

MEMORANDUM

TO: Bayview Correctional Facility RFP Respondents
FROM: RFP Review Committee
DATE: Wednesday, February 12, 2014
RE: Additional responses to submitted questions

The following are a list of responses to questions submitted by prospective respondents to ESD's request for proposals (RFP) for the purchase and adaptive re-use of the former Bayview Correctional Facility, located at 550 West 20th St., New York, NY 10011. A copy of the RFP is also available at: <http://www.esd.ny.gov/CorporateInformation/RFPs.html>.

Questions listed in this document were received in writing between the release of the RFP on December 23, 2013 and February 7, 2014. ESD does not anticipate providing additional responses to submitted questions prior to the RFP deadline of February 19, 2014. ESD also does not anticipate providing additional tours or extending the RFP deadline. These questions are being posted in addition to responses to another thirty-three questions previously posted on ESD's website on January 31, 2014 under the Bayview solicitation at: <http://www.esd.ny.gov/CorporateInformation/RFPs.html>.

Q34: Could you please provide more details about the SHPO consultation process?

A: As stated in the RFP, the Bayview Correctional Facility has been determined by SHPO to be eligible for listing on the National Register of Historic Places, and as such will require consultation with SHPO in accordance with Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. The consultation process will be initiated by the Agency Preservation Officer of ESD in coordination with the Designated Developer early in the planning process. The consultation process will involve review by the staff of SHPO's Technical Services Unit to determine whether or not the proposed project will have an impact/effect on the qualities of the property that make it eligible. SHPO's role in the review process is to ensure that effects or impacts on eligible or listed properties are considered and avoided or mitigated during the project planning process. ESD will work with the Designated Developer and SHPO to ensure that the project preserves the significant features of the building to the maximum extent practicable while meeting the project's program needs and development goals.

Q35: In Question 12 of the prior memorandum from Friday, January 31st, ESD states that the combined lot size for Buildings 1 and 2 is 16,089 sq. ft. and not 15,800 sq. ft. Can you please confirm the source of this number?

A: The correct lot size number is 15,800 sq. ft. ESD consulted its partners to acquire additional documentation with respect to the lot size amount, and this documentation supports a lot size of 15,800 sq. ft., as does data from the City of New York. ESD regrets the error.

Q36: Will the New York City Department of Buildings or the New York City Department of Small Business Services be reviewing drawings?

A: The Designated Developer will be required to comply with all applicable permits and approvals, including the New York City Department of Buildings as it relates to the review and approval of building plans. The extent to which the Designated Developer would be required to work with other agencies, including the Department of Small Business Services, will be determined by standard municipal regulations. Zoning matters are discussed in greater detail in the RFP and in previous responses to Q20, Q21 and Q22, as published on January 31, 2014.

Q37: What is the capacity of the existing commercial kitchen?

A: With respect to the kitchen, please note that most cooking equipment has now been removed. As such, the commercial capacity of the kitchen for the Designated Developer would primarily depend on the new equipment introduced. In terms of remaining equipment, there are walk-in coolers and freezers (cited on the Site Field Guide's floor plans) and a small dishwasher, though its operational status is uncertain.

Q38: Can residential FAR be built as an addition atop the existing Bayview facility?

A: No. Residential uses are not allowed on the Site. As noted in Section IV and elsewhere in the RFP, "ESD will not consider any residential uses on the Site. For purposes of this RFP and the Project, residential uses are considered to include single-family housing, multi-family housing, senior housing, assisted living facilities, nursing homes, dormitories, hotels or any other housing-related uses."

Q39: Do the schedules/attachments to the Schedule A contract need to be completed at this time?

A: The forms required for the RFP are described in Section XI of the RFP and should be submitted with the RFP. Schedule A will be part of a contract to be signed only with the Designated Developer at a later time. As stated in Section XI of the RFP, "Following final selection of a Designated Developer, ESD will prepare a contract defining all project terms and conditions and the Designated Developer's responsibilities in conformance with "Schedule A," which can be found at:

http://esd.ny.gov/CorporateInformation/Data/RFPs/ScheduleA_May2012.pdf.

Thank you for your interest in ESD.