



SPARC KIPS BAY RFEI INFORMATION REGISTRATION SHEET

DATE: 04/08/2024 TIME: 10:00AM PROJECT: SPARC Kips Bay RFEI

REPRESENTATIVE	COMPANY NAME	M/WBE? (Circle one)	PHONE NUMBER	EMAIL
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**SPARC Kips Bay Life Sciences Anchor Tenant
Request for Expressions of Interest (RFEI)
Information Session
April 8th, 2024**

New York City Economic Development Corporation

Strengthen business confidence

Grow innovation sectors, focusing on equity

Build neighborhoods where people live, learn, work, and play

Deliver sustainable infrastructure

LIFE SCI NYC

\$1.1B of investment to spur innovation, build infrastructure, develop talent, and support industry growth. Our goals are to grow the industry to:

- **1,000 R&D stage companies**
- **40,000 jobs**
- **10M SF commercial real estate**



NYC's Life Sciences Industry By the Numbers

150,000

Life Sciences Jobs
In NYC Metro¹

59% Increase

NYC Life Sciences Jobs
Growth since 2013²

1st in Nation

of Biological Sciences
Graduates; 33% more than
2nd Metro³

5,100

Life Sciences Companies
in NYC Metro¹

13x Increase

VC Funding for NYS Life
Sciences Ventures²

1st in Nation

NIH Funding by metro³

[1] NYC Dept. of City Planning. [Life Sciences in the NYC Metro](#). Jun 2022.

[2] Partnership for New York City. [A Decade of Growth: New York Life Sciences Industry](#). Dec 2023.

[3] CBRE. [US Life Sciences Research Talent 2023](#). Jun 2023.

NYC's Tech Sector

- **#2 global tech ecosystem**
- **25k+ tech startups**
 - \$200B in VC funding since 2011
- **355k+ employees**
 - 7.5% of NYC workforce
 - +130k jobs from 2011-2022
- **40k workers with AI and AI-adjacent** skills in NYC metro
- **\$21.4B** in VC funding for NYC-HQ AI startups in past 5 years

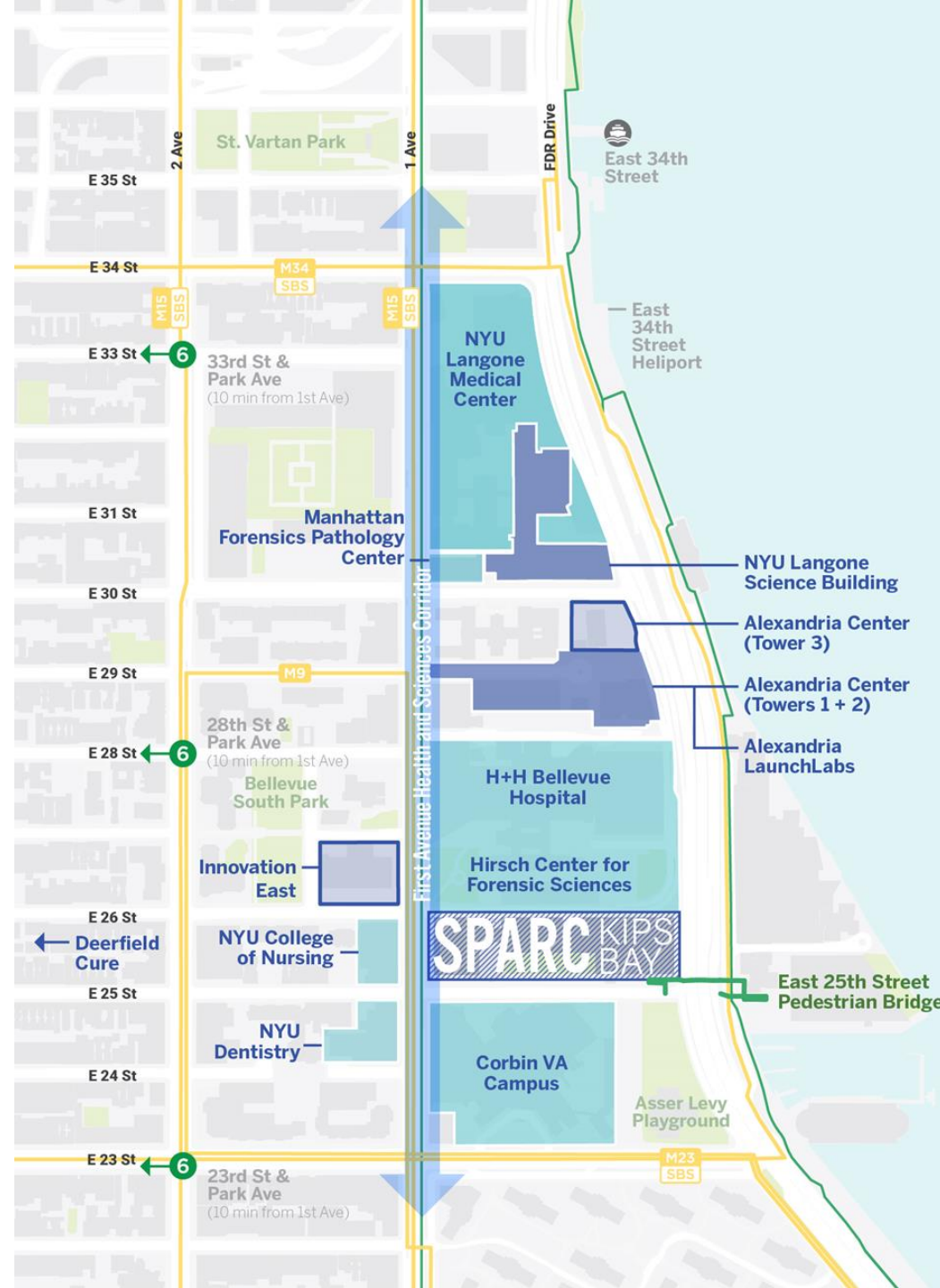


Kips Bay Science District

A premier and growing **life sciences cluster**

By 2030 Kips Bay will be home to **>3M square feet** of commercial life sciences space

Steps to premier **tech cluster** in Flatiron District & Silicon Alley



Alexandria Center for Life Science



Innovation East (455 First Ave)



Deerfield Cure (345 Park Ave S)



SPARC Kips Bay

A transformative opportunity in healthcare, education, and the life sciences industry.



SPARC Kips Bay Planned Stakeholder Overview

CUNY
518,000 GSF



NYCPS
160,000 GSF



H+H
164,000 GSF



OCME
138,000 GSF



LifeSci
650,000 - 1,000,000 GSF



Community



Public University and Career Pipeline

- Hunter College School of Nursing
- Hunter College School of Health Professions: Physical Therapy and Speech Lang. Pathology
- Hunter College School of Arts & Sciences
- BMCC Allied Health, Health Education, and Nursing
- CUNY Graduate School of Public Health
- CUNY Research Labs

Education Hub

- Science and health professions focused high school with CTE programming
- Connections to CUNY and career prep

Outpatient Care and Training Facility

- Simulation and training center
- Nursing advanced practice center
- Ambulatory surgery
- Adult primary care
- Wellness programs

Forensic Pathology Center

- Morgue facilities
- Autopsy suite
- Toxicology and pathology lab
- Forensic anthropology lab

Commercial Life Sciences Labs

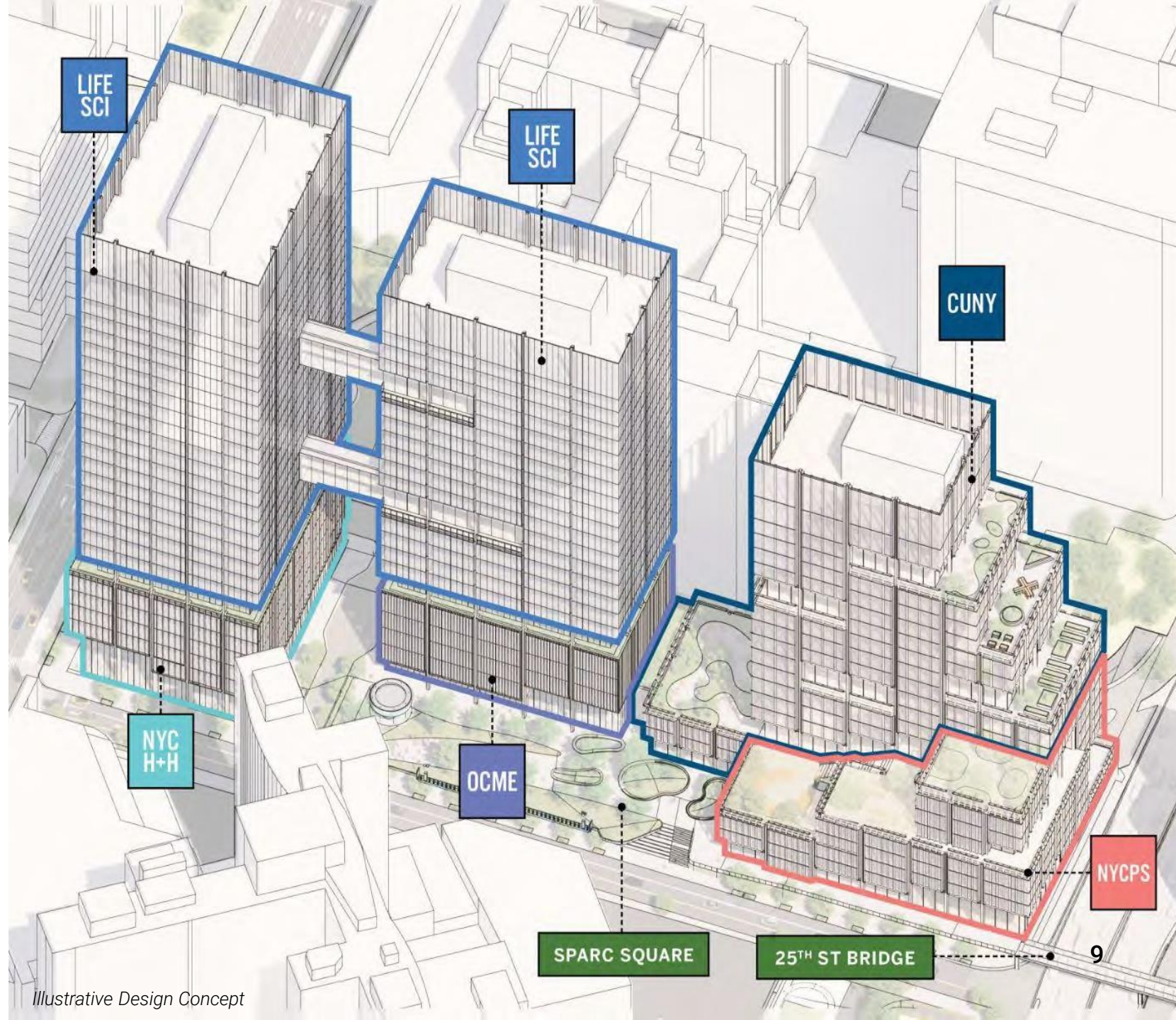
- Developer-led commercial life sciences laboratories
- Wet labs
- Dry labs
- Translational R&D
- Tech-forward life sciences capabilities
- Space for industry collaboration, convening, and exhibitions

Community Needs

- Truly publicly accessible parks and open space
- Community Space
- Waterfront connection
- Safe streets
- ADA accessible pedestrian bridge
- Enhanced streetscape improvements

SPARC Kips Bay Components & Center Location

- **Life sciences innovation space** (labeled as “Life Sci” in the diagram)
 - Up to 1 million square feet
 - RFEI anchor tenant location



SPARC Kips Bay Anchor Tenant RFEI

- RFEI seeks an anchor tenant to establish a life sciences innovation Center with a **translational R&D** and/or **commercialization** focus
- NYCEDC anticipates allocating up to **\$100 million** of City Capital
- Center can include:
 - Translational research institute
 - Corporate innovation campus
 - Non-profit or philanthropy led research entity
 - Innovation hub or accelerator
 - Consortium of entities



Uses of City Capital & Policy Objectives

City Capital Uses

For-Profit Respondent
Construction/Fit Out
Not Equipment

Not-For-Profit Respondent
Construction/Fit Out
-or-
Equipment

Policy Objectives



Drive Translational R&D and Commercialization



Create Interdisciplinary Partnerships



Advance Talent Development



Integration with other SPARC Kips Bay Components

Respondent Submission Requirements

Highlighting key and material information to be considered as complete responses

- Respondent Information
 - *Key members*
 - *Consortium's governance & operating structure*
 - *Narrative of current work*
- Proposed Center
 - *Compelling vision*
 - *Programming within the center*
 - *Anticipated impacts*
 - *Estimated square footage and equipment needs*
- Financials & Business Plan
 - *Narrative of business plan*
 - *Projected on-site employment*
 - *Metrics on innovation*

Evaluation Criteria

Proposals will be evaluated based on the following criteria:

- Program Policy Goals
 - *Does the proposed program meet the policy objectives outlined on pages 12 & 13 of the RFEI (also found on slide 11)*
- Feasibility of Development Plan and Ongoing Operations
 - *Does the proposal demonstrate a comprehensive approach to the required operational, financial, design and construction considerations required to deliver the program initially and for the self-sustaining, ongoing management of the Center.*
- Respondent Team
 - *Does the Respondent team organization, governance, skillsets, and experience demonstrate required professional ability and sufficient financial resources to deliver the Center and its programming as described.*

Submission Details

Respondents must submit responses according to the following requirements:

- All responses are due no later than **11:59 PM EDT on TUESDAY, AUGUST 6, 2024**
- All submissions must be made electronically through the RFEI website at <https://edc.nyc/rfps> and include:
 - One PDF for the Response labeled “Response for SPARC Kips Bay RFEI” as one PDF file
 - One electronic copy of all Response documents in a zip file labeled with Respondent’s name – this includes the Doing Business Data Form (**Appendix A**) and the Statement of Agreement (**Appendix B**)
- Please refer to page 16 of the RFEI for details on the above and all other requirements

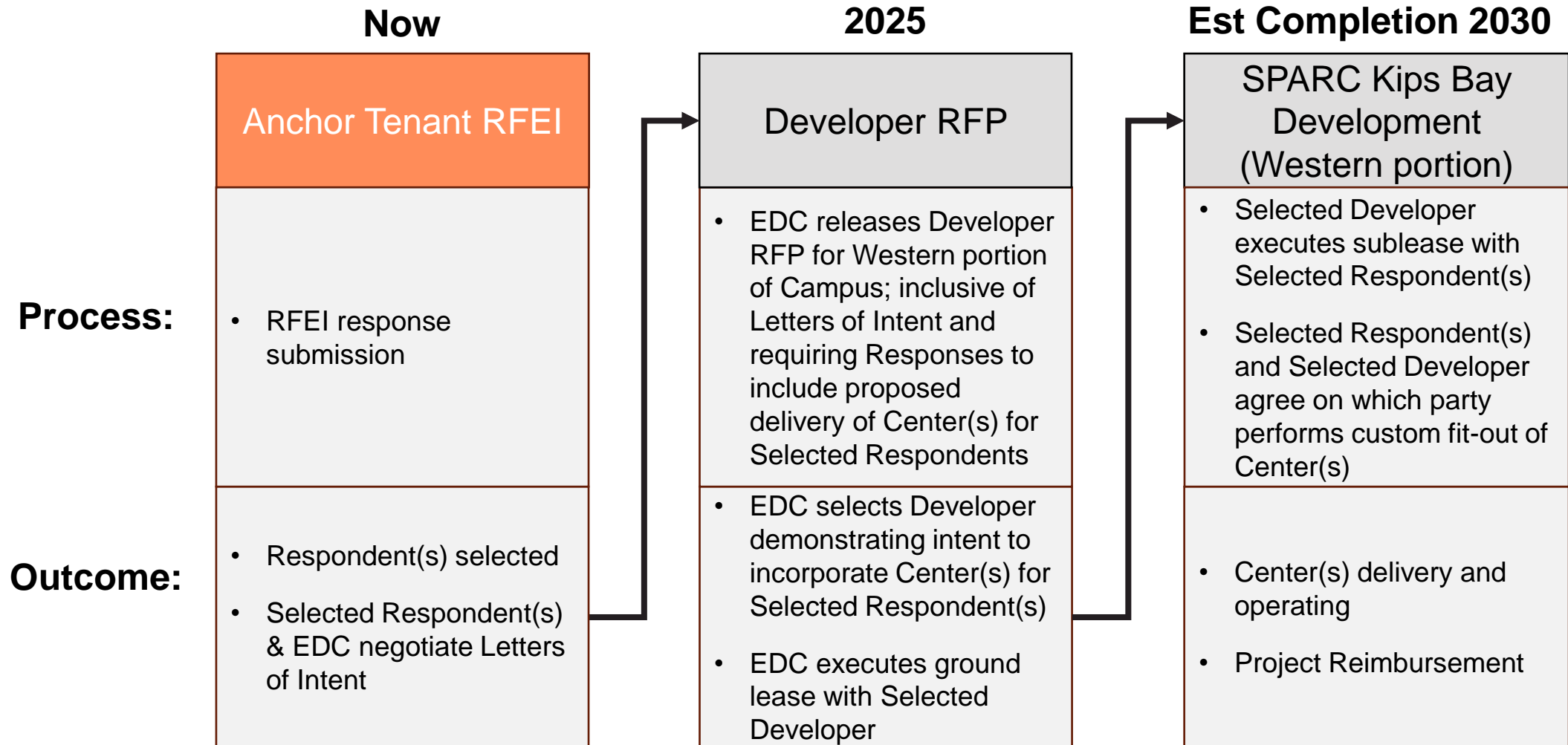
Submission Timeline & Questions

- March 4, 2024 ○ Release of RFEI
- March 18, 2024 ○ First Information Session
- April 8, 2024 ○ Second Information Session
- May 6, 2024 ○ Third Information Session
- May 20, 2024 ○ Deadline for Questions
- June 17, 2024 ○ Final Question & Answer Posting
- August 6, 2024 ○ Final Submission Date**

Email project-specific questions to:
SPARCRFEI@edc.nyc

Email any technical issues to:
RFPREQUEST@edc.nyc

Process to Site Delivery*



*Timing, process and manner of site delivery subject to change.

Questions & Answers

**Scan the code to visit the
RFEI webpage and stay
updated about the SPARC
Kips Bay Life Sciences
Center RFEI**



NYC / EDC