

**Melrose Commons North RFP Addendum II**  
**RFP issue date: September 5, 2008**  
**Addendum II issue date: November 24, 2008**

Contents of the Addendum

- A. Clarifications to previous addendum
- B. Questions and answers

**A. Clarifications**

- The “Doing Business Data Form: Affordable Housing Transactions” should be submitted by one senior manager from each entity that makes up the development team. The form should be submitted in Tab C. The form is available for download at:  
<http://www.nyc.gov/html/hpd/downloads/pdf/Doing-Business-Data-Form.pdf>
- **Site A:** The previous addendum includes a map showing street curves. The estimate of the lot area of Site A originally provided in the RFP did not take into account the lot area lost from the widening of the street due to the curve shown at the intersection of East 163<sup>rd</sup> Street and Melrose Avenue. The correct estimated lot area of Site A is 34,700 square feet, smaller than the lot area originally given in the RFP. The selected developer will be required to do a survey to determine the precise lot area.

**B. Questions and Answers**

**All Sites**

**1. Please provide information on how to estimate the cost of potential environmental remediation.**

Based on prior site usage, as indicated in the RFP, the site will require at a minimum a Phase II environmental site investigation.

For the purpose of the RFP, the developer shall assume that the Phase II reveals non-hazardous urban fill, which will contain elevated concentrations of metals and SVOCs above State Guidance values, and that groundwater has been degraded by surrounding uses and exhibits low-level VOC impacts from off-site such that a vapor barrier and passive sub-slab depressurization system would be required by NYC DEP. The anticipated remediation plan would consist of fill removal, transportation and disposal as necessary to facilitate re-use; site capping including the importation of residential-quality soil to landscaped areas and the installation of the soil vapor mitigation system; consultant monitoring; and closure reporting. Based on the developer’s site plan and depth(s) of excavation, HPD will estimate unit price quantities for the referenced items and multiply them by typical unit price cost to determine accuracy of estimated total remediation costs.

If the findings of the Phase II indicate a greater level/degree of site contamination than assumed, then the designated developer(s) in consultation with HPD, may elect to apply for the New York State Brownfield Cleanup Program. If Designated Developers are accepted, then Program proceeds can be used to off-set the costs associated with the greater degree of contamination and will be included in overall project financing.

**2. Please provide guidance on how to estimate property taxes for these sites.**

In general, please consult the Department of Finance website for current assessed values when estimating property taxes for the proposed developments (<http://nycserv.nycnet/nycproperty/nynav/jsp/selectbbl.jsp>). In addition, Applicants should review recent changes to commercial tax incentives, including the ICAP program, for which non-residential uses on these sites may be eligible. Details can be found here: [http://home2.nyc.gov/html/dof/html/property/property\\_tax\\_reduc\\_incentive.shtml](http://home2.nyc.gov/html/dof/html/property/property_tax_reduc_incentive.shtml)

**Sites B and C**

**3. Sites B and C both have requirements for commercial space. Does this mean that commercial uses must occupy the entire frontages of East 161<sup>st</sup> Street and Elton Avenue?**

No. At least 50% of the length of the street-level frontages must be occupied by commercial uses.

**4. Will the cost of re-opening East 162<sup>nd</sup> Street to traffic require construction over the abandoned railroad right-of-way?**

Developers should assume that some portion of the newly constructed road will be over the railroad right-of-way. The Developers for Site B and C will share the cost of the road construction.