

**The New York City Housing Authority
And
The New York City Department of Housing Preservation and
Development**

**AFFORDABLE HOUSING FOR
NEXTGENERATION NYCHA SITES
IN MOTT HAVEN, BRONX**

**REQUEST FOR PROPOSALS
RFP 63875**

ADDENDUM 1

RFP issue date: June 30, 2016

Addendum 1 issue date: August 16, 2016

Revised deadline to submit questions: August 26, 2016

Bill de Blasio, Mayor

Alicia Glen, Deputy Mayor for Housing and Economic Development



Department of
Housing Preservation
& Development

Vicki Been, Commissioner
Department of Housing Preservation and Development
www.nyc.gov/hpd



Shola Olatoye, Chair & CEO
New York City Housing Authority
www.nyc.gov/nycha

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I. Questions and Answers

Enclosed is a summary of questions and answers discussed at the pre-submission conferences that took place on July 19th and July 21st, 2016. Also included are answers to questions that were sent to the Next Gen NYCHA email address at NGN.MottHaven@nycha.nyc.gov. The deadline to submit questions has been extended to no later than 2:00 PM on Friday, August 26th, 2016, and must include the firm name, name of the respondent, title, address, telephone number, and e-mail address of the respondent.

1. For the Betances VI proposal, is there a preference for deeper income targeting or can developers propose more of a mixed-income project? Is NYCHA/HPD looking for more tax credit units?
 - a. NYCHA/HPD does not specify income levels in the Request for Proposals (RFP). Developers should keep in mind the AMI (Area Median Income) levels of the Mott Haven neighborhood, as well as this site's proximity to transportation and shopping opportunities available at The Hub. NYCHA/HPD are looking for proposals that have an income-mix that is financially feasible.

2. Within the RFP, NYCHA states that for Betances VI, a secondary pro-forma would not be scored; but Betances V asks for pro-formas for Project Based Vouchers (PBVs), and no PBVs. You will score both for Betances V, correct?
 - a. Yes, both financing scenarios will be scored during the Betances V evaluation. It is anticipated that a separate RFP to be issued specifically for PBVs will be released by HPD later this year; HPD encourages developers to respond to the forthcoming RFP and any other PBV competition in order to provide the deepest level of affordability to New York City's senior population.

3. What does NYCHA consider as a preferable or competitive percentage of the developer fee?
 - a. This RFP and evaluation is an open, competitive process. Proposals will be evaluated based on the Selection Criteria as outlined in the RFP.

4. For Betances VI, we assume that the project is too small for bonds and there might not be a developer fee in a non-competitive proposal, so how would you score the developer fee split on a competitive proposal in that case?
 - a. Given the Uniform Land Use Review Procedure (ULURP) requirement for the Betances VI site as stated in the RFP, the Betances VI residential zoning floor area should be large enough to support a tax-exempt bond transaction.

5. For Betances V, the RFP states that the Zoning Floor Area (ZFA) available is 95,000 Square Feet (SF). It also states that the development is as-of-right. Are there any rights being transferred or combined to add up to this available FAR?
 - a. There are no development rights being transferred. Block 2287, Lot 26 and Block 2287, Lot 71, and the accompanying floor area, will be merged to create a new zoning lot for the proposed development. According to the New York City Zoning Resolution, the maximum allowable floor area for the residential portion is approximately 78,000 SF using a 3.9 FAR (Affordable Independent Residences for Seniors Program, ZR 23-155), and the maximum allowable floor area is approximately 95,000 SF using a 4.8 FAR (ZR 24-11).

6. For the Site Inspections, will the tour of the sites begin at Site 1 or 2? Or will people be available at both sites?
 - a. There will be NYCHA representatives at both sites from 10am to noon on Friday, 7/22. Developers are welcome to visit both sites. There is no guided tour.

7. For the garage underneath the commercial building, will it be the developer's responsibility to demolish the garage or is that at the developer's discretion?
 - a. Demolition of the garage is at the developer's discretion. NYCHA/HPD do not require parking for the new development.

8. Is there a preference to award these sites to separate developers? Can both sites/projects go to the same developer or must they be awarded separately?
 - a. There is no preference to award these sites to separate developers. Proposals will be evaluated based on the guidelines set forth in the RFP.

9. Regarding, Betances V's competitive financing scenario and language about the Project Based Voucher Request For Proposals; can developers assume that the use of Project Based Vouchers will trigger Davis-Bacon prevailing wages? Should developers assume two different scenarios with two different hard costs depending on Davis-Bacon and non-Davis-Bacon wages?
 - a. The RFP requires that proposals for Site 1, Betances V, include a primary financing scenario that includes Project Based Vouchers. Use of nine or more Project Based Vouchers on a project will trigger Davis-Bacon wage requirements. The RFP requires that proposals for Site 1, Betances V, include an alternative financing scenario that does not assume Project Based Vouchers or any other competitive financing sources. Construction costs for the each financing scenario should reflect the requirements associated with proposed funding sources.

10. Does the relocation of the Betances VI commercial tenant trigger Uniform Relocation Act (URA) proceedings? And does the developer need to budget for that?
 - a. There is one tenant at the existing 474 Willis Avenue commercial building; the lease ends in December 2018. Once selected, NYCHA and the developer will begin the ULURP process to rezone the site. If a developer is selected in January 2017, ULURP proceedings could take until spring 2018, leaving about six months left in the commercial tenant's lease. At that time, NYCHA will address the tenancy.

11. Is any environmental information available for the development sites, particularly for the existing structure at Betances VI?
 - a. No, NYCHA has not completed a Phase I Environmental for either site. For the Betances VI site, *Exhibit B* in the RFP includes site plans, construction plans, and schematics of the existing buildings on the zoning lot.

12. Is there a preference for partnering with a non-profit or supportive housing group for these sites?

- a. No, there is no preference on selecting a particular type of development team. Please refer to the RFP's Competitive Selection Criteria which includes "Development Experience, Management, and Capacity" for development team requirements and preferences.

13. You mentioned there is a preference for deeper rent-skewing, so is there also a preference for economically-mixed units (at 80% or 100% of AMI) in the Betances VI proposal?
 - a. NYCHA/HPD does not specify income levels in the Request for Proposals (RFP). Developers should keep in mind the AMI (Area Median Income) levels of the Mott Haven neighborhood, as well as this site's proximity to transportation and shopping opportunities available at The Hub. NYCHA/HPD are looking for proposals that have an income-mix that is financially feasible.

14. For the Betances V/senior building proposal, is there a restriction on studios and 1-bedrooms, or is there a preference for the unit sizes?
 - a. HPD's Senior Affordable Rental Apartment (SARA) Term Sheet states that projects may include studios and 1br apartments, but does not specify a preference for either unit type. NYCHA/HPD will leave it to the developer to specify the unit mix.

15. Will the existing 5-story residential building on the Betances VI zoning lot be demolished too?
 - a. No, it will not be demolished.

16. The RFP states that the existing 5-story residential building on Block 2291, Lot 1 has 114 units, with 45,500 SF of residential floor area. Please clarify.
 - a. The RFP incorrectly lists the number of units in the existing residential building on the Betances VI Zoning Lot to be 114 units. There are 50 residential units in the existing building. The correct residential zoning floor area on the Betances VI lot is 45,500 SF, as stated in the RFP. Please disregard the original unit count listed in the RFP, and use the 50-unit count for Betances VI zoning calculations. The site plans of the existing buildings on Block 2291, Lot 1 can be found within the RFP's *Exhibit B*.

17. For Betances V, is the 95,000 SF available for zoning floor area for residential use only? Or combined residential and community facility uses?

According to the New York City Zoning Resolution (ZR 24-11), an FAR of 4.8 is applicable for the merged sites to create approximately 95,000 SF of maximum allowable floor area.

18. For Betances VI, is there a preference on unit mix?
 - a. There is no preference; NYCHA/HPD is looking for proposals which comply with the bedroom unit distribution outlined in the HPD Term Sheets.

19. With respect to the senior site (Betances V), are social services funding considered a competitive source?
 - a. Social service funding is not an affordable housing financing source and should not be included in project underwriting.

II. PRE-SUBMISSION PRESENTATION



RFP Pre-Submission Conference



Affordable Housing for NextGeneration NYCHA Sites in Mott Haven, Bronx RFP 63875

July 19th and 21st 2016
11:30 AM, NYCHA, 250 Broadway, 12th Floor Boardroom



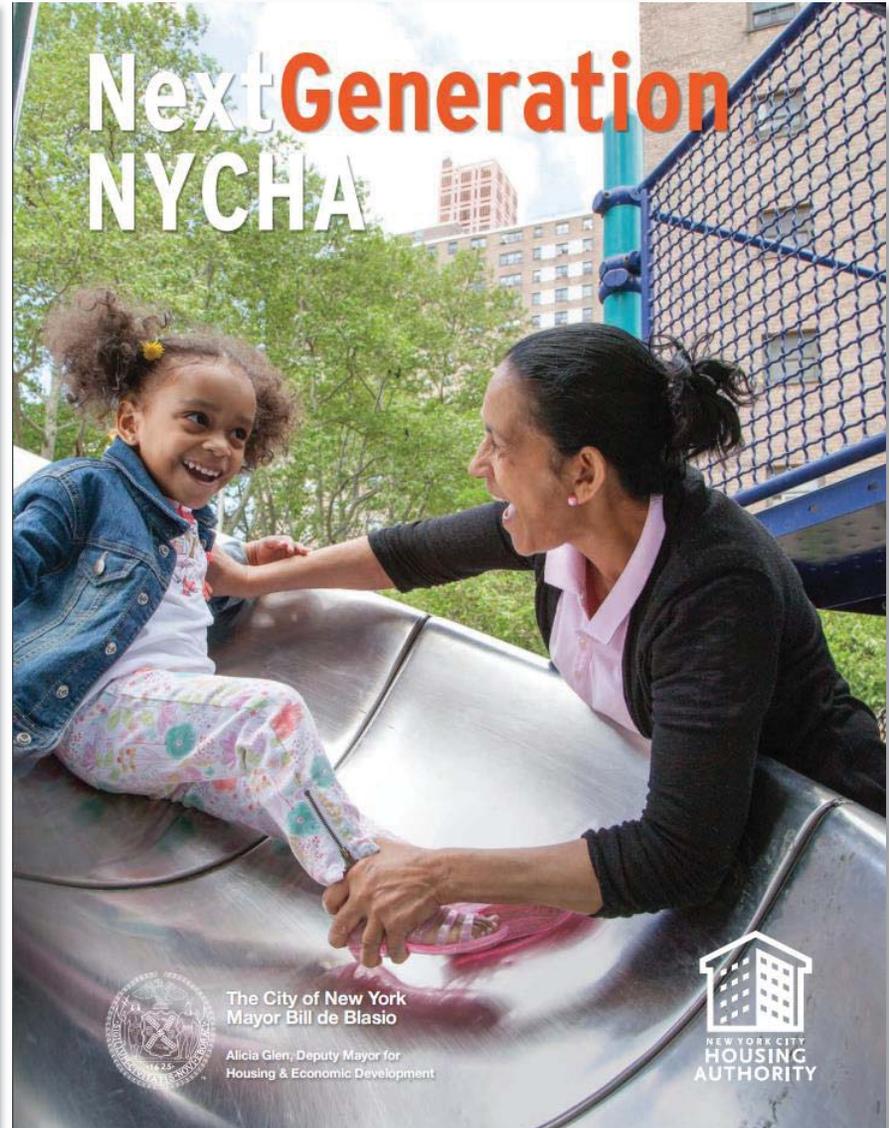
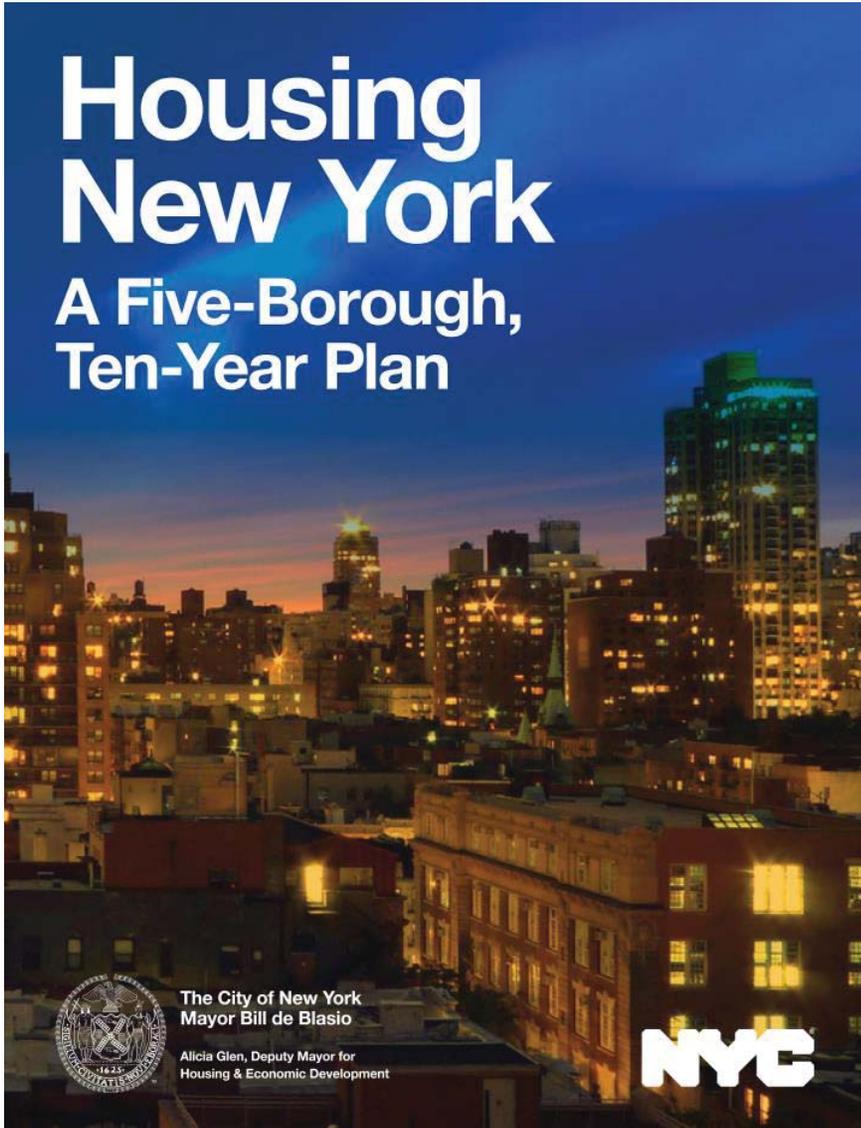
Agenda



1. HPD and NYCHA Collaboration
2. Site Information
3. Financing and Underwriting
4. Threshold Criteria
5. Competitive Criteria
6. Important Dates
7. Questions and Answers

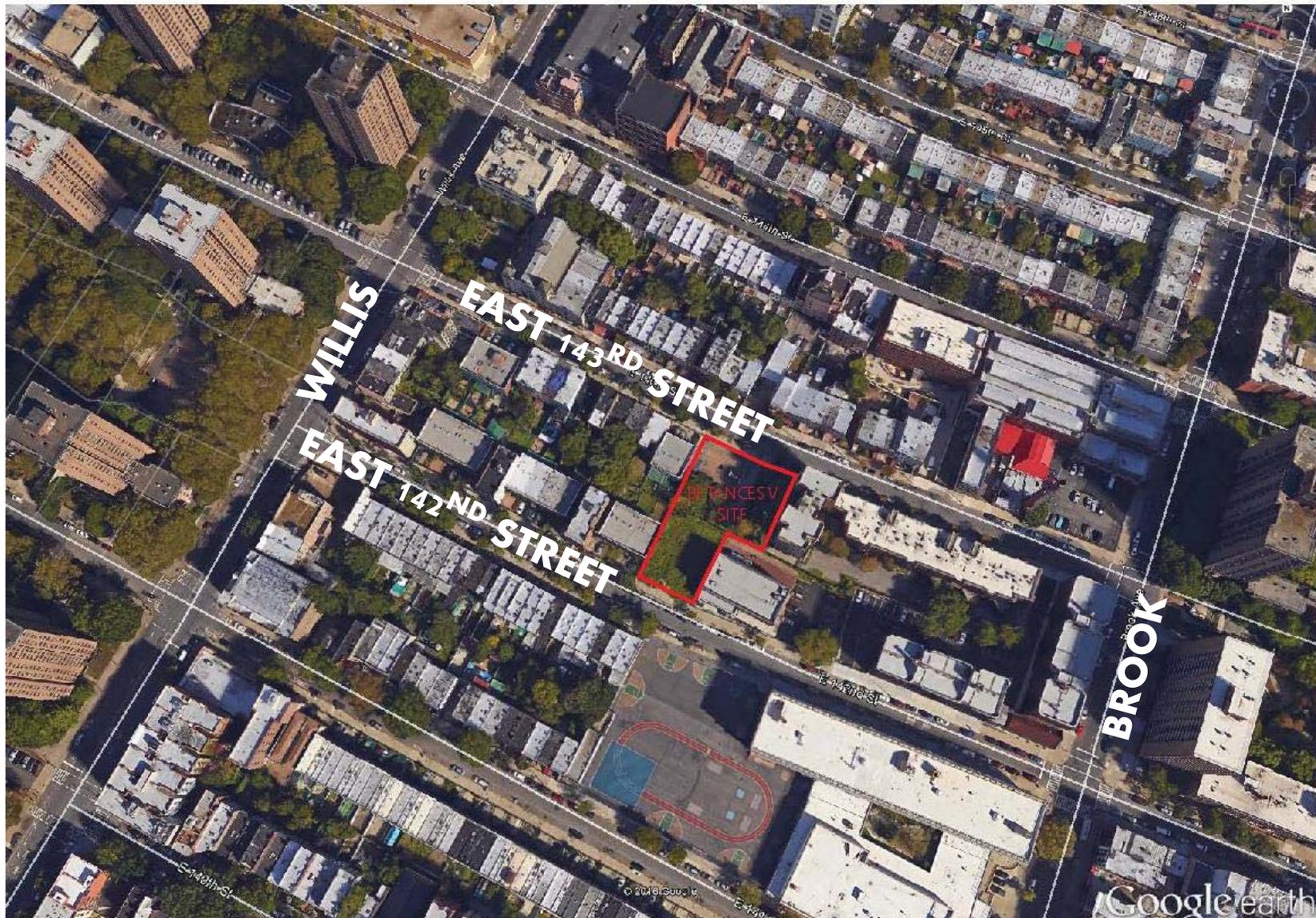


HPD and NYCHA Collaboration



Site Information

Betances V Site, Mott Haven, Bronx



Site located midblock between East 142nd and East 143rd Street(s), and between Willis and Brook Avenue(s).



Site Information



Site 1 – Betances V, Mott Haven (The Bronx)

Location, Site Area, and Development Rights for Project

- The Development Site 1 contains a NYCHA-owned property (former playground) and a contiguous City-owned vacant lot. The City-owned property will be disposed of to NYCHA utilizing New York Public Housing Law Section 124.
- Lots will be merged to create a new zoning lot.
- Zoning: R6.
- Site Area: Approximately 20,100 SF
- Total Zoning Floor Area Available for Project: Approximately 95,000 SF.
- Applicants are expected to submit an as-of-right proposal and must conform to the Quality Housing Program



Site Information



Site 1 – Betances V, Mott Haven (The Bronx)

Specific Program Requirements – Residential

- Affordable senior housing for households 62 years or older.
- Units must remain in the rent regulation system for the duration of the project or as required by law, but in no case less than thirty (30) years.
- It is anticipated that a separate Request For Proposals to be issued specifically for Project Based Vouchers (“PBV”) will be released by HPD later this year; Applicants are encouraged to apply to the forthcoming RFP and any other PBV competition in order to provide the deepest level of affordability to New York City's senior population.
- Proposals for Site 1, Betances V, must include both a primary financing scenario that includes PBVs (but no other Competitive Financing Sources), and an alternate financing scenario for the Proposal that does not include PBVs (or any other Competitive Financing Sources). Both financing scenarios will be scored during the evaluation.



Site Information



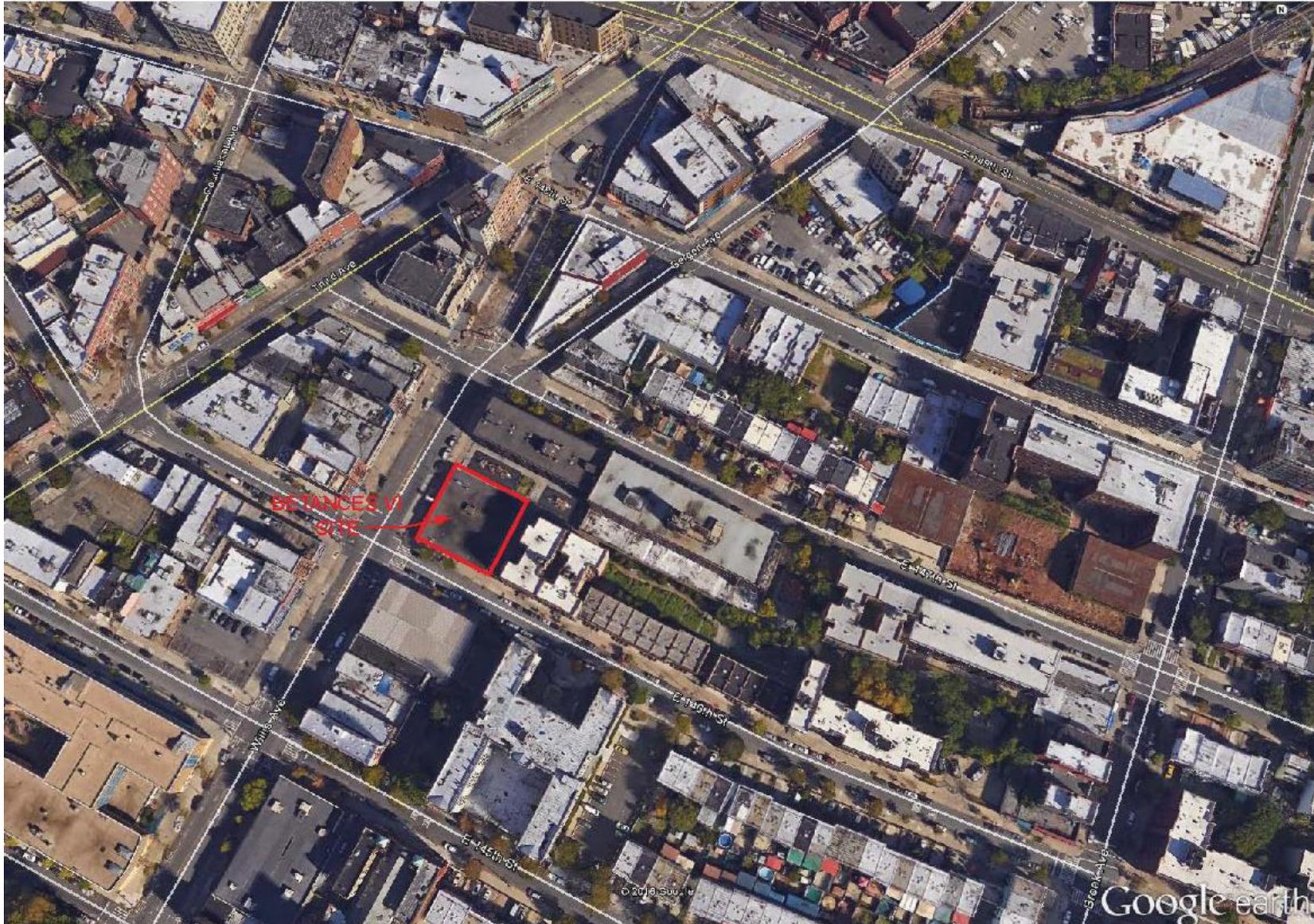
Site 1 – Betances V, Mott Haven (The Bronx)

Additional Requirements and Preferences

- Proposals should include the required accessory social and welfare facilities as per Quality Housing for the Elderly Requirements, as well as resident services plan for seniors. Neither HPD nor NYCHA will provide operating subsidy for resident services.
- Applicants can assume no requirement of parking spaces for the Development Site.
- Street trees are required along the frontages of the Development Site.
- Preference will be given to proposals that provide NYCHA with a competitive percentage of the developer fee proceeds.
- Proposals for one or two buildings (with frontages on one or both streets) are acceptable.

Site Information

Betances VI Site, Mott Haven, Bronx



Site located at the Northeast corner of the intersection of East 146th Street and Willis Avenue.



Site Information



Site 2 - Betances VI, Mott Haven (The Bronx)

Location, Site Area, and Development Rights for Project

- Located along Willis Avenue between East 146th Street and East 147th Street.
- Property contains an existing NYCHA residential building, an outdoor playground, a one-story commercial building and an underground parking garage. Applicants do not need to provide replacement parking. The Developer will be required to demolish the existing commercial structure in order to clear the proposed site for redevelopment.
- Zoning: R6/C1-4. It is NYCHA's intention to propose that this lot be rezoned to R7X/C1-4. Applicants must submit one proposal that complies with R7X/C1-4 zoning. NYCHA would consider other rezoning scenarios (e.g. R8/C1-4 for a height factor building) that are accompanied by thorough justification for the proposed alternative.
- Site Area: Approximately 9,800 SF. Suggested new tax lot is a portion of the zoning lot.
- Applicants may assume height and setback waivers.
- Prior to conveyance, the lot will be subdivided to create a separate tax lot on the same zoning lot; development rights necessary to achieve total zoning floor area of the Project will be specified in the Ground Lease document.



Site Information



Site 2 - Betances VI, Mott Haven (The Bronx)

Specific Program Requirements – Residential

- 100% affordable mixed-use rental building for families.
- Units must remain in the rent regulation system for the duration of the project or as required by law, but in no case less than thirty (30) years.
- Proposals must include a primary financing scenario that does not include Competitive Financing Sources. Proposals providing the deepest affordability with the least amount of subsidy will be rated favorably. Developers may submit an alternative financing scenario that may include Competitive Financing Sources with their Proposal; however, the alternate scenario is not required nor will it be scored during the evaluation.



Site Information



Site 2 - Betances VI, Mott Haven (The Bronx)

Additional Requirements and Preferences

- Proposals should include ground floor commercial space.
- Applicants can assume no requirement of parking spaces.
- Preference will be given to proposals that provide NYCHA with a competitive percentage of the developer fee proceeds.



Financing and Underwriting



- 1. Site Disposition**
- 2. Developer Fee**
- 3. Financing**
- 4. Resale, Refinancing, and Recapture Restrictions**
- 5. Real Property Taxes**



Threshold Criteria



- 1. Completeness of Proposal**
- 2. Comparable Development Experience**
- 3. Comparable Management Experience**
- 4. Development Capacity and Current Workload**
- 5. Conformance with RFP**
- 6. Ability to Finance**
- 7. Feasibility of Development Proposal**
- 8. Adverse Findings**



Competitive Criteria



- 1. Financial Feasibility of Development Proposal (35% of score)**
- 2. Development Experience, Management, and Capacity (30% of score)**
- 3. Quality of Building & Urban Design (25% of score)**
- 4. Program - Housing Affordability and Community Facility (10% of score)**



Important Dates



Friday, July 22nd

10 AM – 12 PM

Site Inspections

Attendees are welcome to bring cameras, flashlights, hardhats, etc.

Monday, August 22nd

Last day to submit Questions to NGN.MottHaven@NYCHA.nyc.gov

by 2 PM

Friday, September 30th

**Submission of Proposals to NYCHA
by 4 PM**

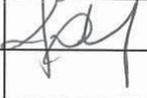
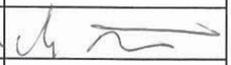


Questions & Answers

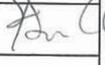
III. PRE-SUBMISSION ATTENDANCE LIST

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Supply Management Department- Procurement
Affordable Housing for NextGeneration NYCHA Sites in Mott Haven, Bronx RFP# 63875
NYCHA, 250 Broadway, 12th Fl. Board Room 7/19/16, 11:30am

| No | Company Name | Name of Person Attending | Phone Number | E-mail Address | Signature |
|------|-----------------------------------|---|---|--|---|
| ✓ 1 | 20/20 Inspections Agency, Inc. | Laurie Spencer | 718-854-2867 | lauries@2020inspections.com | |
| 2 | AECOM | Jordan Smith | 212-377-8729 | jordan.smith@aecom.com |  |
| ✓ 3 | Architecture In Formation | Matthew Bremer ^{FERLISI} | | | |
| ✓ 4 | Architecture In Formation | Paulo Flores | | | |
| ✓ 5 | ^{g-} BGE Development | Sol Bauer | 917-960-1177 | sol@bgedevelopment.com |  |
| 6 | Builders-R US Construction, Corp. | Jeffrey Mabry | ⁶⁴⁶⁻²⁹⁶⁻¹⁸⁵⁹ 212-876-5900 | jeffrey@brus.us |  |
| 7 | Community Service Society | Victor Bach | 212-614-5492 | vbach@CSSNY.ORG | |
| 8 | Dattner Architects | Beth Greenberg | | | |
| 9 | Dattner Architects | Ira Mitchneck | | IMITCHECK@DATTDENVER.COM |  |
| 10 | Dattner Architects | Matthew Barlow | 212-247-2660 | mbarlow@dattner.com | |
| ✓ 11 | Delric Construction Co., Inc. | Debra Jimenez ^{Robert Ricciardo} | 973-427-0058 | RICCIARDIE estimating@delricconstruction.com | |
| 12 | Design AIDD Architecture, DPC | Andrea Jandricek | | | |
| 13 | Design AIDD Architecture, DPC | Ian Pinto | | | |
| ✓ 14 | Erin Construction and Development | Alana Smith + Tom Sam | 917-745-2077 | tom@erinconstruction.com smithalana@hotmail.com |  |
| 15 | FETNER | Chris Grant | 646-237-4594 | cgrant@fetner.com | |

Supply Management Department- Procurement
 Affordable Housing for NextGeneration NYCHA Sites in Mott Haven, Bronx RFP# 63875
 NYCHA, 250 Broadway, 12th Fl. Board Room 7/19/16, 11:30am

| No | Company Name | Name of Person Attending | Phone Number | E-mail Address | Signature |
|------|-----------------------------------|--------------------------|-----------------------------|-------------------------------|---|
| ✓ 16 | JGV Management | Norberto Velazquez | 347-565-5481 | nvelaz@jgvmanagement.com | |
| ✓ 17 | Liberty Hill Medical | Dr. Sandra Nickens | | smnp02@aol.com | |
| ✓ 18 | Liberty Hill Medical | Gregory Williams | | | |
| ✓ 19 | Nelligan White Architects | Roger Marquis | 212-675-0500 | roger@nelliganwhite.com | |
| ✓ 20 | Ridgewood Bushwick Senior Citizen | Emily Kurtz | 718-366-3800 X10003P | ekurtz@rbscc.org |  |
| 21 | Settlement Housing Fund | Molly Wasow Park | 212-265-6530 | mwasowpark@shfinc.org | |
| 22 | Sherwin Williams | Jeremy Lewis | 917-846-9709 | jeremy.lewis@sherwin.com | |
| ✓ 23 | The Community Builders | Desiree Andrepont | 917-749-5730 | desiree.andrepont@TCBINC.ORG | |
| 24 | RKTB | ALEX BRITO | 212-807-9500 ¹⁰⁸ | abrto@rktb.com |  |
| 25 | Lettire Construction | Jordanna Lavack | 9175655337 | jlavack@lettire.com | |
| 26 | SEUHELP | VISA TRUB | 2129711111 | VTRUB@SEUHELP.ORG |  |
| 27 | Housing Partnership | Dan Cohen | 646-217-3373 | dcohen@housingpartnership.com |  |
| 28 | | | | | |
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Supply Management Department- Procurement
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 NYCHA, 250 Broadway, 12th Fl. Board Room 7/19/16, 11:30am

Michael Gatoric

| No | Company Name | Name of Person Attending | Phone Number | E-mail Address | Signature |
|----|-----------------------------------|--|-----------------------|---|--------------------------|
| 1 | Erin Construction and Development | Alana Smith | 917-745-2077 | smithalana@hotmail.com | <i>Alana Smith</i> |
| 2 | Design AIDD Architecture, DPC | Andrea Jandricek | | | |
| 3 | Dattner Architects | Beth Greenberg | | | |
| 4 | FETNER | Chris Grant | 646-237-4594 | cgrant@fetner.com | |
| 5 | Delric Construction Co., Inc. | Debra Jimenez Robert Ricciardo | 973-427-0058 | estimating@delricconstruction.com rricciardo@delricconstruction.com | <i>MR</i> |
| 6 | The Community Builders | Desiree Andrepont | 917-749-5730 | desiree.andrepont@TCBINC.ORG | <i>Desiree Andrepont</i> |
| 7 | Liberty Hill Medical | Dr. Saundra Nickens | | smnp02@aol.com | |
| 8 | Ridgewood Bushwick Senior Citizer | Emily Kurtz | 718-366-3800 X10003PH | ekurtz@rbssc.org | |
| 9 | Liberty Hill Medical | Gregory Williams | | | <i>Gregory Williams</i> |
| 10 | Design AIDD Architecture, DPC | Ian Pinto | | | |
| 11 | Dattner Architects | Ira Mitchneck | | | |
| 12 | Builders-R US Construction, Corp. | Jeffrey Mabry | 212-876-5900 | jeffrey@brus.us | |
| 13 | Sherwin Williams | Jeremy Lewis | 917-846-9709 | jeremy.lewis@sherwin.com | |
| 1 | 20/20 Inspections Agency, Inc. | Laurie Spencer | 718-854-2867 | lauries@2020inspections.com | <i>Laurie E. Spencer</i> |
| 2 | Dattner Architects | Matthew Barlow | 212-247-2660 | mbarlow@dattner.com | |

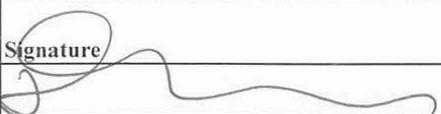
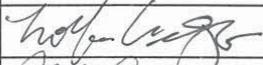
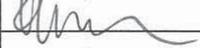
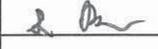
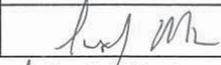
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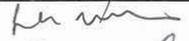
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Supply Management Department- Procurement
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| No | Company Name | Name of Person Attending | Phone Number | E-mail Address | Signature |
|----|---------------------------|--|--------------|------------------------------|---|
| 3 | Architecture In Formation | Matthew Bremer | | matte@afny.com |  |
| 4 | Settlement Housing Fund | Molly Wasow Park | 212-265-6530 | mwasowpark@shfinc.org | |
| 5 | JGV Management | Norberto Velazquez | 347-565-5481 | nvelaz@jgvmanagement.com |  |
| 6 | Architecture In Formation | Tammy Ferlisi Paulo Flores | | tammy@afny.com |  |
| 7 | Nelligan White Architects | Roger Marquis | 212-675-0500 | roger@nelliganwhite.com |  |
| 8 | BGE Development | Sol Bauer | 917-960-1177 | sol@bgdevelopment.com |  |
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NYCHA

11:30 - Betances RPF

Company

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phone

email

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~~lettre~~
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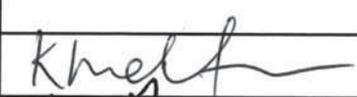
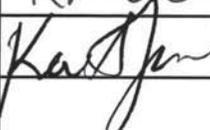
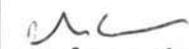
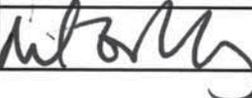
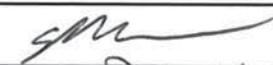
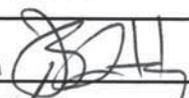
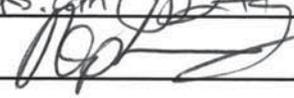
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SKAmarin.com

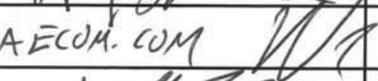
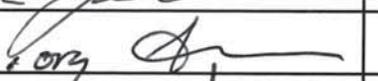
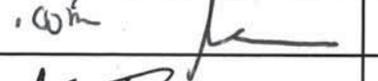
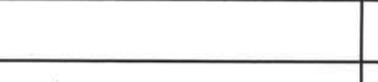
Supply Management Department- Procurement
Affordable Housing for Next Generation NYCHA Sites in Mott Haven, Bronx RFP# 63875
NYCHA, 250 Broadway, 12th Fl. Board Room 7/21/16, 11:30am

| No | Name of Person Attending | Company Name | Phone Number | E-mail Address | Signature |
|----|--------------------------|-----------------------------------|--------------|------------------------------|---|
| 1 | Abigail Alphonso | | 718-669-4441 | abigailalphonso@yahoo.com | |
| 2 | Andrea Jandricek | Design AIDD Architecture, DPC | | | |
| 3 | Andrea Kretchmer | Type A Projects | 917-747-8396 | kretchmer@typeaprojects.com | |
| 4 | Andrea Wong-Miller | AFL-CIO Housing Investment Trust | 212-554-2753 | awong-miller@aflcio-hit.com | |
| 5 | Andy Pittman | Romines Architecture | 347-916-1344 | Andy@rominesarchitecture.com | |
| 6 | Blaise Rastello | Gilbane Development Company | 703-752-8586 | Brastello@gilbaneCo.com | |
| 7 | Cecile House | Gilbane Development Company | | | |
| 8 | Corien John | NHP Foundation | 347-944-3754 | Cjohn@nhpfoundation.org |  |
| 9 | Crystal Morales | | | moralescrystal22@gmail.com | |
| 10 | David Z. Chen | Cashflow Capital LLC | | | |
| 11 | Frederick J. Jack | Safety Certified | 917-855-3462 | | |
| 12 | Ian Pinto | Design AIDD Architecture, DPC | | | |
| 13 | Jane Sylverman | The Hudson Companies, Inc. | | jesnyc@earthlink.net | |
| 14 | Jeffrey Mabry | Builders-R US Construction, Corp. | 212-876-5900 | jeffrey@brus.us | |
| 15 | Jeremy Lewis | Sherwin Williams | 917-846-9709 | jeremy.lewis@sherwin.com | |
| 16 | Joel Silver | Michaels Development Company | 856-797-8415 | jsilver@themichaelsorg.com | |
| 17 | Jordanna Lacoste | Lettire Construction Corp. | 212-996-6640 | ilacoste@lettire.com | |

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|----|--------------------------|-------------------------------------|---------------------|---------------------------------|---|
| 18 | Joseph Kohl-Riggs | Joseph Kohl-Riggs | 718-473-9663 | jkohlriggs@hudsoninc.com | |
| 19 | Karuna Mehta | Alembic Community Development | 212-566-8805 Ext 15 | kmehta@warnkecc.com |  |
| 20 | Kevin A. Jones | Cashflow Capital LLC | 212-842-0040 X101 | kevin@cashflowcapitalllc.com |  |
| 21 | Laurie Spencer | 20/20 Inspections Agency, Inc. | 718-854-2867 | lauries@2020inspections.com | |
| 22 | Michael Kornspun | Hunt Companies | 914-701-4415 | mike.kornspun@huntcompanies.com |  |
| 23 | Michael McCarthy | Alembic Community Development | | mymccarthy@alembiccommunity.com |  |
| 24 | Michael Schmandt | AFL-CIO Housing Investment Trust | | | |
| 25 | Orah Mansher | Golden East Investors | 646-598-2441 | omansher@geinvestors.com | |
| 26 | Peter Ermogenous | Technico Construction Services, Inc | 718-937-3800 | petere@technico-csi.com |  |
| 27 | Quncie Williams | Alexander Gorlin Architects, LLC | 212-229-1199 | qwilliams@gorlinarchitects.com | |
| 28 | Ravin Jagoo | Cashflow Capital LLC | | | |
| 29 | Roger Marquis | Nelligan White Architects | 212-675-0500 | roger@nelliganwhite.com | |
| 30 | Sharmi Sobhan | Chase | 212-270-2934 | sharmi.a.sobhan@chase.com |  |
| 31 | Brian Heagy | Duvernay Brooks | 646 2300551 | bheagy@duvernaybrooks.com |  |
| 32 | Stephanie Krepper | SKA MARIN | 516-466-9581 | steph.krepper@skamarin.com |  |
| 33 | Alex Roebelen | Property Resources Corporation | 914 729 9829 | AlexR@PRCny.com | |
| 34 | DAVE BEER | BREAKING GROUND | 212 389 9327 | DREEN@BREAKINGGROUND.ORG |  |
| 35 | Vincent Liarello | Cookfox Architects | 212 477 0287 | vliarello@cookfox.com |  |

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|----|--------------------------|------------------------------|----------------|------------------------------|---|
| 36 | Bryant Brown | SEIU 32BJ | | bbrown@seiu32bj.org |  |
| 37 | AMIE GROSS | AMIE GROSS Architects | 212.755.4400 | asg@amiegrossarchitects.com |  |
| 38 | JEFFREY OAKMAN | CIS | 609-468-4473 | joakman@cisnj.com |  |
| 39 | JANE FOX | WHEDCO | 718 839 1188 | jfox@whedco.org |  |
| 40 | Melanie Masovero | MHANY | 718 246 8080 | mmasovero@mhany.org |  |
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| 43 | Mehdi Elkhadi | Lafayette RE | 561 660 0977 | mehdi@lafayette-re.com |  |
| 44 | Francis Caumaz | Lafayette RE | 917-209-6757 | Francis@Lafayette-re.com |  |
| 45 | Susan Albrecht | Assn. of FNY Architects Home | 646-794 3167 | susan.albrecht@archny.org |  |
| 46 | Bernie Carr | Benchmark Title | 917-658-2120 | bcarr@benchmarkta.com |  |
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| 48 | Jacques Barbot | NYCHA | (212) 306-3265 | Jacques.Barbot@NYCHA.NYC.GOV |  |
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