REBUILD LONG ISLAND

Request For Proposals

LONG ISLAND HOUSING PARTNERSHIP, INC. & ITS AFFILIATES
www.lihp.org

Application Due Date
Completed applications must be submitted by 4:00pm on
Monday October 26, 2020
TO:
Long Island Housing Partnership
180 Oser Avenue, Suite 800, Hauppauge NY 11788

Peter J. Elkowitz
President and C.E.O
631-435-4710
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<td>19</td>
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Rebuild Long Island

RFP

I. Introduction

The Long Island Housing Partnership, Inc. and its Affiliates (LIHP), a not for profit housing agency, is soliciting responses to this Request For Proposals (RFP) from qualified contractors who can successfully construct and/or rehabilitate quality single family homes on sites owned by LIHP within communities located in Nassau and Suffolk Counties.

The housing to be constructed will be single family homes with three (3) bedrooms and two (2) baths, in accordance the pre-determined specifications. It is expected that up to 14 homes will be assisted in the project. However, LIHP reserves the right to amend, reduce, supplement or adjust the number of homes.

All sites are located in the 100 year flood zone and will require elevation to meet federal, state and local building codes. The goal of this program is to promote neighborhood revitalization through infill housing development that provides affordable homeownership opportunities.

LIHP seeks a contractor(s) who is experienced in single family housing construction, FEMA requirements, local building codes, is able to meet the construction schedule and is able to work cooperatively with LIHP staff and LIHP consultants.

LIHP will assess applicants who respond to this RFP to determine the most qualified contractor (s) based on the evaluation criteria and process described in Section VI Selection Criteria. All applicants must adhere to the requirements of this RFP. This RFP does not represent any obligation or agreement whatsoever on the part of LIHP.

All RFP’s are due in hand no later than 4:00pm on Monday, October 26, 2020 at LIHP’s office in Hauppauge, NY. Four copies of the proposal must be submitted to:

Douglas Hirst
Construction Program Coordinator
Long Island Housing Partnership Inc.
180 Oser Avenue, Suite 800
Hauppauge, NY 11788
dhirst@lihp.org

Following review of initial submission LIHP may request additional information.
II. RFP Schedule

<table>
<thead>
<tr>
<th>Target Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>September 25, 2020</td>
<td>Release of RFP</td>
</tr>
<tr>
<td>October 26, 2020</td>
<td>Submission Deadline – 4:00pm</td>
</tr>
<tr>
<td>October 2020</td>
<td>Interviews (If applicable)</td>
</tr>
<tr>
<td>November 6, 2020</td>
<td>Target Date of Selection</td>
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</table>

Please note that the RFP timeline include dates that may change. It is the sole responsibility of Respondents to periodically review the LIHP website for regular updates to the RFP timeline and other important information, which may alter the terms or requirements of this RFP.
III. Program Description and Contractor Responsibilities.

The Long Island Housing Partnership, Inc. and its Affiliates (LIHP), a not for profit housing agency, is soliciting responses to this Request For Proposal (RFP) from qualified contractors who can successfully construct quality single family homes on sites owned by LIHP within communities located in Nassau and Suffolk Counties. All sites are located in the 100 year flood zone and will require elevation to meet federal, state and local building codes.

A. Eligibility to Apply

This RFP is open to qualified contractors that have experience in housing development. Contractors may be non-profit or for-profit entities. 

LIHP strongly encourages respondents that are certified by New York State, or any other city or state, or the federal government, as minority- and/or woman- owned business enterprise (“M/WBEs”), as well as respondents that are not yet certified, but have applied for certification, to submit responses to this RFP. All New York State certified M/WBE firms submitting proposals to this RFP should be registered as such with the New York State Department of Economic Development. For M/WBE firms that are not certified but have applied for certification, please provide evidence of filing, including filing date. For purposes of this solicitation, LIHP hereby establishes an overall goal of 22% M/WBE participation, 10% minority-owned business enterprises (“MBEs”) and 10% women-owned business enterprises (“WBEs”). For Developers who are not M/WBE, LIHP encourages the Developer to use its best efforts to include M/WBE businesses as part of the Development Team.

B. Development Sites

LIHP intends to make available 14 sites for housing construction in Nassau and Suffolk Counties neighborhoods listed in Appendix A.

C. Contractor Responsibilities

The contractor will be responsible to construct affordable single family homes in accordance with the specifications attached. The contractor will be responsible for all phases of construction of the homes including the following:

a) Demolition, including rodent inspections, and clearance of structures on the sites.

b) Lead paint and asbestos mitigation and/or removal at sites as necessary.

c) Removal of fuel storage tanks, as necessary.

d) Elevation and bulk heading.
e) Assist the Architect and/or Engineer with obtaining all permits and approvals.

f) Responsible for obtaining the Certificates of Occupancy from local municipalities.

g) Where applicable, all Health Department approvals.

h) Arranging for the timely construction and completion of the homes within a five month timeframe upon LIHP’s authorization to start construction.

i) Participating in required public hearings and briefings with community groups, civic associations and local officials as needed.

j) Securing construction financing necessary to construct the homes.

D. Affordability of Homes

The homes being constructed are considered workforce housing units and must be affordable to the target population which is 80% of the HUD median income for Nassau and Suffolk Counties. Currently the income limit for a household of four is $101,300.

LIHP will be responsible for marketing the homes and qualifying the eligible home buyers.
IV. Program Narrative

A. Required Information

The response to this RFP should at a minimum contain the following information:

1. A description of recent new construction of single family home development in the last 5 years. A description of experience developing affordable housing (last 5 years). The RFP should provide details of relevant projects, including number of units, sales prices and locations.

2. Provide a proposed development schedule. Describe current and planned projects of housing development that may limit the ability of the developer to undertake additional work.

3. Description of specific and relevant experience of the entire “Development Team,” including associated consultants and professionals. Document the contractor’s ability and capacity to implement a quality project by describing the contractor’s experience/qualifications in developing and/or completing housing projects that are similar in size, scope and complexity to the Rebuild Long Island project.

4. Describe the extent of contractor’s experience in the RFP communities.

5. Demonstrate adequate financial resources or the ability to get financing to complete the project. Provide financial statements for the last two (2) years.

6. Discuss contractor’s ability to work with and gain community support in previous projects.

7. Documentation that a non-profit developer is certified as a 501 (c) 3 tax exempt non-profit by the Internal Revenue Service (IRS), if applicable.

8. Key Personnel. The resumes and professional qualifications of Key Personnel assigned to this project shall be submitted for evaluation, and shall include the education, work experience, licensure and certification, and other relevant information regarding each professional.

9. Development Team Chart. Complete the development chart by providing the names, addresses, e-mail addresses, and telephone of members of the development team to the extent that these have been decided; if unknown, enter “N/A”.

### DEVELOPMENT TEAM CHART

<table>
<thead>
<tr>
<th>General Contractor:</th>
<th>Sub-Contractor:</th>
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<tr>
<th>Legal Counsel:</th>
<th>Environmentalist:</th>
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**B. Home Designs**

The home designs used will be the attached architectural plans. Contractors are bidding on constructing single family homes to the attached specifications on the specific sites. Depending on site the designs used will be either the 1 or 2 story design.
V. Qualifications

This RFP seeks contractors who have the experience and organizational capacity to successfully build newly constructed affordable housing. LIHP will review applications and identify a List of Qualified Contractors based on the criteria listed below. Contractors will be evaluated based on their building experience, record of building successful projects, their capacity to implement affordable housing projects, familiarity with Nassau and Suffolk County communities, the affordability of the homes to the target population and the ability to work cooperatively with LIHP staff, consultants and local municipalities.

This RFP seeks only to establish a list of Qualified Contractors. Contractors must be qualified in each of the following qualification criteria in order to be considered Qualified Contractors. LIHP will evaluate submitted Qualifications to determine if they meet the qualification criteria. All developers must submit a full response to this RFP and meet the minimum criteria set forth in this RFP. Qualifications that are not complete or do not conform to the requirements of this RFP will be eliminated from further consideration. LIHP may request additional information, site visits, interviews, or presentations.

A. Completeness of Qualifications
The Qualifications must contain all documentation required under the RFP. All of the required information must be fully completed and application requirements met at the time of submission. Upon review, LIHP at its discretion may notify a contractor that additional information or clarification is necessary. Contractors that do not adhere to these requirements risk disqualification from consideration under this RFP.

B. Construction Experience and Capacity
Affordable housing development experience will be evaluated as it reflects the contractors demonstrated ability to successfully carry out a quality project of the type, size, and complexity the Rebuild Long Island Program envisions, in a timely manner.

C. Ability To Finance
Contractor must demonstrate adequate financial resources to develop a project of the scope proposed in their submission. LIHP will evaluate the contractor’s assets, bank or other lender references and current commitments in order to assess the contractor’s ability to finance, absorb
any cost overruns, and complete construction of contractor’s entire Project in a timely manner. Contractor should be able to provide their own construction financing. LIHP can assist the developer in securing financing and maybe able to provide low interest rate construction loans, however obtaining the financing is the sole responsibility of the contractor.

D. Community Involvement and Support
Community involvement and support will be evaluated by contractor’s proven ability to obtain the support of community stakeholders and benefit the community through past developments. Among the factors that will be considered are:

- Ability to effectively execute a strategy to get community support in the pre-development phase of past projects; and
- Planning/design approach within the context of the RFP communities.

E. Adverse Findings
A Contractor’s Qualification may be rejected at any time during or after the evaluation process if there are any adverse findings regarding the contractor, any entity or individual associated with the contractor, or any property owned and/or managed by them. Such adverse findings may include, but are not limited to:

- Conviction, administrative violation, judicial or administrative finding, pending judicial or administrative case, or pending litigation for harassment, arson, fraud, bribery, grand larceny, any felony or crime of dishonesty, or noncompliance with fair housing or anti-discrimination laws, any applicable codes or ordinances, labor laws, or construction laws.
- Defaults or poor performance under any government-assisted program;
- Suspension or debarment by any governmental entity;
- Mortgage arrears, default, or foreclosure proceedings;
- Tax arrears, tax foreclosure or enforcement proceedings, or sale of tax liens;
- Voluntary or involuntary bankruptcy proceeding.

F. Ability to timely complete construction
VI. Selection Criteria

Upon receipt of submittals, LIHP staff will evaluate and determine which, if any, developers will be invited for follow-up interviews. However, the LIHP retains the right to select a contractor without interviews.

Submittals will be evaluated based on the following criteria:

1. Completeness of the submittal relative to the RFP requirements.
2. Contractor Experience
   a) General residential/ development experience.
   b) Affordable housing development experience.
3. Experience of total construction team including key consultants.
5. Ability to comply with Federal, State and Local regulations.
6. Extent of contractor’s experience in the RFP communities.
8. Cost effectiveness of prior developments and contractor’s ability to stay within budget.
9. Ability to maintain at contractor’s sole expense insurance coverage as required in Appendix C.
10. Affordability of homes to target population.
11. Ability to complete construction within the required schedule.

The LIHP will completely review and analyze all submittals and may request that contractors modify, clarify or supplement their proposals with additional information. Contractor(s) may also be asked to make a formal presentation and/or come in for an interview. The final selection decision is to be made by the LIHP Board of Directors.
VII. Submission Requirements

A. Inquiries
   All communication and inquiries regarding this RFP should be directed in writing to LIHP at:
   E-mail dhirst@lihp.org

B. Submission of Proposals
   Interested developers must submit four (4) bounded copies of their proposals and one unbound copy. **All submittals are due by 4:00pm., on Monday, October 26, 2020 to:**

   Douglas Hirst
   Construction Program Coordinator
   Long Island Housing Partnership
   180 Oser Avenue, Suite 800
   Hauppauge, NY 11788

   Submission should follow format shown on Completeness Checklist (Appendix D).

   **Electronic transmissions will not be accepted.** LIHP following review of the initial submission may request additional information. Late submissions will not be accepted. If LIHP determines, upon review of Qualifications, that any items are missing and/or incomplete, LIHP in its sole discretion, by written notification given to the developer, may permit the developer to provide or clarify such items. Failure to provide complete information in a timely fashion could result in rejection of the respondent’s response to the RFP. All submissions become the property of LIHP. Developer has the full responsibility for ensuring that its final response has been submitted in the desired form by the submission deadline in accordance with the instructions in this RFP and in any addenda that may be issued to the RFP.

C. RFP Addenda
   LIHP reserves the right to amend or withdraw this RFP at any time. If, in LIHP’s Judgement, additional time is required for contractors to prepare their response, LIHP reserves the right to grant an extension of the deadline for submission, and such extension will then be granted to all contractors.

D. Applicant Letter
   Provide a cover letter (Form 1) below on the applicant’s letterhead and signed by an authorized representative of the applicant/contractor.
Mr. Peter J. Elkowitz, President and CEO  
Long Island Housing Partnership  
180 Oser Avenue, Suite 800  
Hauppauge, NY 11788  

Dear Mr. Elkowitz:  

This letter is being submitted in connection with my qualifications submitted in response to the Rebuild Long Island RFP issued by the Long Island Housing Partnership Inc. I have received, read and understood the provisions of the RFP and certify that the information submitted in and with the submission is true and accurate, and that I am authorized to submit this submission. 

Sincerely, 

________________
Signature  

________________
Title  

________________
Applicant
VIII. CONDITION, TERM, AND LIMITATIONS

This RFP is subject to the specific conditions, terms and limitations stated below:

A. LIHP is not obligated to pay nor shall it fact pay any costs or losses incurred by any Contractor at any time including the cost of responding to the RFP.

B. LIHP reserves the right to reject at any time any or all submissions and/or withdraw this RFP in whole or in part, to negotiate with one or more Qualified Contractors, and/or undertake projects on terms other than those set forth herein. LIHP likewise reserves the right, at any time, to wave compliance with, or change any of the terms and conditions of this RFP, and to entertain modifications and additions to the applications of Qualified Contractors.

C. The Qualification of a Contractor will mean only that LIHP may commence negotiations with the Contractor. LIHP will send written notification to commence negotiations if a Qualified Contractor is selected.

D. Qualification of a Contractor through RFP will not create any rights on the Contractor’s part including without limitation, rights of enforcement, equity, or reimbursement.

E. This RFP and any agreement or other documents resulting there from are subject to all applicable laws, rules and regulations promulgated by any Federal, State or municipal authority having jurisdiction over the subject matter thereof, as the same may be Amended from time to time.

F. This RFP does not represent any obligation or agreement on the part of LIHP which may only be incurred or entered into by a written agreement which has been approved as to form by the LIHP Legal Counsel and duly executed by the Developer and the LIHP.

G. No transaction will be consummated if any principal of any selected Contractor is in arrears, or in default upon any debt, lease, contract or obligation to New York State, including without limitation real estate taxes and any other municipal liens or charges. LIHP reserves the right not to review any Qualification by any such Contractor.

H. Entities that are in debarred status by either New York State or The United States Department of Labor, and entities with histories of convictions of criminal violations of the Occupational Health and Safety Act within the five years preceding the closing date, will not be eligible to enter into development agreements or serve as prime or general contractors on this project.

I. No commission for brokerage or any other fee or compensation shall be due or payable by LIHP and Contractor shall defend, indemnify and hold LIHP harmless
from and against any such claim for any such fee or compensation based upon, arising out of, or in connection with any action taken by the Contractor, the selection of the Contractor’s submission for the list of Qualified Contractor and invitation to the Contractor to respond to this RFP, the conditional designation of a Sponsor pursuant to this RFP or the sale of a site.

J. All determinations as to the completeness or compliance of any Qualifications, or as the eligibility on any Contractor will be within the sole discretion of LIHP.

K. LIHP advises all Contractors that there is no legal obligation on the part of the LIHP to issue the RFP, and that LIHP reserves the right to use the Qualifications submitted pursuant to this RFP as a basis for negotiation with Contractors as the LIHP deems appropriate.

L. This RFP and any resulting agreement are subject to all applicable laws, rules and regulations promulgated by any Federal, State, or municipal authority having jurisdiction over the subject matter thereof, as the same may be amended from time to time.

M. Contractor recognizes its obligation under the law to promote opportunities for maximum feasible participation of certified minority-and women-owned business enterprises and the employment of minority group members and women in the performance of this project. LIHP encourages firms that are M/WBE certified in New York State, or municipality, or the federal government, be included in the response to this RFP.

N. Qualified Contractor (s) selected shall procure and maintain, at its sole cost and expense, in full force and effect without interruption during all periods of services covered by this Agreement, the Services or Scope of Services, or any Task Order(s), insurance of the type, and with the limits and deductibles, as prescribed by the Long Island Housing Partnership.
Appendix A

Sample Sites

**Nassau County Sites**
- 51 WEST BOULEVARD, EAST ROCKAWAY - Demo required
- 6 W. EVANS STREET, EAST ROCKAWAY - Demo required
- 139 EAST AVENUE, FREEPORT - Demo required
- 141 SAINT MARKS PLACE, FREEPORT - Demo required
- 20 MEISTER BOULEVARD SOUTH, FREEPORT - Demo required

**Suffolk County Sites**
- 61 SURF ROAD, LINDENHURST - Demo required
- 90 SURF ROAD, LINDENHURST
- 446 DEAUVILLE PARKWAY, LINDENHURST - Demo required
- 10/13 SPRUCE PLACE, LINDENHURST
- 510 VENETIAN BOULEVARD, LINDENHURST - Demo required
- 15 ALBERT ROAD, AMITYVILLE
- 17 BAYVIEW PALCE, AMITYVILLE
- 241 SOUTH BAYVIEW AVE, AMITYVILLE - Demo required (2 structures need demo)
- 527 BAY 5TH STREET, WEST ISLIP - Demo required

LIHP reserves the right to add or remove sites from the list. It is also expected that LIHP will obtain additional sites in the future, which may be included in this program.
# Appendix B
## Development Pro Forma*

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<thead>
<tr>
<th>Soft Costs</th>
<th>Estimate</th>
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<tr>
<td>1) Tank Removal and Soil Testing</td>
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</tr>
<tr>
<td>2) Lead Paint and Asbestos Inspections and Removal</td>
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<tr>
<td>3) Utilities during construction</td>
<td>$</td>
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<tr>
<td>4) Other</td>
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**Total Soft costs**  
$___________

<table>
<thead>
<tr>
<th>Construction Costs</th>
<th>Estimate</th>
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<tbody>
<tr>
<td>5) Demolition/Clearance</td>
<td>$</td>
</tr>
<tr>
<td>6) Foundations /Pilings</td>
<td>$</td>
</tr>
<tr>
<td>7) Elevations</td>
<td>$</td>
</tr>
<tr>
<td>8) Bulk heading</td>
<td>$</td>
</tr>
<tr>
<td>9) New Construction</td>
<td>$</td>
</tr>
<tr>
<td>10) Site Improvements</td>
<td>$</td>
</tr>
<tr>
<td>11) Performance Bond Premium</td>
<td>$</td>
</tr>
<tr>
<td>12) Lead Paint and Asbestos Abatement</td>
<td>$</td>
</tr>
<tr>
<td>13) Builders Risk Insurance</td>
<td>$</td>
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<tr>
<td>14) Builders Liability Insurance</td>
<td>$</td>
</tr>
<tr>
<td>15) Other</td>
<td></td>
</tr>
<tr>
<td>a)</td>
<td>$</td>
</tr>
<tr>
<td>b)</td>
<td>$</td>
</tr>
</tbody>
</table>

17) **Sub-Total Construction Costs**  
$___________

18) Builder’s Profit (10% of line 17)  
$___________

19) Construction Contingency  
$___________

20) Builder’s Overhead  
$___________

21) **Total Development Costs**  
(Lines 5+17+18+19+20)  
$___________

*The budget is a firm fixed price and is all-inclusive of all costs and fees other than pre-approved change orders.*
Appendix C

Project Insurance Requirements

The Builder shall provide to the Owner at the BID SUBMISSION proof that they currently carry the following types of insurance coverage and limits with insurance companies with a Best Rating of A or better and licensed to do business in the State of New York and or the state in which the Contractor is domiciled.

Proof of coverage shall be provided in the form of a certificate of insurance evidencing the following:

I. New York Workers Compensation:
   a. If contractor is located outside of NY then they must provide proof that NY is covered state under section 3A of their workers compensation policy.
   b. Waiver of subrogation endorsement must be provided in favor of all required additional insureds

II. Commercial General Liability:
   a. Minimum Limits: Bodily Injury & Property Damage:
      - $1,000,000 Each Occurrence
      - $2,000,000 General Aggregate
      - $300,000 Fire Damage Legal
      - $5,000 Medical Payments
   b. General Liability shall be written on an ISO Occurrence Form (CG 00 01 1093) or equivalent with a deductible or self-insured retention of no more than $5,000.
   c. Coverage shall not contain an exclusion or limitation of coverage for:
      - Residential Construction
      - Work performed above 3 stories
      - Claims for injury brought by subcontractors, contractors and their employees
   d. Coverage shall contain the following:
      - Per Project Aggregate endorsement
      - Waiver of subrogation endorsement
      - Additional Insured Endorsement for all required parties - Ongoing Operations
      - Additional Insured Endorsement for all required parties - Completed Operations for 2 years following completion of work
      - Primary/Non-Contributory Endorsement for Additional Insureds
      - Contractual Liability to cover obligation required by the contract.

Schedule of Additional Insureds

Following are the additional insureds to be named as required by this contract. If other parties are required, they will be provided to you within the final contract:

- Long Island Housing Partnership, Inc.
- Long Island Partnership Housing Development Fund Company, Inc.
- Long Island Partnership Community Development Corporation
- Nassau/Suffolk Partnership Housing Development Fund Co, Inc.
III. **Commercial Automobile:**

a. Minimum Limits: Bodily Injury & Property Damage - $1,000,000
b. Business Auto must include coverage for Bodily Injury & Property Damage liability arising out of all Owned, Leased, Non-Owned and Hired vehicles
c. Business Auto must extend coverage to the required parties as additional insured using ISO Designated Insured Endorsement CA2048 07/97 to cover the loading and unloading of vehicles at the job site.
d. Coverage shall contain a waiver of subrogation in favor of the Owner

IV. **Commercial Umbrella Liability:**

a. Minimum Limits: Bodily Injury & Property Damage - $5,000,000
b. Umbrella coverage is excess over all of the General Liability, Commercial Automobile and Employers Liability.
c. Coverage shall contain a waiver of subrogation in favor of the Owner

V. **Builders Risk/Property Insurance:**

a. Builder is required to provide insurance to protect his interest in supplies tools, and equipment while on or off the job-site. The Owner shall not be responsible for any loss (i.e. fire, destruction, theft) of the Contractors property.

b. Builder shall be responsible to provide proof of coverage before the commencement of any construction activity of a Builders Risk policy with the following coverages:

- Building limit must represent the Completed Hard Cost Value or Contract Value for the project whichever is greater;
- Coverage shall be written on a Special form/Replacement Cost valuation
- Property Deductible shall be no more than $10,000
- No Co-Insurance
- Off Site Storage up to $100,000
- Transit up to $100,000
- Equipment Testing Coverage
- Back-Up of Sewers and Drains included up to the building value
- Loss of Soft Costs to include construction loan interest, real estate taxes, insurance premiums, legal, accounting and architectural fees
- Owners interest must be protected as a Named Insured on the policy
- Builders Risk Policy shall contain a provision to allow the right to occupy up to 25% of the building before the construction project is completed. The definition of “When coverage ends” must be defined as when the Owner takes possession of the building and not before. Coverage should be written for the project term plus 3-6 months to cover the instance of delay in completion.
- Mortagees/Lenders/Loss Payees associates with the project shall be protected as required by their lending documents.
- Builders Risk shall contain a Waiver of Subrogation between the Owner and Builder.
VI. **Professional Liability:**

   a. Builder shall provide proof of Professional liability (Errors & Omissions) for their
      Architect and Engineers whether the work is provided directly by the Builder or sub-
      contracted out for a limit not less than $2,000,000 Per Claim/$2,000,000 Aggregates &
      Omissions of the Architect.

VII: **Subcontractor Requirement:**

It is the responsibility of the Builder to obtain from all Sub-Contractors the same limits and coverages
as required by this contract for Workers Compensation, General Liability and Commercial Auto
Insurance. Umbrella shall be provided by subcontractors at a limit no less than $1,000,000. Liability
insurance policies for Sub-Contractors must provide additional insured status on a primary/non-
contributory basis including completed operations to the Builder, Owner and its affiliates and other
parties required by the final contract. All sub-contractor certificates must be provided to the Owner as
proof this requirement has been complied with.
Appendix D
RFP Completeness Checklist

Responders should use the following format when submitting their response:

- Applicant Letter
- Program Narrative
- Development Pro Formas
- Development Team Chart
- Financial Statements
- Key Resumes
- Insurance
JOB #: 

IPC INTERNATIONAL PLUMBING CODE

MATCH EXACTLY OR EXCEED VALUES INDICATED IN NEW YORK STATE UNIFORM CODE

21. ALL P. CONC. SHALL BE AIR ENTRAINED SOLID & SOUND CONDITION WITH AN EXIST. FOOTING OF MIN. 16" WIDE x 8" DEEP & 3'-0" H.D. HOLD DOWN ZR ZONING RESOLUTION BEYOND THE UNIT(S). ALSO AT HEAT PRODUCING EQUIPMENT, CONCRETE FLOOR OR IF V.I.F. VERIFY IN FIELD FROM FOOTING TO 2" ABOVE FINISH GRADE. T.O.W. TOP OF WALL

NEW 2 STRY

PNEUMATIC NAILS AND STAPLES SHALL MEET THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN THE EQUIP. EQUIPMENT

SPAN SHALL NOT EXCEED ONE-SIXTH OF THE ACTUAL RAFTER DEPTH. WHERE NOTCHES ARE DFE DESIGN FLOOD ELEVATION TABLE 301.2(2) OF 2015 IRC CONNECTORS SHALL MEET THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN THE DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS EQUIP. EQUIPMENT

BD. BOARD CLARIFICATION FROM ARCHITECT/ENGINEER PRIOR TO PROCEEDING.

NOT PROVIDE FLASHING NECESSARY FOR WATER TIGHT AND WEATHERPROOF OCC. OCCUPANCY

1. MECHANICAL AND FUEL GAS SYSTEMS SHALL COMPLY w/ THE INTERNATIONAL RESIDENTIAL CODE SECTIONS; R602.8, R302.7, R302.11, R302.11.1, R1003.19, R1001.16

2. SHINGLES SHALL BE APPLIED OVER 15# BUILDING FELT, UNLESS OTHERWISE NOTED.

3. PROVIDE FLASHING NECESSARY FOR WATER TIGHT AND WEATHERPROOF OCC. OCCUPANCY

4. PROVIDE 3-1/2" F.G. SOUND BATTS

5. ANY OMISSIONS OR DISCREPANCIES OF PLANS AND/OR JOB CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT/ENGINEER BEFORE PROCEEDING

6. GENERAL TRAP AND WASTE SIZES AS FOLLOWS, UNLESS OTHERWISE NOTED:

- SHOWER/TUB..........................................   1.5"
- LAVATORY................................................ 1.25"
- TOILET........................................................ 3"

7. PROVIDE FROST-PROOF HOSE BIBS WITH EASILY ACCESSIBLE DRAIN & DRAIN COCKS AS OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, CONTRACTOR IS TO INSTALL HARDWARE THAT IS SPECIFIED BY P.T. LUMBER w/ COPPER NAPTHENATE WHICH SHALL CONTAIN 2% COPPER METAL BY REPEATED ASTM C36 6 SPECIFICATION FOR GYPSUM WALLBOARD, ASTM C37 SPECIFICATION FOR STRUCTURAL COMPOSITE LUMBER, PREFABRICATED WOOD TRUSSES, GYPSUM, HARDBOARD, STRUCTURAL SAFETY OR DURABILITY, SUCH PRODUCT OR PROCEDURE SHALL BE DEEMED TO STRUCTURAL GLUED LAMINATED TIMBERS.

8. PROVIDE WATER PROOF DUPLEX OUTLET

9. WASTE FROM CLOTHES WASHERS AND LAUNDRY TUBS ARE TO BE PROVIDED WITH BACK DEDICATED CIRCUIT

10. PROVIDE 220V SIMPLEX OUTLET

11. APPROVAL AND INSPECTION IS REQUIRED BY LOCAL JURISDICTION PRIOR TO CERT. OF OCCUPANCY OR COMPLETION AND U.L. APPROVAL

11. SUB FLOORING, GENERALLY, TO BE OF 3/4" THICKNESS AND OF CDX GRADE. NAILING DEDICATED CIRCUIT

12. PROVIDE 200 AMP SERVICE TO MAIN PANEL

13. THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY.

14. PROVIDE 'X' CROSS BRACING AT JOISTS, STUDS, AND RAFTERS WHEN SPANS EXCEED M 1.8.2

15. THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND GENERAL LIABILITY O.C. RATED WHEN IN BLDG. ENVELOPE

16. THE CONTRACTOR SHALL CARRY PROPERTY DAMAGE COVERAGES TO THE ARCHITECT.

17. SUB CONSTRUCTION LAYERS TO BE COMMUNICATED WITH THE CONTRACTOR TO ENSURE COORDINATION OF DELAYS OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, CONTRACTOR IS TO INSTALL HARDWARE THAT IS SPECIFIED BY P.T. LUMBER w/ COPPER NAPTHENATE WHICH SHALL CONTAIN 2% COPPER METAL BY REPEATED ASTM C36 6 SPECIFICATION FOR GYPSUM WALLBOARD, ASTM C37 SPECIFICATION FOR STRUCTURAL COMPOSITE LUMBER, PREFABRICATED WOOD TRUSSES, GYPSUM, HARDBOARD, STRUCTURAL SAFETY OR DURABILITY, SUCH PRODUCT OR PROCEDURE SHALL BE DEEMED TO STRUCTURAL GLUED LAMINATED TIMBERS.

18. PROVIDE 220 AMP SERVICE TO MAIN PANEL

19. PROVIDE 120V DUPLEX FLOOR OUTLET

20. PROVIDE 120V RECEPTACLE OUTLET

21. PROVIDE WATER PROOF DUPLEX OUTLET

22. PROVIDE 220/120V SIMPLEX OUTLET

23. PROVIDE WATER PROOF DUPLEX OUTLET

24. PROVIDE 220V SIMPLEX OUTLET

25. PROVIDE 220/120V SIMPLEX OUTLET

26. PROVIDE 220V SIMPLEX OUTLET

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32. PROVIDE WATER PROOF DUPLEX OUTLET

33. PROVIDE 220V SIMPLEX OUTLET

34. PROVIDE WATER PROOF DUPLEX OUTLET

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60. PROVIDE WATER PROOF DUPLEX OUTLET
1. **MANDATORY** PROVISIONS OF CHAPTER 11 OR IRC SHALL BE MET

2. **AIR AND THERMAL BARRIER:**
   - ALL AIR BARRIER AND THERMAL BARRIER COMPONENTS SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
   - ALL "MANDATORY" PROVISIONS OF CHAPTER 11 OR IRC SHALL BE MET

3. **ALL FOIL TAPE AND DUCT CONNECTORS SHALL COMPLY w/ UL 181.**

4. **PROGRAMMABLE THERMOSTATS INSTALLED FOR CONTROL OF PRIMARY HEATING AND COOLING SYSTEMS **
   - MEET EFFICACY AND AIR FLOW LIMITS AS PER CODE.

5. **HOT WATER BOILER SUPPLYING HEAT THROUGH ONE OR TWO PIPE HEATING SYSTEMS SHALL HAVE**
   - A ZONE VALVE TO PROVIDE THE CAPACITY TO MANAGE OPEN AND CLOSED ZONE VALVES.

6. **HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP.**
   - THE SYSTEM SHALL AUTOMATICALLY OR MANUALLY START THE PUMP BASED ON THE IDENTIFICATION OF A DEMAND FOR HOT WATER.

7. **ALL DUCTWORK SHALL COMPLY WITH CHAPTER 16 OF THE IRC**
   - MEET EFFICACY AND AIR FLOW LIMITS AS PER CODE.

8. **HOT WATER BOILER SUPPLYING HEAT THROUGH ONE OR TWO PIPE HEATING SYSTEMS SHALL HAVE**
   - A ZONE VALVE TO PROVIDE THE CAPACITY TO MANAGE OPEN AND CLOSED ZONE VALVES.

9. **ALL BOILER SHALL COMPLY WITH CHAPTER 20 OF THE IRC**
   - MEET EFFICACY AND AIR FLOW LIMITS AS PER CODE.

10. **HVAC PIPING CONVEYING FLUIDS ABOVE 105° F OR CHILLED FLUIDS BELOW 55° F SHALL BE INSULATED**
    - R-30 BATT.

11. **ALL HOT WATER PIPES SHALL BE INSULATED TO >= R-3**
    - R-30 BATT.

12. **ALL HOT WATER PIPES SHALL BE INSULATED TO >= R-3**
    - R-30 BATT.

13. **ELECTRIC HEAT TRACE SYSTEMS SHALL COMPLY WITH IEEE 515.1 OR UL 515.**
    - CONTROLS FOR SUCH SYSTEMS SHALL AUTOMATICALLY ADJUST THE ENERGY INPUT TO THE HEAT TRACING TO MAINTAIN THE R-30 BATT.

14. **WEATHERIZATION OF WALLS AND CEILINGS:**
    - **ATTIC ACCESS:**
      - **COMMON WALL:**
        - **FIREPLACE:**
          - **CRAWL SPACE:**
            - **EXPOSED EARTH IN UNVENTED CRAWL SPACES:**
              - **NARROW CAVITIES**


16. **Duct Testing - Post-construction Test: Total Leakage Shall Be Measured With a Pressure Differential of 50 Pa Where Required by the Code Official, Testing Shall Be Conducted by an Authorized Inspector**

17. **Mechanical, HVAC, Ductwork and Water Heating Systems:**
    - ATTIC ACCESS:
      - COMMON WALL:
        - FIREPLACE:
          - CRAWL SPACE:
            - EXPOSED EARTH IN UNVENTED CRAWL SPACES:
              - NARROW CAVITIES:

18. **Breaks or Joints in the Air Barrier Shall Be Filled or Repaired.**

19. **All Ductwork Shall Be Sealed:**
    - To Achieve 4% Total Leakage Throughout.

20. **All Ductwork Shall Be Sealed:**
    - To Achieve 4% Total Leakage Throughout.

21. **All Foil Tape and Duct Connectors Shall Comply With UL 181.**

22. **Programmable Thermostats Installed For Control of Primary Heating and Cooling Systems**
    - Meet Efficacy and Air Flow Limits As Per Code.

23. **Electric Heat Trace Systems Shall Comply With IEEE 515.1 or UL 515.**

24. **Weatherization of Walls and Ceilings:**
    - **Attic Access:**
      - **Common Wall:**
        - **Fireplace:**
          - **Crawl Space:**
            - **Exposed Earth in Unvented Crawl Spaces:**
              - **Narrow CAVITIES**


26. **Duct Testing - Post-construction Test: Total Leakage Shall Be Measured With a Pressure Differential of 50 Pa Where Required by the Code Official, Testing Shall Be Conducted by an Authorized Inspector**

27. **Mechanical, HVAC, Ductwork and Water Heating Systems:**
    - **Attic Access:**
      - **Common Wall:**
        - **Fireplace:**
          - **Crawl Space:**
            - **Exposed Earth in Unvented Crawl Spaces:**
              - **Narrow CAVITIES**

28. **Breaks or Joints in the Air Barrier Shall Be Filled or Repaired.**

29. **All Ductwork Shall Be Sealed:**
    - To Achieve 4% Total Leakage Throughout.

30. **All Foil Tape and Duct Connectors Shall Comply With UL 181.**

31. **Programmable Thermostats Installed For Control of Primary Heating and Cooling Systems**
    - Meet Efficacy and Air Flow Limits As Per Code.

32. **Electric Heat Trace Systems Shall Comply With IEEE 515.1 or UL 515.**

33. **Weatherization of Walls and Ceilings:**
    - **Attic Access:**
      - **Common Wall:**
        - **Fireplace:**
          - **Crawl Space:**
            - **Exposed Earth in Unvented Crawl Spaces:**
              - **Narrow CAVITIES**

34. **Duct Testing - Rough-in Test: Total Leakage Shall Be Measured With a Pressure Differential of 50 Pa Where Required by the Code Official, Testing Shall Be Conducted by an Authorized Inspector**

35. **Duct Testing - Post-construction Test: Total Leakage Shall Be Measured With a Pressure Differential of 50 Pa Where Required by the Code Official, Testing Shall Be Conducted by an Authorized Inspector**

36. **Mechanical, HVAC, Ductwork and Water Heating Systems:**
    - **Attic Access:**
      - **Common Wall:**
        - **Fireplace:**
          - **Crawl Space:**
            - **Exposed Earth in Unvented Crawl Spaces:**
              - **Narrow CAVITIES**

37. **Breaks or Joints in the Air Barrier Shall Be Filled or Repaired.**

38. **All Ductwork Shall Be Sealed:**
    - To Achieve 4% Total Leakage Throughout.

39. **All Foil Tape and Duct Connectors Shall Comply With UL 181.**

40. **Programmable Thermostats Installed For Control of Primary Heating and Cooling Systems**
    - Meet Efficacy and Air Flow Limits As Per Code.

41. **Electric Heat Trace Systems Shall Comply With IEEE 515.1 or UL 515.**

42. **Weatherization of Walls and Ceilings:**
    - **Attic Access:**
      - **Common Wall:**
        - **Fireplace:**
          - **Crawl Space:**
            - **Exposed Earth in Unvented Crawl Spaces:**
              - **Narrow CAVITIES**

43. **Duct Testing - Rough-in Test: Total Leakage Shall Be Measured With a Pressure Differential of 50 Pa Where Required by the Code Official, Testing Shall Be Conducted by an Authorized Inspector**

44. **Duct Testing - Post-construction Test: Total Leakage Shall Be Measured With a Pressure Differential of 50 Pa Where Required by the Code Official, Testing Shall Be Conducted by an Authorized Inspector**

45. **Mechanical, HVAC, Ductwork and Water Heating Systems:**
    - **Attic Access:**
      - **Common Wall:**
        - **Fireplace:**
          - **Crawl Space:**
            - **Exposed Earth in Unvented Crawl Spaces:**
              - **Narrow CAVITIES**

46. **Breaks or Joints in the Air Barrier Shall Be Filled or Repaired.**

47. **All Ductwork Shall Be Sealed:**
    - To Achieve 4% Total Leakage Throughout.

48. **All Foil Tape and Duct Connectors Shall Comply With UL 181.**

49. **Programmable Thermostats Installed For Control of Primary Heating and Cooling Systems**
    - Meet Efficacy and Air Flow Limits As Per Code.

50. **Electric Heat Trace Systems Shall Comply With IEEE 515.1 or UL 515.**
NEW 1 STRY RESIDENCE

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