



**Notice of Intent
#416988**

CONSTRUCTION MANAGEMENT SERVICES

The New York City Housing Authority (“NYCHA”) Comprehensive Modernization Department (“Comp Mod Department”) intends to commence a procurement process for Construction Management (“CM”) services at NYCHA Developments throughout New York City (each, a “Project”). NYCHA expects to release a request for proposals (“RFP”) in March 2023.

This Notice of Intent (“NOI”) is being issued solely for informational and planning purposes; it does not constitute a solicitation and is not part of any future procurement.

CONTACT: Not applicable; NYCHA is not seeking responses to this NOI.

NYCHA’s mission is to increase opportunities for low- and moderate-income New Yorkers by providing safe, affordable housing and facilitating access to social and community services. As North America’s largest public housing authority, NYCHA serves 339,900 authorized residents in 162,143 apartments within 277 housing developments through the conventional Section 9 public housing program. NYCHA also serves 29,789 authorized residents in 15,426 units within 58 developments that have been converted under the PACT/RAD programs. Through federal rent subsidies (Section 8 Leased Housing Program), NYCHA also assists approximately 201,938 authorized residents (92,595 families) in locating and renting units.

The Comp Mod Department undertakes projects to rehabilitate and improve building performance at NYCHA campuses through an integrated and comprehensive approach requiring a design-build or progressive design-build delivery method. Through holistic capital improvements instead of individual projects, the Comp Mod Department seeks the long-term benefits of preserving public housing for current and future residents by enhancing the quality of their lives with improved living conditions.

The purpose of the upcoming RFP is to solicit proposals from CM firms to establish rates and other terms and conditions in exchange for inclusion in a pool of CM firms to receive subsequent task order requests for CM oversight of large-scale renovations projects. Such oversight services will likely include, but not limited to, the following categories of work being performed by design-build teams: 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.

CM Services may include, but are not limited to:

- Field management of Design-Builder
- Management of subconsultants
- Daily, bi-weekly, and monthly progress reporting
- Review and coordination of invoices
- Enforce compliance with design and construction documents and procedures
- Design reviews

- Constructability reviews
- Coordination with utilities and stakeholders
- Schedule reviews and management
- Coordination and tracking of temporary resident relocation
- Claims and change management
- Submittal reviews
- Enforcement of permitting and regulatory compliance
- Enforcement of safety plans
- Enforcement of environmental compliance
- Air monitoring services
- Design and construction quality oversight
- Monitoring compliance with Section 3 and MWBE requirements
- Post-construction and closeout services

Proposals received will be evaluated in accordance with the terms of the RFP. NYCHA anticipates that individual Task Orders will be issued for each Project, following a competitive mini-solicitation process to provide construction management services. The specific scope of services will be based upon NYCHA's need for a particular Project. The construction management firm chosen in response to a mini-solicitation will be required to perform and complete all assigned scope of services.

Minority- and Women- Owned Business Enterprises (M/WBE) and Section 3

All NYCHA contracts require compliance with M/WBE participation goals, U.S. Department of Housing and Urban Development requirements including, without limitation, Section 3 of the Housing and Development Act of 1968 (12 U.S.C. 1701u), and New York City Mayor's Office of Contract Services (MOCS) PASSPort registration requirements. To learn more, please visit: <https://www.nyc.gov/site/nycha/business/vendors.page>.