

MEMORANDUM

TO: Bronx Psychiatric Center Purchase and Redevelopment RFP
FROM: RFP Review Committee
DATE: Tuesday, December 3, 2013
RE: Responses to submitted questions

The following is a list of questions submitted by prospective Respondents to ESD's request for proposals (RFP) for the purchase and redevelopment of a portion of the site currently occupied by the New York State Office of Mental Health (OMH)'s Bronx Psychiatric Center. A copy of this RFP is available on ESD's website at: <http://www.esd.ny.gov/CorporateInformation/RFPs.html>.

Questions listed in this document were received in writing from the release of the RFP on Friday, November 15, 2013 through Friday November 29, 2013. This list also includes questions posed at the site tour, which was held on Wednesday, November 27, 2013.

Q1: Will ESD consider extending the deadline for Proposal submissions?

A1: ESD has chosen to extend the period during which it will accept Proposals from Respondents. The former deadline of 2:00 PM on Friday, December 13, 2013, has been extended by seven days to a new deadline of 2:00 PM on Friday, December 20, 2013.

Q2: As outlined in Exhibit 2, the current paved parking lot to the west of the John W. Thompson Building (bounded by Main Street, Road B and Road C) has not been included in the future surplus land and is not part of the Disposition Site.

- a) **What are the current and projected uses for this parking area?**
- b) **Is it possible that this area might be made part of the surplus land if the Designated Developer is able to accommodate the projected uses elsewhere on site or on another acceptable nearby location?**
- c) **Are there circumstances where the Designated Developer may have access to and use of this parking area at certain times when it is not being used by OMH or the State, or other designated users?**

A2: OMH currently uses this parking lot for deliveries and employee parking and expects to continue to use this site for a parking lot for the foreseeable future. OMH has a 24-7 operation, and it is not anticipated that the Designated Developer will have access to or use of this parking lot at any time.

Q3: Must the ball fields located on the surplus "Site" property be retained?

A3: No. However, as noted in the RFP, the Selection Criteria include "Consistency with Development Goals", and the Development Goals include "Creating recreational and

community facilities” and “Creating programs and activities that promote and encourage public health and physical fitness”. See also **Q7/A7** below.

Q4: What are plans for access to the larger, thirty one-acre surplus parcel and the adjacent two-acre Power House parcel?

A4: As noted in (and to clarify the language of) the RFP, each Respondent’s Proposal should address proposed access to the Site, from any of the surrounding existing roadway infrastructure (Marconi Street, Hutchinson River Parkway, Bronx and Pelham Parkway, or otherwise). Such access should not rely on easements through neighboring property (including OMH property, except that it is anticipated that connectivity through or across Main Street will be created from the two-acre Power House parcel to the adjacent larger 31-acre surplus parcel, which collectively constitute the Site. Any alterations to Main Street in this vicinity in anticipation of managing traffic flow for new development will require coordination with OMH and necessary ESD and OMH approvals.

Q5: Will existing water and sewer lines be disconnected?

A5: Existing water and sewer lines will continue to serve existing OMH facilities on the Site until OMH relocates to its new adjacent facilities. The new adjacent OMH facilities will have their own, separate and independent, water and sewer lines. Development at the Site also should have its own separate and independent water and sewer lines not later than upon substantial completion, such that utility easements through neighboring properties (including OMH property) are not required.

Q6: Will the existing electrical substation supply electricity to the development Site, and how much electricity does the Power House generate?

A6: To clarify, the Power House does not generate electricity, only steam. However, there is an electrical substation that is separate from the Power House. The substation is located on the two-acre surplus parcel adjacent to the Power House near the Marconi St. gate. The capacity of this electrical substation is 13.8kV. As OMH has constructed a new electrical substation on long-term OMH property (Building 41 in Exhibit 2 in the RFP), the old substation located on the Power Plant parcel near the Marconi St. gate will be abandoned by OMH and will be available for reuse by a developer.

Q7: Can you further explain the Development Goals of “Creating recreational and community facilities” and “Creating programs and activities that promote and encourage public health and physical fitness”?

A7: As set forth in the RFP, the Bronx faces a number of challenges in the area of public health, and the availability of open space and areas for passive and active recreation can be expected to provide health benefits to the community at large. Accordingly, Proposals which have the capacity to actively encourage healthy fitness choices will address these development goal priorities.

Q8: Will the New York City Department of Buildings have jurisdiction over construction at the Site?

A8: Yes. As set forth in the RFP, redevelopment proposals need not be compliant with the New York City Zoning Resolution, which ESD may override. However, ESD does expect to defer to the New York City building, fire, and other applicable codes, as enforced by the relevant city agencies, for development on the Site.

Q9: Can some or all of the buildings currently existing at the Site be retained, or is demolition required?

A9: Respondents may propose any mix of retention, renovation, alteration, or demolition of buildings on the site identified for redevelopment.

Q10: Can hotel uses be exempted from the prohibited list of “residential” use types?

A10: ESD has determined that it will specifically exempt hotel uses from the prohibited list of residential use subtypes. In other words, Proposals will be permitted to include a hotel use component if they choose, but other criteria, requirements, prohibitions and preferences remain unchanged.

Q11: Can you provide a list of prospective Respondents or prospective uses that prospective Respondents appear likely to propose?

A11: No. ESD does not share this information or speculate with regards to prospective uses that Respondents might propose during the solicitation period. Additional guidance on the nature of solicitation-related communications can be found in the RFP and in ESD’s procurement guidelines, which are located at: <http://www.esd.ny.gov/CorporateInformation.html>.

Q12: Does ESD expect to arrange any additional site tours or informational meetings prior to the submission deadline?

A12: No. ESD does not expect to arrange any additional site tours or informational meetings prior to the submission deadline.

Q13: Would it be possible to receive a copy of the floor plans of the existing buildings?

A13: ESD has received permission to share floor plans for buildings 1, 2, 16 (the three main buildings) and 11 (the Power House) with interested Respondents. Please email OMHFacilitiesRFP@esd.ny.gov for a copy of these floor plans.