



**RFP for Routine, On-Call, and Emergency Refrigeration Systems  
Maintenance and Repair Services at Specific Sites  
Project #9175 / Contract #91750002  
Questions & Answers  
August 18, 2026**

In connection with the **Request for Proposals** relating to the **Refrigeration Systems Maintenance Services RFP** released by NYCEDC on **July 28, 2026**, the questions from potential Respondents and answers provided by NYCEDC are below.

1. **Q: Would NYCEDC consider awarding the HVAC equipment's maintenance service separate from the refrigeration equipment?**  
**A: Please refer to Addendum #1 to the RFP, issued on August 18, 2026, Moore Street Market is no longer a Specific Site in this RFP.**
2. **Q: Can NYCEDC confirm in writing that New Fulton Fish Market is the only one of the four Specific Sites where individual tenants are responsible for maintaining their own refrigeration equipment, and that at Brooklyn Wholesale Meat Market and New Essex Street Market, the awarded Contractor is responsible for tenant-space equipment tied into each building's shared systems (e.g., glycol piping, walk-in boxes, coolers, freezers, and display cases)?**  
**A: Please refer to Addendum #1 to the RFP, issued on August 18, 2026, Moore Street Market is no longer a Specific Site in this RFP. Tenants are responsible for maintaining their own refrigeration equipment (the equipment within their stall spaces) at all Sites except for the Brooklyn Wholesale Meat Market, where the Contractor will be responsible for maintaining and repairing equipment and tenants are responsible for any equipment replacements. Where applicable per the RFP's equipment lists, notably for New Essex Street Market, tenant-space equipment tied into a space's shared systems (i.e., the walk-in units in New Essex Street Market's sub-cellar, any systems pertaining to glycol, etc.) are the Contractor's responsibility. At any of the Specific Sites, NYCEDC may request that refrigeration-related work be performed by the Contractor within a tenant space on an as-needed basis (i.e., if a tenant vacates its stall).**
3. **Q: Can NYCEDC confirm, on a per-site basis, which ancillary equipment (e.g., kitchen exhaust fans, loading-dock air curtains) is within this Contract's scope? During the site tours, kitchen exhaust fans were described as in scope at New Essex Street Market but out of scope at Brooklyn Wholesale Meat Market, and we want to confirm this isn't simply inconsistent practice under the current vendor.**  
**A: Please refer to Exhibit B Equipment Lists included in the RFP and Addendum #1.**
4. **Q: At Brooklyn Wholesale Meat Market, can NYCEDC confirm that responsibility for tenant-owned equipment is split between the awarded Contractor (repairs to existing equipment) and the tenant (full replacement), and confirm whether this same division of responsibility applies at New Essex Street Market and Moore Street Market?**  
**A: Please see the answer to Question #2, above.**

5. **Q: Can NYCEDC confirm whether Moore Street Market will remain within this RFP's scope? Exhibit B lists only three rooftop HVAC units for this site, with no refrigeration equipment. If it remains in scope, please confirm whether the refrigeration-focused maintenance requirements applicable at the other three sites apply to Moore Street Market's HVAC units, or whether a different maintenance standard governs this site.**  
**A: Please refer to Addendum #1, issued on August 18, 2026, Moore Street Market is no longer a Specific Site in this RFP.**
6. **Q: For each of the four Specific Sites, can NYCEDC confirm the manufacturer and model of the refrigeration control system(s) or building management system currently installed and monitoring the equipment listed in Exhibit B, and confirm whether NYCEDC currently has direct access to any of these systems, independent of the incumbent maintenance vendor? Exhibit B lists equipment make/model (e.g., Krack) but does not identify the associated control or monitoring platform.**  
**A: Please refer to Addendum #1, issued on August 18, 2026, Moore Street Market is no longer a Specific Site in this RFP. The manufacturer and model of the building management system and/or monitoring equipment will be shared with the awarded Contractor at NYCEDC's discretion. NYCEDC currently has direct access to these systems at the Specific Sites.**
7. **Q: Exhibit B provides install year and refrigerant type for New Essex Street Market's equipment but not, in comparable detail, for New Fulton Fish Market (aside from a uniform 2003 install year across 127 units) or Brooklyn Wholesale Meat Market. Can NYCEDC provide install year and refrigerant type for the New Fulton Fish Market and Brooklyn Wholesale Meat Market equipment, to the extent such records exist?**  
**A: NYCEDC will share this information, as needed and at its discretion, with the awarded Contractor.**
8. **Q: Exhibit B does not appear to list refrigerant charge weight for any piece of equipment at any Specific Site. Given that New York's refrigerant management rule (6 NYCRR Part 494) applies based on charge-weight tiers, can NYCEDC confirm whether charge-weight records exist for this equipment, or whether establishing this inventory will be the awarded Contractor's responsibility?**  
**A: NYCEDC will share this information, as needed and at its discretion, with the awarded Contractor. In the unanticipated event that this information is not available for one or more Specific Site(s), then it will be the Contractor's anticipated responsibility to acquire this information.**
9. **Q: For the predictive maintenance/system analysis requirement, does NYCEDC have an existing baseline of historical maintenance records, refrigerant service logs, or equipment run-hour data for the Specific Sites that would be made available to the awarded Contractor to support this analysis?**  
**A: NYCEDC will share this information, as needed and at its discretion, with the awarded Contractor.**
10. **Q: For the official record, can NYCEDC confirm the legal name of the current refrigeration maintenance vendor(s) at each of the four Specific Sites?**  
**A: The current contractor is HUGHES ENVIRONMENTAL ENGINEERING, INC.**
11. **Q: The RFP requires the Contractor to implement and maintain an Equipment Tracking System accessible to NYCEDC via a secured digital platform. Does NYCEDC require this system to integrate with, or replace, any existing control/monitoring system at the Sites, or may the Contractor propose a standalone tracking platform independent of the equipment's native controls?**  
**A: No, NYCEDC does not require that this system integrate into or replace any existing**

control/monitoring system at the Sites. The Contractor may propose a standalone tracking platform independent of the equipment's native controls.

**12. Q: Is reliable network connectivity (Wi-Fi, cellular, or wired) currently available at each Specific Site to support remote equipment-monitoring hardware, or should Respondents assume they must provide and install their own connectivity infrastructure as part of the Services?**

**A: Yes, reliable network connectivity should be available at each Specific Site. It is not anticipated that Respondents will need to install their own connectivity structure as part of the Scope of Services.**

**13. Q: Please confirm whether NYC Labor Law Section 220 prevailing wage requirements apply to labor performed under this Contract, and if so, which prevailing wage schedule and classification(s) govern the Services described in the Scope of Services.**

**A: Yes, prevailing wage requirements apply to the labor performed under this Contract, and Respondents are responsible for submitting the relevant classifications found in New York State Labor Law Article 9. NYCEDC prefers that the Contractor solicit workers from local union(s).**