

Nevins and Third RFP Addendum 2

RFP Issue Date: April 15, 2024

Pre-submission Conference Date: May 15, 2024

Addendum 1 Issue Date: June 5, 2024

Addendum 2 Issue Date: June 28, 2024

Contents of this Addendum:

- A. **RFP Submission Instructions**
- B. **Questions and Answers** — Enclosed are questions and answers that were sent to the RFP email address between the dates of June 5, 2024, and June 21, 2024.

A. RFP Submission Instructions

Intent to Submit

If you intend to submit a Proposal for this RFP, please send an email to NevinsandThirdRFP@hpd.nyc.gov to express an intent to submit by 4:00 PM on July 5, 2024. In such email, please specify whether you are submitting a Proposal for the Nevins Site, the Third Avenue Site, or separate Proposals for both Sites. Please also provide an email address for the contact person who will be managing your Submission(s). This contact will receive an email with a link to a secure site where they may upload the Submission(s).

File Format

HPD will be accepting electronic submissions only for this RFP. Electronic signatures may be used.

Please note that the upload site does not support the uploading of folders. Respondents should submit the complete Submission in one PDF file and separate PDF files for each tab as well.

All PDFs must be searchable. For each file that will be submitted, kindly use the following file name convention when possible: Lead Development Team Member_Tab X.pdf. Please limit file names to no more than 20 characters.

Asset Statements

If you do not wish to upload the Principals' asset statements using the secure upload link, you may email them to NevinsandThirdRFP@hpd.nyc.gov or mail a physical copy to the address below. If you choose to mail your asset statements, please provide an expected delivery date and carrier tracking number to the RFP email address.

ATTN: Benjamin Palevsky
HPD Office of Neighborhood Strategies
100 Gold Street, 9-X66C
New York, NY 10038

B. Questions and Answers

General

- 1. Are there instructions available on how to request a link to submit the application including a deadline for requesting?**

Submission instructions, including the deadline to send your intent to submit, are included in this addendum, which is the final RFP addendum.

- 2. For the Third Avenue Site, is vacant lot 42 included in the assemblage being RFP'd?**

Per the Third Avenue Site Project Snapshot (page 11 of the RFP), the Site includes lots 34-37 and 41. Lot 42 is not included in the assemblage.

RFP Requirements

- 3. Can Respondents submit Proposals without identifying a general contractor as part of the team and instead outlining how, if selected for the Site, the developer will select a GC through a competitive process? Will this approach negatively impact the score of the Proposal?**

Per Section V. SUBMISSION REQUIREMENTS AND COMPETITIVE PREFERENCES (starting on page 22 of the RFP), Submissions must include a construction manager among other team members. Identifying a general contractor is not required at this stage of the process, but the construction manager should be identified.

- 4. Historical LOIs / Awards - can you please clarify what is considered a similar project?**

A "similar project" would be a project with similar financing or funding sources, of a similar size (i.e., unit count), and/or similar population served.

- 5. May we fill in the names and addresses on the financial statement form supplied and attach the financial statements prepared by the accountants for all the detail?**

Yes.

- 6. Since we will have partners on the team, may we email the financial statements separately from the RFP submission?**

You are welcome to submit financial statements separately. See further instructions on how to submit them in the submission instructions on page 1 of this addendum.

Zoning

- 7. Can the 3rd Ave SARA building be designed as an AIRS project instead of using UAP zoning?**

Teams may propose an AIRS building, but all proposals must adhere to the proposed ZHO UAP FAR, base height and building height that are specified in the Third Avenue Site Project Snapshot (page 11 of the RFP). As currently proposed, UAP and AIRS will have the same FAR, permitted base height and building height in R7D zoning districts.

Finance and Program

8. **Per response #7 in the first addendum about NCP projects showing above term sheet subsidy, is the same true for SARA proposals?**

Yes.

9. **Can Respondents assume Small Area Fair Market Rents (the Exception Payment Standards listed on HPD's website) for Project-based voucher (PBV) units?**

Yes. Exception Payment Standard zip codes may be found here:

<https://www.nyc.gov/site/hpd/services-and-information/subsidy-and-payment-standards.page>

10. **Updated Exhibit D provides guidance on construction and permanent interest rates. Do the new assumed rates already include servicing fees and mortgage insurance payment (MIP), or should those be added separately?**

The Private Lender rates do not include servicing fees and mortgage insurance. For the HPD Subsidy and Reso A, the servicing fee is included as the 0.25% paid during construction and 0% after permanent conversion.

Environmental Remediation

11. **We understand that there is a Brownfield Cleanup Program application for the neighboring development site at 268 Bergen Street. In light of this, we would like to confirm whether either of the RFP Sites will be subject to any brownfield cleanup requirements.**

The scoping of the extent of contamination present on the Site(s) will be completed by the Development Team, before construction commences. The Development Team will be responsible for remediating the Site(s) of any contamination found, in adherence to the standards of the [NYC Office of Environmental Remediation](#).

Applicants should not propose Brownfield Cleanup Program tax credits as a financing source at this time.