

## **Former PS90 Request for Qualifications**

RFQ Issue Date: January 6, 2021

Addendum 1 Issue Date: January 21, 2021

Addendum 2 Issue Date: March 1, 2021

New Submission Deadline: March 12, 2021

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## **A. Change in Submission Instructions and Deadline**

Submissions are now due **on March 12, 2021 by 5:00 p.m.** HPD will be accepting electronic submissions only for this RFQ. Electronic signatures may be used. If you intend to submit a proposal for this RFQ, please send an email to and express an intent to submit by **5 p.m. on March 9, 2021**. In such email, please also provide an email address for the contact person that will be managing your submission. This contact will receive an email with a link to a secure site where they may upload the submission. Please note that the upload site does not support the uploading of folders. For each file that will be submitted, kindly use the following file name convention when possible: Lead Development Team Member\_File Description.pdf. Please limit file names to no more than 20 characters.

If you do not wish to upload your asset statement using the secure upload link, you may mail a physical copy to:

ATTN: Josh Saal  
HPD Office of Neighborhood Strategies  
100 Gold Street, 9X Area  
New York, NY 10038

If you choose to mail your asset statements, please provide an expected delivery date to the RFQ email address.

## **B. Project Website Announcement and Additional Materials**

The NYC Economic Development Corporation has posted a [website for this project](https://ps90taskforce.nyc/) where recordings of the Task Force Meetings and meeting notes can be accessed by the public. The website URL is: <https://ps90taskforce.nyc/>.

The webpage also includes [site history](#) with various resources for download, including Task Force presentations, a 2019 report prepared by Historical Perspectives, INC. for NYCEDC, a NYC Landmarks Preservation Commission Designation report, and the Archaeological Assessments included in Addendum 1.

## C. Questions and Answers

- 1) If submitting as a joint venture partnership, can only one of the team principals satisfy the affordable housing experience?**

There is no requirement for number of units built or substantially rehabilitated by an Applicant in this RFQ. However, preference will be given to Applicants with at least one Principal who, acting as Principal for an entity, has successfully completed new construction or substantial rehabilitation of at least one mixed-use project of at least 100 residential units within the past seven years. Developer experience will be evaluated by the Applicant's proven ability to develop, own and manage government subsidized and regulated buildings as described in the RFQ. If submitting as a joint-venture experience, experience from all principals as well as senior staff, if applicable, would be evaluated.

- 2) For the project vision, is memorial designer or any design consultant required as part of the Development Team?**

Neither a memorial designer nor a design consultant is required for the Submission. The Project vision should be developed by the Applicant in response to this RFQ. It should include a description for how the Applicant intends to identify an architect and other members of a design team.

- 3) Can images or diagrams be used as in the Project Vision and Community Engagement narrative?**

Images and/or diagrams may be used to support a written narrative, but they are not required.

- 4) Is there a limit to the number of words, images or pages for Tab F?**

The narrative should be succinct and no more than three letter-sized pages, inclusive of any images and/or diagrams.

- 5) Is there a preference for including M/WBE consultants on the RFQ Development Team?**

There is no preference given to Applicants that include M/WBE consultants on the Development Team for the RFQ.

- 6) Does an audited financial statement covering the two most recent audited years for the nonprofit corporation satisfy the required materials for Tab D – Asset Statements?**

Yes.

- 7) If our Development Team lists a separate archaeological consultant in addition to an environmental consultant for the CEQR process, will the team still be given preference for demonstrating professional qualifications for conducting archaeological and historical CEQR studies or coordinating with professionals that demonstrate such qualifications?**

The RFQ requires Applicants to identify an environmental consultant undertaking the CEQR work. This consultant may be supplemented by an archaeologist. The referenced preference would be for

both the environmental consultants on the project, inclusive of a separate archaeology firm if that is the proposed environmental consultant on the Development Team.

**8) If we are a non-profit, who should be listed in B-1? Should executive staff be listed in this section in lieu of principals?**

Executive staff of a non-profit should be listed in lieu of Principals for form B-1.