# Randolph Houses RFP Addendum 3

RFP issue date: August 22, 2011
Addendum 3 issue date: October 18, 2011

**Contents of the Addendum**

A) Amendment to the RFP

B) Questions and Answers – Included are questions related to operating subsidy discussed at the Mixed Finance Seminar, as well as questions that have been sent to the Randolph email address between October 3 and October 18, 2011.

C) Survey of Randolph Houses Property and Buildings

## A. Amendment to the RFP

1) Section IV. H. 2.b. of the RFP is deleted in its entirety and replaced with the following:

***b. HUD Operating Subsidy***

HUD's Mixed-Finance program for Public Housing units also features an operating subsidy in the form of an annual contributions contract (ACC).

The HUD Operating Subsidy is calculated on an annual basis and is based on a variety of factors including: age of project, the total number of Public Housing units, mix of unit sizes, occupancy type (senior citizen vs. family), and the location of the project. It factors in typical operating expenses, utility costs, and "add-ons" such as asset management. Then it deducts actual rents and makes various other adjustments to arrive at actual operating subsidy. HUD does not currently provide an on-line calculator for NYCHA projects. Applicants are asked to use the assumptions in the following paragraph for modeling their projects.

The maximum HUD operating subsidy available for this Project is the lesser of $375 per Public Housing unit per month and the operating shortfall created by Public Housing tenant rents minus actual Public Housing operating expenses. Should Public Housing tenant rents exceed actual Public Housing operating costs, HUD will not provide Operating Subsidy to the Project for that year. Excess Public Housing tenant rents shall be available to the Developer for alternative uses, but should not be assumed to be able to support permanent debt. HUD operating subsidy cannot be used for any use other than to fund operating shortfalls associated with Public Housing unit operating expenses.

## B. Questions and Answers

**Pro-forma Calculations, Operating and Capital Subsidies**

Q1: Is the operating subsidy specific to the apartment type and region, and is it sensitive to the local market economics and expenses? Does the operating subsidy take into account expenses such as water bills that might rise more than the rate of inflation? Does the subsidy include utility expenses or are there any add-ons for pilots or the like? **A: Please refer to the Amendment above that replaces Section IV.H.2.b. of the RFP.**

**Additional Questions (received October 3-18)**

Q3: Since NYCHA will be leasing units for NYCHA tenants, do we need to conform to prevailing wage requirements in the management of the project?

**A: The selected developer's managing agent will be responsible for leasing the Public Housing units in coordination with NYCHA. Prevailing wage requirements will apply due to the public housing operating funds. While prevailing wage requirements technically would only apply to the South Side since that's where the public housing units will be, developers would need to pay prevailing wages to all workers if there is one maintenance workforce for both the North Side and the South Side buildings.**

Q4: On the Public Housing units, how will the rents increase over time? Will NYCHA do an annual adjustment?
**A: For the public housing units, assume that rents will have an annual growth rate of 2%. Working with NYCHA, the developer will adjust rents according to HUD regulations.**

Q5: Will there be an extension to the Proposal due date?
**A: No.**

Q6: Is the acquisition price on the North Side required to be paid after deferred developer fees have been paid or can developers propose alternate acquisition price payment methods?
**A: The developer may propose their own payment method for the acquisition price.**

Q7: In the RFP (p.22) there is a link to download the Capital Subsidy Calculator spreadsheet. In this spreadsheet, the current TDC maximums that appear after selecting the City and State do not match what is included in the pro forma (Form F) "HUD subsidy" tab. The Maximum TDC numbers included in Form F are higher than what is found in the Capital Subsidy Calculator. Therefore, which TDC maximum numbers should be used? Would it be what is provided by the Capital Subsidy Calculator spreadsheet or what is included in Form F "HUD subsidy" tab?
**A: The Capital Subsidy Calculator spreadsheet on HUD's web site has specific TDCs for various types of buildings. The TDC numbers in Form F of the RFP match the TDC maximum for rehabilitation projects involving elevator buildings.**

Q8: Are the energy bills for the currently occupied building and occupied units available? These will be needed for any possible NYSERDA credits.
**A: Energy bills for the occupied units are not currently available. NYCHA will work toward obtaining this information so it can be provided to the selected developer.**

Q9: Would NYCHA or HPD allow the developer to have a policy which bans cigarette smoking in apartments? (This would earn Enterprise Green points)
**A: The developer may not ban smoking in the South Side buildings. The North Side, which will not include any public housing, may be smoke free.**

Q10: At the building inspection, we observed what looked like concrete catch basins or water retention tanks in the rear of the buildings. Can you tell us what this is and its current operating condition?
**A: NYCHA is not aware of any water retention tanks on the property, though there are area drains in the paved rear yard area behind the South Side buildings. NYCHA does not have detailed information about their operating condition.**

Q11: I represent a kitchen cabinet manufacturer. I am assuming that we need to submit our cabinet bid to the general contractors/developers who are bidding on the project. If so, how can I get a list of the current plan holders?
**A: The development team selected to rehabilitate Randolph Houses will be responsible for hiring any and all subcontractors and suppliers during the construction process. Addendum 2 to the RFP included a list of individuals (including many representing developers) who downloaded the Randolph Houses RFP and agreed to allow NYCHA and HPD to share their contact information.**

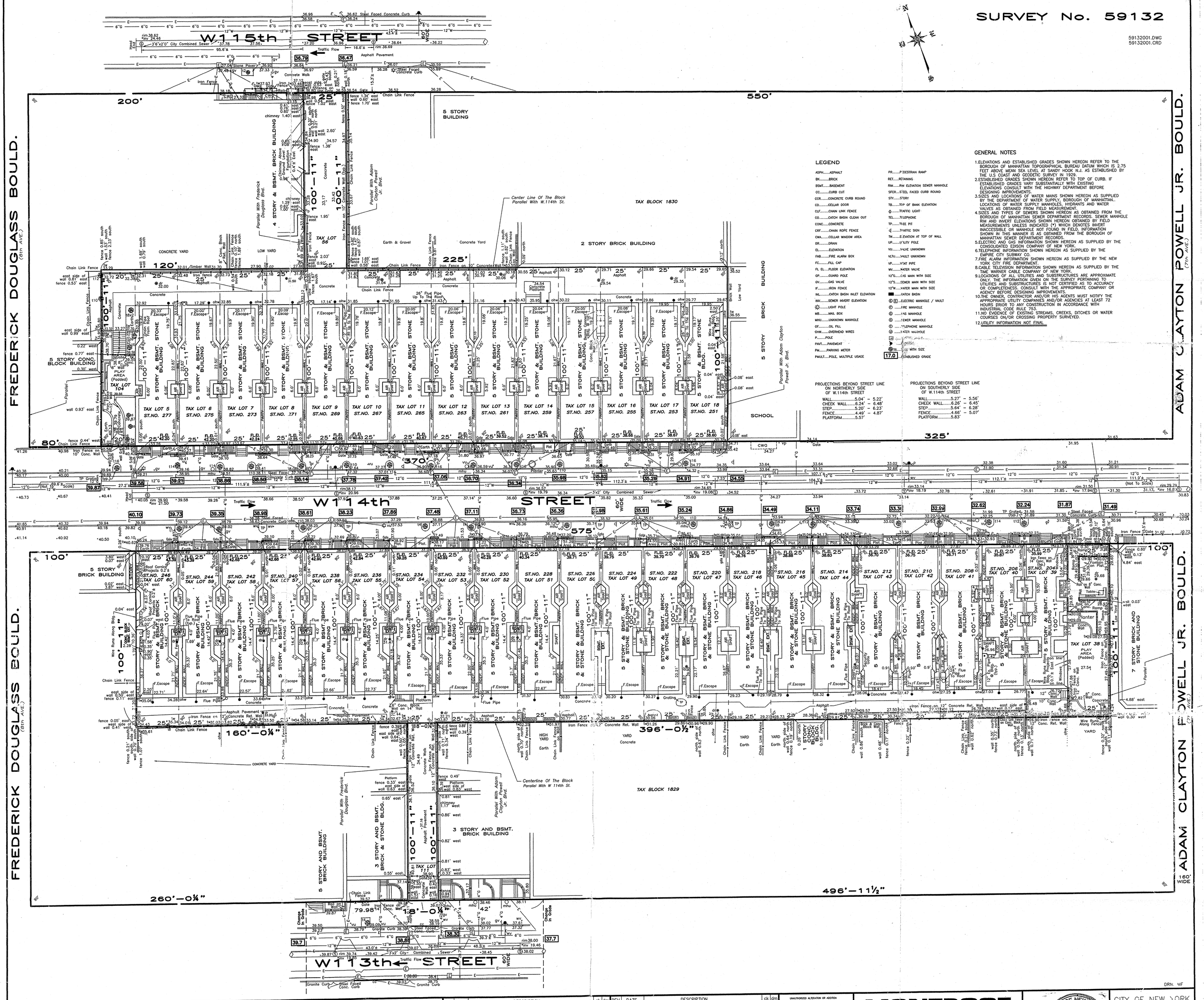
Q12: If NYCHA maintains ownership of the site(s), will the developer be eligible for 420(c) tax abatement?

**A: If NYCHA ground leases the land to a developer, the developer can still qualify for a tax abatement or exemption, as long as they meet the other requirements of the program.**

Q13: Is it possible to submit for only the architectural and engineering services for this project or do we have to submit as part of a developer's team?
**A: No, you must submit a proposal as part of a complete development team.**

# SURVEY No. 59132

59132001.DWG
59132001.CRD




## LEGEND

ASPH.....ASPHALT
BK.....BRICK
BSMT.....BASEMENT
CC.....CURB CUT
CCR.....CONCRETE CURB ROUND
CD.....CELLAR DOOR
CLF.....CHAIN LINK FENCE
CO.....CATCH BASIN CLEAN OUT
CONC.....CONCRETE
CRF.....CHAIN ROPE FENCE
CWA.....CELLAR WINDOW AREA
DR.....DRAIN
EL.....ELEVATION
FAB.....FIRE ALARM BOX
FC.....FILL CAP
FL EL.....FLOOR ELEVATION
GP.....GUARD POLE
GV.....GAS VALVE
IF.....IRON FENCE
INL.....CATCH BASIN INLET ELEVATION
INV.....SEWER INVERT ELEVATION
LP.....LIGHT POLE
MB.....MAIL BOX
MHU.....UNKNOWN MANHOLE
OF.....OIL FILL
OHW.....OVERHEAD WIRES
P.....POLE
PAVT.....PAVEMENT
PM.....PARKING METER
PMULT.....POLE, MULTIPLE USAGE
PR.....PEDESTRIAN RAMP
RET.....RETAINING
RIM.....RIM ELEVATION SEWER MANHOLE
SFCR.....STEEL FACED CURB ROUND
STY.....STORY
TB.....TOP OF BANK ELEVATION
TF.....TRAFFIC LIGHT
TEL.....TELEPHONE
TP.....TREE PIT
TS.....TRAFFIC SIGN
TW.....ELEVATION AT TOP OF WALL
UP.....UTILITY POLE
VU.....VALVE UNKNOWN
VLTU.....VAULT UNKNOWN
VP.....VENT PIPE
WV.....WATER VALVE
12"G.....GAS MAIN WITH SIZE
12"S.....SEWER MAIN WITH SIZE
12"W.....WATER MAIN WITH SIZE
.....CATCH BASIN
.....ELECTRIC MANHOLE / VAULT
.....FIRE MANHOLE
.....GAS MANHOLE
.....SEWER MANHOLE
.....TELEPHONE MANHOLE
.....WATER MANHOLE
.....WITH SIZE
17.0 .....ESTABLISHED GRADE

PROJECTIONS BEYOND STREET LINE ON NORTHERLY SIDE OF W.114th STREET

WALL.....5.04' – 5.22'
CHEEK WALL.....6.24' – 6.48'
STEP.....5.20' – 6.23'
FENCE.....4.49' – 4.87'
PLATFORM.....5.57'

PROJECTIONS BEYOND STREET LINE ON SOUTHERLY SIDE OF W.114th STREET

WALL.....5.27' – 5.56'
CHEEK WALL.....6.26' – 6.45'
STEP.....5.64' – 6.28'
FENCE.....4.66' – 5.07'
PLATFORM.....5.83'

## GENERAL NOTES

1. ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO THE BOROUGH OF MANHATTAN TOPOGRAPHICAL BUREAU DATUM WHICH IS 2.75 FEET ABOVE MEAN SEA LEVEL AT SANDY HOOK N.J. AS ESTABLISHED BY THE U.S COAST AND GEODETIC SURVEY IN 1929.
2. ESTABLISHED GRADES SHOWN HEREON REFER TO TOP OF CURB. IF ESTABLISHED GRADES VARY SUBSTANTIALLY WITH EXISTING ELEVATIONS CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING IMPROVEMENTS.
3. SIZES AND LOCATIONS OF WATER MAINS SHOWN HEREON AS SUPPLIED BY THE DEPARTMENT OF WATER SUPPLY, BOROUGH OF MANHATTAN.. LOCATIONS OF WATER SUPPLY MANHOLES, HYDRANTS AND WATER VALVES AS OBTAINED FROM FIELD MEASUREMENT.
4. SIZES AND TYPES OF SEWERS SHOWN HEREON AS OBTAINED FROM THE BOROUGH OF MANHATTAN SEWER DEPARTMENT RECORDS. SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON OBTAINED BY FIELD MEASUREMENTS UNLESS INDICATED (*) WHICH DENOTES INVERT INACCESSIBLE OR MANHOLE NOT FOUND IN FIELD. INFORMATION SHOWN IN THIS MANNER IS AS OBTAINED FROM THE BOROUGH OF MANHATTAN SEWER DEPARTMENT RECORDS.
5. ELECTRIC AND GAS INFORMATION SHOWN HEREON AS SUPPLIED BY THE CONSOLIDATED EDISON COMPANY OF NEW YORK.
6. TELEPHONE INFORMATION SHOWN HEREON AS SUPPLIED BY THE EMPIRE CITY SUBWAY CO.
7. FIRE ALARM INFORMATION SHOWN HEREON AS SUPPLIED BY THE NEW YORK CITY FIRE DEPARTMENT.
8. CABLE TELEVISION INFORMATION SHOWN HEREON AS SUPPLIED BY THE TIME WARNER CABLE COMPANY OF NEW YORK.
9. LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED AS TO ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING IMPROVEMENTS.
10. THE OWNER, CONTRACTOR AND/OR HIS AGENTS MUST NOTIFY THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION IN ACCORDANCE WITH INDUSTRIAL CODE RULE 753.
11. NO EVIDENCE OF EXISTING STREAMS, CREEKS, DITCHES OR WATER COURSES ON/OR CROSSING PROPERTY SURVEYED.
12. UTILITY INFORMATION NOT FINAL

DRN. MF

**ESTABLISHED 1876 • SUCCESSOR TO:**

B.Q. MENIKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
WILLIAM L. SAVACOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*D. WEBER L.S.,C.S.*C. STODOLPH R.A.L.S.*WHITSON & POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

| REV | DATE | DESCRIPTION | ck | dm | REV | DATE | DESCRIPTION | ck | dm |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | 9-19-03 | ARCHITECTURAL SURVEY | | |

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

**MONTROSE**
SURVEYING CO., LLP.
CITY & LAND SURVEYORS
116 20 METROPOLITAN AVE • RICHMOND HILL NY 11418-1090 • (718) 849-0600

© ALL RIGHTS RESERVED 2003

STATE OF NEW YORK • ALFRED DELILLO • LICENSED LAND SURVEYOR • NO. 050290

CITY OF NEW YORK
COUNTY OF NEW YORK
TAX BLOCK 1829,1830
TAX LOT AS SHOWN

SCALE 1" = 20'