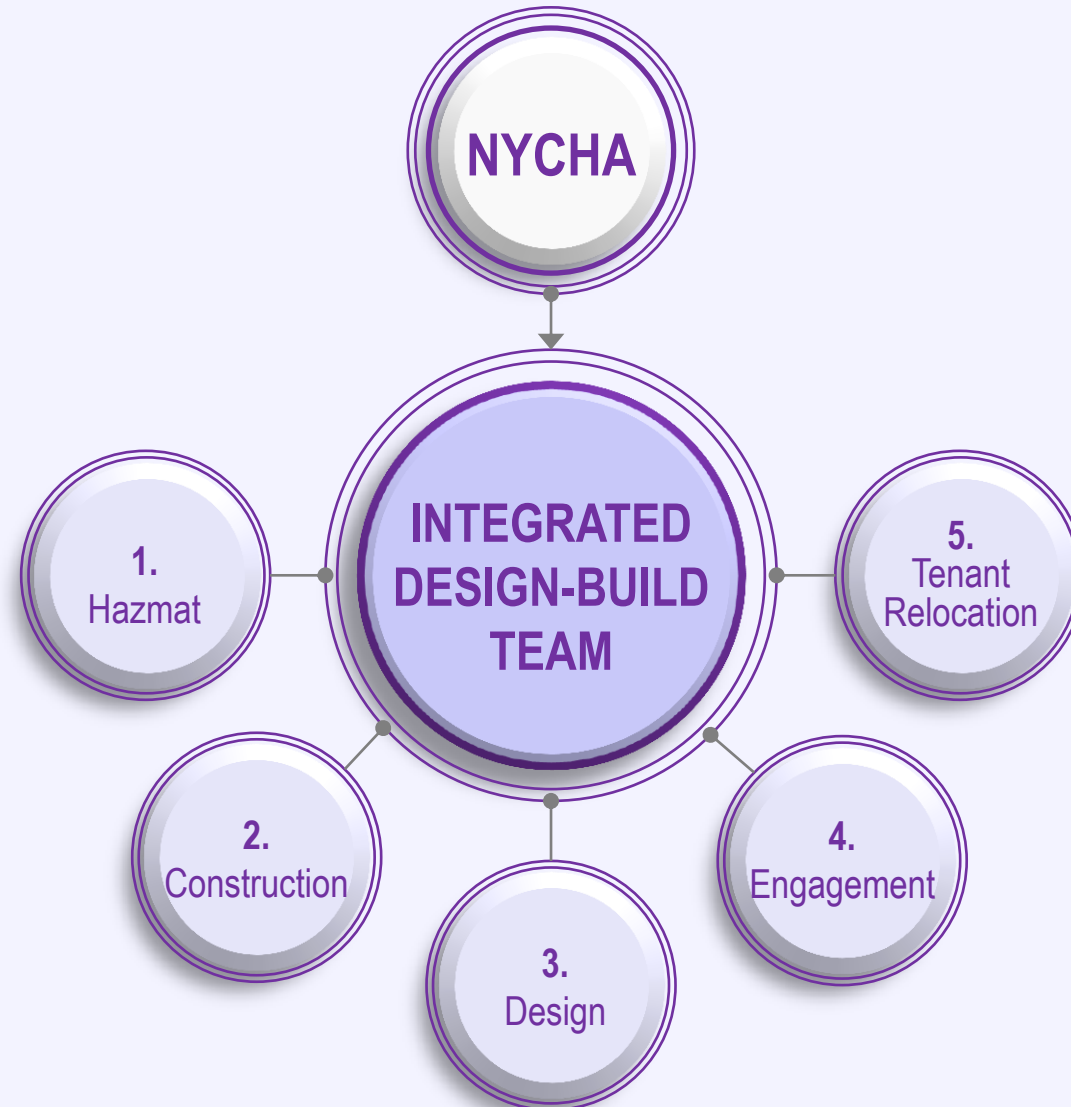
- Quality of the proposed design
- Impact on NYCHA residents
- Anticipated project duration
- Cost

New Approach for Comp Mod: Design-Build

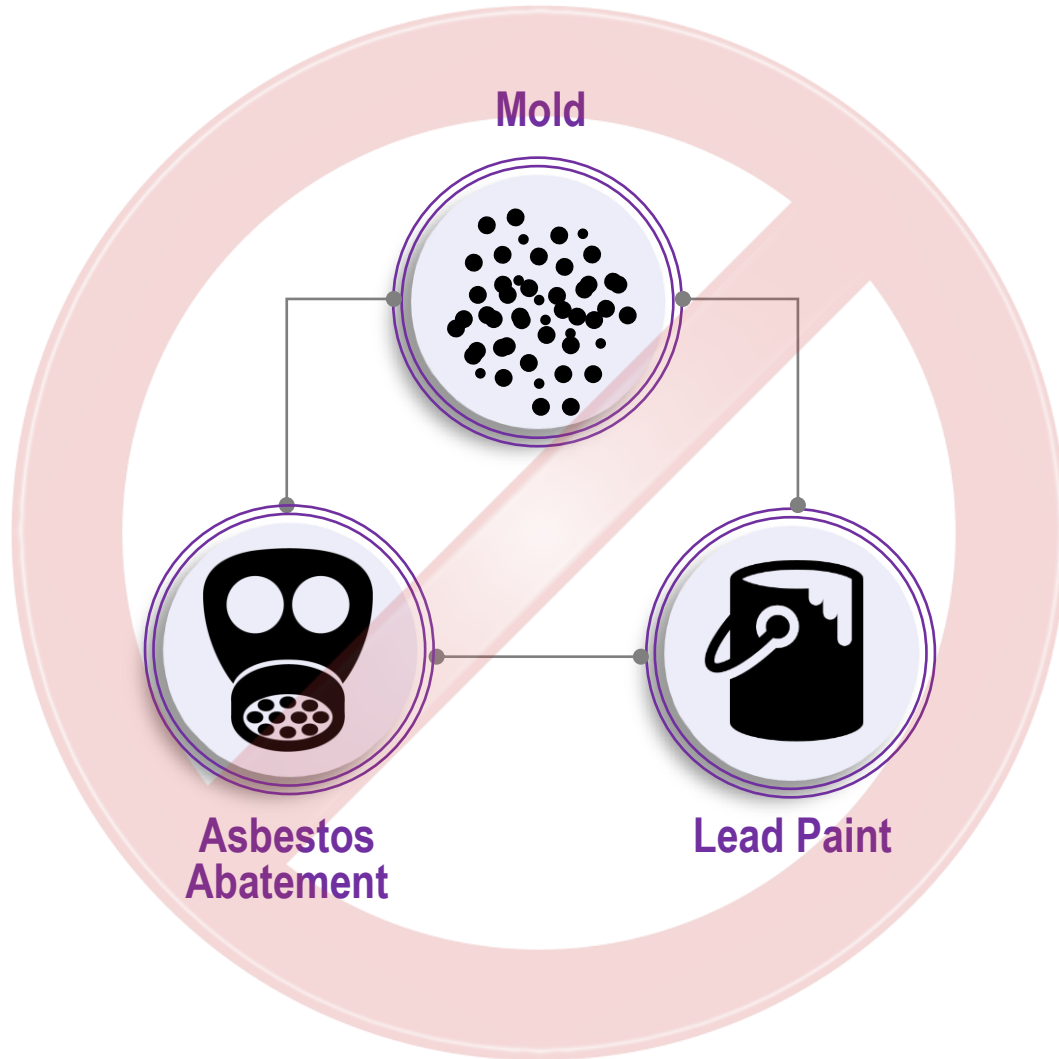
One Contract

More Than
Design and Construction

**Five Areas of
Scope of Work**



1. Hazardous Materials



Top Priorities:

- Lead-based Paint Elimination
- Mold Abatement & Remediation
- Asbestos Abatement

Design Innovation

Communication leads to Innovation – adopt best practices from:

- Industry experts
- Tenant knowledge and History
- Operations & Maintenance Professionals
- Contractor Experience
- NYCHA Standards
- Other Design & Construction Guidelines



Outreach and Communications

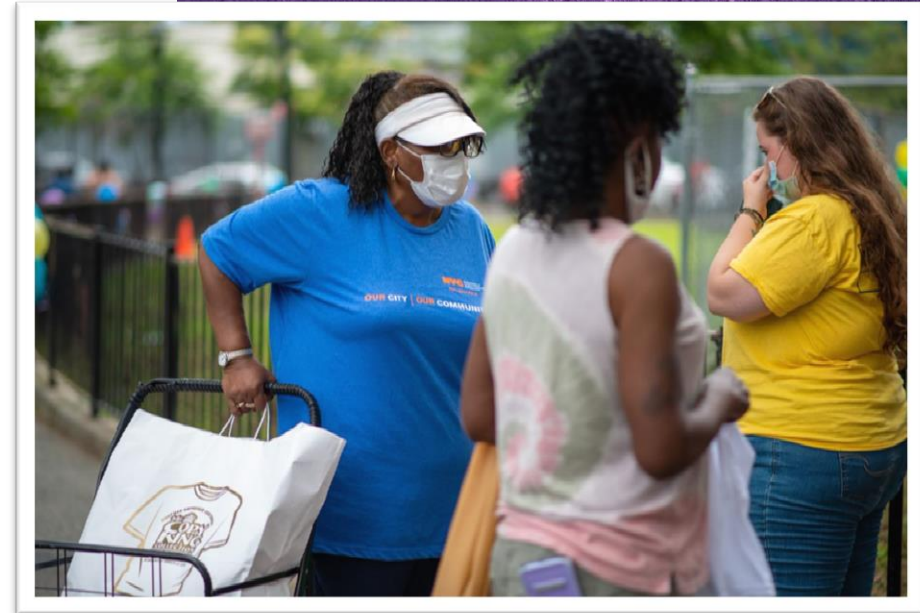
A robust stakeholder engagement plan is integral to the success of the Comprehensive Modernization Program.

- 1 Notice of Work Activities
- 2 Engaging the Surrounding Community
- 3 Maintaining Transparency
- 4 Multi-channel Approach

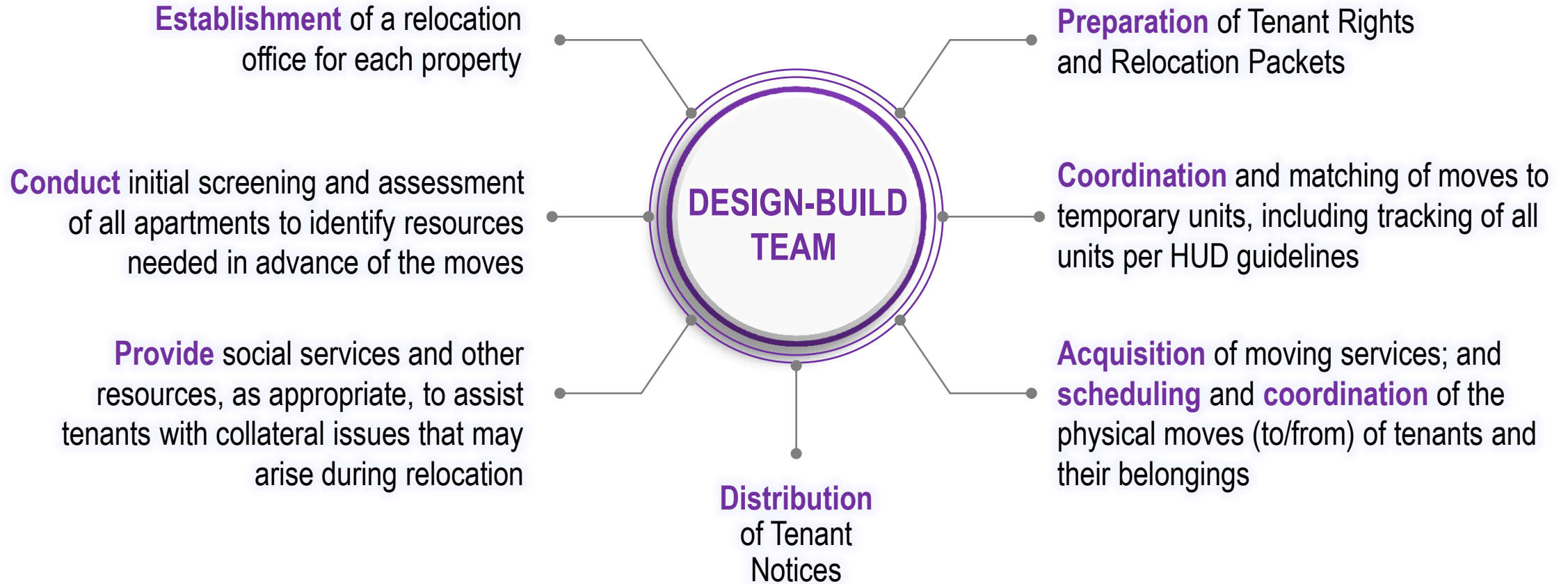


Tenant Temporary Relocations

- Design-Builders will be required to establish and implement relocation plans that provide for the safe relocation of tenants to and from temporary accommodations
- Vacancies are being held to build-up stock within NYCHA
- Minimizing the impact and duration of relocations is the main goal



Temporary Relocation Process



Minimum Qualifications

To Qualify for One or Both Projects:

1. Entity in Good Standing in Home Jurisdiction; Authorization to do Business in New York State
2. Authorization to Practice Engineering in New York State
3. Authorization to Practice Architecture in New York State
4. Bonding Ability and Capacity
5. Ability to Provide Insurance

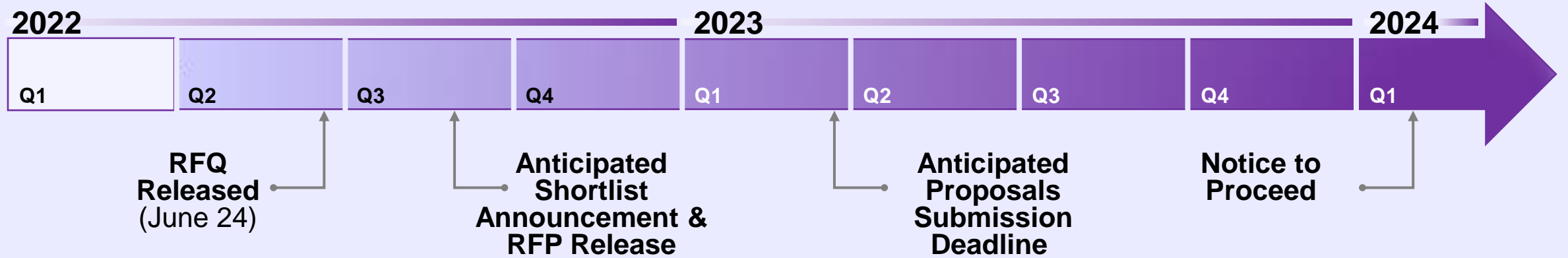
To Qualify For Both Projects:

6. Bonding Ability and Capacity for Both Projects *Simultaneously*
7. Ability to Provide Insurance for Both Projects *Simultaneously*

Evaluation & Scoring

Evaluation Criteria - Categories	Weight
Proposer Team's Organization and Proposed Key Personnel; Teaming Agreement	25%
Proposer Team's Demonstrated History of Successfully Completing (or Implementing) Projects Similar in Scope and Complexity	25%
Proposer Team's Prior Performance/References	15%
Proposer Team's Financial Strength and Capabilities	15%
Proposer Team's Diversity Practices (incl. MWBE & Section 3)	10%
Proposer Team's Safety Record and Resources	10%
Total	100%

Anticipated Timeline



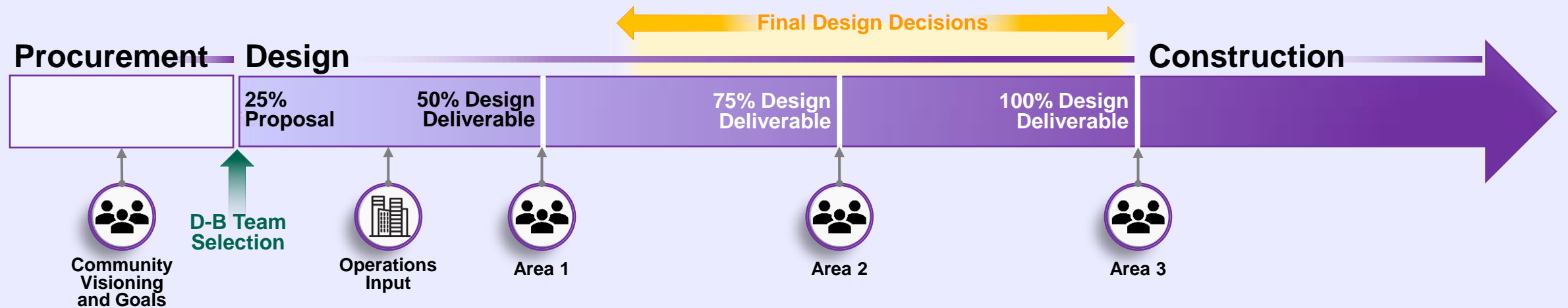


3. Collaboration with NYCHA & Residents

NYCHA and Resident Touchpoints during Procurement, Design and Construction

Resident Touchpoint in Design-Build

Sample Project Timeline



 = Resident Input

Design Touchpoints with NYCHA Operations

- 1 In Procurement Phase:** NYCHA staff from various departments including the Property Management Team and / or NYCHA's technical teams on the selection committee for each site.
- 2 During Design:** The D-B Team will meet with the Property Management Team to discuss any aspects of the design that will require updated maintenance procedures.
- 3 During Construction:** Workshops dedicated to specific topics will be held with NYCHA for areas such as heating systems and mold/moisture prevention.
- 4 At Substantial Completion:** The D-B Team must provide operational information and training to the Property Management Team when necessary and ensure that any building management system and other tracking systems are functional and understood.

Design Touchpoints with Residents

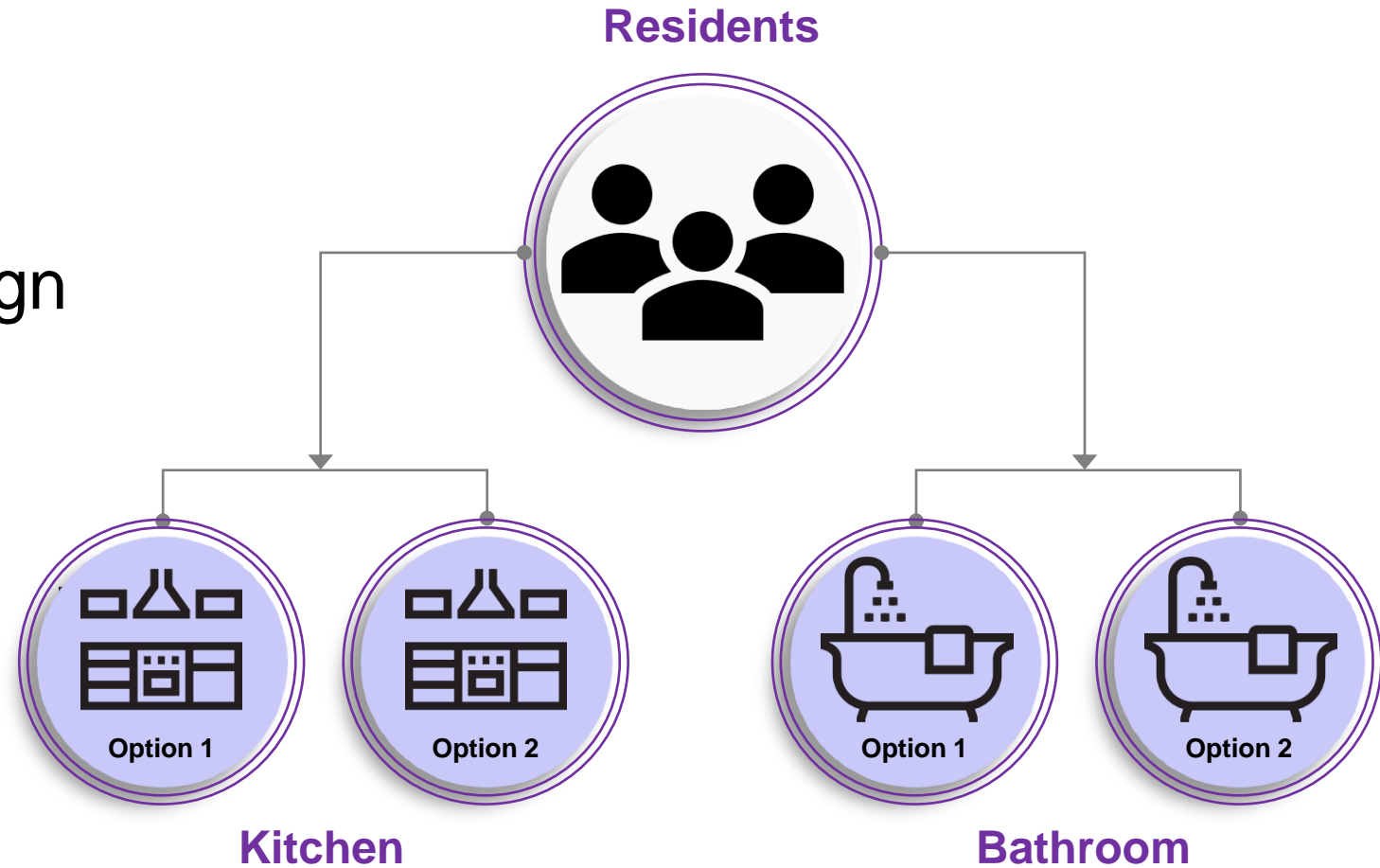
Collaboration
is key!

D-B Teams will be required to submit a schedule for engagement with residents:

- 1 In Pre-Procurement Phase:**
NYCHA will solicit resident input through community visioning workshops and surveys to formulate vision plan
- 2 In Procurement Phase:**
Vision plan will be provided to potential vendors to incorporate onto design consideration
- 3 During Design:**
The D-B Team will lead regular touchpoints to discuss design options and construction phasing with the residents.

Residents' Opinions Matter

Residents' contributions to design choices





4. M/WBE and Section 3 Goals

Minority and Women-owned Business Enterprises (MWBE)

NYCHA is committed to creating contracting opportunities for Minority and Women-owned Business Enterprises (MWBE).

NYCHA goods and services contracts include a 30% MWBE subcontracting requirement, with 15% of the total contract value subcontracted to MBE(s) and 15% to WBE(s).

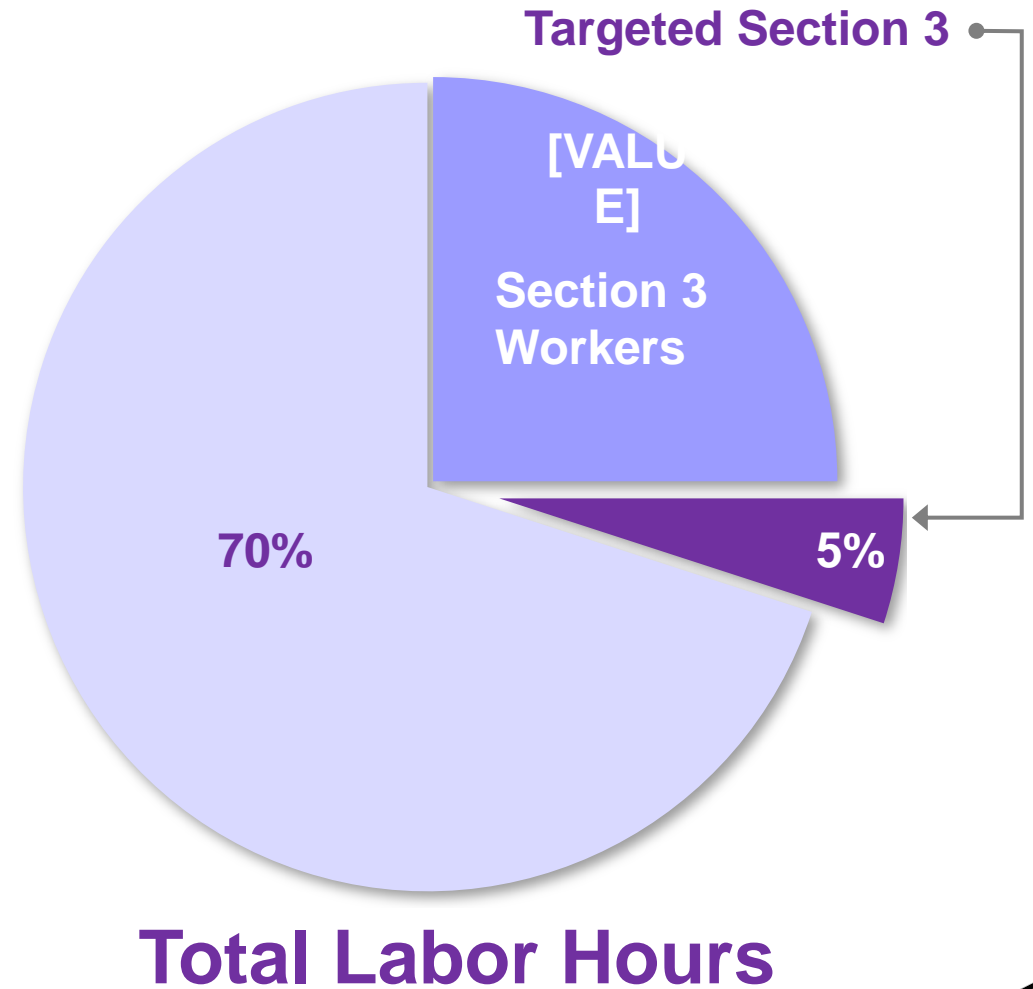
- If the contract is awarded to a vendor that is both MBE- and WBE-certified, the vendor must choose one certification for the contract and then subcontract 15% of the total contract value to a firm with the certification that the vendor did not choose (i.e., if a vendor chooses the MBE certification, they must subcontract 15% to a WBE).

Resource: <https://www1.nyc.gov/site/nycha/business/Minority-Women-Business-Enterprises-MWBE.page>

Section 3

NYCHA vendors must comply with the Section 3 Federal mandate:

- **Twenty-five percent** or more of the total number of labor hours worked by all workers in the project must come from **HUD-defined low-income workers** or **Section 3 business concerns** and;
- At least **five percent** or more of the total number of labor hours must be **NYCHA/Section 8 residents** (*Targeted Section 3*)



Thank You

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 <https://on.nyc.gov/comp-mod>