

Seniors First Kingsborough and Morris Houses RFP Addendum 2

RFP Issue Date: March 6, 2020

Pre-submission Conference Date: October 1, 2020

Addendum 1 Issue Date: December 11, 2020

Addendum 2 Issue Date: February 5, 2021

New Deadline: February 19, 2021

Contents of the Addendum

A. Submission Deadline and Instructions Reminder

B. Questions and Answers – Enclosed are answers to questions that were emailed to the RFP email address.

A. Submission Deadline and Instructions Reminder

Please note that the deadline for submission of this RFP has been extended. **RFP submissions are due on February 19th by 4:00 p.m.** HPD commits to sending a receipt confirmation for proposals that are submitted within three business days of such submission.

HPD will be accepting electronic submissions only for this RFP. Electronic signatures may be used. If you have not yet expressed your intent to submit a proposal for this RFP, please send an email to KingsboroughMorrisRFP@hpd.nyc.gov by February 9, 2021 at 4:00 p.m. This contact will receive an email link to a secure site where they may upload the submission. Note that if you have already submitted an e-mail expressing your intent to submit, HPD will be sending you a link by end of day February 10, 2021.

Please note that the upload site does not support the uploading of folders. For each file that will be submitted, please use the following file name convention: Project Name_Lead Development Team Members_File Description.pdf

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

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

If submitting asset and financial statements by mail, please send all shipping information, including tracking number and expected day of delivery to KingsboroughMorrisRFP@hpd.nyc.gov.

B. Questions and Answers

General

- 1. Please provide copy of NYC Principles for Internet Service and the City's Internet Master Plan.**

The link to NYC Principles for Internet Service and City's Internet Master Plan can be found here:
<https://www1.nyc.gov/assets/cto/#/project/internet-master-plan>

- 2. Is Form I-3 submitted for the RFP?**

Please disregard Form I-3 Section 3 Hiring Summary as this form does not need to be submitted as part of the RFP Submission at this time.

- 3. Should we use Form A-1 as guidance for labeling files or content tab sections or should we rely on those outlined in the RFP document?**

A corrected Form A-1 has been provided as part of this addendum that corresponds to the requirements outlined in the RFP document.

- 4. Are historical letters of financing required for 15/15 financing, 4% LIHTC credits and HDC financing?**

A historical financing letter is not required for 15/15 financing or 4% LIHTC credits or HPD/HDC subsidies under the SARA program.

Kingsborough

- 5. Are we permitted to change a portion of the adjacent Kingsborough 5th Walk on Tax Lot 1 from Bergen Street into a shared private driveway and pedestrian access/egress by means of an easement or variance?**

Respondents may propose modifications to grounds outside of the tax lot that will be impacted by the construction or that would need to be modified to accommodate the new development. Please indicate what modification would be necessary, and the estimated cost of such modifications if substantive.

- 6. Can you share the link to any geotechnical and boring log information from NYCHA's archive?**

For the purpose of this RFP, please refer to the historical documents NYCHA has made available as part of the addendum package.

- 7. Is the reason for elevating the plaza known?**

Not to the best of the NYCHA and HPD project team's knowledge.

8. Are there existing NYCHA trash and recycling management infrastructure that we can utilize? Is it acceptable to propose routing trash and recycling removal from the building through the rear NYCHA pathways rather than through the front façade?

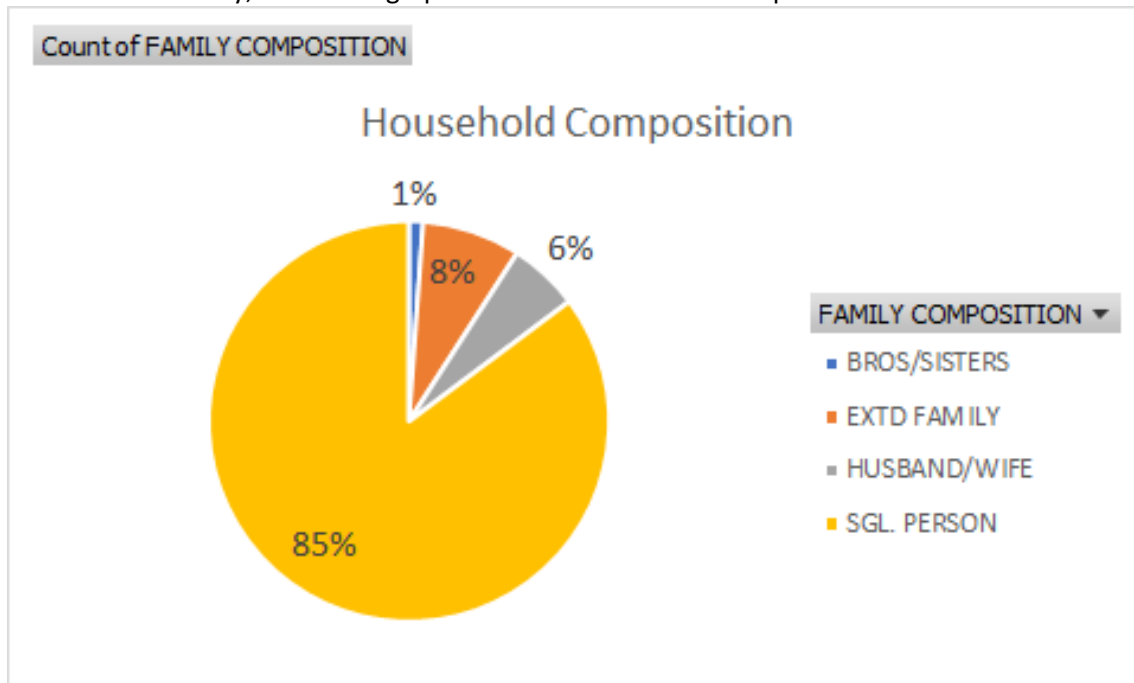
Any new building should have its own waste and recycling facilities. Easements for access through NYCHA property may be granted for trash removal and other purposes if feasible.

9. The visioning report indicates that the 25-story tower on the zoning lot (eg Kingsborough Extension) is a senior building. Can HPD expand on the demographics of the tower, including how many of the units are currently occupied by seniors, and the unit type distribution?

As of late 2020:

- (a) Total dwelling units: 183 (all one-bed)
- (b) Occupied units: 176 (175 of these are occupied by a senior household)
- (c) Vacant units: 7 (4 in-prep + 3 move-in selected)

Additionally, the below graph shows the household composition:



10. Is development of the remaining green space (the outdoor area between buildings that is part of the zoning lot but not the tax lot of the new building) required as part of the RFP? If not would HPD take into consideration an optional improvement of the remaining green/outdoor space to be a shared outdoor recreation and social amenity (between the existing 25 story building and the new building)?

Development of the referenced green space is not required. For the purposes of the RFP, any substantive improvements that would impact the budget should be limited to the Proposed Tax Lot.