



Facilities Planning, Construction,
and Management
Office of Financial Management
Procurement Services
555 West 57th Street 16th Floor
New York, NY 10019
Tel: 646-664-2700

Subject: Addendum No. 2 – Request for Expressions of Interest (RFEI) for
Development of Brooklyn College School of Business.

Date: August 9, 2018

To: Prospective Respondents

This Addendum No. 2 is issued for the purpose of responding to questions submitted in
response to the RFEI.

Respondents must acknowledge receipt of this Addendum by having an authorized representative
sign in the space below and returning it to the undersigned at lisa.damico@cuny.edu

Please be reminded that all contacts must be to the designated Procurement contact below.

Sincerely,

Lisa D'Amico
Procurement Officer

Acknowledged:

By _____

Name _____

Company/Firm _____

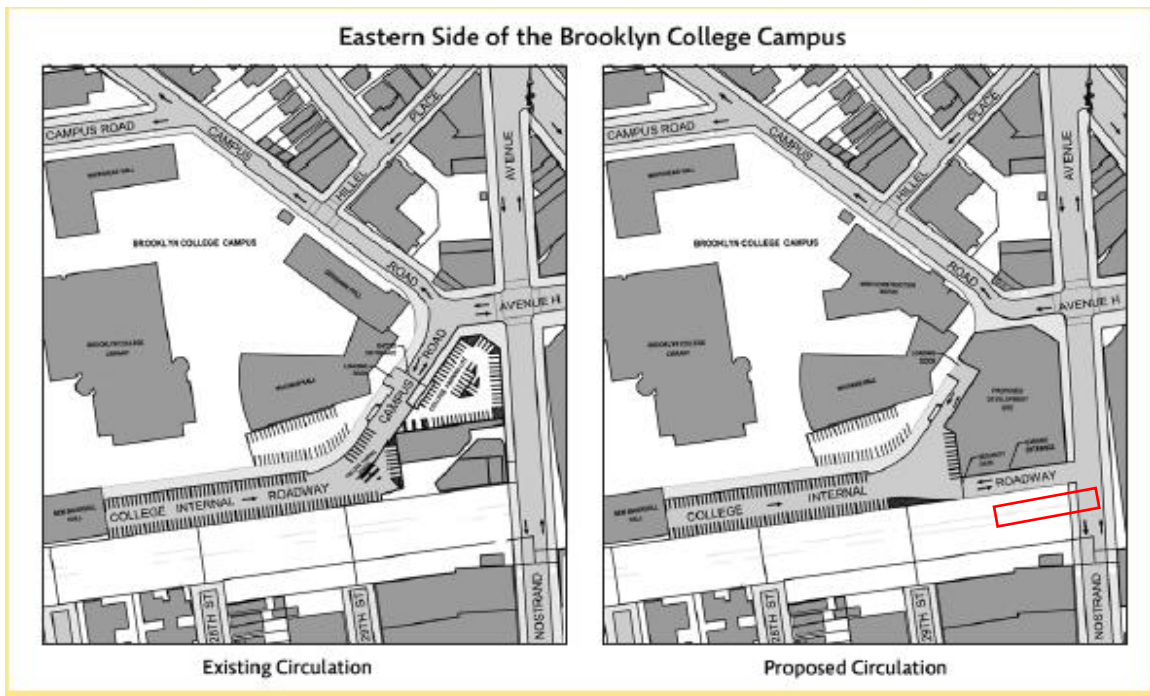
Date _____

**REQUEST FOR EXPRESIONS OF INTEREST (RFEI)
FOR THE DEVELOPMENT OF BROOKLYN COLLEGE SCHOOL OF BUSINESS
Addendum No. 2
Responses to RFEI Questions
August 9, 2018**

Real estate/zoning/site conditions

1. **With respect to the 15,000 square foot de-mapped piece of land, please confirm that the lot will have road access (not land-locked).**

The de-mapped piece of land is a continuation of Avenue H. Once the de-mapped portion of the street is purchased from the City of New York, the current development plan includes the creation of a new roadway that will connect the existing College Internal parking lot to Nostrand Avenue. The new roadway is shown below on the Proposed Circulation Map in red.



2. **With respect to the 15,000 square foot de-mapped piece of land, please confirm that the lot will be legally subdivided and will have a separate tax parcel.**

Once purchased from The City of New York, the de-mapped parcel will be given a tax map lot designation. The ULURP also granted approval for the transfer of Block 757 Lot 8900 an approximately 496-square-foot, triangular-shaped lot that consists primarily of sidewalk at the southwest corner of the intersection of Nostrand Avenue and Avenue H. Both will be acquired simultaneously from the City.

3. **With respect to the 15,000 square foot de-mapped piece of land, please provide a copy of a professional survey with metes and bounds**

Please see the attached Alteration Map X-2732 FINAL.

4. With respect to the 15,000 square foot de-mapped piece of land, please provide details of any adverse easements and or deed restrictions

With respect to the de-mapped piece of land, the New York City Department of Environmental Protection required a 60' wide corridor centered above an existing 13' -0" x 9' -0" double barrel sewer within the street area to be demapped for purposes of maintaining and protecting the sewer. A 12" dia. water main in the de-mapped street is connected to a 20" water main in Campus Road for maintaining water pressure and fire protection for the area. The 12" water main must remain in service and may need to be relocated dependent on the development's footprint.

The New York City Department of Transportation required a performance bond or escrow of \$150,000 for the physical improvement of the street area and reconstruction of the sidewalk on the south side of Avenue H.

The Consolidated Edison Company of New York, Inc. (ConEd) has a perpetual easement, right and authority to install, construct, reconstruct, relocate, operate, repair, alter, replace, upgrade, maintain, inspect and remove electric transmission and distributing lines, telecommunications lines, gas mains, service connections, transformers, and facilities and appurtenances thereto, including but not limited to poles, pipes, fixtures, conduits, manholes, vaults and duct lines, together with wires, cables, terminal boxes, switch gear, pad mountings and transfer switches, and other miscellaneous equipment or facilities and to keep free from and remove all obstructions in the easement area, which is part of the demapped area with permitted use of areas within 10' of the Easement Area as working areas. ConEd also has a perpetual easement for drainage of ConEd facilities through the Campus stormwater drainage system. CUNY and DASNY agreed to maintain the Easement Area and Work Areas up to an elevation of 20 feet above the Easement Area's maximum finished pavement elevation as determined by a licensed surveyor, as unimproved land, free of buildings, structures, pavers and landscaping. DASNY and CUNY may not grant any sublease, easement, license of other interest in the Easement Area without the prior consent of ConEd. In no event may any modifications be made to curbing or grading within the Easement Area or the Work Areas, or any portions of Campus Road, Avenue H and Nostrand Avenue adjacent thereto that would prevent vehicular access by trucks. CUNY and DASNY must provide ConEd with prior notice with regard to any excavation or blasting within 100 feet of the Easement Area and any proposed change to curbing or grading of the Easement Area or Working Areas, or any portions of Campus Road, avenue H and Nostrand Avenue adjacent thereto. In the event ConEd facilities need support work as a result of CUNY or DASNY action, ConEd shall perform the support work at CUNY and DASNY's sole expense. DASNY and CUNY shall provide alternate locations for the support work along with an amendment to easement in a form acceptable to ConEd in its sole discretion.

As stated in the RFEI, prior to submitting a Response, Respondents should also 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 above, 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 obtained from the Interested Parties

5. What are the vertical restrictions (if any) for this project? Is the proposed 140 feet the limit?

The 140 feet is the current limit per the approved ULURP. However, the Interested Parties are willing to consider proposals that deviate from the approved ULURP.

6. Please provide any survey of the existing site conditions, as well as any available Geotech report (please clarify subsurface conditions)

Limited geotechnical analysis was performed only on the site of the former Meat Market Building. Please refer to the attached Gallis Survey and accompanying Meat Market Phase II Report.

7. Will the meat market and produce market in Lot 53 / Parcel B be demolished by Brooklyn College before construction commences or will the demolition scope be part of the developer's responsibilities?

The Meat Market building will be demolished by the Interested Parties. The Interested Parties will not be completing any sub-surface demolition for the Meat Market building.

8. Have the Interested Parties had any dialogue with the City about acquiring the de-mapped portion of Avenue H?

Yes, the Interested Parties continue to have a dialogue with the City about the demapped portion of Avenue H.

9. Does the University require the de-mapped Campus Road to maintain connection from the parking garage to Avenue H including small off-street parking areas?

The de-mapped portion of Campus Road will be closed. The current development plan includes the creation of a new roadway that will connect the existing College Internal parking lot to Nostrand Avenue.

Finance/Legalities

1. There are many ways to finance this project. One option is to fund the project through tax-exempt bonds. Will Brooklyn College consider financial structures that incorporate tax-exempt bonds? In this case, the tax-exempt bonds would be issued through a third party 501c3 instead of the university. The developer would then contract directly with the 501c3 organization to develop the project.

This option will be considered.

2. The residential and retail portions of the project will generate the revenue to support its development and ongoing costs. Would Brooklyn College consider entirely or partially master leasing the School of Business /academic component of the project to assist with feasibility?

CUNY and DASNY will consider all structures that maximize feasibility.

3. The RFEI states the following: *"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". In order to achieve this, will the Interested Parties be able to contribute the land for free in exchange for a developer building the project for them at no or limited cost?

That is an option we are exploring. If your proposal is predicated on the land being available to the developer at no cost, please indicate that in your proposal.

- 4. The RFEI states the following "The Interested Parties anticipate delivering the parcels currently owned by DASNY as unimproved land." To whom will the parcels be delivered, the selected developer? At what cost?**

The parcels will be delivered to the selected developer. The price will depend upon the proposed financing structure.

- 5. Do the Interested Parties desire to retain ownership of some or all of the new improvements? If desire to retain only some, which components?**

It is the desire of the Interested Parties to maintain fee ownership of the Business School, which could be achieved via condominium ownership.

- 6. Are the Interested Parties willing to pay rent for the new improvements (dorm, academic spaces, etc.)? Will they pay their own operating expenses (utilities, etc.)?**

The Interested Parties desire proposals that would deliver the Business School at no or minimum cost to the Interested Parties. The question about operating expenses needs to be answered.

- 7. Are the Interested Parties open to financially contributing to the cost to build the new facilities?**

Not at this time.

- 8. Can you tell me what form of property interest is likely to be given to the awardee? Meaning, will this be a land sale, or will it be a long term ground lease, or some other structure?"**

It is the desire of the Interested Parties to maintain fee ownership of the Business School, which could be achieved via condominium ownership—and at this time the Interested Parties are open to entertaining various land ownership possibilities for the balance of the property.

Concept/Plans

- 1. Given the ULURP approved 72,511sf for the dormitory, would Brooklyn College consider a program of more than the proposed 242 beds? Would the school's growing enrollment support a number higher than 242 beds?**

Brooklyn College currently supports 280 beds per year. A demand study would need to be performed in order to determine if Brooklyn College can support more than 280 beds per year.

- 2. Who do the Interested Parties expect will populate the dormitories? Where do students live right now? Is there any desire for dorm space in excess of 250 beds?**

The dorms are intended to be populated by Brooklyn College Students. Currently Brooklyn College has a referral agreement with a nearby dorm that provides 280 beds.

- 3. Please clarify whether or not subsurface parking is required to replace the 57 existing parking space currently provided at Lot 53.**

Per the approved ULURP, subsurface parking is required to replace the 57 existing parking spots currently provided in Lot 53. However, the Interested Parties are willing to consider proposals that deviate from the approved ULURP.

- 4. Have any student surveys been completed as it relates to preferred housing arrangements (room types), residential amenities, retail amenities and rental rates?**

No.

- 5. Does Brooklyn College have a proposed start date for construction and/or finish date for this new building**

No.

- 6. Do the Interested Parties have a preference in responses that utilize the existing ULURP application vs. one that will require a new ULURP?**

The Interested Parties do not have a preference.

- 7. Are the Interested Parties open to receiving submissions that substantially deviate from the existing approvals?**

Yes.

- 8. What is the Interested Parties desired timeline to have the new facilities?**

The responses to this RFEI will assist the interested parties in developing the timeline.

- 9. Who do the Interested Parties imagine will manage the dormitories?**

A dormitory operator.

- 10. Are there any limitations on architectural style? Do the new facilities need to match the rest of the campus's red brick?**

The new facilities should be within the architectural context of Brooklyn College and the surrounding neighborhood.

- 11. The current ULURP includes both indoor and outdoor parking in the program for the site. Would the Interested Parties be willing to forgo parking on the site?**

Per the approved ULURP, subsurface parking is required to replace the 57 existing parking spots currently provided in Lot 53. However, the Interested Parties are willing to consider proposals that deviate from the approved ULURP.

- 12. Are the Interested Parties presently contemplating any other dormitory development to serve Brooklyn College?**

The Interested Parties are not in active negotiations for any other new dormitory facilities for Brooklyn College.

- 13. Would the Interested Parties be open to considering additional programmatic uses beyond those outlined in the RFEI?**

Yes; however, any proposal that deviates from the program in the approved ULURP should also include a strategy to address amending the ULURP.

14. Will campus infrastructure be implemented in this building?

It is not contemplated that this development will integrate with the existing Brooklyn College Campus Infrastructure.

15. Would the dorm space have any caps in the amount of rent charged to students?

The Interested Parties desire that all dormitory deals be delivered to CUNY students below market rates.

16. Could you share any plans created previously for the concept created in 2013?

Not at this time.

17. Is the location ok for hotel/extended-stay/banquet facilities that could be used for the College and Community – ie – visiting professors and outside organizations?

The approved ULURP outlines the approved program for the site. Any proposal that deviates from the program in the approved ULURP should also include a strategy to address amending the ULURP.

Procedural/Process

1. Per City Planning Commission report on August 21st, 2013; Brooklyn College was planning on executing the construction for this project in 2 phases. Would Brooklyn College approve of one “phase” to complete this building?

Yes

2. If Brooklyn College, CUNY and DASNY decide to move forward will the procurement follow a 2-step path RFQ/RFP or will the project go directly to RFP?

The form of Procurement has not yet been determined.

3. Would the Interested Parties be open to considering different approaches to the space areas that have been outlined in the RFEI through alternate planning, programming and operational strategies?

Yes; however, any proposal that deviates from the program in the approved ULURP should also include a strategy to address amending the ULURP.

Miscellaneous

“I Consult, Design and Outfit Fitness Facilities in your area. Let me know if I can assist with any of your fitness room equipment needs for this project. Please contact me or let me know the best way to contact you so we can set up an appointment.”

All components of this development should be included in responses. The lead developer for each response is responsible for assembling a complete project team.