



New Stapleton Waterfront Residential Development RFP

Project # 5725

Q&A #1

Updated on April 8, 2024

QUESTIONS AND ANSWERS¹

The following are responses to specific and general questions about the New Stapleton Waterfront Residential Development RFP (the “RFP”).

Administrative

- 1. Q: Is there more information or materials related to the Site than what’s available on the RFP webpage?**
A: Yes. The Site File includes additional materials related to the Site. The Site File is available upon request by emailing Stapleton2024@edc.nyc prior to the deadline for questions on May 9, 2024 no later than 5:00PM ET.
- 2. Q: Can I receive a list of those who attended the RFP information session?**
A: The Information Session Attendance List has been posted to the RFP website and is available for download. The website can be found at this link: <https://edc.nyc/new-stapleton-waterfront-residential-development-rfp>
- 3. Q: I missed the information session. Am I able to add my name and email address to the distribution list?**
A: Individuals who did not attend the Information Session cannot add their name to the Information Session Attendance List. However, those who download the RFP or ask questions through the RFP email address will have their emails added to a distribution list to receive future updates and communications in relation to the RFP.

General

- 4. Q: What is being developed on Parcel A1?**
A: New York City Department of Housing Preservation and Development (HPD) conducted a RFP and selected a team consisting of Monadnock, Sisters of Charity Housing Development Corporation, and The Master Group to construct approximately 360 new affordable homes, medical space for Richmond University Medical Center, and a counseling center for the YMCA of Staten Island.
- 5. Q: Will post construction cleaning be a scope to bid upon or would this be the**

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

responsibility of the Developer?

A: It will be the responsibility of the Developer.

6. Q: Is there an opportunity for a Community Construction Liaison or community outreach?

A: NYCEDC maintains a strong commitment to community outreach. It has conducted robust engagement with local stakeholders on all projects and assets, including Stapleton and other projects within the North Shore Action Plan. However, Respondents are welcome to propose additional community outreach in their Proposals in order to further enhance engagement efforts.

7. Q: Is this a design build or design bid build?

A: Neither. The RFP seeks a development team who would subsequently enter into agreements with design professionals and contractors.

8. Q: Can contractors participate in the RFP without conflicting themselves out of bidding when the construction contracts are being procured?

A: Contractors can respond to the RFP to develop the Site; however, the RFP seeks a development team. The Respondent selected by NYCEDC will be responsible for entering into agreements for the construction with contractors of their choosing. If a contractor is a part of a development team that is not ultimately selected, they are able to bid / be selected by the successful Respondent.

Development

9. Q: How many units is NYCEDC expecting to deliver at a minimum?

A: Zoning allows for 2 FAR, so NYCEDC estimates the project can deliver 500-550 units across B4 and B5, but this depends on unit mix. There is no prescribed minimum.

10. Q: Will construction be phased?

A: NYCEDC supports the City's goal to "get things done" and address the City and the community's housing needs as quickly as possible. NYCEDC will look favorably upon Proposals that deliver residential units on a quicker though still realistic timeline. That said, the RFP allows Respondents to propose phasing on any combination of Parcels B4 or B5. If a Proposal includes phasing, Respondents should provide clear details on phasing approach, including a compelling justification for phasing and a realistic timeline for the completion of all phases.

11. Q: Will there be rent/lease restrictions for the retail/community facility space? Are you encouraging or anticipating below market rents for the retail/community facility space?

A: No. The RFP does not require the Developer to place any rent restrictions on the retail and/or community facility space. NYCEDC anticipates the Developer will lease retail and community facility space in line with the market. Respondents should consider retail and community facility spaces that enrich the Stapleton community.

12. Q: What types of uses are allowed on the ground floor? Does NYCEDC require certain uses or is it up to the Respondent's discretion?

A: Respondents are strongly encouraged to complete their own due diligence, including related

to which ground floor uses are permitted under zoning. Proposed uses for the ground floor are up to the Respondent's discretion, as permitted by zoning. Respondents should consider the inclusion in their Proposals of ground floor retail that will enhance the streetscape, provide amenities, and meet the everyday needs of residents and visitors to the Esplanade. Respondents should also consider the inclusion of community facility space to be leased to organizations that enrich the Stapleton community.

13. Q: Has NYCEDC set a total budget for this project?

A: It is Respondents' responsibility to prepare budgets and include them in their Proposals. Please refer to "Financial and Schedule Information" section of Proposal Requirements in the RFP.

Landscaping/Esplanade

14. Q: When is the waterfront park expected to be completed next to the Site?

A: The portion of the Esplanade adjacent to the Site is expected to be completed in 2026 and the remainder completed by 2027.

Mass Timber

15. Q: Is the use of Mass Timber required?

A: It is not required, but Respondents are strongly encouraged to submit Proposals that include mass timber for all above grade structural elements.

16. Q: Will benefits be provided to a Developer who uses Mass Timber?

A: The Selected Respondent's project will be eligible to receive the same benefits offered through the NYC Mass Timber Studio. Grants of \$25K may be awarded to support project-specific Mass Timber analysis and design work. WoodWorks, a nonprofit organization, may provide technical assistance to Developer and design/construction teams advancing Mass Timber projects from concept to completion, and may provide expert support throughout design and development.

17. Q: How will Selected Developer interact with DOB with respect to mass timber?

A: It is anticipated that NYCEDC will help facilitate access between Selected Developer and appropriate channels at DOB for the Developer to receive project-specific advisory feedback to support use of Mass Timber as a structural material and navigate NYC Buildings Codes as pursuant to mass timber utilization.

Regulatory

18. Q: Will the 384(b)4 process be required for disposition?

A: Business terms approval shall be subject to review pursuant to 384(b)(4) of the New York City Charter, as described in the Disposition Process section. The Developer will be responsible for the preparation of, and all costs associated with, the application and with obtaining all applicable approvals, as well as attending and representing the Project during all public hearings, as may be requested by NYCEDC. NYCEDC reserves the right to pursue alternative

means and venues for business term approval.

Labor

19. Q: Are there Minority and Women-Owned Business Enterprises (“M/WBE”) or workforce requirements?

A: NYCEDC has set a target goal of 25-35% for participation by M/WBEs in the design and construction components of the Project. NYCEDC is committed to ensuring its projects create employment opportunities for low-income individuals and those residing in economically disadvantaged communities, regardless of applicability of the Community Hiring Law. NYCEDC will give preference to Proposals in which Respondents demonstrate commitment to such efforts.

20. Q: Is there a prevailing wage requirement?

A: Respondents are required to abide by all existing laws and regulations. There is no requirement above and beyond existing laws and regulations regarding prevailing wage.

21. Q: Does NYCEDC have an initiative with veterans or Service-Disabled Veteran-Owned Small Businesses (“SDVOSB”) similar to its M/WBE requirements?

A: NYCEDC does not currently offer SDVOSB initiatives similar to its M/WBE requirements.

Financials

22. Q: How will PILOT be structured for the project?

A: It is anticipated that the Project will receive a schedule for payment in lieu of taxes (“PILOT”) reflecting a 35-year tax abatement for 100% of the improvements; it is anticipated that the land tax will be paid in full.

23. Q: Is there an existing statute under which the PILOT would apply/be modeled? Would the deregulation threshold provision outlined in 421a(16) be applicable here?

A: The anticipated PILOT structure of a 35-year abatement of 100% of the improvements would not be pursuant to an existing statute.

24. Q: Will the project benefit from any City/State subsidy?

A: Proposals should provide a financial model for the Project that does not include housing subsidies from the City or State.