



**Science Park & Research Campus (SPARC) Kips Bay
Life Sciences Center Anchor Tenant RFEI
Project #10760
Questions & Answers Round 1
May 06, 2024**

In connection with the **Request for Expressions of Interest** relating to the **Science Park & Research Campus (SPARC) Kips Bay Life Sciences Center Anchor Tenant RFEI** released by NYCEDC on **March 6, 2024**, the questions from potential Respondents and answers provided by NYCEDC are below.

Consortium Building Questions

- 1. Is there a way for organizations to express interest in connecting with others who may be interested in responding to this RFEI?**
A: Within the RFEI there is a “Partnering Opportunities” section on pages 17-18 that invites Respondents to indicate whether they would be open to partnering with other organizations that submitted a response to the RFEI. Only organizations who have submitted a Response by the August 6, 2024 deadline will have this option available.
- 2. What would be the best way for community organizations or workforce development programs to connect with potential respondents to this RFEI?**
A: Please see the answers to questions 1 and 3.
- 3. Q: How are you distributing the list of attendees to these meetings?**
A: NYCEDC will be posting a list of all in-person and virtual attendees to the three scheduled information sessions and their contact information on the RFEI website (link: <https://edc.nyc/science-park-research-campus-sparc-kips-bay-life-sciences-center-anchor-tenant-rfei>)
- 4. Q: Do you envision a partnership or consortium between not-for-profit and for-profit tenants?**
A: NYCEDC welcomes Responses that include partnerships and/or consortiums, but does not require them, so long as a lead Respondent is identified through the Response. Please note that there are limitations on what the City Capital award can be used for that depends on whether the lead Respondent is either a for-profit or not-for-profit (see Appendix C of the RFEI).

Respondent Profile Questions

- 5. Q: How would EDC consider life science adjacent organizations and focus?**
A: NYCEDC welcomes all proposals, whether they are traditional or adjacent to life sciences proposals, so long as the Response meets the goals of the procurement found on pages 12-13 of the RFEI (i.e., drive translational R&D and commercialization, create interdisciplinary partnerships, advance talent development, and integration with other SPARC Kips Bay components).
- 6. Q: Can Respondents come from non-NYC institutions/organizations?**

A: NYCEDC welcomes responses from non-NYC institutions/organizations, including both domestic and international entities.

7. Q: Is tenancy constrained just to NY entities?

A: Please see the above answer to question 6.

8. Q: Will out of state organizations have an advantage?

A: No, this was not considered as part of the evaluation criteria which are detailed in the RFEI Goals section on pages 12-13 of the RFEI.

Size, Content and Configuration of Responses

9. Q: What is the minimum size of building area commitment that you would accept from proposers?

A: NYCEDC does not have a minimum size requirement for a potential response, so long as it meets the Policy Objectives stated on pages 12-13 of the RFEI.

10. Q: Is there a minimum wet lab footprint or even ratio of wet lab to office?

A: No, there is no required minimum.

11. Q: Will the site be zoned and permitted to enable manufacturing for life sciences or biohazard waste handling in the area?

A: The Site will be going through the Uniform Land Use Review Procedure (ULURP) over the next year and that process is meant to allow for a broad range of science uses at SPARC Kips Bay. The ULURP application includes a zoning map amendment to rezone the project site from R8 to C6-4 and a Special Permit pursuant to ZR 74-48/74-171.

SPARC Kips Bay Development Questions

12. Q: Where will the anchor tenant reside in SPARC Kips Bay?

A: Any potential anchor tenant would reside in one or both of the two western most towers of the three-tower complex. The ultimate location would be dependent upon negotiations between the Selected Respondent and the developer selected through the forthcoming Developer RFP in 2025.

13. Q: Will both of the western towers being developed through the forthcoming Developer RFP in 2025 be finished at the same time?

A: This will depend on responses to the forthcoming Developer RFP.

14. Does the two-tower configuration imply sequential development?

A: Please see the response to question 13 above.

15. Q: How does EDC envision the Health and Hospitals and Office of the Chief Medical Examiner integrating into this project?



Figure 1. Anticipated layout of SPARC Kips Bay from the Master Plan & RFEI
(<https://edc.nyc/sites/default/files/2023-11/SPARC%20Kips%20Bay%20Master%20Plan.pdf>)



A: Both the NYC Health and Hospitals and the Office of the Chief Medical Examiner spaces are currently a part of the overall SPARC Kips Bay Master Plan. It is anticipated these two entities will be located within the same buildings that may also potentially house a Selected Respondent to this RFEI. How any Respondent proposes to integrate these and any other institution currently planned as components of the full SPARC Kips Bay campus should be determined at the discretion of the Respondent.

Selection and Award Disbursement Questions

16. Q: Is EDC looking for just one anchor tenant, or would you consider more than one?

A: NYCEDC's intention is to select a single Respondent to this RFEI. However, NYCEDC reserves the right to select more than one Respondent.

17. Q: Is the full \$100 million incentive intended exclusively for the tenant for TI or equipment versus the developer?

A: The Selected Respondent may use the City Capital in building out the space themselves or the Selected Developer may use the City Capital in building out the space for the Selected Respondent, subject to future lease negotiations. A for-profit Selected Respondent may use City Capital for construction (but not equipment purchases). A not-for-profit Selected Respondent may use City Capital for either construction or equipment purchases. City Capital cannot be used to support operational costs associated with the space.

18. Q: Have any RFP's been released yet? Or are all RFP's forthcoming following the Anchor Tenant RFEI deadline?

A: The Developer RFP for the western portion of the campus is anticipated to be released in 2025. Previously, a design RFP was issued on 11/16/2023 in connection the demolition of the campus and the development of the eastern portion of the campus, and Ennead Architects was selected at an EDC Executive Committee meeting on 3/19/2024.

19. Q: Is EDC providing any credit or other support to backstop any other support to the winner to enter into a lease with the developer?

A: The only support EDC anticipates delivering at this time is the up to \$100 million in City Capital.

NYC Life Sciences Ecosystem Questions

20. Q: How do you envision this development aligning with other biotech spaces in NYC?

A: This campus would be a driver for life sciences innovation in NYC and EDC anticipates it to be purely additive to the surrounding Kips Bay Science District. NYCEDC anticipates that creating a center of gravity for life sciences in Kips Bay should bolster the surrounding ecosystem as evidenced by the success of the life sciences in other clusters such as in Kendall Square in Boston or in the 11.5M square feet of commercial space on just a 500-acre parcel of South San Francisco.

21. Q: Would SPARC Kips Bay be in direct competition with other local sites like Alexandria and CURE?

A: As demonstrated in other clustered locations, concentrating multiple life sciences infrastructure projects in the same neighborhood promotes collaboration, attracts top talent, and optimizes resource sharing, leading to accelerated innovation and economic growth. Clustering these projects creates a dynamic ecosystem that fosters synergies among

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industry players, enhances operational efficiency, and stimulates urban development, ultimately driving advancements for each local player.