

**Request for Proposals to Purchase and Redevelop the
Former Brooklyn Developmental Center Campus**

Addendum #4

Release Date: June 22, 2018

- 1) **RFP Inquiries:** The following is a supplemental list of responses to questions submitted by prospective respondents (“Respondents”) to the Request for Proposals to Purchase and Redevelop the Former Brooklyn Developmental Center Campus (“RFP”). The questions contained in the below list were submitted to ESD after the publication of Addendum #2 on ESD’s website on June 1, 2018.

Please note that similar questions have been combined and one response has been given for these questions in the list below.

All capitalized terms used below and not otherwise defined in the below list of responses will have the meanings set forth in the RFP. In addition, the “Shared Drive” referenced below can be accessed at

<https://www.dropbox.com/sh/qc4d6da68ux6kme/AACBTKgerZ6Qe0XpCK2kdg-5a?dl=0>.

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Brooklyn Developmental Center RFP Responses to Questions

No.	Question	Answer
49)	To whom should the Cost Letter Check be made payable?	The Cost Letter Check should be made payable to “NYS Urban Development Corporation d/b/a Empire State Development”
50)	Is it a requirement that the Cost Letter Check be included with submission or would the Cost Letter and commitment to pay be sufficient?	The Cost Letter Check is required to be included with RFP submissions. However, ESD will only deposit the check for the Designated Developer. In the event that a Respondent is not selected as Designated Developer, the Cost Letter Check will be returned to the Respondent. Please see “Other Considerations” on p. 14 of the RFP for more information.
51)	Does the wall around the perimeter of the site have to be preserved?	The wall around the perimeter of the Site does not have to be preserved.
52)	How many residents were housed in the residential building when the Center was open?	When fully operational, the Brooklyn Developmental Center housed approximately 600 residents.
53)	Do you have CAD drawings of the structures?	All available structural drawings have been posted to the Shared Drive as part of Addendum 2.
55)	Can you please clarify the amount of rental assistance provided by the Integrated Supportive Housing program (ISH)? If the amount is dependent on certain income levels, or AMIs, please clarify the criteria for determining the amount of rental assistance?	OPWDD will subsidize the rent of individuals in the OPWDD preferential tenancy units up to the 60% AMI level. The OPWDD units should have the same rent as other units at the same AMI level.
56)	Will OPWDD be using its \$15 million allocation from the FY 2018 NYS Executive Budget for the I/DD units at any future development of the Brooklyn Developmental Center?	OPWDD will not be providing capital into this project.

No.	Question	Answer
57)	<p>I believe I heard the OPWDD funding is reserved for single adults who can live independently without 24/7 care. So if we wanted to propose family units with a member who is I/DD it would not be eligible for funding?</p>	<p>OPWDD expects most of its preferential tenancy units in this project to be one-bedroom and studio apartments, although some two-bedroom apartments will be allowed.</p> <p>A parent and child can seek to live in one of the apartments (based upon HCR guidelines), provided that the qualifying person with an intellectual/developmental disability is over the age of 18. It should be noted that, in this type of situation, the OPWDD housing subsidy will be prorated to support only the individuals who receive OPWDD services (i.e., the OPWDD preferential tenancy units are not designed, for example, to support a family that has a 10-year-old child with an I/DD diagnosis with his adult parents without a disability).</p> <p>The number of people allowed to reside in the various sized apartments is limited by HCR guidelines. Additionally, if multiple adults are living in an apartment, the total income must be within HCR approved AMI thresholds.</p>

No.	Question	Answer
58)	Is the developer required to have an OPWDD partner agency identified in order to apply? If it is required, and the developer does not have a provider agency identified, how can we find one?	<p>Whether or not a Respondent has an established partnership with an OPWDD service provider at the time of application under the Vital Brooklyn RFP will not impact the scoring of the Proposal. However, an OPWDD service provider responsible for the housing-related supports in the apartments identified for people with intellectual and/or developmental disabilities will be required to be part of the project before construction funding.</p> <p>In any event, the OPWDD service provider acting as the Housing Support Agency for this project must be in good standing with OPWDD at the time of the construction closing/contract engagement. If the designated developer does not have an OPWDD provider agency, or if the agency is not in good standing with OPWDD at the time of the construction closing, OPWDD will be available to facilitate the matchmaking process between the designated developer and an eligible service provider.</p>
59)	With regard to Form OCSD-2, is it acceptable to list the goals that will be imposed on the project contractors? Or is this form asking the responding development team to report on the make-up of its internal workforce?	Form OCSD-2 requests information on the work force to be utilized in the performance of the State contract. If it can be separated out from the contractor's and/or subcontractor's total work force, please complete this form with as much information as currently available only for the anticipated work force to be utilized on this project. Where the work force to be utilized in the performance of the State contract cannot be separated out from the contractor's and/or subcontractor's total work force, please complete this form for the contractor's and/or subcontractor's total work force, with as much detail as currently available.



No.	Question	Answer
60)	With regard to Form OCSD-4 MWBE and SDVOB Utilization Plan, is it acceptable to note our commitment to meeting the MWBE and SDVOB goals outlined in the RFP?	Please provide as much information as currently available, noting the commitment to meeting the MWBE and SDVOB goals. If the certified firm and/or value of contracts are unknown, include 'TBD' and/or '\$1' as applicable.
61)	With regard to the Encouraging Use of NYS Businesses in Contractor Performance Plan form, is it acceptable to add a note stating that additional NYS businesses will be sought out in the award of subcontracts by the GC?	Yes

Each of the foregoing is added to and made part of the RFP. Any questions regarding this addendum may be submitted to the designated contact account for this solicitation at BDCRFP@esd.ny.gov. In order to receive an update when a new addendum is posted to the ESD website, please email BDCRFP@esd.ny.gov. If you have already emailed this account, you will be notified of future updates.