



**East New York Industrial Business Zone Sites RFP  
Project # 10281**

**Q&A #4**

Updated on April 11, 2025

**QUESTIONS AND ANSWERS<sup>1</sup>**

The following are responses containing the latest information available to NYCEDC to specific and general questions about the East New York Industrial Business Zone Sites RFP (the "RFP"). Please note that some questions have been edited and/or paraphrased for clarity and/or to anonymize them. As noted in the RFP, the Sites will be delivered in "as-is" condition, and Respondents are expected to conduct their own due diligence.

**General**

- 1. Q: We are a signage company looking to participate in this RFP. How can we connect with Respondents to offer our services?**

**A:** Those who are interested in connecting with other potential Respondents can visit [edc.nyc/east-new-york-ibz-partnership-sign-form](https://edc.nyc/east-new-york-ibz-partnership-sign-form). NYCEDC encourages interested Respondents to submit their information to NYCEDC's partnership webform. Every submission's contact information is publicly available, and interested Respondents can reach out separately. Additionally, the attendance lists for the site tours and information sessions are posted on the RFP website at [edc.nyc/east-new-york-industrial-business-zone-rfp](https://edc.nyc/east-new-york-industrial-business-zone-rfp).

- 2. Q: Can I bid on the EV charging stations part of this RFP from California?**

**A:** Yes, Respondents from across the U.S. can bid on this RFP; however, the use(s) of the projects on the RFP Sites is still undetermined, and the RFP describes a number of potential uses for the Sites. Responses are due May 16, 2025. If a Respondent believes that one of or both Sites could work for their type of development, NYCEDC encourages them to submit a response. All information can be found in the RFP which can be downloaded at <https://edc.nyc/east-new-york-industrial-business-zone-rfp>. Please refer to the "Respondent Qualifications and Experience" sections within the "Proposal Requirements" and "Selection Criteria" sections of the RFP.

- 3. Q: How much of a priority is equity in relation to the scope of work?**

**A:** NYCEDC is committed to a program of economic development that supports communities, helps create job opportunities, and strengthens employment opportunities for low-income persons and those residing in economically disadvantaged communities, enabling them to participate in New York City's economic growth. In furtherance of these goals, NYCEDC requires Respondents to submit a Proposal that contemplates compliance with and participation in the Minority and Women-Owned Business ("M/WBE") Enterprises Program Plan. NYCEDC will give preference to Proposals in which Respondents demonstrate commitment to such efforts.

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

**4. Q: Can you provide further clarification on the Community Hiring Law which is listed in the RFP?**

**A:** Please see the addendum to this RFP for further guidance on Community Hiring.

**5. Q: Is LEED a requirement?**

**A:** The Term Sheets included in Appendix E state that the project shall achieve LEED Silver or greater, or other equivalent standard. Please refer to the “Sustainable Development” section of Proposal Requirements for more information on the City’s agenda for environmentally sustainable and energy efficient development and building design.

**Proposal Requirements**

**6. Q: If a Proposal for the Site is not a building, but rather open space, would the same requirements around prevailing wage for building service employees still apply to employees?**

**A:** Per Appendix H – Living Wage and Prevailing Wage Requirements in the RFP, the Prevailing Wage Law applies to certain companies that receive at least \$1 million of “financial assistance” (as defined in the Prevailing Wage law) from the City or NYCEDC for projects that are expected to be larger than 100,000 square feet or to include more than 100 residential units, unless the company and/or project qualifies for an exemption under the Prevailing Wage law.

**Sackman Street Site**

**Existing Use**

**7. Q: What are the current uses on the Sackman Street Site?**

**A:** The Sackman Street Site (the “Site”) is currently being used for construction staging as needed for a New York City Department of Design and Construction (“DDC”) watermain project in the area, and there is currently a short-term license agreement by the City to the licensee for this purpose.

**8. Q: How long has the current licensee been using the Site?**

**A:** According to the Department of Citywide Administrative Services (“DCAS”), the current licensee has been using the Site since May of 2021.

**9. Q: Is there a list of prior uses known at the Site before its current use?**

**A:** According to a DCAS database, the Site was previously used for parking. Additionally, the Site was noted as vacant in the Environmental Site Assessment (“ESA”) included in the Site File at the time of the report. Please note that while the ESA includes mention of the Sackman Street Site, it primarily deals with the Brownsville Industrial Site 1, which is not included in this RFP. The Site File can be downloaded from the RFP website at [East New York Industrial Business Zone RFP | NYCEDC](#).

**10. Q: Where is the current licensee moving?**

**A:** NYCEDC is not aware of where the licensee will be moving upon termination of their license.

**11. Q: Does old steel come in here for scrap operation?**

**A:** No, the licensee is not a scrap operation.

### **Existing Conditions**

**12. Q: Are there flooding issues on the Site?**

**A:** DCAS is not aware of any flooding issues on the Site. Respondents are expected to conduct their own due diligence.

**13. Q: Will the shipping containers be removed from the Site upon closing?**

**A:** According to DCAS, all property of the licensee, including the shipping containers, is anticipated to be removed upon termination of the license.

**14. Q: Will the cinderblock bays and retaining walls be removed from the Site upon closing?**

**A:** NYCEDC cannot confirm at this time. Per question 7 above, if cinderblocks are property of licensee, they are anticipated to be removed from the Site. As per the RFP, the Site will be delivered to the Developer in "as-is" condition.

**15. Q: Will the City lay pipes under the ground at this Site?**

**A:** DCAS is not aware of any plans to lay underground pipes at the Site. Respondents are expected to do their own due diligence.

**16. Q: Is the Site paved?**

**A:** NYCEDC's understanding is that the Site is paved.

**17. Q: Is the Site on the grid?**

**A:** DCAS and NYCEDC are not aware of any electrical hookups to the Site. For more information, Respondents can contact ConEdison.

**18. Q: Would NYCEDC pay for any ConEdison related costs?**

**A:** The Sites will be delivered in "as-is" condition. Proposals must include a financial model that includes all necessary capital improvements to facilitate the proposed Project over time and a 10-year proforma cash flow for the proposed Project. City Capital funding may be available in the form of a grant(s) towards the successful development and/or activation of the Sites for eligible uses, subject to NYCEDC's discretion. To the extent a Proposal may require City Capital funds, Respondents must include a specific request for such funds in their Proposal and a description of why the funding is required and how it would be used. Please see the "City Capital" section of Funding and Financing in the RFP for more information.

**19. Q: Has the Site been tested for contamination? Are there any known environmental considerations (soil contamination etc.)?**

**A:** NYCEDC has not completed any environmental testing of the Site. Respondents are expected to conduct their own due diligence. The Site will be delivered to the Developer in "as-is" condition.

### **Williams Avenue Site**

**20. Q: Is it possible to only submit a Proposal for a portion of the Williams Avenue Street Site (For example a portion of the parking lots, a floor of the building, or the roof)?**

**A:** Respondents may submit Proposals for all or a portion of either Site, however, as per the RFP, a competitive response to the RFP must describe a plan to accomplish the Project Goals (See the "Project Goals" section of the RFP).

**21. Q: Is the sculpture garden seasonal? Can we help?**

**A:** TLC Sculpture Park Garden is a community garden under the jurisdiction of NYC Parks and managed by the GreenThumb program. The community garden is open to the public for a minimum of 20 hours per week (at least 5 hours each weekend) during the official garden season from April 1 through October 31. This publicly accessible open space is stewarded collectively by a group of volunteers. Anyone from the public must be able to join the gardens as a member. For more information about GreenThumb, please visit [GreenThumb Main Page : NYC Parks](#).

**22. Q: What are operating expenses for the Williams Avenue Site's building?**

**A:** According to Department of Homeless Services ("DHS") staff, the annual maintenance and utilities budget for the building and its systems as its current use as a DHS HELP Women's Shelter is approximately \$273,000, broken down into the following components:

1. Approximately \$184,000 – Annual cost for facilities:
  - a. Repair
  - b. Maintenance
  - c. Waste Removal
2. Approximately \$80,000 – Annual budget for maintenance expenses
  - a. HVAC/Boiler
  - b. Fire Alarm (monthly maintenance)
  - c. Fire Alarm Central Station Monitoring
  - d. Emergency Generator
3. Approximately \$9,000 – Annual budget for utilities\*
  - a. Phone

\*Water and electricity are not included as this is a publicly-owned property.

Please note, the above costs do not include salaries for staff that maintain the building on a daily basis.

The maintenance and utilities expenses of a project are dependent on the proposed uses and Respondents should complete their own due diligence and should not rely on the above to support their Proposals.