

## SustainNYC RFP: Addendum 2

RFP issue date: May 23, 2016

Addendum 1 issue date: Thursday, June 23, 2016

Addendum 2 issue date: July 22, 2016

### Contents of the Addendum

**A. Questions and Answers** – Enclosed is a summary of questions and answers included that were sent to the SustainNYC RFP email address.

## A. Questions and Answers

### *Passive House*

**Q: Does HPD have a preference for development teams to certify with either PHI or PHIUS?**

A: HPD will accept PHI or PHIUS certification, there is no preference for one over the other.

**Q: Which Passive House courses can be taken to meet the requirement in the SustainNYC RFP that each development team have a member that is Passive House certified?**

A: There are a number of acceptable certifications outlined in Appendix D of the SustainNYC RFP. Any course that results in one of these certifications can be taken:

- PHIUS Certified Passive House Consultant (CPHC®)
- PHIUS Certified Builders Training
- PHIUS+ Large Building Verifier Training
- PHI Certified Passive House Consultant & Designer (CPHC&D)
- PHI Certified Passive House Tradesperson- Building Envelope (CPHT-BE)
- PHI Certified Passive House Tradesperson- Mechanical Building Services (CPHT-MBS)

**Q: What software can be used to meet the RFP requirement that finalists submit a basic feasibility assessment of their Passive House design?**

A: For projects planning to certify through PHI, it is highly recommended that initial project designs be rendered in Sketch-up. Projects planning to certify through PHIUS should use Sketch-up or Revit to render initial project designs. This initial rendering will be required as part of the initial feasibility assessment for RFP finalists. RFP finalists pursuing certification under PHI should use designPH or the Passive House Planning Package (PHPP). RFP finalists pursuing certification through PHIUS will need to submit a preliminary feasibility study to HPD that is performed by PHIUS. Access the following link for more information about the PHIUS feasibility study: <http://www.phius.org/phius-certification-for-buildings-and-products/phius-2015-project-certification/submit-a-project-for-certification>

See Appendix D of the SustainNYC RFP for more details related to Passive House requirements.

**Q: Will the marketing plans for the SustainNYC development require tenant education on what tenant responsibilities are necessary in order to live in a passive house environment and the differences between living in a passive house building and a regular building?**

A: Marketing plans are not required to include a plan for tenant education related to Passive House. We anticipate that any tenant education related to Passive House will occur after the lottery process and lease-up.

### *Community Gardens*

**Q: Can HPD or Parks help us to coordinate a meeting with representatives of the GreenThumb community gardens that are to be incorporated into the development project?**

A: We certainly want RFP applicants to seriously consider and incorporate community gardener priorities and needs, although HPD and Parks will not be able to coordinate a meeting between an RFP applicant and community garden representatives.

### *Local Hiring/Training*

**Q: Is there a preference for development teams who provide a plan for training local residents or partnering with a local organization to do passive house construction training in East Harlem?**

A: Applicants must demonstrate a plan for outreach to residents of the Community District within which the proposed project is located related to employment opportunities generated by the proposed project. Said outreach may be demonstrated by activities including, but not limited to, training programs, job placement activities and connection to *HireNYC* objectives, as well as Applicants' own staffing practices, and/or Applicants' contracting practices on the proposed project. Applicants will be required to comply with their outreach plans and will be required to regularly report on their outreach activities. Outreach plans should be included in Tab O of an RFP submission.

### *RFP Process*

**Q: Is there a formal process for submitting questions to be included in future Addenda?**

A: Questions should be sent to the SustainNYC RFP email address at [E111RFP@hpd.nyc.gov](mailto:E111RFP@hpd.nyc.gov).

**Q: Is there a timeline for the review process? If so, when should applicants expect the threshold review to begin and end?**

A: There is no specific timeline for the review process. However, as mentioned in the Pre-Submission Conference, we are hoping to select a developer for the project before the end of 2016. Much of this depends on the number and complexity of submissions we receive.

**Q: Will HPD publish responses to questions submitted after the pre-submission conference (e.g. will you be sending out another addendum)?**

A: We will be publishing answers to questions received after the pre-submission conference in additional addenda, such as this addendum. Depending on how many questions we receive, there may be multiple addenda.

## *Zoning*

**Q: If the proposal follows the density/FAR requirements of the intended rezoning but seeks bulk and street wall continuity waivers to better address the stated community preferences and RFP goals, would this proposal be considered to be a proposal that is compliant with the intended rezoning?**

A: Applicants should include at least one scenario that complies with the intended rezoning, including bulk and street wall requirements. Designs that will require zoning waivers should be submitted as alternatives to the base scenario that complies with the anticipated rezoning. However, applicants may propose a Large-Scale Development without providing an alternative development scenario.

**Q: Will a proposal that develops the site as a Large-Scale Development be considered compliant with the intended rezoning?**

A: Yes. Applicants may propose a Large-Scale Development without providing an alternative development scenario. Applicants must discuss the rationale for pursuing a Large-Scale Development in their Design Narrative.

**Q: The SustainNYC development site is zoned R9 along Madison and Park Avenues, and R8A mid-block. Is it possible to transfer FAR from an R9 district on one side of the Site to the other?**

A: This should be possible using a Large-Scale Development plan, but otherwise would not be allowed.

**Q: What is the relationship of the newly proposed zoning for the site to Mandatory Inclusionary Housing? Will it be mandatory, optional or not allowed?**

A: Proposals will need to comply with Mandatory Inclusionary Housing.

**Q: Is Park Avenue considered a wide street or a narrow street given that the viaduct runs down the center of it?**

A: Park Avenue is considered a wide street.

## *Financing*

**Q: Are New Markets Tax Credits considered a competitive source of financing?**

A: Yes, New Markets Tax Credits are considered competitive. Applicants that would like to propose the use of NMTCs must submit an alternative financing scenario, in addition to the baseline, non-competitive financing scenario.