



**Science Park & Research Campus (SPARC) Kips Bay
Life Sciences Center Anchor Tenant RFEI
Project #10760
Questions & Answers Round 2
June 17, 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 “RFEI”), the questions from potential Respondents and answers provided by NYCEDC are below.

Award Use Questions

- 1. Q: For responses seeking City Capital for equipment, would that include furnishings?**
A: The RFEI defines “Equipment Projects” as the purchase of moveable equipment or equipment systems or the initial outfitting of a newly acquired or newly constructed space. According to the City’s published guidelines for capital funding requests for not-for-profit organizations for Fiscal Year 2025, projects involving movable property could include “equipment or furniture that is not attached or is minimally attached to real property”. Such guidelines can be found at the following link:
<https://www.nyc.gov/site/capitalgrants/guidelines/guidelines.page>
- 2. Q: Are there any desired format, component, or length guidelines for a response? Should a Response include an executive summary?**
A: Details on response requirements can be found in section E of the RFEI. While not required, NYCEDC would welcome responses that include an executive summary.
- 3. Q: Will you be publishing contact information for all the people attending the information sessions?**
A: NYCEDC has posted 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: Does EDC encourage entities/individuals to collaborate on responses?**
A: NYCEDC invites, though does not require, Respondents to explore opportunities to partner with other Respondents to meet the objectives set forth in this RFEI. In addition to partnerships that may already be included in responses to this RFEI, Respondents should indicate in their Response (i) whether they are interested in partnering with other Respondents and (ii) whether they consent to NYCEDC’s provision, at NYCEDC’s election, of their name, contact person and contact information (if so, please provide such information), to other Respondents for purposes of allowing other Respondents to contact them in connection with potential partnering opportunities. Respondents that provide such consent shall be under no obligation to partner with other Respondents.
- 5. Q: When will the Developer RFP be issued??**
A: The public procurement of one or more private development partners through a Request for Proposals (“Developer RFP”) for the development of the western portion of the Site along



First Avenue and 25th Street (See Exhibit 3 on page 10 of the RFEI), including the construction of two new life sciences buildings, is expected to be released in 2025.

6. Q: Is there a timeline for review of responses to the RFEI at this stage?

A: A timeline for review of Responses has not yet been publicly communicated but NYCEDC anticipates evaluation to be completed, with any selected Respondent(s) notified, prior to the release of the Developer RFP in 2025.

7. Q: Will Selected Respondents be publicly announced prior to release of the Developer RFP?

A: The decision to publicly announce Selected Respondent(s) will be made at the discretion of NYCEDC and in partnership with any Selected Respondent(s) following closure of the RFEI on August 6th. The Selected Respondent(s) to this RFEI will negotiate a Letter of Intent with NYCEDC, outlining key program terms, which will be included in the future Developer RFP.

8. Q: Will Responses be reviewed on a rolling basis or after the August 6th submission deadline?

A: Responses will be reviewed after the August 6th deadline.

9. Q: Can you please point me in the right direction to this RFP?

A: You can find the RFEI, as well as other pertinent information, on the project website at the following link: <https://edc.nyc/science-park-research-campus-sparc-kips-bay-life-sciences-center-anchor-tenant-rfei>.

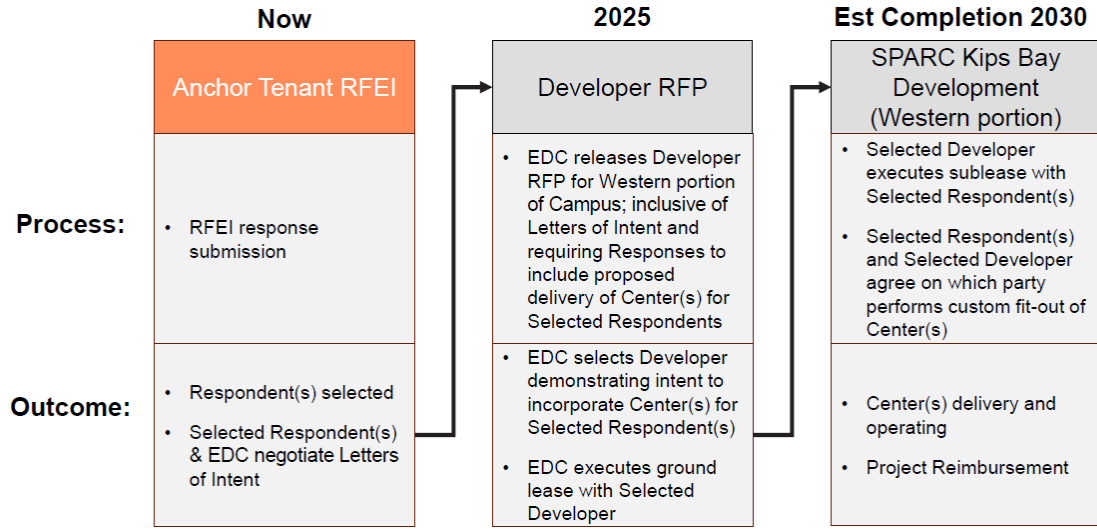
10. Q: Can you confirm how EDC expects the rest of the project to proceed following this RFEI??

A: For more information on the expected timeline, please see Appendix C of the RFEI, and slide 16 of the information sessions which is pasted at the end of this document for ease of review. Further information can also be found in questions 12-15 of the first Q&A document at the following link: <https://edc.nyc/sites/default/files/2024-05/20240506%20SPARC%20KB%20Anchor%20Tenant%20RFEI%201st%20Q%20and%200A.pdf>

11. Q: If a respondent chooses to respond to this RFEI, would it be useful/appropriate to team with a developer?

A: Respondents to this RFEI will be evaluated based on the RFEI goals and objectives and we are not able to select a developer for the SPARC Kips Bay site from this procurement. There will be a developer RFP in 2025.

Process to Site Delivery*



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