
**NEXT GENERATION NYCHA:
NEXTGEN NEIGHBORHOODS
SITES IN BROOKLYN AND MANHATTAN**

**REQUEST FOR PROPOSALS
RFP 63877**

ADDENDUM 1

RFP issue date: June 30, 2016

Addendum 1 issue date: August 17, 2016

Revised deadline to submit questions: August 26, 2016

Bill de Blasio, Mayor

Alicia Glen, Deputy Mayor for Housing and Economic Development



Vicki Been, Commissioner
Department of Housing Preservation and Development
www.nyc.gov/hpd



Shola Olatoye, Chair & CEO
New York City Housing Authority
www.nyc.gov/nycha

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I. QUESTIONS AND ANSWERS

Enclosed is a summary of questions and answers discussed at the pre-submission conferences that took place on July 19th and July 21st, 2016. Also included are answers to questions that were sent to the Next Gen NYCHA email address at NextGenNeighborhoods@nycha.nyc.gov. The deadline to submit questions has been extended to no later than 2:00 PM on Friday, August 26th, 2016, and must include the firm name, name of the respondent, title, address, telephone number, and e-mail address of the respondent.

1. How does NYCHA anticipate sizing of the upfront lease payment?

Applicants must submit one scenario where the payment to NYCHA represents the value of a 60-year ground lease paid upfront for use of the site over that term. Valuing this payment is part of the competitive scoring criteria. At their discretion, Applicants may also submit additional scenarios that include longer-term ground leases. Additional information on the competitive criteria can be found in RFP Section IX: *Developer Selection Criteria and Process*.

2. Is NYCHA aware of any environmental issues, or underground utilities that would have to be relocated at these developments?

At Holmes towers there is a utility line to the north of the proposed sites. NYCHA will convey these sites as is, and will continue to do our due diligence to disclose any environmental issues that may exist.

3. Does NYCHA have a site survey and additional information on the existing buildings?

Additional maps and information of the Development Sites are included in Exhibit A of this Addendum.

4. Will there be any requirements to comply with MWBE contracts in construction? Will MWBE goals be included in the contract documents as part of this project?

NYCHA and HPD strongly encourage M/WBE and non-profit developers to submit Proposals under this RFP.

5. Are developers responsible for site improvements defined as landscaping, playground upgrades etc., for the designated tax lot to-be-created, or the entire NYCHA grounds?

Proposals will be evaluated on the quality and scope of site improvements within, but not necessarily limited to, the suggested tax lot. Site improvements are allowed within the whole of the NYCHA development. Site maintenance and other obligations of the selected Developer will be limited to the to-be created tax lot.

6. Are developers required to make capital repairs or upgrades to existing units, like mold issues in existing buildings?

One of the aims of the NextGen Neighborhoods Program is to generate a significant financial return to NYCHA in order to address much needed capital repairs to the existing public housing. Developer(s) selected through this RFP for the NextGen Neighborhoods Projects are not required to make capital repairs or improvements to existing units.

7. Is there an employment program?

Information on employment and resident hiring can be found in RFP Section XIII: *Additional Regulations*.

8. Will the successful Developer be responsible for Special Inspections and Materials Testing?

Yes, special inspections would be a requirement of the developer .

9. Is there a prevailing wage requirement for construction?

It is the responsibility of the Developer to comply with necessary prevailing wage requirements should construction and permanent financing sources require it. Davis Bacon compliance is required for 12 or

more units with HOME funds, 9 or more units with Project Based Vouchers, and any other CDBG construction project with more than \$2,000 in funding.

10. Will Union Labor be required on this project when it goes out for construction?

No, Union Labor is not required. Applicants that can demonstrate a successful history of labor relations in construction and property management and operations will be viewed favorably. Please refer to RFP *Section VII: Additional Regulations*.

11. Is the ZFA allotted to the project approximate? Are developers to do a zoning study of the entire zoning lot, or just for the tax lot?

Yes, available zoning floor areas stated in the RFP are approximate.

At Development Site 1 it is expected that the Site will be re-zoned to R8 with a C2-4 commercial overlay along Third Avenue and Nevins Street to accommodate additional residential and commercial development through a ULURP process. Applicants should assume that following a successful ULURP process, Site 1 will have available residential zoning floor area, capped at approximately 500,000 square feet in total.

At Development Site 2 310,000 sf is the approximate amount of existing residential floor area available. No re-zoning is expected at Site 2.

12. Can developers use zoning floor area that's available to the entire tax lot?

Please see the answer to question 11 in RFP Addendum 1.

13. Is the retail that's mentioned in the RFP in context to the Wyckoff Gardens site, and not Holmes towers?

Yes, at Development Site 1 there is a minimum requirement of 10,000 square feet of both community facility and commercial use. At Development Site 2 there is a minimum requirement of 5,000 square feet of community facility space. No commercial is required at Site 2.

14. Can the tax lot boundaries be moved as long as you maintain the legal requirement in terms of minimum distance?

Yes.

15. Is there a legal description of the existing parking-in that there may be no requirement for the current residents but is there a legal mandate in terms of when these buildings were built for the number of parking spaces required?

There is a legal requirement for public housing buildings, which includes mandated parking requirements per zoning lot. Existing buildings should be left in compliance with all applicable zoning regulations.

16. The RFP mentions a HUD disposition approval process- can you describe how that coincides with the whole ULURP timing?

NYCHA requires a Section 18 application and approval by HUD for land disposition or long-term ground lease. NYCHA will be the applicant and work with the selected development team on requirements, including but not limited to environmental approvals and consultation with NYCHA residents and their elected leadership. Section 18 is required for both Development Sites. This process should coincide with a standard predevelopment timeline and can take place concurrently with ULURP.

17. Is there flexibility on the 60 year lease term, or is that the minimum?

60 years is the minimum term. All responses need to include a 60 year lease term; however, Applicants can submit additional scenarios that include longer-term ground leases.

18. There is a qualification point about having built at least 200 ground up units in the last 7 years. Is this an absolute threshold? For example, if a developer has built 185 units and rehabbed 300 units or if someone in partnership hasn't met the criteria what does that mean? If you haven't built 200 ground up units should you not respond to this RFP?

All Applicants must meet all threshold requirements. If a Joint Venture is proposed then the threshold requirement must be met by at least one of the general partners or managing members involved in the proposal. Similarly, development experience should be demonstrated by projects for which the Applicant was a part of the development ownership entity, or more specifically the general partnership or managing member.

19. Is the parking requirement under the zoning code waived?

At Development Site 1 Applicants may assume that following a successful ULURP process, no on-site parking accessory to the new development will be required, however additional parking may be proposed if deemed appropriate.

At Development Site 2, Applicants should comply with parking requirements.

20. How can I receive more information on how to apply?

Any additional questions should be submitted via email to NextGenNeighborhoods@nycha.nyc.gov by no later than 2:00 PM on August 22, 2016, and must include the firm name, name of respondent, title, address, telephone number and e-mail address of the individual.

21. Will the sign-in sheet from the pre-submission conference today be made available?

Sign-in sheets are included in RFP Addendum 1.

22. Since this is a hybrid, in terms of the programing and financing—Do all units (both market rate and affordable) have to comply with the ELLA term sheet unit sizes and splits?

The NextGen Neighborhoods Program does not require use of the ELLA term sheet. If developers would like to assume subsidy under [ELLA] term sheet, they should assume all of the requirements of the ELLA program for the affordable units. ELLA requirements do not apply to market rate units.

23. What ownership participation should NYCHA or the Developer have?

NYCHA will own the land but does not anticipate any ownership or interest in the new buildings. All proposals are required to provide for an upfront payment to NYCHA that represents the value of use of the site over the ground lease term. Other forms of ownership structure that an Applicant proposes will be evaluated.

24. For using subsidized financing, please confirm that NYCHA is telling developers to assume what program term sheets allow. So unlike past RFPs there isn't a competitive benefit to assuming less subsidy per unit as opposed to what term sheets allow?

Yes, developers are able to maximize the subsidy under the term sheets.

25. Will the PILOT last the length of the ground lease?

Proposals may assume a full tax exemption for the first 25 years. Beginning in year 26 (and eligible for renegotiation at the end of the ground lease), Applicants will reimburse NYCHA for a PILOT payment made to the City of New York equal to 10% of shelter rents.

26. What is the process for obtaining the PILOT?

The selected applicant will receive the benefit of NYCHA's contractual Pilot agreement with the City as set forth in the Ground Lease with NYCHA.

27. Does the PILOT apply to affordable units, market rate units, community use, and parking?

Subject to an applicable legal opinion that must be obtained from the New York City Law Department, the totality of the land and the building to be constructed would benefit from PILOT.

28. In reference to Wyckoff; NYCHA is disposing of 500,000 zoning square feet of residential floor area, and not total floor area?

Yes, residential zoning floor area will be capped at approximately 500,000 square feet in total.

29. How do you want to receive financial offers on the Wyckoff Gardens site understanding that the ultimate sf of the two buildings is somewhat determined by ULURP and could result in less sf than the 500,000?

We ask for all proposals to be based on the assumption of a successful ULURP that allows 500,000 square feet of available residential zoning floor area.

30. At Wyckoff, no replacement parking is needed- however one of the community principles is that residents are looking for additional parking; how do developers approach this?

During Visioning Sessions residents expressed concerns with the impact of increased density on the availability of parking in the neighborhood generally. Proposals that align with the Community Principles will be scored favorably. Each competitive criteria is weighted. Parking as well as any other proposed elements of the development are weighted against the pros and cons of other categories.

31. As a result of the outreach process with community residents, were there any expressions on the part of the community in regards to particular commercial components at Wyckoff?

The preferences are outlined in the Community Principles document which is included as an Exhibit to the RFP.

32. Regarding "Development Site 2; Holmes Towers, Upper East Side (Manhattan)": must we submit a proposal with a building on the "Suggested Tax Lot" or can we propose the new tax lot and building be located somewhere else on block 1573?

We may allow some flexibility on the bounds of the suggested tax lot for design modifications; however proposals must conform to the site defined in the RFP.

33. Does the 310,000 sf of residential zoning floor area mean you get an extra 5,000 sf for the community space? Would this apply to the market rate units?

Yes, however those are approximate. Proposals will be limited to the available zoning floor area of the site and this would apply to the entire site.

34. Regarding Holmes towers; how many sf of residential, community facility and retail do you expect to get under ULURP?

There is no ULURP expected at Holmes Towers. The available residential zoning floor area is approximately 310,000 square feet.

35. Can we lease the ~5,000 sq. ft. community center space in the Holmes Towers Site?

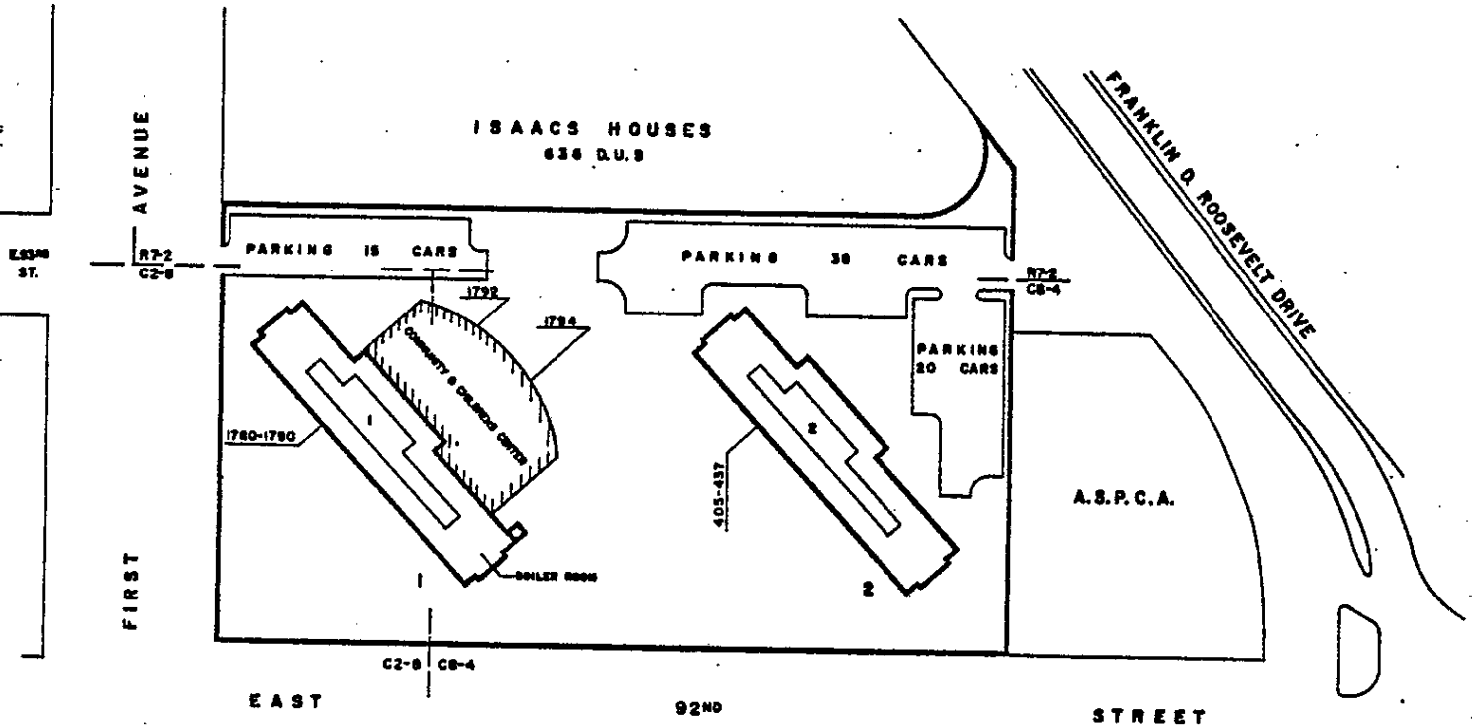
Yes, additional preference will be given to Proposals that include Letters of Interest from Community Facility operators.

36. Can senior housing be proposed as the affordable housing units?

Yes. Applicants should comply with applicable term sheets and any other requirements of the proposed program. Proposals should describe how the affordable units will be distributed.

II. DEVELOPMENT SITE INFORMATION- HOLMES

JOHN HAYNES HOLMES TOWERS MANHATTAN FEDERAL



ALL BUILDINGS 15 STORIES

RENTAL ROOMS PER APARTMENT	EFF ⁺	3½ ⁺	EFF	3½	4½	5½	TOTAL
CONST. ROOMS PER APARTMENT	2	3	2	3	4	5	
TOTAL NO. OF APARTMENTS	64	272	2	3	131	65	537
TOTAL NO. OF CONST. ROOMS	128	816	4	9	524	325	1806
TOTAL NO. OF RENTAL ROOMS	192	952	6	10½	589½	357½	2107½
% TYPE APARTMENTS	11.91	50.65	.39	.55	24.40	12.10	100%

+INDICATES APTS. FOR THE AGED.

NOTE - BLDG. #1 IS N.Y.C.A. PROJECT PUBLIC SCHOOL 85 AREA

SCALE IN FEET
0 10 20 30 40 50 60 70 80 90 100

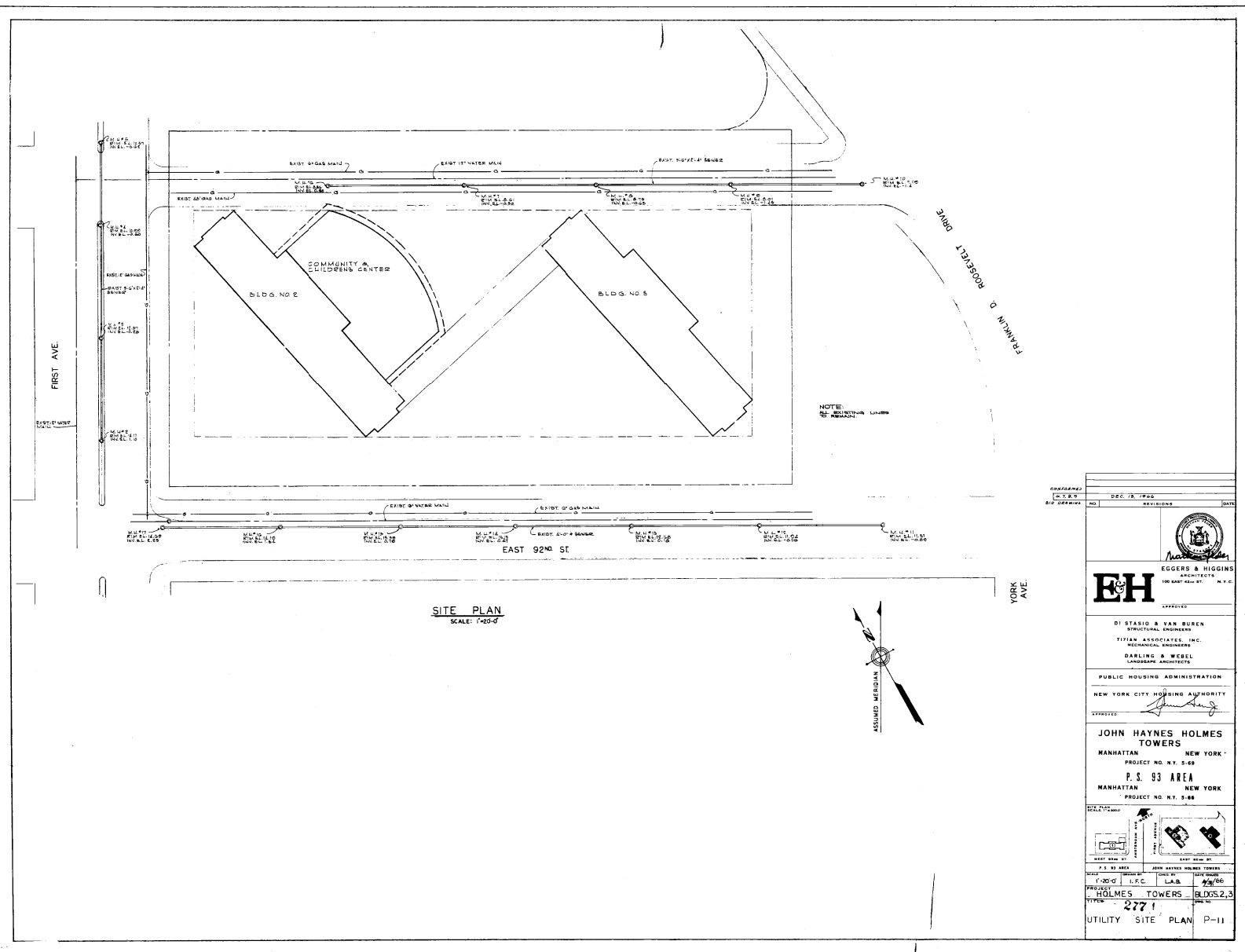
LEGEND

- 2 BUILDING NUMBER
- STAIR HALL NUMBER
- 1792 POSTAL ADDRESS
- ONE STORY EXTENSION

A. TOTAL AREA	122,341	SQ. FT. (2.81 ACRES)
B. NET HOUSING AREA	122,341	SQ. FT. (2.81 ACRES)
C. AREA COVERED BY DWELLING BLDGS.	16,498	SQ. FT.
D. AREA COVERED BY NON-DWELLING BLDGS.	7,242	SQ. FT.
E. COVERAGE (C+D+A)	16.2%	
F. DESIGN DENSITY (PERSONS PER ACRE)	521.5	
G. NUMBER OF DWELLING BUILDINGS	2	
H. FLOOR AREA RATIO (AS PER N.Y.C.A.)	3.34	
J. FLOOR AREA RATIO (AS PER ZONING)	3.89	
K. ZONING	R7-2, C2-8, C8-4	

71164

KEY PLAN
NEW YORK CITY HOUSING AUTHORITY



SITE PLAN
SCALE: 1"=20'-0"

CONCURRED		DATE: 12/18/66	
NO.	REVISIONS	DATE	
EH EGERS & HIGGINS ARCHITECTS 100 EAST 86TH ST. N.Y.C.			
DI STASIO & VAN BUREN STRUCTURAL ENGINEERS TITIAN ASSOCIATES, INC. MECHANICAL ENGINEERS DARLING & WEBB LANDSCAPE ARCHITECTS			
PUBLIC HOUSING ADMINISTRATION			
NEW YORK CITY HOUSING AUTHORITY			
APPROVED: JOHN HAYNES HOLMES TOWERS MANHATTAN NEW YORK PROJECT NO. N.Y. 5-69 P.S. 93 AREA MANHATTAN NEW YORK PROJECT NO. N.Y. 5-68			
P.S. 93 AREA JOHN HAYNES HOLMES TOWERS PROJECT: HOLMES TOWERS BLDGS 2,3 TITLE: 2771 UTILITY SITE PLAN P-11			

II. DEVELOPMENT SITE INFORMATION- WYCKOFF

WYCKOFF GARDENS

B R O O K L Y N

(F E D E R A L)

(FORMERLY GOWANUS AREA HOUSES)

WYCKOFF

STREET

STREET

PARKING 41 CARS

CHILD HEALTH CENTER

COMMUNITY CENTER

3

BOILER ROOM

PARKING 41 CARS

AVENUE

WARREN ST.

WARREN ST.

NEVINS

185
187

191
MAINTENANCE

2

PARKING 51 CARS

130
132

136
LAUNDRY

PARKING 53 CARS

THIRD

BALTIC

STREET

SCALE IN FEET
0 30 60 90

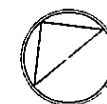
LEGEND

-  1 STORY EXTENSION
-  10 RESIDENTIAL STORIES
-  13 RESIDENTIAL STORIES
-  14 RESIDENTIAL STORIES
-  15 RESIDENTIAL STORIES
-  18 RESIDENTIAL STORIES
-  21 RESIDENTIAL STORIES
-  BUILDING NUMBERS
-  TYPE OF UNIT
-  STAIRHALL NUMBER
- 123 POSTAL ADDRESS

RENTAL ROOMS PER APARTMENT	3 1/2	+3 1/2	4 1/2	5 1/2	6 1/2	7 1/2	TOTAL
CONST. ROOMS PER APARTMENT	3	3	4	5	6	7	
TOTAL NO. OF APARTMENTS	5	156	180	159	24	5	529
TOTAL NO. OF CONST. ROOMS	15	468	720	795	144	35	2177
TOTAL NO. OF RENTAL ROOMS	17.5	546	810	874.5	156	37.5	2441.5
% TYPE APARTMENTS	1.0	29.4	34.1	30.0	4.5	1.0	100%

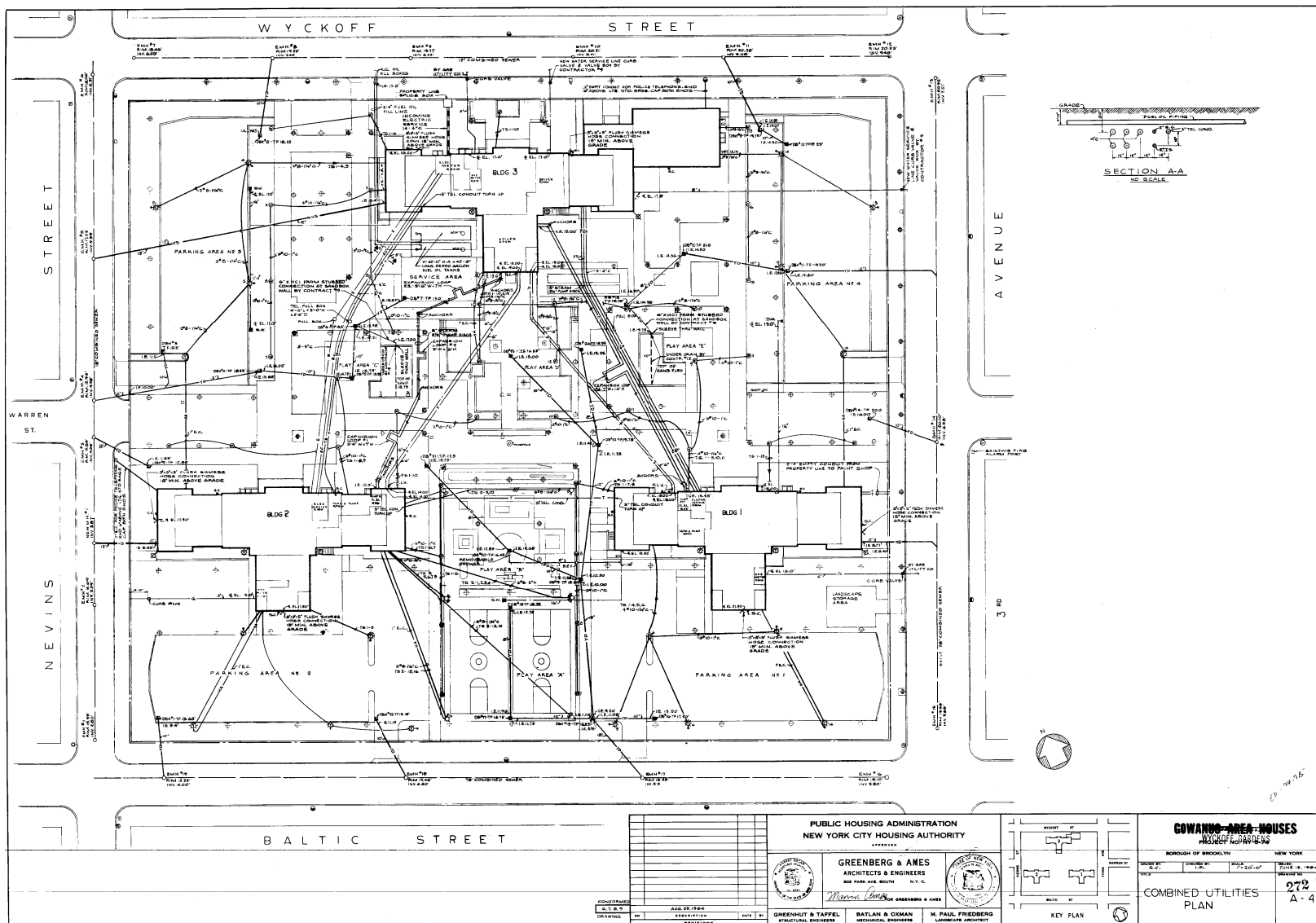
+ INDICATED APARTMENTS FOR THE AGED

A. TOTAL AREA	253,000	SQ. FT. (5.81 ACRES)
B. NET HOUSING AREA	253,000	SQ. FT. (5.81 ACRES)
C. AREA COVERED BY DWELLING BLDGS.	27,608	SQ. FT. (0.63 ACRES)
D. AREA COVERED BY NON-DWELLING BLDGS.	3,550	SQ. FT. (0.08 ACRES)
E. COVERAGE (C+D+A)	12.7 %	
F. DESIGN DENSITY (PERSONS PER ACRE)	336.5	
G. NUMBER OF DWELLING BLDGS.	3	
H. FLOOR AREA RATIO (AS PER NY.C.H.A.)	1.96	
J. FLOOR AREA RATIO (AS PER ZONING)	2.14	
K. ZONING	R6	



KEY PLAN

NEW YORK CITY HOUSING AUTHORITY



NO.	DATE	REVISIONS
1	10/15/65	AS NOTED
2	10/15/65	AS NOTED
3	10/15/65	AS NOTED
4	10/15/65	AS NOTED
5	10/15/65	AS NOTED
6	10/15/65	AS NOTED
7	10/15/65	AS NOTED
8	10/15/65	AS NOTED
9	10/15/65	AS NOTED
10	10/15/65	AS NOTED

PUBLIC HOUSING ADMINISTRATION
NEW YORK CITY HOUSING AUTHORITY

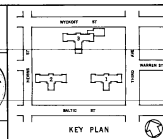
APPROVED

GREENBERG & AMES
ARCHITECTS & ENGINEERS
300 PARK AVE. SUITE 1200
NEW YORK 17, N.Y.

GREENHUT & TAPPEL
STRUCTURAL ENGINEERS

BATLAN & OXMAN
MECHANICAL ENGINEERS

M. PAUL FRIEDBERG
LANDSCAPE ARCHITECT



COWANUO-AREA HOUSES
BROOKLYN, NEW YORK

COMBINED UTILITIES PLAN

272
A-4

III. PRE-SUBMISSION PRESENTATION



RFP Pre-Submission Conference



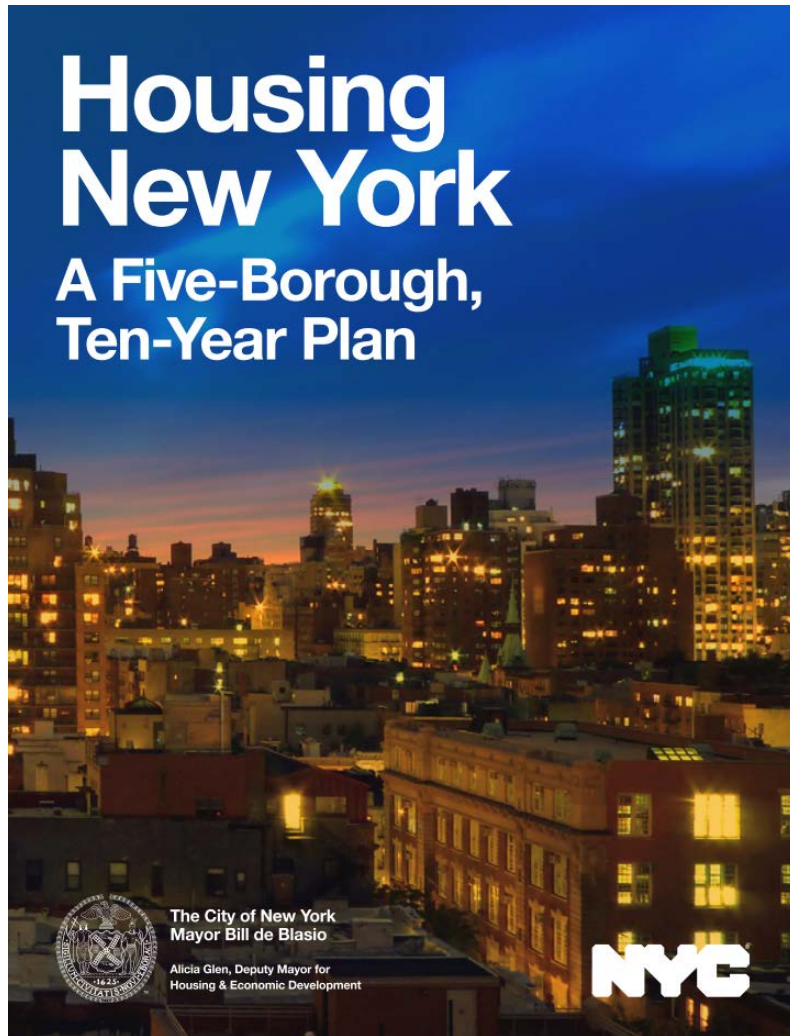
NEXT GENERATION NYCHA: NEXTGEN NEIGHBORHOODS SITES IN BROOKLYN AND MANHATTAN RFP 63877

July 19th and 21st 2016
9:30 AM, NYCHA, 250 Broadway, 12th Floor Boardroom

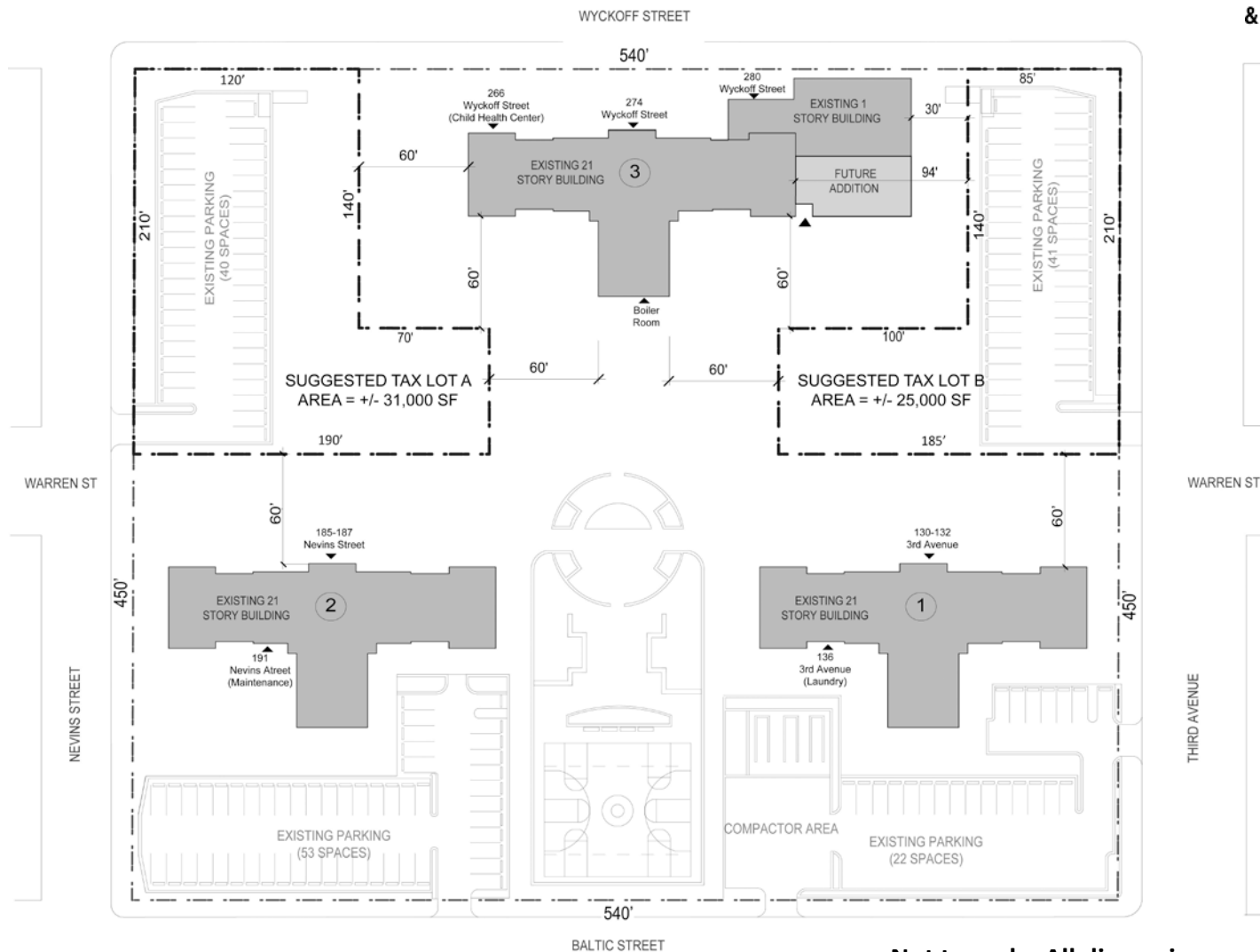
Agenda

1. HPD and NYCHA Collaboration
2. Site Information
3. Financing and Underwriting
4. Threshold Criteria
5. Competitive Criteria
6. Important Dates
7. Questions and Answers

HPD and NYCHA Collaboration



Site Information



Site 1 – Wyckoff Gardens (Brooklyn)

Not to scale. All dimensions are approximate.



Site Information



Site 1 – Wyckoff Gardens (Brooklyn)

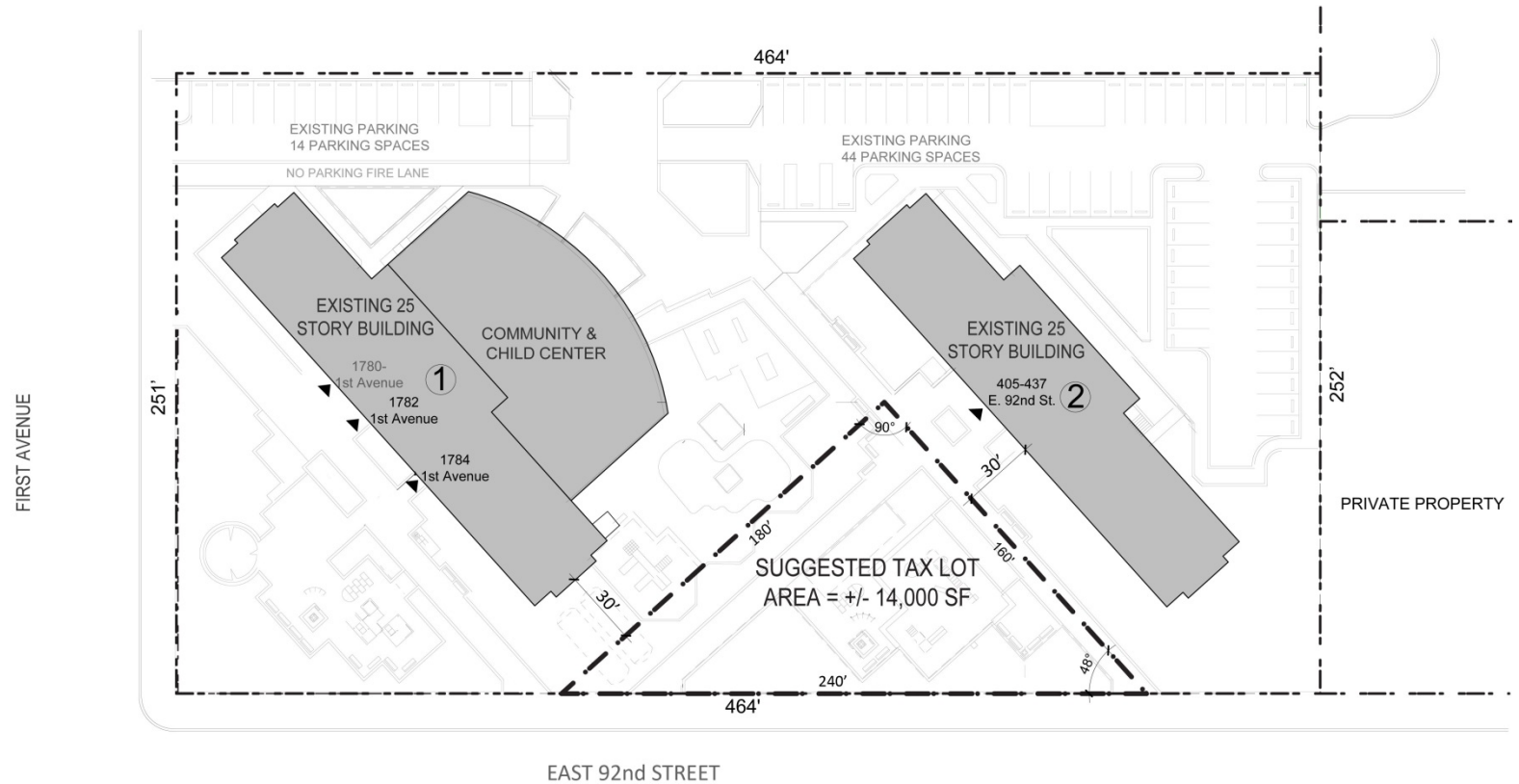
- Located on the main campus of Wyckoff Gardens (Part of Block 394, Lot 1).
- Proposals must comply with required distance between new and existing buildings.
- Suggested Tax Lot A is an L-shaped parcel at the southeast corner of Wyckoff and Nevins Streets. Suggested Tax Lot B is an L-shaped parcel at the southwest corner of Wyckoff Street and 3rd Avenue. Each Suggested Tax Lot currently contains a NYCHA parking lot and landscaped yard. Site improvements are allowed within the whole of the NYCHA development.
- Currently zoned R6. It is expected that the Site will be re-zoned to R8 with a C2-4 commercial overlay along Third Avenue and Nevins Street through a ULURP process.
- Applicants should assume that the Site will have available residential zoning floor area, capped at approximately 500,000 square feet in total. Applicants may assume that no on-site parking accessory to the new development will be required.

Site Information

Site 1 – Wyckoff Gardens (Brooklyn)

- Proposals should include a total of approximately 500 residential units.
- Proposals should include a minimum of 10,000 square feet of commercial space and 10,000 square feet of community facility space total.
- Street trees are only required along the frontages of the proposed tax lots within the Site.
- A maximum of 81 total parking spaces will be displaced at Wyckoff Gardens; there are sufficient spaces elsewhere on the campus to ensure all current permit holders will continue to park at the development. Applicants should not include any replacement parking.

Site Information



Site 2 – Holmes Towers (Manhattan)

Not to scale. All dimensions are approximate.

Site Information

Site 2 – Holmes Towers (Manhattan)

- Located on the main campus of Holmes Towers (Part of Block 1573, Lot 20).
- Proposals must comply with required distance between new and existing buildings.
- The Suggested Tax Lot is a triangular shaped parcel on the north side of E. 92nd Street between FDR Drive and 1st Avenue. The current use is a play area and pedestrian walk. Site improvements are allowed within the whole of the NYCHA development.
- Currently zoned R8. Applicants can assume that no re-zoning will be required. The total residential zoning floor area available is approximately 310,000 sf.
- For the Proposal, Applicants can assume design flexibility through certain height and setback modifications.

Site Information

Site 2 – Holmes Towers (Manhattan)

- Proposals should include approximately 300 residential units.
- Proposals should include a minimum 5,000 square feet of community facility space. Required community facility space is separate and apart from the existing Stanley Isaacs Neighborhood Center.
- Proposals should include the replacement of play area to be displaced as a part of the Project, and/or should propose a comparable community benefit.
- Street trees are required only along the frontage of the Development Site.
- If existing NYCHA parking is displaced Applicants should include replacement parking in Proposals.



Financing and Underwriting



1. Site Disposition
2. Developer Fee
3. Financing and Subsidy
4. Lease Renewal, Refinancing, and Recapture Restrictions
5. Real Property Taxes



Threshold Criteria



1. Completeness of Proposal
2. Comparable Development Experience
3. Comparable Management Experience
4. Development Capacity and Current Workload
5. Conformance with RFP
6. Ability to Finance
7. Feasibility of Development Proposal
8. Adverse Findings



Competitive Criteria



- | | |
|---|-------------|
| 1. Financial Return to NYCHA | Weight 20% |
| 2. Financial Feasibility of Development Proposal | Weight 20% |
| 3. Quality of Building & Urban Design | Weight: 20% |
| 4. Program | Weight: 20% |
| 5. Development Experience, Management, and Capacity | Weight: 20% |



Important Dates



Monday, July 25th

**Site Inspection-Wyckoff Gardens
10 AM – 12 PM**

Wednesday, July 27th

**Site Inspection- Holmes Towers
10 AM – 12 PM**

Monday, August 22nd

**Last day to submit Questions by 2 PM to
NextGenNeighborhoods@nycha.nyc.gov**

Friday, September 30th

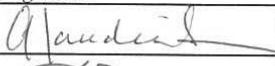
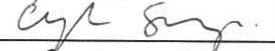
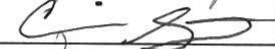
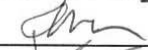
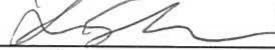
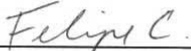
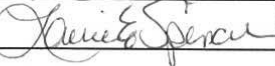
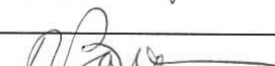
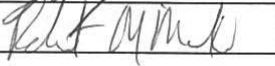
Submission of Proposals by 4 PM



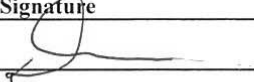
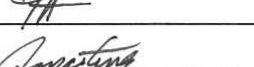
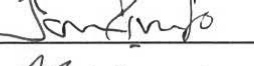
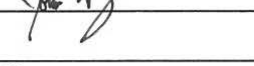
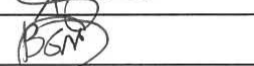
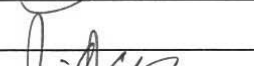
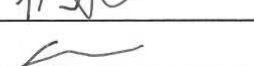
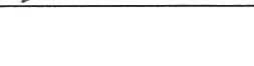
Questions & Answers

IV. PRE-SUBMISSION ATTENDANCE LIST

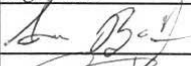
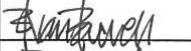
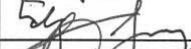
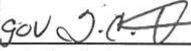
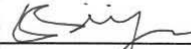
NextGen Neighborhoods RFP Pre-Submission Conference
NYCHA, 250 Broadway, 12th Fl. Board Room 7/19/16, 9:30am

No	Company Name	Name of Person Attending	Phone Number	E-mail Address	Signature
1	Design AIDP Architecture	Andrea Jandricek	212 255 5056	andrea.j@designaidp.com	
2	PENNRose Properties	Dylan Salmons	212-386-8643	dslamons@pennrose.com	
3	TRINITY FINANCIAL	CHRISTOPH STUMP	212-867-4122	CSTUMP@TRINITYFINANCIAL.COM	
4	Fetner Properties	Chris Grant	646-237-4594	cgrant@fetner.com	
5	Nelligan White	Roger Markus	212-675-0500	roger@nelliganwhite.com	
6	HPD	Stephen Erdmans	212-863-0557	ERDMANS@HPD.NYC.GOV	
7	HPD	Felipe Cortes		CORTES@HPD.NYC.GOV	
8	CAMBA Housing Ventures	Michael Berne	646-234-8315	michaelb@camba.org	
9	2020 INSPECTIONS INC	Laurie E. Spencer	800-819-7788	LaurieS@2020inspections.com	
10	Richard Baron				
11	McLernack Baron Salazar	Richard Baron	314-922-3056	Richard.Baron@McLernackBaron.com	
12	McLernack Baron Salazar	Yusef Freeman	415-800-0526	yusef.freeman@mclernackbaron.com	
13	AECOM	Robert Michel	212-377-8744	robert.michel@aecom.com	
14	HAKS	Anthony Bishop Jr	RSVPed		
15	QBank dr. partners	Darryl L. Henry	RSVPed		
16		Kou, Benjua	RSVPed		
17	J.P. Morgan Chase Wells Fargo	Marius Randolph Liz Oakley	RSVPed 212-214-7454	elizabeth.oakley@wellsfargo.com	

NextGen Neighborhoods RFP Pre-Submission Conference
NYCHA, 250 Broadway, 12th Fl. Board Room 7/19/16, 9:30am

No	Company Name	Name of Person Attending	Phone Number	E-mail Address	Signature
35	AFG Group Inc.	Desirée Rucker	212-897-2672	Drucker@afgem.com	
36	Denelisse LACSA Corp	Nestor Sanchez	(718) 993-5592	N.Sanchez@homecareny.org	
37	Denelisse Corp.	Geoffrey Anaele	22-2658320	ganaele@dlhcsa.org	
38	Denelisse-Lhasa	Adriana Martinez	212-265-8320	amartinez@dlhcsa.org	
39	Trinity Financial	Thomas Brown	(646) 751-5103	tbrown@trinityfinancial.com	
40	DESIGN AID ARCHIT.	IAN PINTO	212-255-5056	IAN@DESIGNAID.COM	
41	LETTIME CONSTRUCTION	JORDANNA LACOSTE	(917) 565-5387	JLACOSTE@LETTIRE.COM	
42	JOHN WOELFLING	DETTNER KRONSTETS	(212) 247-2660	JWOELFLING@DETTNER.COM	
43	Damon Pazzagum				
44	FETNER	DAMON PAZZAGUM	(212) 257-6869	dpazz@fetner.com	
45	L+M Development Partners	Charlotte Abrams	(212) 233-0495	cabrams@lmdevpartners.com	
46	HAKS	Anthony G. Piscopin	(212) 747-1997 x804	apiscopin@haks.net	
47	Nelligan White Arch.	Bruce Nelligan	212-675-0500	bgn@nelliganwhite.com	
48	NW Arch	Roger Marquis	212-675-0500	roger@nelliganwhite.com	
49	Langdon	Duke Claghorn	212-479-5540	dclaghorn@langdon.com	
50	Matrix New World	Brian Stabile	973-240-1800	bstable@matrixnewworld.com	
51	Dd Enbire	S.M. DU DM	516-323-7445	SIDVANCHE-ENL-EN	

NextGen Neighborhoods RFP Pre-Submission Conference
NYCHA, 250 Broadway, 12th Fl. Board Room 7/19/16, 9:30am

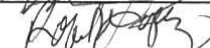
No	Company Name	Name of Person Attending	Phone Number	E-mail Address	Signature
52	Bright Power	Samuel Biele-Fisher	646-780-5552	SFISHER@BRIGHTPOWER.COM	
53	Anbau Inc Enterprises	Amit Israni	858 922 0929	aisrani@anbaunyc.com	
54	Anbau	Barbara van Beuren	212-741-1325	bvanbeuren@anbaunyc.com	
55	Innovative Property Mgmt	Eddie Aguirre	732-306-0122	eddieipm@aol.com	
56	Innovative Property Mgmt	Francine Leone	718-552-2895	FRANKLEONE@aol.com	
57	The Musial Group Architecture	Auna McKeigue	908 232 2860	amckeigue@themusialgroup.com	
58	NYCHA	Theresa Callahan	212-306-4531	Theresa.Hunter@nychanyc.gov	
59	MBPD Gile Brewer	Emilia Yu	215 317 6799	efy204@nyu.edu	
60	BAE Development	Sol Bever	917 960 1177	sol@baedevelopment.com	

Roberto Lopez, Esq.
Law Office of Counsel
to Ivette Matos
Lower West Side

Roberto Lopez

914-764-3446

RLopezEsquire@AOL



20/20 Inspections

Shaindy Haas

347-662-5054

Shaindyh@2020inspections.com



NYCHA

Jenneth Karlan 212 306 4025 Jenneth.Karlan@nycha-nyc.gov



NYCHA

Jacques Barbot 212 306-3265 jacques.Barbot@nyc.gov

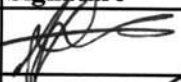
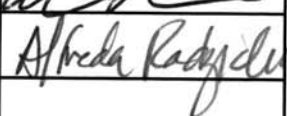
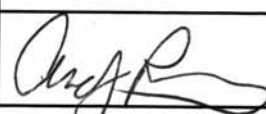
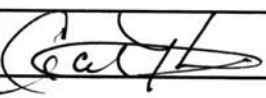


NextGen Neighborhoods RFP Pre-Submission Conference
NYCHA, 250 Broadway, 12th Fl. Board Room 7/19/16, 9:30am

No	Company Name	Name of Person Attending	Phone Number	E-mail Address	Signature
18		✓ Ian Pinto - RSVPed			
19		charlotte RSVPed			
20		Murphy			
21	Hrp ✓ Manuel Arhile	Ronis Verulm RSVPd			
22	AFLCIO ✓	Andrea Wong Miller	212 554 2753	awong-miller@afcio-hit.com	
23		✓ Mike Schmardt	240 743 9497	mschardt@afcio-hit.com	
24		✓ Sam Eder - RSVP			
25		✓ Bruce Nelligan		bgn@nelliganwhite.com	
26		✓ RSVP - Maygen Moore			
27		✓ Emmanual DelSantos		edelosantos@cmhsolutions.org	
28		✓ Sammie			
29		✓ RSVP - Sam Biele-Fischer		sfischer@brightpower.com	
30		✓ Parag Mehta - RSVP			
31		✓ RSVP - David Kue			
32		★ RSVP - Fehner ✓			
33		★ RSVP - Pazzagliani			
34		RSVP - Moskowitz - Leah ✓			

✓ RSVP - Saahmedine Reza, Rahim RSVP - Ametssini ✓
 (RSVP - Van Buren, Balbina)

Supply Management Department- Procurement
NEXTGEN NEIGHBORHOODS SITES IN BROOKLYN AND MANHATTAN RFP# 63877
NYCHA, 250 Broadway, 12th Fl. Board Room 7/21/16, 9:30am

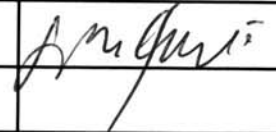
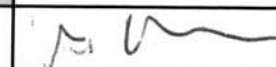
No	Name of Person Attending	Company Name	Phone Number	E-mail Address	Signature
1	Adil Soomro	Silver cup Properties	718-906-2044	asoomro@silvercupproperties.com	
2	Alexander Baker	Avery Hall Investments Acquisition	646-649-9855	Alex@averyhallinvestement.com	
3	Alfreda Radzicki	FXFOWLE	212-627-1700	aradzicki@fxfowle.com	
4	Ananth Robert Sampathkumar	Partner / NDNY	917-691-7444	ananthrobert@ndny.co	
5	Andy Pittman	Romines Architecture PLLC	347-916-1344	Andy@rominesarchitecture.com	
6	Anna McKeigue	The Musial Group	908-232-2860	aMcKeigue@the musialgroup.com	
7	Arvind Bajaj	Anbau			
8	Blaise Rastello	Gilbane Development Company	703-752-8586	Brastello@gilbaneCo.com	
9	Brian Veith	D&B Engineers and Architects, P.C.		bveith@db-eng.com	
10	Bryant Brown	SEIU32BJ		Bbrown@seiu32bj.org	
11	Cecile House	Gilbane Development Company			
12	Cha Lee	SLATE Property Group	646-357-1562		
13	Daniel Moritz	The Arker Companies	516-277-9300		
14	Daniel Redd			gatesha.north@gmail.com	
15	David McCarty	Alloy	718-683-3961	dmccarty@alloyllc.com	

Supply Management Department- Procurement
NEXTGEN NEIGHBORHOODS SITES IN BROOKLYN AND MANHATTAN RFP# 63877
NYCHA, 250 Broadway, 12th Fl. Board Room 7/21/16, 9:30am

No	Name of Person Attending	Company Name	Phone Number	E-mail Address	Signature
16	David Mora	Narchitects, pllc	718-260-0845	david.mora@narchitects.com	
17	David Schwartz SJAVW	Silver cup Properties	718-906-2042	DSJAVW@S2construction.com	
18	David Schwartz	SLATE Property Group	646-357-1562		
19	Dominick Casale	IMC Architecture DPC			
20	Douglas Romines	Romines Architecture PLLC	347-916-1344	douglas@rominesarchitecture.com	
21	Elizabeth Candela	Magnusson Archetecture and Planni	212-253-7820 x5682	ecandela@maparchitects.com	
22	Eugene Mekhtiyed AIA, LEED	IMC Architecture DPC	212-796-2527	emekhtiyev@imcarch.com	
23	Fernando Villa	Magnusson Archetecture and Planning PC			
24	Gary Kesner	Silver cup Properties	718-906-2300	G.KESNER@SILVERCUPPROPERTIES.COM	
25	Ira L. Brown, Esq.	The Brarwood Organization, LLC	718-229-4300	ibrown@briarwoodorg.com	
26	James Treacy	Anbau			
27	Jane Sylverman	Chase	212 270 2934	Jane.E.Silverman@earthlink.net Chase.com	
28	Jeffrey Mabry	Builders-R US Construction, Corp.	212-876-5900	jeffrey@brus.us	
29	Jessica Aguirre	Innovative Property Mgmt, & Dev.			
30	Joel Silver	Michaels Development Company	856-797-8415	jsilver@themichaelsorg.com	
31	Jonathan Imani	IMC Architecture DPC			

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Supply Management Department- Procurement
NEXTGEN NEIGHBORHOODS SITES IN BROOKLYN AND MANHATTAN RFP# 63877
NYCHA, 250 Broadway, 12th Fl. Board Room 7/21/16, 9:30am

No	Name of Person Attending	Company Name	Phone Number	E-mail Address	Signature
32	Jordanna Lacoste	Lettire Construction Corp	212-996-6640	jlacoste@lettire.com	
33	Joseph Gabriel	Jonathan Rose Companies	917-542-3600/3608	igabriel@rosecompanies.com	
34	Joseph Kohl-Riggs	The Hudson Companies, Inc.	718-473-9663	jkohlriggs@hudsoninc.com	
35	Laurie Spencer	20/20 Inspections Agency, Inc.	718-854-2867	lauries@2020inspections.com	
36	Leo Quigley	Governors Office of Storm Recovery		leo.quigley@gmail.com	
37	Ljlal Hyder	Anbau			
38	Mark Gold	Silver cup Properties		mgold@silvercupproperties.com	
39	Meade Curtis	WinnCompanies	646-248-6216	mcurtis@WINNCO.com	
40	Michael Abel	MOS	646-559-8640	abel@mos-office.net	
41	Michael Kornspun	Hunt Companies	914-701-4415	mike.kornspun@huntcompanies.com	
42	Miriam Rodriguez	Innovative Property Mgmt, & Dev.			
43	Paul Woody	SLATE Property Group	646-357-1562	pwoody@slatepg.com	
44	Peter Ermogenous	Technico Construction Services, Inc	718-937-3800	petere@technico-csi.com	
45	Rick Gropper	Camber Property Group LLC	646-598-7412	rgropper@camberpg.com	
46	Sharmi Sobhan	Community Development Banking	212-270-2934	sharmi.a.sobhan@chase.com	
47	Simon Bacchus	The Arker Companies	516-277-9300	sbacchus@arkercompanies.com	

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Supply Management Department- Procurement
NEXTGEN NEIGHBORHOODS SITES IN BROOKLYN AND MANHATTAN RFP# 63877
NYCHA, 250 Broadway, 12th Fl. Board Room 7/21/16, 9:30am

No	Name of Person Attending	Company Name	Phone Number	E-mail Address	Signature
48	Sol Bauer	BQE Development	917-960-1177	sol@bqeddevelopment.com	
49	Steve Dudar	D&B Engineers and Architects, P.C	914-467-5300 Ext. 10	sdudar@db-eng.com	
50	Suzan Wines	I-BEAM Architecture and Design	212-244-7596	suzan@i-beamdesign.com	
51	Brian Heeger	Duvernay + Brooks	646 230 0551	bheeger@duvernaybrooks.com	
52	Gale Kaufman	Duvernay + Brooks	646 230 0551	gkaufman@duvernaybrooks.com	
53	Cassie Walker	Beyer Blinder Belle Arch.	646 760 0194	cwalker@bbarch.com	
54	Lamont Blackstone	G. L. Blackstone Assoc.	914-663-0498	urbancorealty@aol.com	
55	David Ginsberg	Winn Development	908 909 9883	DGINSBERG@WINNCO.COM	
56	DON EHRENBECK	AECOM	212-377-8731	DONALD.EHRENBECK@AECOM.COM	
57	Yissely Ortiz	Manhattan Borough President	347-213-0810	Yortiz@manhattanbp.nyc.gov	
58	Josie Sanchez	L+M Development Partners	212-233-0495	jsanchez@lmdpartners.com	
59	Abby Stein	Nelligan White Architects	212-675-0500	abby@nelliganwhite.com	
60	Ethel Collins	HPD	212-863-6515	CollinsE@hpd.nyc.gov	
	Regina DeMilia	The Corey Group	(212) 912-3661	rdemilia@coreyllc.com	
	Dwan Stark	HPD	212-863-7269	starkd@hpd.nyc.gov	
	Charlene Maddox			maddoxmddx97@aol.com	

SITES IN BROOKLYN AND MANHATTAN

RFP# 63877

Wyckoff Gardens Site Tour

July 25, 2016 @ 10:00AM

No.	Name of Person Attending	Company Name	Phone Number	E-mail Address	Signature	
37	Theresa C. Hunter	NYCHA	212 306-4531	Theresa.Hunter@nycha.nyc.gov	J.C. Hunter	
38						
39						
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