



Request for Expressions of Interest (RFEI)

For the Development of:

Brooklyn College School of Business Site

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REOI Release Date:	June 4, 2018
Question Submission Deadline:	July 2, 2018, 5:00 pm
Responses to Questions:	July 23, 2018
Due Date for RFEI Submissions:	September 10, 2018, 5:00 pm

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I. Overview

The City University Construction Fund (“CUCF”), acting on behalf of itself, the City University of New York (“CUNY”) and the Dormitory Authority of the State of New York (“DASNY”) (collectively, the “Interested Parties”), is releasing this Request for Expressions of Interest (“REOI”) to determine interest from qualified parties in the development of an assemblage (“Site”) on the eastern edge of Brooklyn College’s campus into a mixed-use development. Brooklyn College is a constituent college of CUNY.

The mixed-use development would include approximately 160,000 gross square feet (“GSF”) of classroom and other academic space for Brooklyn College’s Murray Koppelman School of Business (the “Business School”).

The Interested Parties welcome development approaches and programs that include the aforementioned academic space for the Business School and can deliver an approved Uniform Land Use Review Procedure (“ULURP”) for any deviation from the already approved ULURP actions.

Each party that submits a response (“Response”) to this REOI is referred to herein as a “Respondent.” Responses will help inform the Interested Parties of possible development approaches and transactional structures for the Site; associated constraints and schedules; and Site value.

This is *not* a Request for Proposals. Information received under this REOI may be considered in the development of any future procurement for the Site. Consequently, it is understood that no commitment or obligation is made by any Respondent or by the Interested Parties. Please see Section VI (General Provisions) below for additional information.

II. Site Goal and Development Objectives

The Interested Parties are open to all ideas for the development of the Site that create approximately 160,000 GSF of classroom and academic space for the Business School at no or limited cost to the Interested Parties and the State of New York (“State”).

In addition, the Interested Parties encourage Respondents to incorporate the following development objectives to guide their Responses:

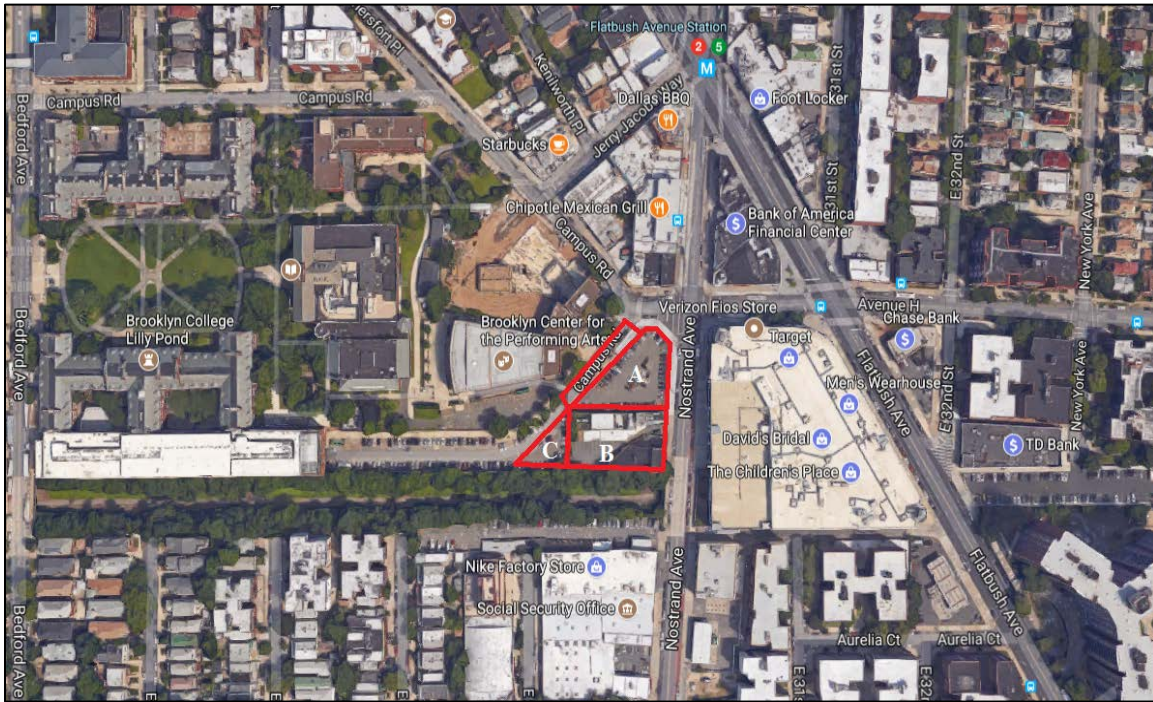
- Identify, plan and execute a financially feasible development that maximizes return to the parties and includes:
 - a viable strategy to obtain additional land use approvals, if necessary;
 - an estimate of current fair market value for the Avenue H property owned by The City of New York (“City”); and
 - acquisition of the Avenue H property from the City.
- Provide and deliver, as applicable, a comprehensive hiring and wage program that incorporates the participation of New York State certified minority and women-owned

business enterprises (M/WBE) and complies with Articles 8 and 9 of the New York State Labor Law.

Site Description

The Site, at 2190-2210 Nostrand Avenue, is approximately 61,000 square feet. It is located in the dynamic Flatbush neighborhood of Brooklyn.

Figure 1 – Site Location



The Site consists of:

- Three separate parcels on Campus Road and Nostrand Avenue. These parcels are owned by DASNY and total approximately 46,000 square feet.
- A de-mapped portion of Avenue H off of Campus Road. This property is owned by the City and totals approximately 15,000 square feet.

The Site was the subject of a State Environmental Quality Review in 2012 and two ULURP actions in 2013 that resulted in New York City Planning Commission (“CPC”) approvals. The CPC approvals, issued August 21, 2013, and the two ULURP actions were intended at the time to facilitate the development of the proposed “Brooklyn College Nostrand Avenue Development”, a 12-story, approximately 236,000 GSF building that would accommodate approximately 140,000 GSF of academic space for the Business School, 72,500 GSF of dormitory space, 20,500 GSF of ground-floor retail, and 57 spaces for accessory parking. The two approved ULURP actions included:

- i. a zoning map amendment, to rezone the Site from a C8-2 district (in which Use Group 3 uses – including college and university uses – are generally not permitted) to a R6/C2-4 district; and
- ii. a City Map amendment, to de-map portions of Campus Road and Avenue H within the Site.

A further Site description and history are included as Attachment 1.

The Interested Parties anticipate delivering the parcels currently owned by DASNY as unimproved land.

III. Developer Due Diligence

Prior to submitting a Response, Respondents should conduct their own independent research and investigation for all matters relating to the Site and their Response, including, without limitation, reviewing any and all publicly-available sources of information relating to the Site. The Interested Parties make no representation or warranty as to the completeness or accuracy of the information in this REOI (including, without limitation, any attachments to this REOI) or as to any other matter relating to the Site. Respondents must rely solely on their own research, investigation, and conclusions relating to the Site and shall not rely on any information in this REOI or otherwise obtained from the Interested Parties.

Without limiting the foregoing paragraph, the Interested Parties do not make any representation or warranty regarding the presence or absence of hazardous materials or any other environmental conditions that may impact the value of the Site, or any future development thereon. The Interested Parties will not permit closing contingencies related to environmental conditions in any future procurement to develop the Site. The Interested Parties will require that the developer selected as a result of any such future procurement take the Site “as-is” and assume the obligation to remediate any environmental contamination, indemnify the Interested Parties, the City and the State for any claims that may be made against them, and release the Interested Parties, the City and the State from any claims that the developer may have in the future arising out of the condition of the Site.

IV. Response Requirements

Respondents should submit the following information in their Responses:

1. Contact information for the Respondent, including an individual who will be authorized and available to act on behalf of the Respondent as the primary contact and who will be available to answer questions or provide additional information.
2. Concise conceptual overview(s) of one or two potential development programs and transaction structures, together with estimates of the revenue such programs would generate.

3. An estimate of the acquisition cost of the de-mapped portion of Avenue H.
4. Overview of the general approach to financing, including an order of magnitude estimate of project cost.
5. High-level schedule(s) for the proposed program(s), taking into consideration any approvals that may be required (including those identified in Attachment 1). Any development constraints/impediments with associated schedule implications should be identified.
6. A brief synopsis of the Respondent's experience with similar projects and with public/private partnerships. Please identify any experience in New York City or elsewhere in New York State.
7. A brief description of the qualitative aspects of the proposed development approach(es).

V. Proposal Submission Instructions

A. Response Submissions

Responses must be received by the Designated Contact by 5:00 PM on Monday, September 10, 2018. Respondents should submit five (5) hard copy and two (2) electronic media copies.

Responses should be no more than ten (10) pages in length, single-sided.

B. Designated Contact

All communications regarding this REOI may only be with the designated point of contact identified below (the "Designated Contact").

Name: Lisa D'Amico
Address: 555 West 57th St., 16th Floor
New York, New York 10019
Email: lisa.damico@cuny.edu

C. REOI Inquiries

The deadline for any questions and/or requests for additional information is **5:00 PM, Monday, July 2, 2018**. Questions and requests for additional information may only be submitted in writing to the Designated Contact.

VI. General Provisions

The issuance of this REOI and the submission of a Response by any Respondent or the acceptance of such Response by the Interested Parties does not obligate the Interested Parties in any manner. By submitting a Response, you agree to the terms of this REOI. The Interested Parties reserve the right to:

- i. amend, modify, or withdraw this REOI;
- ii. revise any requirement of this REOI;
- iii. require supplemental statements or information from any responding party;
- iv. accept or reject any or all Responses;
- v. extend the deadline for submission of Responses;
- vi. negotiate or hold discussions with any Respondent;
- vii. communicate with any Respondent to correct and/or clarify responses which do not conform to the instructions contained herein; and
- viii. cancel or reissue in whole or in part this REOI.

The Interested Parties reserve the right, in their sole discretion, without liability, to retain and use the Responses and any other materials and information submitted or shared with the Interested Parties, and the ideas and suggestions contained therein, for any purpose. By submitting a Response, each Respondent waives any and all claims against the Interested Parties relating to the foregoing.

This REOI shall not be construed in any manner to implement any of the actions contemplated herein, nor to serve as the basis for any claim whatsoever for reimbursement of costs for efforts expended in preparing a Response or otherwise. No Interested Party will be responsible for any costs incurred by any Respondent related to preparing and submitting a Response, attending oral presentations, or for any other associated costs. All costs associated with responding to this REOI will be at the sole cost and expense of the Respondent.

Responses and any other materials submitted in connection with this REOI are subject to disclosure under the New York State Freedom of Information Law, Article 6 of the Public Officers Law.

The submission of a Response is not required to participate in any potential future development process.