

Randolph Houses RFP Addendum 1
RFP issue date: August 22, 2011
Addendum 1 issue date: September 21, 2011

Contents of the Addendum

- A. Questions and Answers – Enclosed is a summary of questions and answers discussed at the pre-submission conference that took place on September 12, 2011. Also included are questions and answers that have been sent to the Randolph email address.**

- B. Contact Information – Contact Information is provided for those individuals who downloaded the RFP and indicated that they are willing to share their contact information.**

A. Questions and Answers

Questions received at the 9/12/11 pre-submission conference and others received by email (through September 19) are included below. Additional questions from the Mixed Finance seminar will be distributed separately in a subsequent addendum.

Development Team and Experience

Q: Regarding development experience, if the developer has performed 100 or more units of gut rehab over a period of 10 years but not on a single project, is that acceptable? Can gut rehab experience as the architect or general contractor count toward the requirement of 100 units of gut rehab?

A: At least one principal of the Applicant (i.e., someone who is part of the proposed owner entity) must have successfully completed a gut rehab project of at least 100 units within the past 10 years. Prior experience of a principal can count toward the threshold requirement even if the person was not the at-risk developer at the time the experience was gained. We are seeking a highly qualified team that can complete this challenging project successfully and within the specified timeframe. We have the right to interpret the guidelines strictly, but if you feel you have very strong experience that doesn't quite meet every aspect of the requirements you can submit a proposal and make a case for your qualifications.

Q: Can the required development experience be met by new construction units rather than rehabilitation units for the required development experience?

A: No.

Q: Is this new RFP for developers only, or can architectural firms submit for this as well?

A: As described in the RFP, the development team is expected to include an architect among other essential roles.

Q: As a painting contractor, how can we get involved with the Randolph Houses project?

A: The selected developer will be responsible for hiring painting and other construction contractors.

Q: Is a State of New York BRC (Business Registration Certificate) is required in order to be awarded the contract for the above referenced project?

A: No, this is not a requirement because NYCHA and HPD are not awarding a contract with this RFP.

Q: Can applicants include the firm that led the Rehabilitation Feasibility Study in Exhibit E of the RFP on their teams for the proposal?

A: The architectural firm (Rogers Marvel) that led the Rehabilitation Feasibility Study may not be part of a team responding to this RFP.

Q: We attended the meeting on September 12th and are very interested in trying to join a team for this project – is there a list of the people who are responding to this RFP?

A: NYCHA and HPD will distribute a list of those who had downloaded the RFP as of 9/20/11 and who gave us permission to distribute their contact information. The list is included as part of Addendum 1.

Design and Historic Status

Q: Are the buildings landmarked?

A: The buildings are not New York City Landmarks, nor are they part of a historic district designated by the NYC Landmark Preservation Commission (LPC). LPC has determined that they are not eligible for New York City Landmark Status. While the buildings are not listed on the State or National Register of Historic Places, the New York State Historic Preservation Office (SHPO) has determined that they are eligible for listing as part of the West 114th Street Historic District. For environmental review purposes, the buildings are considered historic resources based on their eligibility for the State and National Registers of Historic Places, even though they have not been listed on the registers.

Q: Is there flexibility in the layout and unit distribution in the “test fit” plans included in the RFP?

A: While proposals should meet SHPO’s criteria for “no adverse effect” on historic resources, they need not reproduce the same interior layouts shown in the test fit plans. Proposals should, however, comply with the size distribution for the public housing units provided on page 15 of the RFP. For the non-public housing units, there is no prescribed size distribution, though family-sized units are encouraged

Q: What defines a “family sized” unit?

A: A family sized unit is one with two or more bedrooms.

Q: Is the requirement for 10% of the public housing units to have 4 bedrooms flexible? The test fit plans show only five 4-bedroom units on the south side.

A: It is anticipated that approximately 10% of the families who will return to Randolph Houses will need 4-bedroom units and proposals need to accommodate these. Therefore, proposals should incorporate 4-bedroom units as 10% of the proposed public housing units.

Q: Assuming the historic building facades remain intact and there is no change to the streetscape, is there a limit to the amount of existing building fabric that can be removed? Provided that it is financially feasible, can all-new buildings behind the historic facades be proposed?

A: Proposals must meet the conditions outlined in SHPO’s “no adverse effect” letter, which is appended to the RFP as Exhibit C. In this letter, SHPO did not require preservation of any elements beyond the facades and the stoops. Therefore, applicants could propose the construction of new buildings behind the historic facades provided that it is financially and structurally feasible.

Q: Are the NYCHA-owned lots on 113th and 115th Streets part of the project site? If not, can they be included in the proposals?

A: The development site is defined in Table 1 and Exhibit A of the RFP and does not include lots on 113th or 115th Streets. The Phase I Environmental Site Assessment included as an Exhibit to the RFP covered two additional vacant lots on 113th and 115th Streets, but those are not part of the development site for this RFP and proposals should not assume that they would be made available.

Q: I understand that the two driveways that provide access to the two Randolph Houses sites from West 113th Street and West 115th Street, respectively, are not part of the RFP. Can the selected developer use them for construction access during the construction period, however? Also, what is NYCHA’s future plan for these two driveways?

A: NYCHA currently does not have any plans for those two lots. NYCHA anticipates that these sites could be used for access for construction activities during the rehabilitation.

Q: The PDFs of the existing plans are large files and difficult to print. Is there a way to get printed copies of these?

A: You can download and print the examples of the existing conditions (Exhibit B of the RFP) by downloading Image Viewer, a free software, at:

1. **Download Image Viewer**
<https://assets.nycha.info/8c45304d223cc535648d3a71c02b7185/ImageScape.zip> and install (select "setup.exe")
2. **Download NYCHA historic documents at**
<https://assets.nycha.info/8c45304d223cc535648d3a71c02b7185/HistoricDocuments.zip>
3. **Unzip NYCHA historic documents (if needed)**
4. **Open documents in Image Viewer. Select size to print and print**

Project Occupancy / Services / Hiring of NYCHA Residents

Q: Given that there are 182 households that are current or former Randolph residents but only 140 public housing units to be provided in the rehabilitation project, what happens to the remaining families?

A: Based on rates of return for previous projects where NYCHA tenants had been relocated, NYCHA expects that the 140 public housing units will be adequate to accommodate all returning households.

Q: Other than current and former Randolph residents, where will the residents of the future public housing units come from? Do they need to be from an existing waiting list or could the developer house people currently in shelters?

A: Any residents of the project's public housing units that are not current or former Randolph Houses residents will come from NYCHA's public housing waiting list.

Q: Will homeownership be considered?

A: All units must be rental. Homeownership is not an option for this project.

Q: What is the possibility of gearing the units more toward moderate income households at the expense of lower-income units?

A: The RFP allows for up to 75% of the units on the north side to be for households earning up to 130% of AMI. The remainder of the non-public housing rental units on the north side, as well as all of the non-public housing units on the south side, must be for households earning up to 60% of AMI (see page 15 of the RFP).

Q: Are there any statistics regarding special needs NYCHA residents have that developers could use in formulating a Resident Services Plan?

A: There is information on NYCHA residents in the Fact Sheet posted on the web site at <http://www.nyc.gov/html/nycha/html/about/factsheet.shtml> and the Resident data summary sheets at: http://www.nyc.gov/html/nycha/html/resources/res_data.shtml

Q: Does NYCHA have a Section 3 coordinator? Does NYCHA keep a list of potential employees and contractors?

A: NYCHA's Resident Employment Services group coordinates Section 3 hiring efforts. NYCHA maintains a list of residents who are qualified for various types of employment. NYCHA also runs programs to train residents for employment with developers and contractors, and the list of qualified potential resident employees is expected to grow by the time the Randolph Houses rehabilitation enters construction. After the project is awarded, the selected developer can work with NYCHA's Resident Employment Services to identify and hire qualified NYCHA residents.

Financing

Q: Could developers pursue federal tax credits for historic preservation?

A: The selected developer could pursue historic preservation tax credits, but the preliminary indication SHPO provided to NYCHA is that changes to the interior layouts of the buildings would make the projects ineligible for historic tax credits.

Q: I understand up to \$11 million of subsidy can be used from HPD and HDC. Should we assume for prevailing wage purposes that HOME funds are not a source of subsidy?

A: The \$11 million refers to subsidy from HPD, not HDC. Applicants should assume that the HPD subsidy would not include a prevailing wage requirement.

Q: For HUD Total Development Cost purposes, is the project considered new construction or rehab?

A: Rehab.

Q: Between acquisition price and affordability, which is the preferred goal?

A: Neither of these goals carries a higher priority than the other. The various goals allow for flexibility in the developer's approach to the project.

Q: The cost estimates were not included in the Rehabilitation Feasibility Study. Will these be made available?

A: No, the consultant's cost estimates will not be provided. Applicants should prepare their own cost estimates.

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