

388 Hudson Street RFP Addendum

RFP Issue Date: February 14, 2025

Pre-submission Conference Date: March 11, 2025

Addendum 1 Issue Date: April 4, 2025

Contents of Addendum 1

A. Questions and Answers

Enclosed are questions and answers that were asked at the pre-submission conference on March 11, 2025, as well as questions sent to the RFP email address through April 1, 2025.

B. Update to RFP Section III. Project Overview – A. Project Snapshot

Page 9 of the RFP.

C. Update to RFP Appendix E – 388 Hudson Street Recreation Center Design Requirements

Page 2 and 3 of Appendix E.

D. Contact Information

Contact information is provided for those individuals who either registered for the pre-submission conference or downloaded the RFP package, and indicated their willingness to share their contact information.

A. Questions and Answers

General

- 1. Please clarify whether the ‘separate condominium unit’ refers to the Recreation Center.**

The separate condominium unit or City Unit is the core and shell space that will be conveyed back to the City to be managed and operated by NYC Parks as a Recreation Center.

- 2. Please clarify whether the entire Development is subject to review and approval by the Public Design Commission (PDC), or only the artwork commissioned under the Percent for Art program.**

In addition to the artwork commissioned under the Percent for Art program, the City Unit and/or Recreation Center components of the Project may be subject to review and approval by the Public Design Commission (PDC).

- 3. Can commercial retail or community facilities spaces, additional to the Recreation Center, be considered on the ground floor?**

While the RFP does not prohibit additional community facility or commercial retail on the ground floor, it is not anticipated that the Project will include such uses. Development Teams should be sure to meet the RFP’s requirements regarding the Rec Center square footages and programmatic requirements and housing goals.

- 4. Please clarify who leads the re-zoning effort and who is responsible for the legal and consulting and design fees associated with that effort?**

The City will be the applicant for the land use application for the Site with assistance from the Developer in preparing the supporting documentation for the land use application. The Developer will be responsible for producing required environmental review documents and obtaining all necessary permits for the construction of the Project. The Developer will be responsible for any costs associated with the land use application and permits. Costs may be recognized in the project budget, subject to underwriting and term sheet requirements.

- 5. As this is part of the new ‘City Of Yes’ will the ULURP process be faster than for non-affordable housing proposals?**

ULURP is a mandated and standardized 7-month public review process that was not changed by City of Yes zoning text amendments. This Project will require several discretionary approvals, which will require ULURP.

6. Who is responsible for the documents to be prepared and negotiated relative to the Transfer of Development Rights?

The Developer, with assistance from HPD, will be responsible for preparing the necessary documents related to the Transfer of Development Rights.

7. When you say single page format (for Submission materials) is a 11x17 landscape acceptable?

Please submit narrative components of the Submission as 8.5" x 11" pages in a portrait orientation. Landscape orientation is acceptable for the design submission but must be formatted no larger than 11" x 17". Please refer to RFP Section VI. Submission Content and Completeness for further instructions on formatting Submissions.

8. Will this powerpoint be made available?

The presentation slides have been published on the 388 Hudson Street RFP [project website](#).

9. Light & Air over the existing School to the East is permitted; can we assume that a ZLDA will create a zoning lot that includes that school lot to the development lot?

In the past, projects have recorded light and air easements through a ZLDA. The appropriate mechanism will be agreed upon after designation of a Developer.

10. The neighborhood investment strategy is listed 'preferential', but not required. How important is it in the proposal?

Per the Submission Requirements and Competitive Preferences of the RFP (Section V), there is a competitive criterion preference for Submissions that include a plan for neighborhood investments and/or community programs or services that are responsive to documented community needs. A Proposal will be scored on how strongly it meets the Competitive Criteria but will also receive extra points for meeting preferences.

11. Could you please confirm whether the Developer will hold any responsibility for the City Unit after completion?

The Developer will be required to transfer ownership of the City Unit to the City upon completion.

Development Team

12. HPD notes that 25% of the project must be owned by an M/WBE or nonprofit. If there are multiple M/WBEs involved, can the 25% be cumulative among them, or does one single M/WBE or nonprofit need to own 25%?

The Development Team must meet HPD's Equitable Ownership Requirement and include an M/WBE or Eligible Non-Profit that in either case will hold at least 25% of the managing ownership interest in the Project. One firm must meet the equitable ownership requirement of 25%; this cannot be split amongst multiple entities.

13. For the M/WBE requirement, would a company with MBE certification from a different state be acceptable, or does it need to be certified by a New York body?

To meet HPD's Equitable Ownership Requirement, an entity must be certified as a Minority and/or Women-Owned Business Enterprise by a governmental or quasi-governmental entity acceptable to HPD. Approved certifying entities include NYC Small Business Services, Empire State Development, the State of New Jersey Department of the Treasury, the Port Authority of New York & New Jersey, or any other verifiable governmental or quasi-governmental certifying body.

14. Can that one firm for the MWBE/Non-profit ownership requirement be an incorporated Joint Venture?

The entity must be a certified M/WBE or eligible non-profit and hold at least 25% of the managing interest in the Project to meet HPD's Equitable Ownership Requirement.

15. Does the requirement to have an engineer as part of the development team refer to any specific type of engineer?

This requirement refers to any and all types of engineers that are needed to complete the development of the Site.

16. Would development experience outside of New York be weighted differently than in-state experience?

Please refer to RFP Section V. Submission Requirements and Competitive Criteria for the threshold requirements and competitive criteria related to the "Development Team Experience and Capacity."

Community Engagement

17. Can you provide clarity on CB2's involvement in the design process to ensure the building aligns with the neighborhood's character and meets community needs, particularly regarding the recreation center and affordable housing components?

Community Board 2 was integral in advocating for a public recreation center within the Project, as well as promoting information about the public workshop, questionnaire, and other engagement and outreach through the visioning phase. After designation, the Project will go through a public review process (ULURP), which will allow additional opportunities for public input.

18. Is there community pushback for this project?

As with many public projects, there has been and will continue to be extensive community engagement and input. The City has worked closely with our partners at Community Board 2 and the community at-large to solicit as much feedback as possible, which is synthesized in the Community Visioning Report. Developers are encouraged to review the CVR.

19. The bar chart of page 11 of the community visioning report does not include "lowest-income" households as a possible selection. It only mentions lower and moderate income. Is that an error?

This is not an error. The bar chart reflects the answer options provided in the project questionnaire and is intended to reflect HPD's Term Sheet Programs.

20. We recognize that the site is across from the District Council of Carpenters. What is HPD's position on respondents approaching neighbors, including the District Council of Carpenters for stakeholder feedback?

Prior to submitting a Proposal, Development Teams may engage neighbors and/or community stakeholders at their own discretion. Submissions must include a community engagement plan that provides outreach strategies during applicable public approval processes and meaningful opportunities for community engagement in certain elements of the Project. Please refer to RFP Sections VI. Submission Content and Completeness and V. Submission Requirements and Competitive Criteria.

Zoning, Land Use, and Development Rights

21. Is there an anticipated or assumed zoning district for the Site? Should Respondents be proposing a zoning district?

Respondents are not required to refer to or propose a specific zoning district. Please adhere to the requirements of the Project Snapshot in the RFP for the assumed development rights and bulk regulations. A proposed zoning district will be agreed upon after designation and ahead of the public approvals process.

22. Please clarify where the southern 20-foot-deep easement will be located in relation to the Site boundary and the 10-foot buffer?

Respondents should assume a 20-foot-deep light and air easement extending from the southern Site boundary, which is the southern edge of the 10-foot buffer where no drilling, excavation, or structure will be allowed. Please refer to the Site Survey (Appendix G). The easement will require NYC Water Board approval.

23. According to Powerpoint Proposed Zoning Options: Is R8A, R9A, R10A part of the present proposals?

Development Teams should adhere to the requirements of the Project Snapshot in the RFP for assumed development rights and bulk regulations. A proposed zoning district will be agreed upon after designation and ahead of the public approvals process.

24. Is there a maximum building height with the TBD zoning?

Respondents should adhere to the requirements of the Project Snapshot in the RFP for assumed development rights and bulk regulations.

25. Can you go over the 45,000 square feet for floor recreation and how much can be added on top of the 45,000. I saw the R8A, R10a etc. Is that no longer feasible? 45,000 means it is also part of the Mix use supportive housing?

Respondents should assume an available total of 254,632 Zoning Square Feet for the Site. The Project must include an approximately 45,000 gross square foot City Unit to be used as a Recreation Center for public use and occupied and operated by NYC Parks. Please refer to the Project Snapshot in the RFP for the assumed development rights and type of development.

26. Currently there is no setback requirement from the eastern site line fronting on the adjacent school lot. Does this mean optimizing the building footprint outweighs the consideration to preserve the existing Magda Love's wall mural and is the community receptive to it?

Submissions will be comprehensively evaluated and rated according to the competitive selection criteria provided in RFP Section V. Submission Requirements and Competitive Preferences. Respondents should refer to the requirements and goals provided in the RFP, the 388 Hudson Street Design Guidelines (Appendix A), and the 388 Hudson Street Community Visioning Report (Appendix B).

27. Does the light and air easement suggest that Lot 45.2 may not remain open space permanently?

DEP has agreed to an assumed easement that maintains the necessary security and access for their infrastructure on Lot 45.2. The easement will require NYC Water Board approval.

28. Will the Lot 45 require SI application for tax or zoning lot subdivision?

It is anticipated that a new tax lot will be established on a portion of current tax lot 45.

29. Please confirm the 30'-deep easement is imposed over the School Lot (east of the eastern Site boundary) or advise otherwise.

Respondents should assume a 30-foot-deep light and air easement extending from the eastern Site boundary over the adjacent lot (Block 581, Lot 54), which will start at the height of the adjacent school building (approximately 90 feet above the Site grade) and continue upward. There will be no light and air easement below the height of the adjacent school building.

30. If the zoning district is yet to be defined and the bulk + FAR regulations are already defined in the RFP text, what sort of information are you expecting to be presented in the zoning analysis of the project Tab L or Tab M. Are we to assume a specific zoning district?

Respondents should provide a zoning analysis based on the zoning, development rights, and bulk regulations guidance provided in the Project Snapshot of the RFP. Respondents are not required to assume a specific zoning district.

Residential Program

31. Which HPD Term Sheet Program is contemplated? Is a proposal that includes both rental and homeownership discouraged?

Development Teams should propose a term sheet. Teams should consider the neighborhood context, project feasibility, and priorities identified in the Community Visioning Report when choosing a term sheet. Due to Site constraints, only one building will be feasible on the Site.

32. What are the required AMI levels?

The housing must be 100% affordable, in compliance with the selected HPD-HDC program term sheet, new construction design guidelines, and requirements identified in the RFP.

33. Can you clarify what ‘Development Program and Community Development’ encompasses for the competitive review phase?

Please refer to RFP Section V. Submission Requirements and Competitive Preferences, starting on page 21 of the RFP.

34. Does HPD prefer to see more units overall as the priority or are family sized units a priority?

Submissions will be comprehensively evaluated and rated according to the competitive selection criteria provided in RFP Section V. Submission Requirements and Competitive Preferences. Submissions should comply with the selected term sheet and HPD Design Guidelines. Additionally, Respondents should consider project feasibility and responsiveness to community feedback provided in the 388 Hudson Street Community Visioning Report (Appendix B).

Design

- 35. Are building projections (e.g. canopies, balconies, etc.) permitted within the 10' buffer, as well as the light and air easements? If so, at what elevation above the Site grade?**

Projections will be permitted within the 10' buffer at any height above the Site grade so long as any maintenance requirements would not encroach beyond the Site area. No projections will be permitted beyond the Site area into the light and air easements.

- 36. Will landscaped outdoor areas, outdoor recreation, or other surface level area uses be allowed on the 10' buffer?**

Respondents may propose surface level programming such as landscaping and/or outdoor recreation within the 10-foot buffer. No drilling, excavation, or structure is allowed within the 10-foot buffer.

- 37. Can below grade space be developed under the 10' buffer? Are tie-backs or sheet piling also not permitted within the buffer? Will technical information be made available about the DEP infrastructure? Are there limits to soil loads imposed at the buffer line? Are there any restrictions on below grade space and foundations (DEP concerns)?**

No drilling, excavation, or structure will be allowed within the 10-foot buffer. Please refer to the DEP Variance Guidance Letter (Appendix H). We are not able to provide any additional information about the DEP infrastructure for the purposes of this RFP.

- 38. Can egress exits, staff/service entries, loading, etc. be accessed through the 10' buffer zone at south?**

The primary entrances for both the residential lobby and the Recreation Center must be from one of the street frontages. Respondents may propose other entrances and/or exits so long as they comply with all applicable laws, regulations, and ordinances of all Federal, State, and City authorities having jurisdiction, including but not limited to the NYC Zoning Resolution and Building Code.

- 39. What is the Site grade elevations? Are survey spot elevations and/or mean curb level (in NAVD 88) available? Is a survey available with the street utilities? Is survey information relative to street grade available? Is information on the water table available? Are any geotechnical reports available?**

All available information has been provided in the RFP and appendices.

- 40. Based on the 2080 floodplain, what is the anticipated BFE for the site. NYC Flood Mapper indicates the site occupies both the 0.2% and 1% Annual Chance of**

Flooding, but no direct elevation number for BFE is indicated. What should be assumed? The nearest AE Zone per 2015 Flood Plain indicates 11 FT BFE.

Per the NYC Climate Resiliency Design Guidelines, the 2080s SLR-adjusted DFE is established by adding the appropriate Freeboard and Sea level Rise Adjustment (24" + 28" = 52") to the nearest mapped current BFE. Refer to the Climate Resiliency Design Guidelines (Version 4.1) for more information.

- 41. Based on Appendix G, the proposed community rec center would be considered Design Flood Class III. This Design Flood Class is typically prohibited to be located below the DFE, but the RFP brief proposes Rec Center space at the Cellar Level and Rec Center Mechanical at the Subcellar Level. Please confirm what should be assumed as permitted and code compliant.**

Per Appendix G, the lowest floor of nonresidential portions of mixed-use buildings subject to Appendix G are allowed below the DFE if they meet floodproofing requirements established in the Appendix and ASCE 24. Refer to the NYC Building Code Appendix G and ASCE 24 for more information on flood-resistant construction requirements for nonresidential portions of mixed-use buildings.

- 42. Can the developer consider pre-fabricated modular housing as a way to reduce construction costs?**

Respondents may propose creative construction methods so long as they comply with all applicable codes and guidelines. Unique construction methods and/or cost savings should be discussed in the narrative.

- 43. Is the required drawing list a 'must-have' or can we select which ones to include?**

Respondents must comply with the requirements for Tab M – Architectural and Urban Design Plans. Please refer to RFP Section VI. Submission Content and Completeness.

- 44. Given the proposed height adjustments, how does the design address community concerns about scale and visual impact, especially in relation to JJ Walker Park and the surrounding historic district?**

Respondents should refer to the 388 Hudson Street Community Visioning Report (Appendix B) for community preferences related to the building design and refer to the 388 Hudson Street Design Guidelines (Appendix A). After designation, the Project will go through ULURP and will be subject to City Environmental Quality Review (CEQR).

- 45. Can you provide information concerning the Type of Construction (e.g. IB) and Fire-Resistance Rating of the Exterior Walls (and windows) of the school building?**

This information is not available for purposes of this RFP.

46. Can emergency egress for the Rec Center and Residential program be shared if it can be done in a way that avoids any access between the two?

If appropriate measures regarding access, safety, and security are in place, partially shared egress can be acceptable on a case-by-case basis. Respondents should provide an explanation of the rationale and benefits of such a design in the design narrative.

Hudson-Houston Plaza / Future Open Space

47. When will the open space next door be constructed and in operation?

The Hudson-Houston Plaza project has completed the design phase. The Plaza could be completed and open to the public as early as late 2026, depending on procurement and construction progress. Please refer to the NYC Parks' Capital Tracker [webpage](#) for project information and updates on timeline.

48. Is there information available related to the future Hudson-Houston Plaza plans?

NYC Parks, NYC DEP, and the Hudson Square BID (HSBID) have jointly unveiled the schematic design for the Hudson-Houston Plaza, which has been approved by the PDC. Refer to this [link](#) to access the public presentation for the preliminary design that was presented to the PDC. The final schematic design, along with project information and updates on timeline, is available on NYC Parks' [Capital Tracker webpage](#). Please also refer to HSBID's [press release](#) announcing the design.

49. Will the open space (Hudson-Houston Plaza) be part of the design scope for this Project? Can we redesign the Plaza to work with the rec center entrances and architecture? Where will the fence between the Site and Hudson-Houston Plaza be located? Why does there need to be a fence?

The design of the Hudson-Houston Plaza has been approved by the PDC and changes to this design are outside the scope of this Request.

Respondents should develop a site plan that accounts for and responds to the PDC-approved design for the Hudson-Houston Plaza. HPD, DEP, and Parks are open to receiving Submissions that aim to integrate the Site with Hudson-Houston Plaza, including proposed removal of the existing fence on the Site boundary. Any proposed integration of the Plaza with the Site will require approval by DEP, HPD, and Parks after designation of a Development Team.

Please note that the separate main entrances to the Recreation Center and residential lobby are required to be from the public street and not through Hudson-Houston Plaza, which is DEP property.

50. Would there be consideration for a seasonal kiosk on or near the future open space?

The future Hudson-Houston Plaza will remain under DEP property jurisdiction once completed and open to the public. Parks will be responsible for managing maintenance and operations of the Plaza in partnership with the HSBID.

Any proposed plans as far as programming, events, and activation of the Hudson-Houston Plaza would be determined in the future and would ultimately need to be reviewed and approved by DEP.

Finance

- 51. Please confirm if the recreation center will be subject to NYS Labor Law 224-a aka "prevailing wage?" If so, please confirm if prevailing wages will apply to fit out only, or if it will also apply to the core and shell of the recreation center? Are prevailing wages required for the entire building?**

Recreation Center fit-out construction costs shall be priced to account for all legal requirements of such contract with Parks, including but not limited to prevailing wage. For the other components of the Project, including residential development and core and shell development of the City Unit, costs shall be priced to account for all legal requirements applicable to the Project. Please refer to the RFP and Appendix D-Financial Assumptions.

- 52. For the rec center core/shell and fit-out, is it a fair assumption that a non-HPD/HDC City Capital source would cover 100% of the hard and soft costs? Is there any further guidance on city capital sources, i.e. interest rate, terms, sizing, etc.?**

Financial proposals should assume that City Capital sources will be available that are separate from the HPD-HDC term sheet subsidy to fund the core and shell development of the City Unit and the fit-out development of the Recreation Center.

There is no guidance on sizing of these sources other than the cost estimates provided by Respondents, but Respondents are reminded that Submissions will be evaluated for overall efficient use of public resources. For other terms, refer to Appendix D, which lists interest rate assumptions for the Rec Center Subsidy. At this time, Respondents should assume that all terms of the City Unit and Rec Center subsidy sources match the terms of the HPD Subsidy (rental).

- 53. Is it acceptable for developer fee to be earned on the rec center?**

Respondents may propose earning a developer fee on the development of the City Unit and/or Rec Center. Respondents are reminded that financing proposals should provide competitive pricing for the development of the City Unit/Recreation Center.

- 54. What factors influence the final appraised value, and are there specific guidelines or limitations for potential developers regarding the land's valuation? Will the land**

at 388 Hudson Street be priced at \$1.00, with the difference between this nominal price and its appraised value paid through an enforcement note and mortgage?

The Developer will pay, upon conveyance, a nominal disposition price, anticipated to be \$1.00 per lot at HPD's sole discretion, and will deliver an enforcement note and mortgage for the difference between the purchase price and the appraised value of the Site, which may accrue interest at the Applicable Federal Rate (AFR) and may be payable at maturity. Please refer to RFP Section VII. Developer Obligations.

55. Should we provide separate underwriting / budget for the fit out of the rec center or is it sufficient to just include the cost of the core and shell of that space in the main underwriting?

Financial proposals should clearly separate the total development cost for each component of the Project, including residential development, core and shell development of the City Unit, and fit-out development of the Recreation Center using the columns provided in the Development Budget tab of Form G-1 and/or G-2. Likewise, financial proposals should clearly delineate the separate sources in the Development Budget for each component of the Project and allocate accordingly at the bottom of the columns.

56. Will the developer / owner continue to carry the debt and accrued interest associated with the Rec Center Subsidy after the condo has been conveyed to Parks?

For the purposes of the RFP, Respondents should assume that the Project will be responsible for carrying any debt or interest associated with City Capital subsidy provided to fund the development of the core and shell development of the City Unit component of the Project, even after conveyance of the City Unit condo to the City. Respondents do not need to assume that the Project will be responsible for carrying any debt or interest associated with City Capital provided to fund the fit-out development of the Rec Center, which will be constructed by the Developer through a separate contract directly with NYC Parks.

57. Does HPD have a preference between applicants exceeding \$500k eligible basis per unit volume cap and exceeding term sheet subsidy limits?

Respondents are permitted to submit underwriting proposals that exceed the \$500,000 eligible basis cap for 4% LIHTC. Respondents are reminded that Proposals will be reviewed for overall efficient utilization of public financing resources.

Recreation Center General

58. For the recreation unit, should respondents assume that the fit out of the recreation unit will be concurrent with the project's construction timeline or is it supposed to happen at some time post conversion?

The Recreation Center should be delivered as soon as feasible, in an expeditious manner. While fit-out of the Recreation Center will be developed through a separate contract with Parks, we are looking for a seamless and efficient delivery of the mixed-used Project. Respondents should propose a realistic and feasible schedule. For purposes of this RFP, Respondents may propose fit-out development of the Recreation Center to be concurrent with the development of the other components.

59. Will there be a p&s for the city condo that spells out the process for selling the condo and locks in both the delivery specifications for the core and shell once initially designed and approved, and is this document separate (but related to) the Land Disposition Agreement for the property?

The LDA will require that the Developer must establish the City Unit that will be conveyed to City upon completion. The LDA and/or a separate agreement with Parks may contain additional requirements that must be satisfied prior to the City taking title. Please refer to RFP Section VII. Developer Obligations for information regarding conveyance of the City Unit.

60. Who pays for city side of condo negotiation? Who pays for city's architect?

The Developer will be responsible for any costs and/or transfer taxes associated with conveyance of the City Unit condominium. The Developer may be asked to pay for counsel fees and costs of the City in connection with the creation of the condominium and conveyance of the City Unit.

Per the response to question 78 below, the City is not engaging a separate architect.

61. Who approves any revisions/accommodations necessary as the developer incorporates the city's spec for the community center into the mixed-use project?

Per RFP Section VII. Developer Obligations, the Developer will be responsible for submitting Schematic Design documents, Design Development documents, and final Construction Documents to HPD, which must conform to previous review comments and approvals made by HPD. The Developer will be required to submit Schematic Design documents to Parks for review and approval within six (6) months of selection. Prior to disposition, the Developer must submit a complete set of Design Development documents and specifications to Parks for review and approval.

Parks will provide a design project manager to liaise with the Developer during design, review design plans, and facilitate bringing the design through the formal Parks design approval process. During design of the Recreation Center, Parks will be responsible for approving any revisions and/or accommodations necessary. During both core and shell and fit-out development, Parks' design project manager will continue to be engaged through construction, to review and approve any changes and submittals that require Parks input. Please refer to "C. Design and Construction" within Section VII. Developer Obligations.

62. Do we need to be presenting permanent job estimates and outreach plan for the rec center, or will that be under the purview of Parks?

No. Hiring and/or community outreach for the Recreation Center will be addressed through the Developer's contract with Parks for fit-out development.

63. There are discrepancies between space sizes and other program requirements in Exhibits E and F. Which governs?

Design and programming must meet the requirements of NYC Parks as further described in the 388 Hudson Street Recreation Center Design Requirements (Appendix E). The NYC Parks Recreation Center Design Manual (Appendix F) is provided as a reference for the best practices and standards that Parks strives for in new recreation centers. Respondents may propose enhancements beyond the Appendix E requirements and explain the reasoning and benefit in the design narrative.

Recreation Center Programming

64. Is Parks open to co-programming the rec space with a local non-profit, or will they wholly control the space?

NYC Parks will manage and operate the Recreation Center as part of its portfolio of citywide recreation centers. At its recreation centers, Parks often find opportunities to collaborate and partner with local nonprofit or community organizations on discrete programming or events with a shared goal to bring certain services to the community. Parks is open to doing the same at this Recreation Center.

65. Can you provide examples of the art and artists you envision to go in the 5 locations of the rec center?

Public art within the City Unit/Recreation Center will be selected through the City's Percent for Art program. DCLA manages the Percent for Art program, and the artist as well as specific artwork will be determined through the Percent for Art selection process.

The Developer will be required to coordinate with DCLA and Parks to design artwork through the Percent for Art program. The RFP Appendix E details the Percent for Art Program.

For examples of how Percent for Art is being implemented at new NYC Parks recreation centers, recent examples include [Mary Cali Dalton Recreation Center](#) on Staten Island, [Shirley Chisholm Recreation Center](#) in Brooklyn, and [Walter Gladwin Recreation Center](#) in the Bronx. Hyperlinks lead to the publicly available Percent for Art PDC presentations. In addition, examples of Percent for Art in existing recreation centers include [Ocean Breeze Recreation Center](#) on Staten Island and [McCarren Recreation Center](#) in Brooklyn. Please note project information is provided as example only; each Percent for Art implementation is unique to the specific site working with DCLA, the community and the artist.

66. Please clarify the criteria of electric vehicle parking and charging stations for NYC Parks vehicles if applicable for the Development. If so, whether they need to be on site, or off-street parking may be designated for Parks vehicles. Please clarify the number of parking spaces required.

Please refer to Appendix F Recreation Center Design Guidelines for Parks' standards.

Per Appendix F, electric charging stations for NYC Parks fleet vehicles are required and contribute to LEED certification. The Recreation Center must comply with the LL51 requirement of LEED v4 Gold. Electric vehicle parking and charging stations are required for Parks vehicles; however, designated on-street parking is an option.

The Developer may propose the number of parking spaces as feasible with the proposed design and explain the reasoning and benefit in the design narrative. Please note that other new recreation centers under design anticipate two parking spaces.

67. Would Parks want exterior accessed restroom facilities near the adjacent plaza?

Respondents may propose exterior accessed public restroom facilities in Submissions. Note that any proposed exterior accessed public restroom facilities near the plaza must not be accessible from the interior of the Recreation Center, and would not count towards the ~45,000 gross square feet. Submissions will be evaluated on their ability to accommodate and maximize a range of programming offerings for the Rec Center and their ability to provide affordable housing for a variety of qualifying households.

68. What are the plans for the Tony Dapolito Recreation Center that is currently closed? Should uses of the Hudson Street rec center aim to replace what was at the Dapolito Center, or to complement what is at the Dapolito Center?

The Tony Dapolito Recreation Center and Outdoor Pool are closed due to the building's structural condition. Temporary stabilization measures have been provided for public safety. Parks is pursuing a new outdoor pool project on this site. Updates will be provided as they become available on Parks' Capital Tracker [webpage](#).

Appendix E details Recreation Center programming requirements for the Project. Parks will host a community input session with the Developer after designation to receive community input on Recreation Center programming.

Recreation Center Design

69. Please clarify whether the 45,000 gross square feet include floor areas for the MEP & support spaces.

Yes, the approximately ~45,000 gross square feet includes all floor area for the MEP & support spaces dedicated to the Recreation Center.

70. Will two stories of below-grade construction (cellar and sub-cellar) be required? Is the pool required to be located in the cellar? May the Respondent propose alternative solutions?

Respondents may propose locating the City Unit/Recreation Center and the required programming on floors other than those originally specified in the Project Snapshot of the RFP so long as the floors are contiguous and other requirements of the RFP and the 388 Hudson Street Recreation Center Design Requirements (Appendix E) are met. The Project Snapshot and Appendix E have been updated to reflect this change. If proposing alternative location of the City Unit/Recreation Center or required programming, Respondents should explain the reasoning and benefits in the design narrative.

Respondents may propose locating the pool on a floor other than the cellar as long as the pool design meets the rest of the Recreation Center and residential requirements, and the design team can explain the benefit to the alternative floor location.

71. Please clarify whether the City Unit/Recreation Center will require separate, dedicated refuse/compactor room, emergency generator, and/or cooling tower/chiller water loop?

The City Unit/Recreation Center should be an independent operating unit from the residential component of the Project and is required to have independent circulation and utility systems. While it is ideal for Parks to have its own, separate back-of-house spaces, Respondents may propose limited, shared back-of-house spaces that house separate systems. If shared back-of-house spaces are proposed, Respondents should explain the reasoning and benefits in the design narrative.

Please refer to Appendix F Rec Center Design Guidelines.

72. Are you requiring the Recreational City Unit to be 100% electric as well?

Yes. In alignment with Climate Leadership and Community Protection Act (CLCPA) and NYC's climate target of 80x50 and interim target of 40x30, and per LL97, an all-electric facility is required. Please refer to Appendix F Rec Center Design Guidelines for this information.

73. Could there be flexibility in the size of the basketball court and/or pool? Given the site constraints (easements, zoning, etc.) and the structural and enclosure requirements, accommodating the requested sizes presents challenges in maintaining a functional building core and an efficient structure. We'd appreciate any guidance on whether there's room for adjustment in this program requirement.

Recreation Center programmatic requirements are detailed in Appendix E. These are minimum programmatic requirements. Respondents are welcome to propose enhancements beyond these requirements to improve design and performance, and quality of the user experience. Refer to Appendix F Rec Center Design Guidelines for the best practices and standards that Parks strives for in new recreation centers.

Respondents should explain the reasoning and benefits to their proposed Recreation Center concept in the design narrative.

74. What are the required or preferred height requirements (clear ceiling distance) for the Gym and Pool program areas?

The gym and pool rooms must be double height. The gymnasium must be double height to provide for the non-competition walking track above, as described in the Rec Center Design Guidelines (see Part 1, Program Elements).

The pool height must provide for all requirements including pool bleachers not on the pool deck, as described in the Rec Center Design Guidelines (see Part 1, Program Elements).

75. Can columns inhabit the perimeter pool deck?

While it is preferred that there are no columns on the perimeter pool deck, Respondents may propose this as long as all code, ADA and egress required clearances are met. Respondents must explain the reasoning and benefit of the design in the narrative. There must be no building columns within the pool basin.

Design proposals must provide 10' minimum clearance on all sides of the pool. Please refer to the 388 Hudson Street Recreation Center Design Requirements (Appendix E).

76. Is Parks planning to provide additional design program and specifications beyond what is provided under the Design Manual included in the RFP to Developer and if so, what is the timing? Upon designation or shortly thereafter?

The Developer will design and construct the Recreation Center to Parks' standards and will work closely with Parks to ensure that the Recreation Center will be equipped and fitted with the correct facilities, furniture, and equipment. All Parks' standard systems will be provided to the Development Team between conceptual and schematic design stages.

Please refer to Appendix F Recreation Center Design Guidelines for Parks' standards. Within Appendix F Rec Center Design Guidelines, refer to Section E – Equipment and Furnishings.

Specific furniture and furnishing layouts will be coordinated with Parks during design; once there is an approved design, Parks will provide a furnishing plan to the designated Developer.

77. Is the city engaging an architect to confirm core and shell and to confirm design of fit up such that core and shell and fit out seamlessly coordinate and meet city specifications? Will that architect 'accept' the project on behalf of the city and/or participate during construction reviews and change order processes?

No, the City is not engaging a separate architect. Per RFP Section V. Submission Requirements and Competitive Preferences, the Development Team must include an architect. The Development Team should include and specify a lead design consultant and/or architect for the entire Project. However, additional design consultants and/or architects may be engaged to assist with various components of the Project as appropriate.

The core and shell for the City Unit must be developed, including any building element that would otherwise need to be modified post-construction, to accommodate fit-out of the Rec Center. It is the Developer architect's responsibility to confirm core and shell design such that core and shell and fit out development seamlessly coordinate and meet city specifications. Parks will provide a design project manager to liaise with the Developer during design, review the Developer's plans, and facilitate bringing the design through the formal Parks design approval process. During design of the Recreation Center, Parks will be responsible for approving any revisions and/or accommodations necessary. During both core and shell and fit-out development, Parks' design project manager will continue to be engaged through construction, to review and approve any changes and submittals that require Parks input.

78. What is under the cellar floor of the rec center? Is it usable?

Guidance in the RFP regarding the sub-cellar space is intended to accommodate locating pool mechanical equipment. Respondents may propose alternative locations of the required programming included in the 388 Hudson Street Recreation Center Design Requirements (Appendix E). Respondents should explain the reasoning and benefits of proposed alternatives in the design narrative.

79. Please clarify the requirements for the freight elevator and if there are any minimum dimensional requirements for the elevator cab. Can the freight elevator double-up as a passenger elevator?

The Recreation Center must have a total of two elevators that access all floors of the Recreation Center and only the Recreation Center:

- One passenger elevator. For more details about passenger elevator standards, see Appendix F Rec Center Design Guidelines page 41.
- One freight elevator. The freight elevator (in size and durability of finishes) can double as a passenger elevator in the event that the passenger elevator is down. This elevator will be used to bring in pool mechanicals and must be of sufficient dimension to fit mechanical equipment required to operate the pool. This elevator will be constructed as part of the core and shell. This elevator must open directly into a 'back-of-house' space which opens to the outside through a set of double doors; it must also have the option to open to the public spaces of the Recreation Center.

80. Is a loading berth with the capacity to park and unload a truck within the building required for the rec center or is a freight elevator with access to the street adequate? Can access to the freight elevator from the street traverse public areas of the rec center?

A loading berth within the building is not required and an on-street loading berth/zone may be provided. The freight elevator must have street access through a set of double doors, and it must also have the option to open to the public spaces of the Recreation Center.

81. Based on the available site area, required structural design and similar gymnasium developments, we believe the design would benefit from a 5' – 6' buffer space surrounding the basketball court. Would NYC Parks accept a 5' wide buffer surrounding the court in place of 9'

Recreation Center Design Requirements are detailed in Appendix E. Please refer to Appendix F for Rec Center Design Guidelines, which are standards and best practices that we strive for. Respondents should explain the reasoning and benefits to their proposed Recreation Center concept in the design narrative.

B. Update to RFP Section III. Project Overview – A. Project Snapshot

Page 9 of the RFP.

LEGEND
Updated language
Removed language

Type of Development	<p>High quality development with 100% affordable housing.</p> <p>The Project must include an approximately 45,000 gross square foot City Unit to be used as a Recreation Center for public use and occupied and operated by NYC Parks. The core and shell for the City Unit must be developed, including any building element that would otherwise need to be modified post-construction in order to accommodate fit-out of the Rec Center. The City Unit must be located on contiguous floors at the base of the building and may include a below-grade cellar and mechanical sub-cellar. The City Unit must be located within the below-grade cellar and mechanical sub-cellar, ground, second, and third stories of the Project. To the extent practicable, the footprint of residential uses should be minimized on floors occupied by the City Unit. The City Unit must have entirely separate and independent mechanical and utility systems from the residential component of the Project. The City Unit must consist of a separate condominium unit to be conveyed back to the City at completion.</p>
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C. Update to RFP Appendix E – 388 Hudson Street Recreation Center Design Requirements

Page 2 of Appendix E.

LEGEND
Updated language
Removed language

Circulation and Utility Systems Requirements:

The Rec Center will occupy ~~contiguous floors at the base of the building~~ ~~the three floors above grade and one floor below~~. The Rec Center shall have independent circulation and utility systems separate from the residential component of the Project. The sub-cellar floor plate may be shared with the residential component of the Project to best accommodate all building mechanical needs; however, the two spaces will have entirely separate systems, and all mechanical and utility systems for the Rec Center will be in a separate, contained room for Parks' operation. The Rec Center will have independent mechanical and utility systems from the rest of the Project, including but not limited to HVAC, electric, alarm systems, PA System, WiFi and more, all of which will be provided by the Developer and must comply with NYC Parks Recreation Center Design Guidelines (Appendix F), and which shall be reviewed and approved by Parks. All utility meters including water and electric must be separate and discrete meters solely dedicated to the Recreation Center only, with direct connection to the grid. The City Unit water meter must be dedicated solely to the City Unit and be designed with a "T" point of entry with one point of entry for the Recreation Center, or the City Unit water meter must be located upstream of the residential building water meter. The electric meter must be a main Con Ed meter with direct connection to the grid, dedicated solely to the City Unit. Submeters for all utility systems, including electric and water, are not permitted. The Recreation Center and all of its systems shall be fully accessible to Parks staff at all times.

Within the Rec Center's public floors ~~(the cellar, ground, second, and third floors)~~ there will be Parks-specific egress for internal movement between these stories. There will be no public access between any floor of the Recreation Center and the building's residential staircases or elevators; the only point of public access to the Rec Center will be through the Rec Center's lobby, where NYC Parks recreation center members can check in. This lobby, specific to the Recreation Center, will be separated from and not accessible from the residential lobby. The Rec Center lobby must feature a separate, differently marked street front entrance to the building with clear NYC Parks signage. The Developer shall consider keeping the Rec Center entrance and entrance to residential component of the building in separate areas.

The City Unit/Recreation Center design must comply with the Americans with Disabilities Act and all relevant Federal, State, and New York City codes and regulations.

Design and Construction Requirements:

The Recreation Center must comply with the LL51 requirement of LEED v4 Gold.

The City Unit will be constructed as part of the entire building core and shell construction which will include any building element that would otherwise have to be modified post-construction in order to accommodate fit-out of the Rec Center. As part of this core and shell construction a pool cavity will be created which will provide space for the future pool basin. A pool filtration equipment room shall also be provided as part of the City Unit. Finally, the City Unit shall be designed with a freight elevator with loading bay to the street that goes to ~~all floors of the City Unit~~ ~~the pool sub-cellar~~; the freight elevator will be used to bring in pool

mechanicals during fit-out and must be of sufficient dimension to fit mechanical equipment required to operate this pool. The freight elevator will be constructed as part of the core and shell.

Page 3 of Appendix E.

LEGEND
Updated language
Removed language

Programmatic Space Requirements:

Respondents are required to comply with the following:

<u>Indoor Pool & Adjacent Space Requirements</u>
<p>The Rec Center must include an indoor pool. The Developer must design an indoor pool space to offer maximized, year-round aquatic programming to members. The pool must be built with Parks' standard fixtures, MEP systems, and in accordance with all codes and regulations. The pool deck must be accessible directly from the auxiliary rooms listed below. The pool must be double height, although lighting and ventilation fixtures must not require the pool to be drained to perform routine maintenance. There must be no building columns within the pool basin. The Developer will be responsible for planning power connections to the equipment and installing furniture. The indoor pool must be heated. All pool support rooms as detailed below must be included on the same floor as the pool basin, located in the cellar. Furnishing plan will be developed after concept design, as part of schematic design stage.</p> <p>The Development Team is required to include a pool designer to provide technical expertise and guidance on pool design, including but not limited to calculating the weight of water to help inform building design, planning pool utilities, identifying filtration and other mechanical equipment, etc.</p>

D. Contact Information

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ABOVE THE FOLD	Agency representing NYC-based and international AEC firms	John Patrick	jp@abovethe-fold.com	Yes
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Apex Building Group	Real Estate Developer	Daniel Marks Cohen	dcohen@apexbuilds.com	Yes
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Douglaston Development	Developer	Danny Russo	drusso@ddny.com	Yes
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Karp Strategies	Urban planning and economic development consulting firm (WBE)	Leo Shaw	leo@karpstrategies.com	Yes
KPFF Consulting Engineers	Engineers	Shadi Boulos	shadi.boulos@kpff.com	Yes
L+M Development Partners	Developer	Jerald Watson	jwatson@lmdp.com	Yes
L+M Development Partners	Developer	Jerald Watson	jwatson@lmdp.com	Yes
L+M Development Partners	Developer	Heli Pinillos-Schwartz	hpinillos@lmdp.com	Yes
Langan	Civil, Geotechnical, Environmental Engineering	Atena Vladu	avladu@langan.com	Yes
Langan	Engineering	Atena Vladu	avladu@langan.com	Yes
Lantern Organization	Nonprofit Developer	Daniel Kent	dkent@lanternhousing.org	Yes
Lantern Organization	Nonprofit Developer	Dan Kent	dkent@lanternhousing.org	Yes
Lantern Organization	Non-profit developer	Dan Bianco	dbianco@lanternhousing.org	Yes
Lantern Organization	Non-profit developer	Dan Bianco	dbianco@lanternhousing.org	Yes

Lantern Organization	Non-profit developer	Dan Bianco	dbianco@lanternhousing.org	Yes
Lantern Organization	Non-Profit Owner/Developer	Dan Bianco	dbianco@lanternhousing.org	Yes
LCOR	Developer	Andrew Laboz	alaboz@lcor.com	Yes
Legacy Real Estate Development	Developer	Marc Loeb	ml@legacyrealestatedev.com	Yes
LERA Consulting Structural Engineers	Structural Engineer	Magen Mintz	magen.mintz@lera.com	Yes
Leroy Street Studio	Architect	Jonathan Grzywacz	communications@leroystreetstudio.com	Yes
LIHTC Development Group	Developer/Consultant	Elizabeth Richards	er@lihtcdev.com	Yes
Magnusson Architecture and Planning	Architect	Joseph Moyer	jmoyer@maparchitects.com	Yes
MaGrann Associates	Building Sustainability Consultants	Chase Sizemore	ChaseSizemore@MaGrann.com	Yes
MaGrann Associates	Sustainability	Laila Reilly	lailareilly@magrann.com	Yes
MaGrann Associates	Sustainability Consulting and Engineering	Chase Sizemore	ChaseSizemore@MaGrann.com	Yes
MAP architects	Architecture	Fernando Villa	fvilla@maparchitects.com	Yes
MAP architects	Architecture	fernando Villa	fvilla@maparchitects.com	Yes
Mars	School	Wanda Nunez	gomezwanda@gmail.com	Yes
MARVEL Architects, Landscape Architects, Urban Designers PLLC	Architecture and Landscape Architecture	Dennis Vermeulen	dvermeulen@marveldesigns.com	Yes
MHG Architects PC	Architectural Firm	Michael Gelfand	mgelfand@mhgarch.com	Yes
MHG Architects PC	MHG Architects PC	Michael Gelfand	mgelfand@mhgarch.com	Yes
MHG Archittects, PC	Architects	Herbert Mandel	heerb@mhgarch.com	Yes
Milestone Development LLC	Developer	Aaron Koffman	akoffman@milestonecos.com	Yes
MN Safety Consulting	Construction safety consulting and training	Mike Mowla	info@mncnt.com	Yes

MNLA	Landscape Architecture	Erika Aiese	eaiese@mnlandscape.com	Yes
MNLA	Landscape Architecture	Erika Aiese	eaiese@mnlandscape.com	Yes
MNLA	Landscape Architecture	Dan Yannaccone	dyannaccone@mnlandscape.com	Yes
Morris Adjmi Architects	Architect	Lauren Kim	lk@ma.com	Yes
Morris Adjmi Architects	Architecture	Vicente Quiroga	vq@ma.com	Yes
Morris Adjmi Architects	Architecture & Interiors	Vicente Quiroga	vq@ma.com	Yes
Morris Adjmi Architects	Architecture Firm	Christine Iasonidis	ci@ma.com	Yes
Morris Adjmi Architects	Architecture Firm	Lauren Kim	lk@ma.com	Yes
Morris Adjmi Architects	Planning, Architecture, and Interior Design Firm	Michelle Wagner	mw@ma.com	Yes
Mowla Industry	Real estate	Mike Mowla	11313atlantic@gmail.com	Yes
MURAL Real Estate Partners	Developer	Vanessa Rodriguez	vrodriguez@muralrealestate.com	Yes
MURAL Real Estate Partners	Developer	Robin Zeigler	rzeigler@muralrealestate.com	Yes
MURAL Real Estate Partners	Developer	Melanie Ramos	mramos@muralrealestate.com	Yes
N/A	N/A	Nardia Kerryann Greaves	greavesn14@gmail.com	Yes
nARCHITECTS	Architects	Jason Ojeda	jason.ojeda@narchitects.com	Yes
National Equity Fund	Syndicator	Emily Chen	echen@nefinc.org	Yes
NERIS LLC	WBE	Kristine Sinkez	ksinkez@neris.nyc	Yes
No	No	Deborah Zerden	debz10012@yahoo.com	Yes
None	Housing	jennifer crusetta	Jennybby42@gmail.com	Yes
Nook	Nook	Kenneth	kennethgrier84@gmail.com	Yes

NYAH Advisors, LLC	WBE Affordable Housing Finance Consultant	Catherine Townsend	ctownsend@nyahadvisors.com	Yes
NYC DEP	City Agency	Aazaad	aaali@dep.nyc.gov	Yes
NYC Housing Trust	public developer	Elizabeth Propp	elizabeth.propp@phptrust.nyc.gov	Yes
NYS Assemblymember Deborah Glick	Government	Tracy Jackson	jacksont@nyassembly.gov	Yes
O&S Associates	Architect	Prabhu Perumalsamy	prabhu@oandsassociates.com	Yes
O&S Associates, Inc.	Architect	Prabhu Perumalsamy	prabhu@oandsassociates.com	Yes
OBRA Architects	Architectural Design & Urban Planning Firm	Sam McBride	sam@obraarchitects.com	Yes
OBRA Architects	Architecture & Urban Design, Strategic Planning	Jennifer Lee	jennifer@obraarchitects.com	Yes
OBRA Architects	Architecture / Interiors / Urban Design / Strategic Planning	Jennifer Lee	jennifer@obraarchitects.com	Yes
OBRA Architects	Architecture, Design & Urban Planning	Jennifer Lee	jennifer@obraarchitects.com	Yes
ODA-Architecture, P.C.	Architecture Firm	Kelly Burke	kelly@oda-architecture.com	Yes
One Bar Development	WBE Developer	Jessica Sherman	jsherman@onebardevelopment.com	Yes
One Bar Development	WBE Developer	Jessica Sherman	Jsherman@onebardevelopment.com	Yes
Pathways Program	M/WBE Workforce Development and Community Investment Strategic Partners	Chelsea Charles	info@pathways-program.org	Yes
Pathways Program	Workforce Development Strategic Partner	Chelsea Charles	info@pathways-program.org	Yes
Pathways Program	Workforce Development Strategic Partner	Chelses Charles	info@pathways-program.org	Yes
PEI Architects	Architects	Rossana Gutierrez-Lubetsky	gutierrez@pei-architects.com	Yes

Pennoni Associates	Consulting	Rodrigue Karam	rkaram@pennoni.com	Yes
Pennoni Associates Inc	Consulting	Rodrigue Karam	rkaram@pennoni.com	Yes
Perkins Eastman Architects	Architecture Firm	Ernesto Vela	e.vela@perkinseastman.com	Yes
Perkins Eastman Architects	Architecture Firm	Ernesto Vela	e.vela@perkinseastman.com	Yes
PMTOOLBOX,LLC	Facilitators for the built environment	Tyrone Harley	Tharley@pmtoolboxllc.com	Yes
Procida Development Group	Affordable Real Estate Developer	Nathaniel Johns	njohns@procidacompanies.com	Yes
Project Renewal	Non Profit Developer	Laura Michener	laura.michener@projectrenewal.org	Yes
Project Tactical Solutions	Engineering	Max Lee	max.lee@ptsinspections.com	Yes
Prospect Housing	WBE	Katie Devine	kdevine@rockabill.com	Yes
Prospect Housing Partners	WBE Developer	Katie Devine	kdevine@rockabill.com	Yes
Prospect Housing Partners	WBE Developer	Katie Devine	Kdevine@rockabill.com	Yes
Prospect Housing Partners	WBE For-Profit	Katie Devine	kdevine@rockabill.com	Yes
Prospect Housing Partners, LLC	WBE Developer	Katie Devine	kdevine@rockabill.com	Yes
PSH	RE Development	Phillip Hayes	philhayes@mail.com	Yes
Q Enterprises - AS Development	Design+Construction Developer - Housing+Recreation expertise	Kokito	asdevelopment@QuinteroUSA.com	Yes
Rafael Viñoly Architects	Architecture Firm	Christina Kruise	christina@vinoly.com	Yes
RAL Companies & Affiliates LLC	Development Firm	Joshua Wein	jwein@ralcompanies.com	Yes
Real Estate Developer	Real Estate Developer	Pichmonyka Chan	pchan@carthageadvisors.com	Yes
Related	Developer	Thomas Hutton	thutton@related.com	Yes
Reset Renovation Partners	Construction Firm	Andrew Douglas	andrew@resetrenovationpartners.com	Yes
Ripple Development	Developer	James Guerrier	jamesguerrier15@gmail.com	Yes

RiseBoro Community Partnership INC	Developer	Susue Li	sli@riseboro.org	Yes
RKTb Architects, P.C.	Architects	Luanne Konopko	lkonopko@rktb.com	Yes
Roc nation	Business	Mikey Diaz	marvinandriodbrown@gmail.com	Yes
Roc Nation	Entertainment business	Mikey Diaz	marvinandriodbrown@gmail.com	Yes
Rogers Partners	Architect	Vincent Lee	vlee@rogersarchitects.com	Yes
Ronnette Riley Architect	WBE Architecture & Interior Design Firm	Jennifer Greene	jg@ronnetteriley.com	Yes
Ronnette Riley Architect	WBE Architecture & Interior Design Firm	Jennifer Greene	jg@ronnetteriley.com	Yes
Roofing, siding, Stucco, Panels & waterproofing	Roofing, siding, Stucco, Panels & waterproofing	Shiran Stock	sstock@masterroofingus.com	Yes
Roofing, Siding, Stucco, Waterproofing & Paneling	Roofing, Siding, Stucco, Waterproofing & Paneling	Shiran Stock	sstock@masterroofingus.com	Yes
Runway Shelter	Non-Profit that helps fashion models facing landlord harassment and housing instability	Daglie Kelly Pereira dos Santos	dkp@columbia.net	Yes
S9 Architecture	Architect	Saurabh Goenka	s.goenka@s9architecture.com	Yes
S9 Architecture	Architect	Saurabh Goenka	s.goenka@s9architecture.com	Yes
S9 Architecture	Architecture Firm	Jared Paulen	j.paulen@s9architecture.com	Yes
Sage Engineering	Construction Engineering	Aliescia Razack	ar@sagepllc.nyc	Yes
Sandeep Gunnala Engineering PLLC	LLC	Aliescia Razack	ar@sagepllc.nyc	Yes
SBJ Group	Architect	Jennifer Cheuk	Jcheuk@aol.com	Yes
SBJ Group	Architect	Jennifer Cheuk	jcheuk@sbjgroup.com	Yes

Selfhelp Realty Group	Non Profit Developer	Susan Wright	swright@selfhelp.net	Yes
Selfhelp Realty Group	Non-profit	Alison	alam@selfhelp.net	Yes
Selfhelp Realty Group	Non-profit Developer	Alison Lam	alam@selfhelp.net	Yes
Selfhelp Realty Group	Non-profit Developer	Alison	Lam	Yes
Selfhelp Realty Group, Inc.	Not-for-profit Developer and Social Services Provider	Lisa Trub	ltrub@selfhelp.net	Yes
Selfhelp Realty Group, Inc.	Not-for-Profit	Zerin Demir	zdemir@selfhelp.net	Yes
Senior Project Manager, New Destiny Housing	Senior Project Manager, New Destiny Housing	Derek Brennan	dbrennan@newdestinyhousing.org	Yes
Services for the Underserved, Inc.	Nonprofit developer	Lauren LaMack	llamack@sus.org	Yes
Services for the UnderServed, Inc.	Services for the UnderServed, Inc.	Lauren LaMack	llamack@sus.org	Yes
SHM Acquisition Group	Developer	Stefan Malter	malter@gmail.com	Yes
Slate	Development	John Valladares	jvalladares@slatepg.com	Yes
Slate Property Group	Developer	Cha Lee	cleee@slatepg.com	Yes
Slate Property Group	Developer	Michelle Ponce	mponce@slatepg.com	Yes
Slate Property Group	Developer	Michelle Ponce	mponce@slatepg.com	Yes
Slate Property Group	Developer	Cha Lee	cleee@slatepg.com	Yes
Slate Property Group	Developer	Cha Lee	cleee@slatepg.com	Yes
Slate Property Group	Developer	Michelle Ponce	mponce@slatepg.com	Yes
SLCE Architects, LLP	Architect	Thomas Furman	tfurman@slcearch.com	Yes
somya@youthfulsavings.com	Education / Developer / Non Profit Services Provider	Somya R Munjal	somya@youthfulsavings.com	Yes
St. Francis Friends of the Poor	Permanent Supportive Housing Non-profit	Christina Byrne	cbyrne@stfrancisfriends.org	Yes

St. Francis Friends of the Poor	St. Francis Friends of the Poor	Christina Byrne	cbyrne@stfrancisfriends.org	Yes
St. Nicks Alliance	Developer	Brian Halusan	bhalusan@stnicksalliance.org	Yes
St. Nicks Alliance	St. Nicks Alliance	Brian Halusan	bhalusan@stnicksalliance.org	Yes
Star Construction Industries Inc	Contractor	Sajid Yaqoob	Starconnys@gmail.com	Yes
Statiker	Structural Engineering Firm	Michael Williams	collaborate@statiker.works	Yes
Steven Winter Assoc.	Consultant	Sarah Nugent	snugent@swinter.com	Yes
Studio V Architecture	Studio V Architecture	James Smith	james@studiov.com	Yes
Tabé Shouri	Tabé Shouri	Amir Shouri	a.shouri@tabeshouri.com	Yes
The Albanese Organization	For-profit developer	Ellen Kackmann	ekackmann@albaneseorg.com	Yes
The Briarwood Organization	Developer and General Contractor	Ira Brown	ibrown@briarwoodorg.com	Yes
The Briarwood Organization	The Briarwood Organization	Ira Brown	ibrown@briarwoodorg.com	Yes
The Clariant Group	Design/Consulting	Michael McCann	mmccann@theclariantgroup.com	Yes
The Clariant Group	Design/Consulting	Michael McCann	mmccann@theclariantgroup.com	Yes
The Clariant Group	Design/Consulting Firm	Michael McCann	mmccann@theclariantgroup.com	Yes
The Community Builders	Developer	Kristin Nelson	kristin.nelson@tcbinc.org	Yes
The Community Builders	Nonprofit	Adam Ghazzawi	adam.ghazzawi@tcbinc.org	Yes
The Community Builders	Non-profit	Adam Ghazzawi	adam.ghazzawi@tcbinc.org	Yes
The Community Builders	Non-profit	Adam Ghazzawi	adam.ghazzawi@tcbinc.org	Yes
The Community Builders, Inc.	Affordable Housing Real Estate Developer	Julie Robblee	julie.robblee@tcbinc.org	Yes
The Community Builders, Inc.	developer	Alice Anigacz	alice.anigacz@tcbinc.org	Yes
The Community Builders, Inc.	NFP Developer	Jesse Batus	jbatus@tcbinc.org	Yes

The Hudson Companies	Developer	Laszlo Syrop	lsyrop@hudsoninc.com	Yes
The Hudson Companies, Inc.	Developer	Laszlo Syrop	lsyrop@hudsoninc.com	Yes
The NRP Group	Developer	Joyce Kwon	jkwon@nrpgroup.com	Yes
The NRP Group	Developer	Joyce Kwon	jkwon@nrpgroup.com	Yes
The NRP Group	Developer	Joyce Kwon	jkwon@nrpgroup.com	Yes
The NRP Group	Developer	Joyce Kwon	jkwon@nrpgroup.com	Yes
The Penta Group	builder/developer/community connector	John Napolitano	j.napolitano@pentarestoartion.com	Yes
The Richman Group Development Corp.	Developer	Carter Clarke	clarke@richmancapital.com	Yes
The Richman Group Development Corp.	Developer	Carter Clarke	clarke@richmancapital.com	Yes
Think! Architecture and Design	Architect	Charlotte Wensley	charlotte@think-arc.com	Yes
Think! Architecture and Design	Architect	Charlotte Wensley	charlotte@think-arc.com	Yes
Trinity Financial Inc.	Corporation	Thomas Brown	tbrown@trinityfinancial.com	Yes
TYLIN	Engineering	Thomas Reynolds	thomas.reynolds@tylin.com	Yes
Type A Projects LLC	Developer	Jill Crawford	crawford@typeaprojects.com	Yes
Type A Projects LLC	Developer	Jill Crawford	crawford@typeaprojects.com	Yes
Type A Projects LLC	Developer	Jill Crawford	crawford@typeaprojects.com	Yes
Urbahn Architects	Urbahn Architects	Adriane Hamilton	hamiltona@urbahn.com	Yes
Urban Architectural Initiatives	Architectural Firm	Jorge Chang	jchang@uai-ny.com	Yes
Urban Architectural Initiatives	Architecture Firm	Jorge Chang	jchang@uai-ny.com	Yes
Urban Architectural Initiatives	Urban Architectural Initiatives	Jorge Chang	jchang@uai-ny.com	Yes

Urban Builders Collaborative	for profit	Jordanna Lacoste	jlacoste@lettire.com	Yes
Urban Builders Collaborative	Real Estate Developers	Nexida Mejia	Nmejia@lettire.com	Yes
Urban Builders Collaborative LLC	Affordable Housing Development + Construction	Nexida Mejia	nmejia@lettire.com	Yes
Urban Builders Collaborative LLC	Real Estate Development + Construction	Nexida Mejia	nmejia@lettire.com	Yes
Urban Builders Collaborative LLC/ Lettire Construction	Urban Builders Collaborative LLC/ Lettire Construction	Matthew Gross	mgross@lettire.com	Yes
Urban Builders Collaborative, LLC	Urban Builders Collaborative, LLC	Jordanna Lacoste-Tichner	jlacoste@lettire.com	Yes
Urban Builders Collaborative, LLC/ Lettire Construction Corp.	for profit	Jordanna Lacoste	jlacoste@lettire.com	Yes
Urban Builders Collaborative, LLC/ Lettire Construction Corp.	For-profit development and construction	Jordanna Lacoste-Tichner	jlacoste@lettire.com	Yes
Urban Quotient	Urban Quotient	Samir Shah	sss@urbanquotient.com	Yes
veneklasen associates inc	veneklasen associates inc	Nandini Sharma	nasharma@veneklasen.com	Yes
Via Collective	Wayfinding	Colleen Marie Zukowski	colleen.zukowski@viacollective.com	Yes
Volunteers of America-Greater New York, Inc.	Volunteers of America-Greater New York, Inc.	Marya Gilborn	mgilborn@voa-gny.org	Yes
Women in Need	Non-for-Profit	Brennen Fields`	bfields@winnyc.org	Yes
Women in Need, Inc.	NPO	Brennen Fields	bfields@winnyc.org	Yes
Woods Bagot	Woods Bagot	Jim Keen	jim.keen@woodsbagot.com	Yes
Woods Bagot	Woods Bagot	Jim Keen	jim.keen@woodsbagot.com	Yes
WSFSSH	Nonprofit Developer, Property Manager, Social Service Provider	Nicole Marrocco	nmarrocco@wsfssh.org	Yes

WXY Architecture + Urban Design	Architecture / Urban Design	Jacob Dugopolski	jacob@wxystudio.com	Yes
WXY Architecture + Urban Design	Architecture + Urban Design	Jacob Dugopolski	jacob@wxystudio.com	Yes
Xenolith Partners	Developer	Andrea Kretchmer	andrea@xenolithpartners.com	Yes
Xenolith Partners	Developer	Andrea Kretchmer	andrea@xenolithpartners.com	Yes
Xenolith Partners	Developer	Andrea Kretchmer	andrea@xenolithpartners.com	Yes
Xenolith Partners LLC	Developer	Terri Belkas-Mitchell	terri@xenolithpartners.com	Yes
Youthful Savings	RE and Education	Somya Munjal	Somya@youthfulsavings.com	Yes
Ysrael A. Seinuk, P.C.	Structural Engineering	Samantha Donnelly	sdonnelly@yaseinuk.com	Yes
Ysrael A. Seinuk, P.C.	Structural Engineering	Samantha Donnelly	sdonnelly@yaseinuk.com	Yes
Yuco Management	Developer	Raymond Yu	raymond.yu@yucoinc.com	Yes
Yuco Management	Developer	Raymond Yu	raymond.yu@yucoinc.com	Yes
ZH Architects	Architect	Stas Zakrzewski	sz@zh-architects.com	Yes