

Are buildings eligible under this RFP if health and safety issues that require residents' relocation are included in the planned rehabilitation?

The buildings should remain occupied (subject to typical vacancy levels) through the design phase as well as the prospective construction phase during which the retrofit solution designed might be installed. This is to ensure the designed solutions are scalable and can be installed on occupied buildings. However, if health and safety issues that require vacating the building for several months need to be addressed, buildings remain eligible under this RFP provided the solutions developed for them could otherwise be installed with residents in place and cause limited disruption. Examples of such health and safety issues include asbestos and mold abatement or rewiring the electrical system to comply with fire code.

If a building does not have significant rehab planned or funding strategy in place, but desperately needs rehab work, will it qualify?

For the building to be eligible under this RFP, the owner must be planning to refinance or resyndicate the building and perform capital improvements that include substantial upgrades to the envelope (e.g., windows, façade, and/or roof) and mechanical systems within 12-24 months of issuance of the RFP.

A building that has capital improvement needs identified, but for which the owner is not planning to refinance or resyndicate the building and perform substantial upgrades within 12-24 months of issuance this RFP, is not eligible.

Can a prime contractor or team members participate on more than one solution provider team?

While team members may be included on more than one team application, once a prime contractor receives a contract as part of this RFP, that prime contractor is precluded from participating on any other team. Once a prime contractor is awarded a contract, any pending team application will need to be resubmitted with a replacement for that prime contractor.

Additionally, RetrofitNY recommends that team members participate on no more than two solution provider teams to be able to dedicate enough time and resources to the solution design. One of RetrofitNY's long-term goals is to encourage diversity of technologies, approaches, methods and institutions, and ensure that a variety of solution providers can eventually supply retrofit solutions. Too much duplicity across teams could limit the potential for diversity. For that reason, the program policy factors referenced in the RFP may preclude an otherwise eligible application from being approved if its members are already participating on multiple teams.

This does not apply to manufacturers or suppliers whose products may be specified by one or more teams regardless of whether or not a representative of that manufacturer or supplier is participating on one or more teams.

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