

Housing Checklist and Questionnaire

Name of Applicant: SHF Preservation LLC

Contact Person: Judy Herbstman

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Address of site: 620 East 13th Street

Location (between Streets/Aves): 13th Street between Avenue B and Avenue C

Block and Lot Numbers: Block 395, Lot 12

Zoning: R7-2

Type of Request

Please to list all subsidies and tax exemption programs being applied for, and list terms and conditions of each program (i.e. 421-a, Inclusionary, Low Income Housing Tax Credits, Article 11, HFA loans, J-51, 80/20, Section 8):

Applying for Inclusionary. Already Mitchell-Lama, HUD 236.

Project Information

Please give overview of Application/Project:

Tanya Towers is a 138-unit Mitchell-Lama building primarily serving FEES, the owner of Tanya Towers, is in bankruptcy. To preserve the project, not-for-profit Settlement Housing Fund intends to acquire it and conduct a rehab scope for the roof and facade. The project will be financed and preserved using inclusionary housing development rights proceeds. Tanya Towers will remain permanently affordable.

Who is funding the project?

HPD Inclusionary Housing Proceeds. Existing funding agreements with HPD, HDC, and HUD. Private loan between acquisition and receipt of Inclusionary Housing Proceeds.

Have you already obtained the funding for this project?

Funding commitment but have not closed yet.

If yes, explain the source of funding

Will be funded by HPD Inclusionary Housing development rights with a private

If no, explain how you intend to fund this project loan until the project receives the proceeds.

What priority/preference will residents of CB 3 have, if any?

No change to existing leasing process; confirming with Management and will follow-up.

Will the site be fully accessible to persons with disabilities?

All common areas are accessible. Units are not ADA accessible but are primarily tenanted by people with disabilities.

If No, explain why

Please provide the following information regarding the building, for both allowable and proposed, if applicable:

Floor Area: 100,860

Number of stories: 10

Building height in feet (base and tower, if applicable): Will follow up.

Will there be usable outdoor space (i.e. roof or terrace)?: Yes - rear yard, balconies.

Please provide information on the units:

Number of Units	Size of Units (square feet)	Proposed Rent/Sale Cost - Market Rate	Proposed Rent/Sale Cost - Affordable
Studio Apts: <u>86</u>	<u>400-450</u>	\$ <u> </u>	\$ <u>901.23 to 976.90</u>
1-Bedroom Apts: <u>51</u>	<u>600-650</u>	\$ <u> </u>	\$ <u>1,158.07 to 1,228.01</u>
2-Bedroom Apts: <u>1</u>	<u>700</u>	\$ <u> </u>	\$ <u>Employee unit</u>
3-Bedroom Apts: <u>0</u>	<u> </u>	\$ <u> </u>	\$ <u> </u>
Total # of Units: <u>138</u>			

Of the units described above, how many are affordable?: 137 (all except employee unit)

What are the income levels of the affordable units?: Under 80% AMI

Will the affordable unit mix match the market rate unit mix?: N/A

How are the affordable units distributed?: N/A

What is the basis of your reasonable return (percentage)?: SHF is a non-profit. Cash distributions will follow the Mitchell-Lama program.

Please provide information about other amenities included in the project. Mark N/A if not applicable:

Community room: Yes

Ancillary Parking (number of spaces): Accessory Parking (number of spaces):

Exterior Amenities: Rear yard, balconies

Interior Amenities: N/A

Rooftop Amenities/Hours Open:

Other Amenities: Social services for residents

Additional Uses

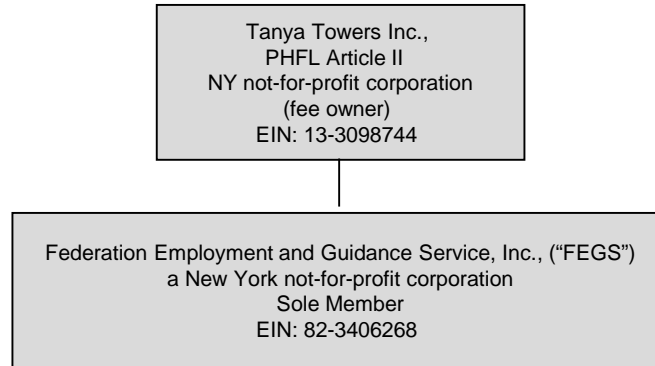
Will the project include commercial, retail, or office space within the building?: Social services as accessory

If so, what is the proposed square footage of each?: Unknown to residential

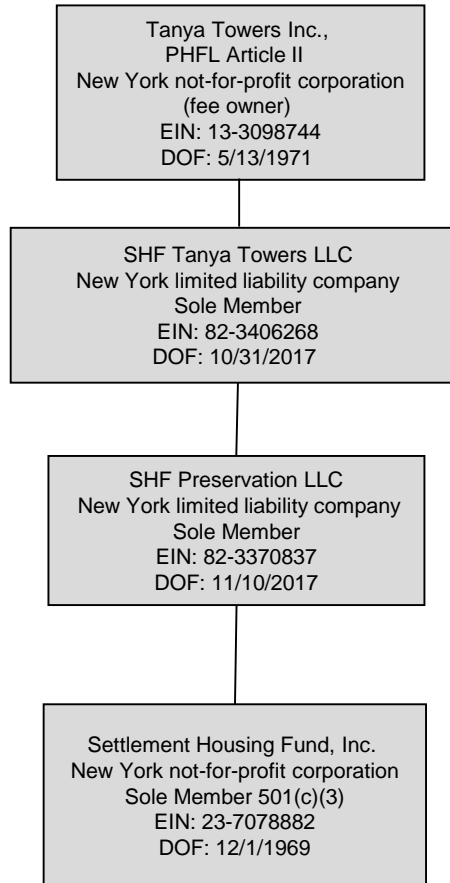
If commercial, what is the rent per square foot (include ranges if rent will vary)?:

If commercial, what is the proposed type of commercial tenant?:

Tanya Towers
Current Organizational Structure
620 East 13th Street, New York New, New York (Block:395, Lot:12)



Tanya Towers
Proposed Organizational Structure
620 East 13th Street, New York New, New York (Block:395, Lot:12)



DIVISION 01 - GENERAL REQUIREMENTS

SECTION 014500 – AIR BARRIER SYSTEM (Not Used)

SECTION 017419 - CONSTRUCTION WASTE MANAGEMENT

1. Salvage and recycle all non-hazardous demolition and construction waste including the following materials:

Demolition Waste:

- a. Concrete, Concrete paving, and Concrete cellar slab.
- b. Wood joists, wood studs and Wood trim.
- c. Miscellaneous steel.
- d. Doors and frames, rough hardware, door Hardware.
- e. Plumbing fixtures, piping, supports & hangers and valves.
- f. Mechanical equipment, electrical conduit, copper wiring, light fixtures, electrical devices, panelboards and fuse-boxes

Construction Waste:

- a. Masonry, CMU, piping and conduit
- b. Untreated wood, wood sheet materials, and wood trim.
- c. Gypsum board, insulation and uncontaminated packaging materials

DIVISION 02 - EXISTING CONDITIONS

SECTION 024119 – SELECTIVE STRUCTURE DEMOLITION

1. Perform all demolition required for installation of new work.
2. Remove from the building site and dispose of in a legal manner all existing debris. See SECTION 017419 – Construction Waste Management and Disposal.
3. Provide temporary sidewalk shed for the duration of construction contract work. Refer to Specific Requirements, Section 015000 Temporary Facilities and Controls, Article 3.3, Paragraph B.
4. Under direction of the Structural Engineer remove lintels, ____% (for all withes) at all window openings except where Stone/precast concrete Lintels and Brick Arches are existing. At these locations only the lintels at the inner withes shall be removed. Lintels and Brick Arches shall remain undisturbed unless otherwise indicated. Provide shoring for unsupported masonry if replacement lintels are not immediately installed.
5. Remove all existing roofing and sheathing at main roof and bulkhead roof.
6. Remove all existing roof vents, dry grounds and debris from roof.

SECTION 028200 – ASBESTOS REMEDIATION

SECTION 028333 – LEAD BASED PAINT HAZARD REMOVAL, CONTROL AND DISPOSAL

DIVISION 03 – CONCRETE

SECTION 030100 – MAINTENANCE OF CAST-IN-PLACE CONCTETE (Not Used)

SECTION 033000 - CAST-IN-PLACE CONCTETE (Not Used)

DIVISION 04 - MASONRY

SECTION 040120 -MAINTENANCE OF UNIT MASONRY

1. Re-point brick mortar joints of portions of the building façade(s), where shown on drawings.
2. Provide all scaffolding.
3. Masonry work as per façade drawings to be issued by licensed engineer

SECTION 040140 - MAINTENANCE OF STONE ASSEMBLIES (Not Used)

SECTION 042000 - UNIT MASONRY (Not Used)

SECTION 047200 – CAST STONE MASONRY

1. Provide and install new cast stone parapet wall coping where shown on drawings.

DIVISION 05 - METALS

SECTION 051200 - STRUCTURAL STEEL (Not Used)

SECTION 053100 - STEEL DECKING (Not Used)

SECTION 054000 - COLD FORMED METAL FRAMING (Not Used)

SECTION 055000 - METAL FABRICATIONS

1. Provide and install new loose steel angle lintels for _____ existing window openings as directed by the Structural Engineer.

SECTION 055100 - METAL STAIRS (Not Used)

SECTION 055213 - PIPE AND TUBE RAILINGS (Not Used)

SECTION 057300 DECORATIVE METAL RAILINGS (Not Used)

DIVISION 06 – WOOD, PLASTICS AND COMPOSITES

SECTION 061000 - ROUGH CARPENTRY (Not Used)

SECTION 061600 – SHEATHING (Not Used)

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SECTION 062023 – INTERIOR FINISH CARPENTRY (Not Used)

SECTION 064300 – WOOD STAIRS AND RAILINGS (Not Used)

SECTION 068000 – COMPOSITE FABRICATIONS (Not Used)

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

SECTION 071416 – COLD FLUID APPLIED WATERPROOFING (Not Used)

SECTION 071900 – WATER REPELLENTS (Not Used)

SECTION 072100 – THERMAL INSULATION (Not Used)

SECTION 072419 – WATER DRAINAGE EXTERIOR INSULATION AND FINISH SYSTEM (Not Used)

SECTION 074600 SIDING (Not Used)

SECTION 075213 – APP MODIFIED BITUMINOUS MEMBRANE ROOFING

See Section 075216 below.

SECTION 075216 – SBS MODIFIED BITUMINOUS MEMBRANE ROOFING

1. Provide and install new bituminous membrane roofing for entire main roof area and bulkhead roofs, approximately _____ Square feet.
2. Provide and install new bituminous membrane base flashing at all vertical surfaces on roofs, approximately _____ Linear feet.
3. Provide and install new cant strip at entire perimeter of parapet walls and at bulkhead walls, approximately _____ Linear feet.

SECTION 076200 - SHEET METAL FLASHING AND TRIM

1. Provide and install new aluminum flashing for all roof penetrations.
2. Provide and install new aluminum scuppers, leader heads, and leaders where shown on drawings.
3. Provide and install new aluminum flashing for vent pipes, and other mechanical items penetrating roofing.
4. Provide and install new roof vents where shown on drawings.

SECTION 077100 – ROOF SPECIALTIES (Not Used)

SECTION 077200 – ROOF ACCESSORIES (Not Used)

SECTION 078100 – APPLIED FIRESTOPPING (Not Used)

SECTION 078413 – PENETRATION FIRESTOPPING

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1. Provide and install Penetration Fire-stopping Systems where new penetrations are made.

SECTION 079200 – JOINT SEALANTS

1. Caulking as per façade drawings to be issued by licensed engineer

DIVISION 08 – OPENINGS

SECTION 081113 – HOLLOW METAL DOORS AND FRAMES (Not Used)

SECTION 081416 - FLUSH WOOD DOORS (Not Used)

SECTION 083113 – ACCESS DOORS AND FRAMES (Not Used)

SECTION 083326 OVERHEAD COILING GRILLE (Not Used)

SECTION 084113 – ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS (Not Used)

SECTION 085113 – ALUMINUM WINDOWS (Not Used)

SECTION 085123 – FIRE-RATED WINDOWS (Not Used)

SECTION 086300 – METAL-FRAMED SKYLIGHTS (Not Used)

SECTION 087100 – DOOR HARDWARE (Not Used)

SECTION 089119 – FIXED LOUVERS (Not Used)

SECTION 088000 – GLAZING (Not Used)

DIVISION 09 – FINISHES

SECTION 092117 – GYPSUM BOARD SHAFT WALL ASSEMBLIES (Not Used)

SECTION 092216 – NON-STRUCTURAL METAL FRAMING (Not Used)

SECTION 092300 – GYPSUM PLASTERING (Not Used)

SECTION 092400 – PORTLAND CEMENT PLASTERING (Not Used)

SECTION 092900 – GYPSUM BOARD (Not Used)

SECTION 093000 – TILING (Not Used)

SECTION 096400 -WOOD FLOORING (Not Used)

SECTION 096513 – RESILIENT BASE AND ACCESSORIES (Not Used)

SECTION 096519 – RESILIENT FLOORING (Not Used)

SECTION 099113 – EXTERIOR PAINTING

1. Provide and apply new prime and paint as needed on all exterior bulkhead stairs.

SECTION 099123 – INTERIOR PAINTING (Not Used)

SECTION 099723 – CONCRETE AND MASONRY COATINGS (Not Used)

DIVISION 10 – SPECIALTIES

SECTION 102113 – TOILET COMPARTMENTS (Not Used)

SECTION 102800 – TOILET, BATH, AND LAUNDRY ACCESSORIES (Not Used)

SECTION 105500 – POSTAL SPECIALTIES (Not Used)

DIVISION 11 – EQUIPMENT

SECTION 113100 – RESIDENTIAL APPLIANCES (Not Used)

SECTION 118226 – FACILITY WASTE COMPACTORS (Not Used)

DIVISION 12 – FURNISHINGS

SECTION 123530 – RESIDENTIAL CASEWORK (Not Used)

SECTION 123623 – PLASTIC-LAMINATE-CLAD COUNTERTOPS (Not Used)

DIVISION 14 – CONVEYING EQUIPMENT

SECTION 142100 – ELECTRIC TRACTION ELEVATORS (Not Used)

SECTION 144200 – WHEELCHAIR LIFTS (Not Used)

SECTION 149100 – FACILITY CHUTES (Not Used)

DIVISION 21 - FIRE SUPPRESSION

SECTION 210517 – SLEEVES AND SLEEVE SEALS FOR FIRE SUPPRESSION PIPING (Not Used)

SECTION 210518 – ESCUTCHEONS FOR FIRE SUPPRESSION PIPING (Not Used)

JOB NAME: Tanya Towers

SECTION 210533 – HEAT TRACING FOR FIRE SUPPRESSION PIPING (Not Used)

SECTION 210553 – IDENTIFICATION FOR FIRE SUPPRESSION PIPING AND EQUIPMENT (Not Used)

SECTION 210700 – FIRE SUPPRESSION SYSTEMS INSULATION (Not Used)

SECTION 211100 – FACILITY FIRE SUPPRESSION WATER SERVICE PIPING (Not Used)

SECTION 211200 – FIRE SUPPRESSION STANDPIPES (Not Used)

SECTION 211313 – WET PIPE SPRINKLER SYSTEMS (Not Used)

SECTION 213113 – ELECTRIC DRIVE CENTRIFUGAL FIRE PUMPS (Not Used)

SECTION 213400 – PRESSURE MAINTENANCE PUMPS (Not Used)

SECTION 213900 – CONTROLLERS FOR FIRE PUMP DRIVERS (Not Used)

DIVISION 22 – PLUMBING

SECTION 220517 - SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING (Not Used)

SECTION 220519 - METERS AND GAGES FOR PLUMBING PIPING (Not Used)

SECTION 220523 - GENERAL DUTY VALVES FOR PLUMBING PIPING (Not Used)

SECTION 220529 - HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT (Not Used)

SECTION 220719 - PLUMBING PIPING INSULATION (Not Used)

SECTION 221113 - FACILITY WATER DISTRIBUTION PIPING (Not Used)

SECTION 221116 - DOMESTIC WATER PIPING (Not Used)

SECTION 221119 - DOMESTIC WATER PIPING SPECIALTIES (Not Used)

SECTION 221123.13 - DOMESTIC WATER PACKAGED BOOSTER PUMPS

1. Provide a variable speed booster pump and tank for domestic cold water system complete with control panel and all fittings, valves, associated piping, etc., for complete operation.

SECTION 221316 - SANITARY WASTE AND VENT PIPING (Not Used)

SECTION 221319 - SANITARY WASTE PIPING SPECIALITIES (Not Used)

SECTION 221413 - FACILITY STORM DRAINAGE PIPING (Not Used)

SECTION 221423 - STORM DRAINAGE PIPING SPECIALITIES (Not Used)

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SECTION 221429 - SUMP PUMPS (Not Used)

SECTION 223500 – DOMESTIC-WATER HEAT EXCHANGERS (Not Used)

SECTION 224100 - RESIDENTIAL PLUMBING FIXTURES (Not Used)

SECTION 224213.13 - COMMERCIAL WATER CLOSETS (Not Used)

SECTION 224216.13 - COMMERCIAL LAVATORIES (Not Used)

SECTION 224216.16 - COMMERCIAL SINKS (Not Used)

DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING

SECTION 230516 - EXPANSION FITTINGS AND LOOPS FOR HVAC PIPING (Not Used)

SECTION 230517 - SLEEVES AND SLEEVE SEALS FOR HVAC PIPING (Not Used)

SECTION 230519 - METERS AND GAGES FOR HVAC PIPING (Not Used)

SECTION 230523 - GENERAL DUTY VALVES FOR HVAC PIPING (Not Used)

SECTION 230529 - HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT (Not Used)

SECTION 230553 - IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT (Not Used)

SECTION 230593 - TESTING, ADJUSTING, AND BALANCING FOR HVAC

1. Provide for testing and balancing of ventilation systems. Provide for adjustments as required.
2. Provide for testing and balancing of hydronic heating system. Provide for adjustments as required.

SECTION 230719 - HVAC PIPING INSULATION (Not Used)

SECTION 230900 - INSTRUMENTATION AND CONTROL FOR HVAC (Not Used)

1. Replace air handler for common areas.

SECTION 231123 - FACILITY NATURAL-GAS PIPING (Not Used)

SECTION 232113 - HYDRONIC PIPING (Not Used)

SECTION 232123 - HYDRONIC PUMPS (Not Used)

SECTION 233113 - METAL DUCTS (Not Used)

SECTION 233300 - AIR DUCT ACCESSORIES (Not Used)

SECTION 233423 - HVAC POWER VENTILATORS (Not Used)

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SECTION 233713 - DIFFUSERS, REGISTERS, AND GRILLES (Not Used)

SECTION 235100 - BREECHING, CHIMNEYS AND STACKS (Not Used)

SECTION 235223 - CAST IRON BOILERS (Not Used)

SECTION 235233 - WATER-TUBE BOILERS (Not Used)

SECTION 238233 – CONVECTORS (Not Used)

SECTION 238236 - FINNED-TUBE RADIATION HEATERS (Not Used)

DIVISION 26 – ELECTRICAL

SECTION 260519- LOW VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES (Not Used)

SECTION 260526 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS (Not Used)

SECTION 260529 - HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS (Not Used)

SECTION 260533 - RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS (Not Used)

SECTION 260544- SLEEVES AND SLEEVE SEALS FOR ELECTRICAL ACEWAYS AND CABLING (Not Used)

SECTION 260923 - LIGHTING CONTROL DEVICES (Not Used)

SECTION 262416 – PANELBOARDS (Not Used)

SECTION 262713 - ELECTRICITY METERING (Not Used)

SECTION 262726 – WIRING DEVICES (Not Used)

SECTION 262813 – FUSES (Not Used)

SECTION 262816 - ENCLOSED SWITCHES AND CIRCUIT BREAKERS (Not Used)

SECTION 265100 - INTERIOR LIGHTING (Not Used)

SECTION 265600 - EXTERIOR LIGHTING (Not Used)

DIVISION 27 – COMMUNICATIONS

SECTION 274133 - MASTER ANTENNA TELEVISION SYSTEM (Not Used)

SECTION 275123 - INTERCOM SYSTEMS (Not Used)

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

SECTION 282300 – VIDEO SURVEILLANCE (Not Used)

SECTION 283111 – DIGITAL, ADDRESSABLE FIRE-ALARM SYSTEM (Not Used)

DIVISION 31 – EARTHWORK

SECTION 312000- EARTH MOVING (Not Used)

SECTION 312319 – DEWATERING (Not Used)

SECTION 313116 – TERMITE CONTROL (Not Used)

SECTION 315000 – EXCAVATION SUPPORT AND PROTECTION (Not Used)

DIVISION 32 - EXTERIOR IMPROVEMENTS

SECTION 321216 – ASPHALT PAVING (Not Used)

SECTION 321313 – CONCRETE PAVING (Not Used)

SECTION 321373 – CONCRETE PAVING JOINT SEALANT (Not Used)

SECTION 321713 – PARKING BUMPERS (Not Used)

SECTION 321723 – PAVEMENT MARKINGS (Not Used)

SECTION 323113 – CHAIN LINK FENCES AND GATES (Not Used)

SECTION 322900 – PLANTS (Not Used)

DIVISION 33 – UTILITIES

SECTION 330500 – COMMON WORK RESULTS UTILITIES (Not Used)

SECTION 334100 – STORM UTILITY DRAINAGE PIPING (Not Used)

SECTION 334600 – SUBDRAINAGE (Not Used)