



Kingsbridge Armory Redevelopment RFP

Project # 10449

Q&A #2

Updated on October 25, 2023

QUESTIONS AND ANSWERS¹

The following are responses to specific and general questions about the Kingsbridge Armory Redevelopment RFP (the “RFP”). Please note that some questions have been edited and/or paraphrased for clarity and/or to anonymize them.

Administrative

1. Q: When will NYCEDC post the slides and list of attendees?

A: NYCEDC has posted Information Session slides and attendance lists for the Information Session and site tours on the RFP website at <https://edc.nyc/kingsbridge-armory-redevelopment-rfp>.

2. Q: Is it still possible to register for the Site Tours today?

A: NYCEDC will hold an additional general tour of the Armory. For more details, please see Addendum #2 posted at <https://edc.nyc/kingsbridge-armory-redevelopment-rfp>.

3. Q: Will there be additional tours?

A: Yes, NYCEDC will hold an additional general tour of the Armory. For more details, please see Addendum #2 posted at <https://edc.nyc/kingsbridge-armory-redevelopment-rfp>.

4. Q: Is the National Guard giving any tours?

A: NYCEDC is not aware of any tours. As mentioned in the RFP, if Respondents have any questions in relation to the National Guard Site, they are advised not to contact the adjacent property owner directly and instead submit any questions to NYCEDC.

5. Q: Was there a previous site tour?

A: As mentioned in the RFP, there were two tours - the General Tour on October 11, and the Comprehensive Tour on October 12. During the community engagement process, in connection with the Vision Plan, and prior to the RFP, there were some tours of the Armory.

6. Q: How can people request the Site File?

A: The Site File can be requested by emailing the RFP email address: kingsbridgearmoryrfp@edc.nyc.

7. Q: How does an organization request to be listed as an Interested Community-Based Organization (CBO) for the RFP?

A: Any CBOs can express interest in being involved with the redevelopment by submitting information at the following web address: <https://edc.nyc/kingsbridge-armory-community-based->

¹ All capitalized terms used in this Frequently Asked Questions shall have the same meaning as such terms in the RFP.

[organization-signup](#). Respondents to the RFP may use the information submitted to contact the CBOs, but NYCEDC makes no representations about whether any potential or actual Respondents will contact the CBOs, or whether the CBOs will be included in the redevelopment.

8. Q: We are a janitorial commercial company interested in providing services post-construction. How can we pursue this opportunity?

A: NYCEDC will publicize when it selects a Developer to undertake this Project, and the Developer will be responsible for managing operations, including procuring service contracts.

9. Q: Is it possible to submit a proposal for part of the site?

A: NYCEDC is seeking proposals for the redevelopment of the entire site.

Existing Conditions

10. Q: What type of buildings are located directly to the north of the site?

A: The buildings are owned by the National Guard. For more information, please reference the “National Guard” section of the RFP.

11. Q: What are the floor loads in the Drill Hall?

A: Please refer to the Kingsbridge Armory Existing Conditions document in the Site File. As noted in the RFP, NYCEDC makes no representation as to the completeness or accuracy of the information in the Site File. It is the Respondent’s sole responsibility to conduct due diligence.

12. Q: Is there parking allowed on site? Is there a specific allowance for parking?

A: Please refer to the “Zoning & Land Use Overview” section of the RFP. NYCEDC does not currently have any specific requirements in terms of parking beyond what is required and/or permitted under zoning.

13. Q: Could you speak about the water infiltration in the basement during storm events?

A: Please refer to the Kingsbridge Armory Existing Conditions document as well as photos and videos in the Site File.

14. Q: Does the Site File have utility connections information?

A: Please refer to the Kingsbridge Armory Existing Conditions document in the Site File.

15. Q: Is the drill hall 600 by 300 feet? How tall is it at the highest point? Does the height include the 8-foot truss?

A: As mentioned in the RFP, the drill hall is approximately 600 feet by 300 feet, and it is approximately 103 feet at the highest point (below the truss). Refer to the RFP Site File for full CAD drawings.

16. Q: What part of the site is landmarked? Does the designation apply to the interior? What is the relevance of landmark status?

A: Please see the “Landmark Designation” section of the RFP. A copy of the designation report is included in the Site File.

17. Q: What are those wood planks?

A: It is unclear to what this question refers. Please provide further details to the RFP email address if you would like an answer.

18. Q: Can the boilers be moved or replaced?

A: Yes, subject to compliance with all applicable laws, regulations, approvals and similar requirements.

19. Q: How many levels below grade is the structure?

A: The Armory includes two lower levels: the basement and mezzanine. Please see the “Site Description & History” section of the RFP.

20. Q: Is there a video of the lower levels?

A: There is a video tour of the lower levels in the Site File, along with a laser scan of the building which also has images of these areas.

21. Q: What is downstairs, and does it look like the vaulted area of headhouse lobby?

A: There is a video tour of the lower levels in the Site File, along with a laser scan of the building which also has images of these areas.

22. Q: Are there more basements or sub-basements that aren't included in the RFP?

A: The RFP covers the entire Site.

23. Q: What was the downstairs area used for? Was it used for a theater or restaurants?

A: The lower levels have had a variety of uses over time, including areas that have been used as a gym, locker rooms, an auditorium and firing ranges. NYCEDC is not aware of any restaurants.

24. Q: Are the only access points to the lower levels through the inside of the armory?

A: No. As mentioned in the “Site Description & History” section of the RFP, the mezzanine has at-grade frontage along Jerome Avenue, and there is a vehicular ramp from the basement to West 195th Street which crosses the National Guard Site. Use of the ramp would require permission from the adjacent property owner (see “National Guard” section of the RFP).

25. Q: Should people reach out to the National Guard about use of the ramp?

A: Please see the “National Guard” section of the RFP for further details regarding the ramp. If Respondents have any questions in relation to the National Guard Site, which includes the ramp, they are advised not to contact the adjacent property owner directly and instead submit any questions to NYCEDC.

26. Q: What kind of maintenance has been done on the structure – both the exterior and the interior?

A: Maintenance has been done on an as-needed basis. The RFP is for the site “as-is”.

27. Q: Are there original structural drawings posted along with the CAD files?

A: The Site File contains current architectural drawings.

28. Q: When was the armory built?

A: The Armory was built between 1912 and 1917.

29. Q: Is there ground access parking?

A: There is limited outdoor parking at grade, located between Reservoir Avenue and the drill hall.

30. Q: Is there direct vehicular access at Jerome Ave?

A: Yes, there is direct vehicular access at Jerome Avenue to the mezzanine level via an overhead

door near the intersection with Kingsbridge Road. This door is visible via Google Streetview or the 3D laser scan in the Site File (see data point T25_SW-040).

31. Q: What is the structure under the tarp in the Armory?

A: A temporary film set is currently erected in the drill hall.

32. Q: Is there elevator access onsite?

A: No.

33. Q: Where is the MER room located?

A: Please refer to the Kingsbridge Armory Existing Conditions document in the Site File.

34. Q: What are the electrical profile and roof load capabilities?

A: Please refer to the Kingsbridge Armory Existing Conditions document in the Site File.

35. Q: How much more space is there in the headhouse?

A: As mentioned in the Site Description & History section of the RFP, the headhouse is approximately 88,000 square feet over 5 floors. The General Tour included just the entrance lobby of the headhouse. Please also refer to the architectural drawings in the Site File.

36. Q: Is the headhouse lobby the only other room on the same floor as the drill hall?

A: No. Please refer to the architectural drawings in the Site File.

37. Q: Is the width of the headhouse similar to the lobby?

A: Please refer to the CAD files included in the Site File for floorplate dimensions.

38. Q: Do all spaces have the same finish?

A: The finishes of spaces throughout the Armory vary.

39. Q: Is there a CAD file?

A: Please see the Site File for CAD drawings.

40. Q: How much of the light in the drill hall is natural light?

A: Please refer to photos and videos of the drill hall in the Site File and the [virtual 3D tour](#).

41. Q: Is there a swimming pool?

A: NYCEDC is not aware of a swimming pool within the Armory.

42. Q: How can you confirm that the Kingsbridge Armory is the largest in the world?

A: NYCEDC has not sought to confirm this, which is why the RFP describes it as reputedly one of the largest armory buildings in the world.

43. Q: What movie is the film for?

A: NYCEDC is not able to provide that information.

44. Q: Is there any information on asbestos inspection at the site?

A: There are several reports which include asbestos information in the Site File. A list of the information in the Site File is included in Appendix K to the RFP.

Development

45. Q: The RFP indicates that the CEQR process may start before a Developer is selected. When will there be more clarity on the CEQR process and what the collaboration between NYCEDC and the Developer will look like?

A: As mentioned in the RFP, NYCEDC plans to commence the environmental review prior to Developer selection. The Developer will be required to collaborate on the preparation of any related documents and will be responsible for reimbursing all costs incurred by NYCEDC and paying all fees associated with the CEQR process to NYCEDC. In the event that NYCEDC does not commence environmental review prior to selection, it will be the Developer's responsibility to conduct environmental due diligence and prepare any necessary documents and NYCEDC currently anticipates that a NYCEDC planner will be available to assist the Developer and its consultants in complying with applicable environmental review procedures.

46. Q: When does NYCEDC expect the Project to certify into ULURP?

A: NYCEDC is currently aiming for the Project to be certified into ULURP by December 2024.

47. Q: Should a Respondent be prepared to have the appropriate CEQR team in place?

A: NYCEDC plans to commence the environmental review prior to Developer selection. Respondents may elect to retain a CEQR consultant to advise on environmental review requirements and conduct any environmental due diligence and preparation of documents, should it become necessary. In the event that NYCEDC does not commence environmental review prior to Developer selection, it will be the Developer's responsibility to conduct environmental due diligence and prepare any necessary documents.

48. Q: What is the proposed use?

A: NYCEDC does not currently have any specific requirements in terms of uses beyond what is permitted under zoning and the Required Community Space. Please refer to the "Development Program" section of the RFP.

49. Q: Does reference to 'mixed-use' include residential? Is this type of use wanted by the City or community?

A: Residential uses are unlikely to be feasible due to the Armory's design and landmark status. However, NYCEDC welcomes Proposals for any combination of uses and/or layouts that are feasible at the Armory and which take full advantage of the building's redevelopment potential. Please refer the "Development Program" section of the RFP.

50. Q: What specific sustainability and energy efficiency standards and goals are expected for this redevelopment project, in order to achieve carbon neutrality, while preserving the landmarked exterior? Are there any particular green building certifications or benchmarks that we should consider in our cost estimation, such as LEED certification or specific energy performance targets?

A: Please refer to the "Sustainable Development" language within the "Proposal Requirements" section of the RFP.

51. Q: Are there any goals for MWBE (Minority and Women Owned Business Enterprises) for the project?

A: Please refer to the "M/WBE & Workforce Programs" section in the RFP.

52. Q: Of the 4,000 public constituents evaluated/involved, was there a prevalent proposed usage or programming desired by CB7 or elected officials?

A: Please refer to the *Together for Kingsbridge Vision Plan*, which synthesizes the public

engagement process, including the feedback from over 4,000 people.

53. Q: Is there a targeted timeline for Developer selection?

A: There is currently no established schedule for Developer selection.

54. Q: NYCEDC is not going to remediate or pay for any environmental issue in the Site as of today - is that correct? It will be on the Developer this cost? And no further improvements are planned?

A: Correct. The Site will be leased “as-is” and the Developer will be responsible for all costs.

55. Q: Will there be a short-list of “finalists” asked to provide additional information?

A: After NYCEDC receives proposals, we anticipate reaching out to at least some Respondents to request additional information.

56. Q: Does EDC do any matching for firms that are certified MWBE?

A: NYCEDC does not do any matching. However, any Emerging Developers (whether or not they are certified MWBEs) may sign up to express an interest in getting involved with the redevelopment by submitting information at <https://edc.nyc/kingsbridge-armory-emerging-developer-signup>. Guidelines to help assess whether a development firm might be considered an Emerging Developer are in Appendix E of the RFP. Respondents to the RFP may use the information submitted to contact potential Emerging Developers, but NYCEDC makes no representations about whether any potential or actual Respondents will contact potential Emerging Developers, or whether the potential Emerging Developers will be included in the redevelopment. NYCEDC has also posted lists of attendees from the Information Session, General Tour and Comprehensive Tour to the RFP website at <https://edc.nyc/kingsbridge-armory-redevelopment-rfp>.

57. Q: Is there a list of developers who would be interested in partnering?

A: The attendance lists for the Information Session, General Tour, and Comprehensive Tour have been posted on the RFP website at <https://edc.nyc/kingsbridge-armory-redevelopment-rfp>. In addition, as mentioned in the RFP, Respondents are encouraged to consider the involvement of Emerging Developers, including Black, Indigenous and People of Color (“BIPOC”) Emerging Developers, when developing their Proposals. NYCEDC’s objective in encouraging this is to eliminate the barriers to entry into the real estate developer community for Emerging Developers and to develop a pipeline of developers. Further, NYCEDC wants to encourage respondents to include BIPOC Emerging Developers in the redevelopment. Guidelines to help assess whether a development firm might be considered an Emerging Developer are in Appendix E to the RFP. Respondents may refer to <https://edc.nyc/kingsbridge-armory-emerging-developers> for a list of organizations which have self-identified as Emerging Developers and have expressed interest in being part of the redevelopment of the Armory (“Interested Emerging Developers List”). NYCEDC does not endorse or make any representations with respect to the suitability of any organizations included on the Interested Emerging Developers List, including but not limited to whether the organizations may actually be considered Emerging Developers by NYCEDC. Respondents may involve one or more organizations from the Interested Emerging Developers List or, at their discretion, other organizations not on this list or no such organizations.

58. Q: There was a website link showing who has requested the RFP for Kingsbridge. Please send me that link.

A: There is no link showing who has requested the RFP.

59. Q: Would a community facility be leased at a lower rate?

A: As mentioned in the RFP, Proposals must meet a **requirement** to provide a minimum of 25,000

square feet of space set aside to be subleased to one or more CBOs at discounted rates for the duration of the Lease.

60. Q: Would Landmarks Preservation Commission (LPC) allow the façade to be replaced with glass?

A: Please refer to the “Landmark Designation” section in the RFP.

61. Q: Is the National Guard interested in negotiating?

A: The National Guard is potentially willing to consider relocation of its operations to new space within the Armory and/or on the National Guard Site at the Developer’s expense. Please refer to the “National Guard” section of the RFP for more information. If Respondents have any questions in relation to the National Guard Site, which includes the ramp, they are advised not to contact the adjacent property owner directly and instead submit any questions to NYCEDC.

62. Q: Will the National Guard want to maintain a presence?

A: Please refer to the “National Guard” section of the RFP.

63. Q: Will there be a liquor license issue due to nearby schools and churches?

A: Interested Respondents should do their own research in relation to this.

64. Q: Are the costs for the renovation available?

A: Respondents are responsible for estimating the costs associated with their Proposals.

65. Q: How much does it cost to keep the lights on?

A: Respondents are responsible for estimating the costs associated with their Proposals.

66. Q: Does the City have any requirements for the minimum sizes for subdivisions?

A: There are no requirements regarding the allocation of space beyond the Required Community Space, which is a minimum of 25,000 square feet. Please refer to the “Development Program” section of the RFP.

67. Q: Is there a possibility of joining developers from NYCEDC’s list of Emerging Developers for architectural services?

A: Information regarding the organizations that have self-identified as Emerging Developers and have expressed an interest in being part of the redevelopment is available on the website at <https://edc.nyc/kingsbridge-armory-emerging-developers>. NYCEDC does not endorse or make any representations with respect to the suitability of any organizations included on the Interested Emerging Developers List, including but not limited to whether the organizations may actually be considered Emerging Developers by NYCEDC .

68. Q: Does the RFP have clear front runners? Are NYC-based companies/proposals preferred?

A: There are currently no front runners. Please refer to the “Respondent Qualifications & Experience” portions of the “Proposal Requirements” and “Selection Criteria” sections of the RFP for more details.

69. Q: Can you explain the process for how EDC will be reviewing submissions and announcing an award?

A: Please refer to the “Selection Criteria” section of the RFP. NYCEDC will announce the selected Developer publicly once a decision has been made.

70. Q: Is there an assessment rubric that's been developed for the submission reviewers? If so, can you share that rubric?

A: Please refer to the "Selection Criteria" section of the RFP.

Funding

71. Q: How much funding is available? Is it earmarked for specific uses? Is there the possibility of additional money that could be available?

A: Governor Hochul and Mayor Adams announced an up to \$200 million investment. NYCEDC is not currently aware of any restrictions on the use of the funds beyond the City's standard eligibility criteria for Capital funds (please see Baseline Eligibility Criteria located <https://comptroller.nyc.gov/wp-content/uploads/documents/Directive-10-Charges-to-the-Capital-Projects-Fund.pdf>) and the requirements set out in the "Funding & Financing" section of the RFP. As mentioned in the RFP, up to approximately \$50 million of additional funds from public sources may become available to the Project. Please refer to the "Funding & Financing" section of the RFP.

72. Q: Of the additional money in the RFP, is it expected to be a grant as well?

A: As mentioned in the RFP, up to approximately \$50 million of additional funds from public sources may become available to the Project. NYCEDC does not currently know whether any such funds will be awarded, or what the sources (if any) will be, so is unable to confirm whether any amount would be a grant.

73. Q: Will the \$200M be funded up front or on a cost reimbursement basis?

A: Please refer to the "Funding & Financing" section of the RFP.

74. Q: Can funding agreements reimburse developers for feasibility studies required for proposals?

A: Only the selected Developer will be able to use any of the funds available by way of funding agreement(s) and there are restrictions on what will qualify for reimbursement. Respondents are solely responsible for the costs associated with their Proposals.

75. Q: Are foreign investors allowed to fund a potential development?

A: Generally, any investor wishing to be a recognized mortgagee needs to, in addition to other requirements, be subject to the jurisdiction of the courts of the State of New York.

76. Q: What is the status of the \$12 million from the City Councilmember? Is it allocated to a specific project, and is it subject to threat from budget cuts?

A: The \$12 million is included in the City's Fiscal Year 2024 September Capital Commitment Plan. NYCEDC is not currently aware of any restrictions on the use of the funds beyond capital eligibility rules defined by the Comptroller and the requirements set out in the "Funding & Financing" section of the RFP. Currently, NYCEDC is not aware of any cuts to the capital budget.

General

77. Q: What happened to the ice-skating plan?

A: The selected developer was not successful in securing the necessary funding by the required deadline.

78. Q: Who is in charge of the National Guard? Is it the Governor?

A: NYCEDC understands that the Governor serves as the Commander-in-Chief of the State's military and naval forces, and that the President of the United States may call members and units of

the National Guard of any State into Federal service. If Respondents have any questions in relation to the National Guard Site, they are advised not to contact the adjacent property owner directly and instead submit any questions to NYCEDC.