

HPD Building & Land Development Services (BLDS)

WHO is BLDS?

- BLDS provides an array of technical services—including architectural, engineering, environmental, cost valuation, and construction support services—commencing in the pre-construction phase and continuing through the post-construction close-out period to ensure thoughtful and high-quality design, cost reasonableness, and integrity during the entire project life-cycle of HPD-assisted projects.
 1. **Bureau of Preservation Design Services:** Intake/Scope review, design review, accessibility inspections, J-51 applications
 2. **Bureau of New Construction Design Review Services:** Design reviews, RFP reviews, accessibility inspections
 3. **Bureau of Engineering:** MEP plans review, MEP installations, cost estimating/valuation, change order review, quality assurance inspections
 4. **Environmental Planning Unit:** Environmental review (CEQR, NEPA)
 5. **Codes and Standards Unit:** Research & Support services to BLDS, maintain HPD specs, code interpretations
 6. **Bureau of Construction Services:** Construction Monitoring

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WHAT's New?

1) September 2015 - Launch of BLDS e-Submit process

- HPD-DOB Interagency Collaboration Effort lead to development of an electronic submission platform at HPD

<http://www1.nyc.gov/site/hpd/developers/BLDS-eSubmit.page>

2) New Design Guidelines for Multi-family and Senior

- May 2016 HPD released new design guidelines, which will impact supportive-housing 1, 2, 3, and 4 bedroom unit requirements. Studios will still follow SHLP guidelines.

<http://www1.nyc.gov/assets/hpd/downloads/pdf/HPD-Design-Guidelines.pdf>

3) HPD – DOB Coordination

- May 2014 HPD releases Housing New York – strengthens interagency collaboration initiatives
- May 2015 DOB releases Building One City Plan establishes AH HUB

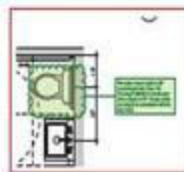
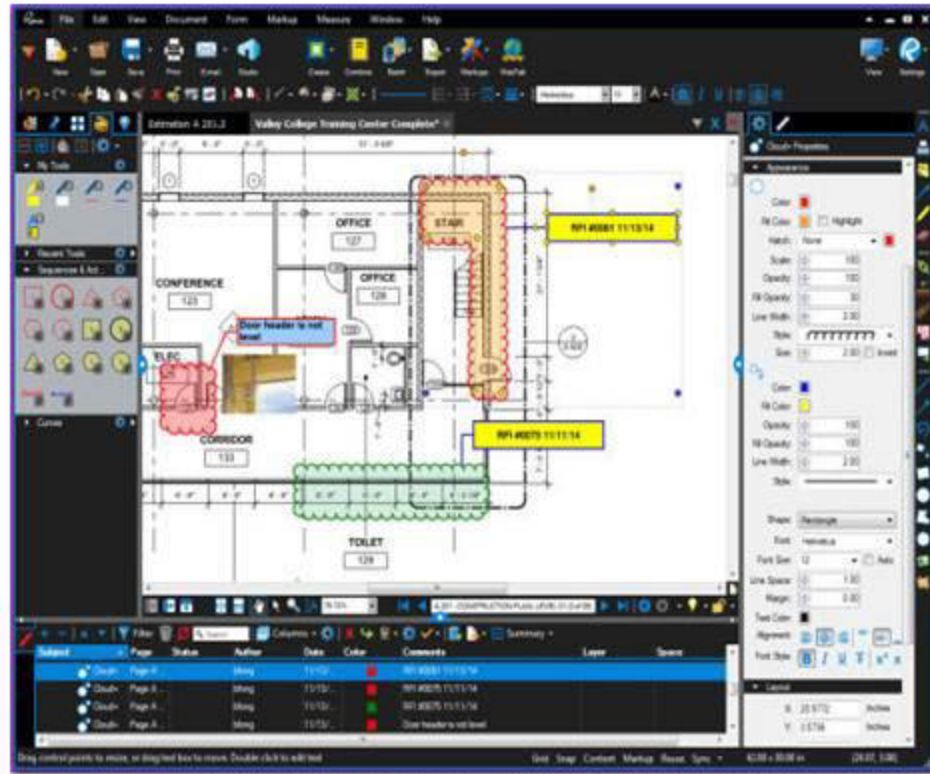
Design Review Process changes

What is *BLDS eSUBMIT*?

- BLDS eSUBMIT is an electronic submission and review system used to facilitate HPD's design review process.
- Launched in September 2015 for New Construction projects and November 2015 for Preservation projects
- BLDS eSubmit combines and leverages the capabilities of several platforms (including Sharepoint, Bluebeam Revu, Outlook and Box.com) into a single process that streamlines not only the internal BLDS processes, but also the interface between BLDS/HPD and our partners outside the agency. The BLDS eSubmit system is designed to enhance the **sustainability, efficiency, consistency, transparency,** and **accountability** of BLDS' services.
- Future expansion: BLDS eSUBMIT will be expanded to facilitate electronic submissions for other services provided by BLDS, including intake and scope review of moderate rehab projects, environmental review, cost estimation, and construction monitoring services.

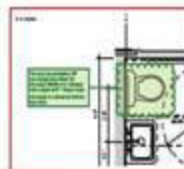
The New BLDS Design Review Memo

Through the use of Bluebeam Revu, BLDS review comments are color-coded & added directly to the drawing set. Comments are summarized in a report appended to the marked-up drawing set & hyperlinked to the corresponding location of the comment on the drawing set.



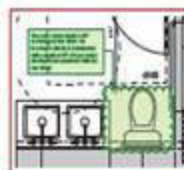
Subject: Design
Page: Page A-500.00
Author: Victorim

The water closet depth is 30" according to tear sheet. On Drawing A-500.00, it is indicated with a depth of 28". Please revise drawing to be consistent with the tear sheet.



Subject: Design
Page: Page A-500.00
Author: Victorim

The water closet depth is 30" according to tear sheet. On Drawing A-500.00, it is indicated with a depth of 27". Please revise drawing to be consistent with the tear sheet.



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MF and Senior Design Guidelines Summary of Major Changes

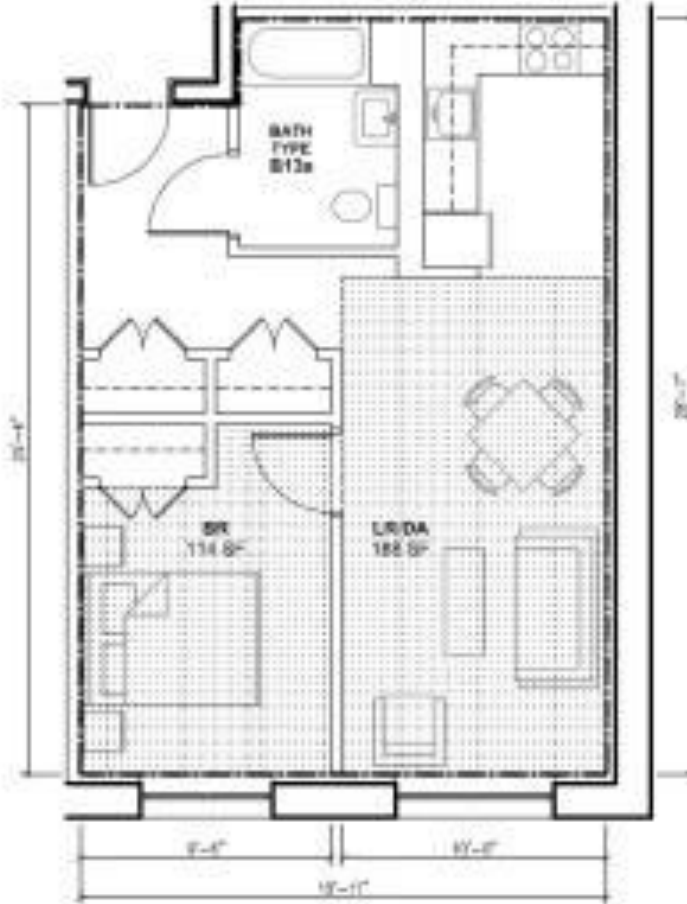
- Introduces Design Consultation option pre-review
- Adds design responsiveness considerations to strengthen policies regarding
 - accessible design, flood resistant construction, active design, aging-in-place, energy efficiency resource conservation, commercial / retail considerations

NOTE: NYC Mayor's Office of Environmental Remediation secured additional funding for AH Jumpstart Initiative (\$250,000/ project) for investigation and remediation loans administered by HPD

- Simplifies Unit requirements
- Includes visual aides

Design Guidelines continued

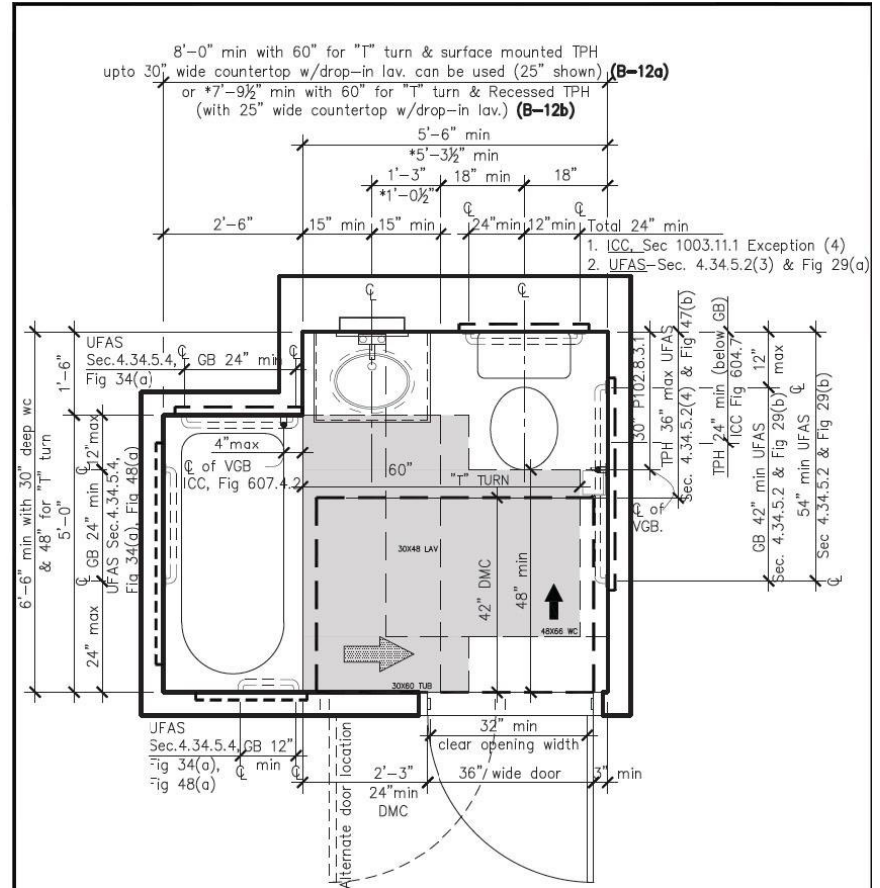
UNIT 1b UFAS Mobility Impaired Unit
550 SF



MINIMUM SIZES

The areas in the following table describe minimum areas and dimensions to the inside finished surfaces of the walls and partitions. All spaces must be accessible.

1-BR	BR	LR/DA	Storage	Target Net
Area	110 sf	170 sf	12 sf	500 – 550 sf**
Min Dim	9'-6"	9'-0"	see description	-



WHAT's old that's New?

➤ Letters

- » HPD: DOB Fee Deferral Letters

- » HPD: DOB Zoning letters (AIRS, Parking, IH)

HPD – DOB Collaboration / Coordination

- 1) NYC HPD Projects Seeking enhanced processing
 - Must E-file with NYC DOB Development HUB
 - Alert HPD as soon as Job Number is assigned
 - Projects are added to AH list and flagged within DOB system for expedited plan review, PAA and inspection processing.
 - HPD and HUB go over status and issues 1/week to ensure projects are ready for closing.

NOTE: BEST Squad applications must check HPD project box. Flag in system let's them check accuracy.

Questions and Answers

Thank you!