

REQUEST FOR QUALIFICATIONS
FOR DEVELOPMENT PARTNER
RFQ 2019 TAYLOR APARTMENTS

FOR DEVELOPMENT SERVICES
RELATED TO SITE REVITALIZATION

RFQ Issue Date: May 17, 2019

Response Due Date: ~~June 17, 2019; 2:00 p.m.~~ June 24, 2019; 2:00 p.m.

ADDENDUM # 2 – Questions and Inquiries Received. Responses will be circulated no later than five (5) days prior to the due date. Please review and if any questions submitted do not seem to appear below please advise Tom Hulihan at hulihant@trovhousing.org no later than Thursday, June 13, 2019 at 2:00PM.

1.5 INTERPRETATIONS

Questions and inquiries regarding this RFQ may only be submitted in writing and should refer to the specific paragraph in question. All inquiries must be received no later than 4:00 p.m. on **June 5 10, 2019**, by Tom Hulihan, at the address on the cover of this RFQ, or by fax at 518-274-6633. Answers will be provided as written addenda to this RFQ and will be on file and available for inspection in the THA offices at One Eddy's Lane, Troy, no later than five (5) days prior to the proposal submission due date. THA will endeavor to provide copies of all addenda to all potential respondents who indicate an interest in receiving them. It will be the responsibility of each respondent to make inquiry as to the existence and content of addenda, as the same shall become part of this RFQ and all respondents will be bound thereby, whether or not the addenda are actually received by the respondent.

Questions & Inquiries Received

1. Title work on the site(s);
2. ACC subsidy levels for Taylor 1 and 2
3. RPCA for each Building or just 3 & 4 if such was never completed for 1 & 2;
4. The RFQ on page 6 cites 139 ACC units associated with Taylor 1 & 2 that may be available as operating subsidy for affordable replacement apartments.
 - a. Does this imply that the one for one replacement of the Taylor 1 & 2 units are likely to be a HUD and/or THA requirement for the redevelopment effort?
 - b. What is the budget level of annual financial subsidy, if any, attached to those ACC units?
5. What is the intersection/role/relationship to the Taylor site and the City's aspiration and programming under the State's DRI programming-assuming that the City of Troy intends to apply for DRI funds in the future?
6. We wondered whether you would prefer that the development partner select a design consultant to submit with or if selection of third-party consultants should take place after a decision is made on who would act as development partner?
7. Could you please make the PowerPoint deck from the site tour available to everyone?
8. Can you please provide the City's NYSDRI application for the Capital Region submitted?

9. Is there an ACM and Lead Report for any of the buildings if so can it be provided
10. Is there an ACM and Lead Report from the last renovation that was done in building 3 and 4 and can it be provided?
11. Has a Phase I Environmental done for buildings 1 and 2, and can it be provided?
12. What is the relocation logistics?
13. What is the condition of the MEP's in building 4?
14. What if any MEP's upgrades was done in 1995 to building 4?
15. Are the existing layouts remaining?
16. Are there any intentions or expectations for these buildings that should be included, such as:
 - a. Exterior façade
 - b. Upgrades
 - c. Finishes
 - d. Site
17. Page 14 of the RFQ says "Describe or provide renderings of the buildings and units you propose to develop." What level of rendering is THA expecting?
18. Can a general contractor or consultant submit with multiple teams?
19. Empire State Development can take as much as two years to review MWBE certification applications. They are willing to expedite the review if a public agency advocates for that. Is THA willing to advocate at ESD for MWBE firms whose applications are languishing at ESD?
20. Units at Taylor 3 have hookups for laundry in the apartment. There is also a common laundry. Does THA have a preference for laundry in units or for a common facility?
21. Will THA allow teams to use Taylor 3 to temporarily house residents during the implementation of other phases of the project?
22. Is it the City, the THA, and the TLDC's expectation that the construction work at Taylor Apartments would be underway simultaneous to any bridge/ramp reconfiguration construction that may occur? If yes, what should the developer assume in terms of desired schedule for commencing construction of the first phase of the Taylor Apartments revitalization?
23. We understand that one of the parking areas is in a floodplain. Would the THA be able to provide any additional relevant environmental and/or site due diligence and documentation?
24. Please clarify what the prospective developers should provide in the RFQ response with respect to a proposed plan and program for the Taylor Apartments revitalization.
25. Is there an opportunity for produce more units on the site(s) than currently exists?
26. How are the different levels of "Mixed Income" being defined by the City and are there any specific min/max ratios we must adhere to?
27. How many parking spots currently exist across all 4 sites and how much additional public/private parking will be required?
28. If necessary, can the potential redevelopment of the State Street garage fall under the scope of this development project?
29. Have any studies been done related to the capacity and usage of the State Street garage or any other nearby facilities?
30. Over the course of the next 3-4 years, how many units owned by the THA will be available for relocation of families while work is done at this site?

31. Are there any specific requirements related to the demolition of the sites that we need to be cognizant of?
32. Have noise studies been done that reflect the sound of the traffic on the bridge and coming down the ramps? This can affect the need for additional insulation (both in the walls and the glass) according to HUD standards, where certain studies and mitigation techniques may be required.
33. Are there any environmental issues that need to be dealt with, i.e. lead paint, historic fill? Will the site require a cap beyond the building foundation?
34. What is the time frame the City is committing to in order to have the Congress Street bridge reconfiguration analysis done by?
35. If there is any remaining buildable-land available after the completion of Taylor 1-4 and the reconfiguration of Congress Street bridge, are there any restrictions on what can be developed on those parcels (not already contemplated in the city's zoning ordinance)?
36. Are there any plans to abandon existing sewer infrastructure in order to achieve build out as shown in the Realize Troy Comprehensive Plan?
37. Can you please provide current utilization rates for existing onsite residential parking?
38. Can you please provide general square footages and uses for any THA-needed space within the project area at build out?
39. Can you please provide the sign in sheet for the June 4th pre-bid meeting and site tour?
40. Section 1.2 refers to the availability of 23 units of project-based Section 3 through the authority's HCV program. Is there a reason for this limitation? Project-basing of Section 8 to replace public housing does not count against the 20%/30% cap on a PHA's vouchers that can be project-based. Please clarify.
41. On Buildings 1 & 2, did HUD provide permanent tenant protection vouchers to support the relocation? If so, is it correct that RAD subsidy is not available any longer? HUD only lists the 127 units of Taylor 3 & 4 on its list of potential RAD conversion contract rents, Please clarify.
42. If only ACC level subsidy is available for Buildings 1 & 2, under Troy Housing Authority's Faircloth limit, what is the expected level of subsidy? It is our understanding that Faircloth authority cannot be converted directly to RAD. Instead, the replacement units need to be built as public housing, which can then be converted to RAD. Please clarify.
43. Please provide RPCA and environmental reports for Buildings 1 & 2, if available, and Buildings 3 & 4.
44. Please provide a copy of the operating budget for Buildings 3 & 4. Also, please provide the Tenant Paid Utility Allowances.
45. Is there any project-related debt that needs to be paid off as part of this transaction, such as EPC or CFFP? If so, what are the estimated pay-off amounts related to Taylor Homes?
46. The RFQ speaks to relocation of the residents of Buildings 3 & 4 through RAD transfer of Assistance, which requires HUD approval if not **done** at time of conversion, or after 10 years of operation. Has the authority discussed this with HUD yet, with what response from HUD?
47. **Do** tenants formerly from Buildings 1 and 2 have any rights to move back to any replacement units developed for these units?
48. Have the residents of Buildings 3 & 4 been surveyed about their choices for relocation assuming they will need to be relocated? If so, what are those results? Is there a residents' organization in place?

49. In regard to potential Transfer of Assistance, what properties does THA own, or that are owned by other non-profits, to which the RAD assistance can be transferred? How many units are there in these properties? Does THA own vacant land in non-impacted census tracts, where replacement units could be built? Can the THA absorb the tenants of building 3 and 4 if they were to be temporarily relocated?
50. The RFQ and follow-up materials refer to expected 254 market rate units. Was any residential market study conducted to determine this estimate? Please provide any recent market study addressing affordable and market rate units for this neighborhood.
51. The RFQ and follow-up materials refer to retail/commercial/and entertainment needs for this area (230,000 square feet for retail/entertainment; and 100,000 square feet commercial). Is there any economic development study that generated these estimates? If so, please provide.
52. The RFQ and follow-up materials refer to the grant received by the City to study the feasibility of reconfiguring the bridge and/or ramps to mitigate the impact on flow of traffic from downtown. Has the City engaged a consulting team to carry out this study? What is the status of the study and estimated timeline for its completion? What is the involvement of the DOT in this study process, and the estimated timeline for those inputs?
53. Is there a height limit for the new development?
54. Are there any flood plains mapped on the site? Is there any expectation flood plains may be mapped on the site or altered during the expected period of site redevelopment?
55. Is the City open to and willing to facilitate the relocation of existing easements and/or utilities that might impede redevelopment of the site?
56. In the Comprehensive Plan (p.96), building heights, retail frontages, and parking locations are specified, and contingent on removal of the bridge flanking ramps. In any rezoning/PUD/entitlement processes, will there be flexibility on the part of the City with these components of the Comp Plan to permit redevelopment of the site, whether the ramps are removed or not? Can you provide any traffic impact or sound level information for the sites?