



Anticipated Respondent's Conference Q&A July 19, 2016

1. Is the construction firm's contractual obligations complete once the construction is finished or when all permits have been closed and a Certificate of Occupancy has been issued?

The construction firm's contractual obligations will run through completion of the Project Close-Out Phase. This includes securing all necessary final approvals, coordinating final inspections by NYC DOB, and securing the Certificate of Occupancy. For a more detailed project description and list of obligations, please review Attachment 6 of the *Project UPLIFT Request for Statements of Qualifications for Home Elevation Construction Services*.

2. Will a "liquidated damage clause" be in the final contract?

Under the current program design, there will not be a liquidated damage clause in the final contract. A performance bond for 100 percent of the contract price is required on the part of the contractor. This is subject to change at SBP's discretion.

3. Are the homes elevated through this program homes Build It Back has repaired?

Some homes being serviced by Project UPLIFT may have previously received construction services by Build It Back within the moderate rehabilitation pathway. Homes being elevated through Project UPLIFT are not currently substantially damaged and have not been offered elevation services through other government programs.

4. Are the clients currently living in the home?

Yes, clients are currently living in their homes. All clients are aware they will be displaced during construction and it is their responsibility to locate temporary housing.

5. Will there be individual geotechnical reports completed for each project?

Yes, geotechnical reports will be completed for each individual project and are the responsibility of the selected A/E design firm. If historical geotechnical information exists and is deemed to be accurate and reliable, these materials may be used.

6. Will you have all the same inspections required as BIB?

All home elevation projects must adhere to the New York City Building Codes. All inspections required by city agencies must be conducted to ensure the safety of the homeowners, the neighborhood, the contractors, and the project. Project UPLIFT's selected A/E design firm will also conduct routine site observations.



7. Are there bonding requirements for contractors within this program?

Yes, the contractor must comply with New York State bonding requirements, including a bid guarantee, a performance bond, and a payment bond. Please see Attachment 5 of the *Project UPLIFT Request for Statements of Qualifications for Home Elevation Construction Services* for more details.

8. Can you please elaborate on the 60-day construction timeline per project?

Project UPLIFT's initial construction timelines are based on aggressive goals. The program is designed to show homes can be elevated more efficiently and cost effectively than previously experienced. We anticipate timelines will be adjusted as the scope of work for each individual elevation project is finalized.

9. Are permits the responsibility of the A/E or the contractor?

Project UPLIFT is currently designed for the permitting requirements to be the responsibility of the selected A/E design firm.

10. How/when will contractors be paid?

Project UPLIFT will have a payment model based upon completion of individual project milestones.

11. What will the change order process look like?

Project UPLIFT is designed to avoid change orders. In the event one is necessary, this process will include submittal of the change order to the Project UPLIFT Construction Administrator for review and approval by the appropriate SBP staff and the selected A/E design firm.

12. Whose responsibility will be remediating environmental hazards?

Environmental hazards are not the responsibility of the construction firm. This work will either be completed by SBP's certified in-house team or an environmental contractor selected by SBP in coordination with the Governor's Office of Storm Recovery.

13. How is the bidding process designed?

The Project UPLIFT team, in coordination with the selected A/E design firm, will select the first 3-5 homes to elevate. A request for proposal to submit bids on the elevation projects will be provided to the qualified construction firms who successfully respond to the RFQ.



14. Who will be providing the scope of work for the initial batch of 3-5 projects?

The selected A/E design firm will develop preliminary plans for the construction firms. The construction firms will be given the opportunity to walk the homes and review these plans to develop a scope of work and cost proposal for the initial 3-5 projects. The Project UPLIFT team anticipates a difference in cost proposal bids due to a possible difference in contractor's scope of work and will take that into consideration.

15. How will the projects be awarded?

The initial batch of 3-5 projects will be awarded to one firm.

16. Are firms provided the opportunity to negotiate their project bids?

Yes, the bidding process will include a negotiation.

17. Smaller construction firms may not have the capacity to run 3-5 elevations concurrently. Has this been considered?

In the program's current design, we are seeking qualified firms who have the capacity to run 3-5 home elevation projects concurrently. Project UPLIFT encourages smaller firms with limited capacity to seek partnership or subcontractor opportunities in order to provide the required services.

18. Can you elaborate on the job training mentioned in the Project UPLIFT Request for Statements of Qualifications for Home Elevation Construction Services?

Section 3 of the Housing & Urban Development Act of 1968 requires that all employment and other economic opportunities generated by HUD financial assistance shall, to the greatest extent feasible, and consistent with existing federal, state and local laws and regulations, be directed to low- and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

The Section 3 program requires that recipients of HUD funds, to the greatest extent feasible, provide (a) employment and training and (b) contracting opportunities for low- or very low-income residents in connection with construction projects ("Section 3 eligible projects") in their neighborhoods.