

Parsons Garage RFP

FAQ

1) **Can you share the revenue from the current parking garage?**

See revenue link on website.

2) **Do we need to maintain the tenants currently occupying the Jamaica Market?**

It is not a requirement to maintain the current tenants. However, respondents should be open to exploring ways to include community-based vendors in their plans for the market

3) **Can you share the rental rates for the Jamaica Market Tenants?**

See rental rate on website.

4) **Lot Area: The RFP notes the total lot area as 108,625sq.ft. which appears to be based on the areas noted from the NYC Digital Tax Map. However, based on property line dimensions from the NYC Digital Tax Map, the lot area seems to be approximately 86,800 sq.ft. Please confirm that respondents should be using the actual lot area based on the Digital Tax Map.**

While the tax map indicated a larger size for lot 18, the measured square footage is around 86,800 sqft.

5) **Parking: Under Section B of the RFP- Type of Development notes upwards of 300 parking spaces should be included in the new development. However, section E.4. Parking - notes preference will be given to proposals that provide at least 406 parking spaces will be given preference.**

At minimum, the number of parking spots should meet the zoning requirements of the new development. Additional parking spaces should be considered to meet the demand of commuters and retail customers; however, proposals should avoid any actions that trigger ULURP or other approvals.

6) **Please confirm that the 406+ parking spaces notes are intended to encompass parking for all uses (residential, community facility, commercial).**

At minimum, the number of parking spots should meet the zoning requirements of the new development. Additional parking spaces should be considered to meet the demand

of commuters and retail customers; however, proposals should avoid any actions that trigger ULURP or other approvals.

- 7) **The Special Downtown Jamaica District zoning guidelines note that parking garages of 300 spaces are as-of-right, but this may go up to 450 spaces with special Commissioner of Buildings Approval. Since the RFP notes proposals should be as-of-right, please confirm if the RFP's intent is to pursue this Commissioner of Buildings approval.**

At minimum, the number of parking spots should meet the zoning requirements of the new development. Additional parking spaces should be considered to meet the demand of commuters and retail customers; however, proposals should avoid any actions that trigger ULURP or other approvals.

- 8) **Proposal Requirements: Is there a maximum number of pages that the submission is allowed to be?**

There is no limit for pages in a proposal.

- 9) **Home Ownership: Under Section B of the RFP- Type of Development notes 25% of total proposed units should be set aside for Home Ownership units. However, Section E.1 notes 20% set aside for home ownership units. Which home ownership amount is correct?**

25% of the units should be set aside for homeownership.

- 10) **GJDC Office: RFP requests to have 6,000 – 7,500 sq.ft for GJDC office in Community section, but also notes the office as part of the Commercial/Retail section. Please confirm if the GJDC offices will be occupied by 50 office workers or less. (If 50 or less then the office can be a community facility use type, if more than 50 it will need to be a Commercial office use type).**

The office will be less than 50 people.

- 11) **Community – Jamaica Market & Harvest Room: Is it the intent to re-locate all existing community facilities on to Lot 40 or only the Harvest Room?**

The Harvest Room is to remain on Lot 40. The uses for Lot 40 must comply with Article 23 of the EDC lease. Once GJDC chooses a developer, that developer will be involved in meetings with EDC regarding lot 40.

12) Artist multi-purpose space- The Financial Information section references an “Artist Multi- Purpose Space” that is not referenced elsewhere in the RFP. Can you provide more information about the requirements for this space?

Please disregard mentions of the artist space.

13) Commercial – Are the existing commercial tenants expected to be incorporated into the plan?

It is not a requirement to maintain the current commercial tenants. However, respondents should be open to exploring ways to include community-based vendors in their plans for the market.

14) Income and Expense- Can GJDC provide current income and expenses for the facilities they operate? (Parking Garage, Jamaica Market, Harvest Room, other)

Please contact us directly for this information.

15) Lot 40/54 Use- The Jamaica Market space appears to overlap between Lot 40 and onto Lot 54 which is owned by GJDC.

The Harvest room should be redeveloped on the boundaries of Lot 40.

16) Does the market use need to be maintained on both Lot 40 and Lot 54? Or just lot 40?

The Harvest room should be redeveloped on the boundaries of Lot 40.

17) Is there any issue as far as EDC is concerned with merging Lot 40 with Lot 54 (and/or merging with Lot 18)?

Proposals will be reviewed by EDC and all plans/designs for Lot 40 are subject to EDC Approval.

18) Market Stalls- Please confirm the number of stalls required in the market

Currently, the EDC lease states that 14 vendors stalls are required.

19) Communal Kitchen- Please confirm that the “5,000 square foot multipurpose space that is built out to support a communal kitchen” referenced in Section 2 is a reference to the market and not an additional kitchen space

The market and communal kitchen are one space.

20) Due Date: What time on 3/31 is the proposal due by?

Please have the submission ready by close of business, 5pm 3/31.

21) How is Lot 40 being conveyed? (a. Does GJDC have an understanding with EDC / at what cost (if any). (b. What discussions have been with EDC and can the lot be conveyed to the JV as a fee simple or what terms, if a leasehold?)

Discussions with EDC are ongoing. The selected developer will be involved in these discussions once selected.

22) Is only the ground floor on Lot 40 limited as to use (i.e., can residential be built above?)

We are currently working with EDC to determine ultimate use on Lot 40. Discussions with EDC are ongoing. The selected developer will be involved in these discussions once selected.

23) Further regarding program, is there flexibility on the parking requirement? We have researched what zoning will permit, and per Appendix A Index of Uses, public parking garages of any size are only allowed by Special Permit in C4 and C6 districts; however, the Special Downtown Jamaica District allows public parking garages up to 150 spaces as-of-right. They must also comply with 36-53, 36-55, and 36-56. (36-53 restricts curb cuts on wide streets when narrow street frontage exists.)

At minimum, the number of parking spots should meet the zoning requirements of the new development. Additional parking spaces should be considered to meet the demand of commuters and retail customers; however, proposals should avoid any actions that trigger ULURP or other approvals.

24) Is there flexibility on the requirement for 2 levels of retail?

Yes.

25) Can you confirm that sale of the sites means a sale of the sites to a JV entity with GJDC included?

The Joint Venture that will be involved on the site will include GJDC. The exact details will be looked at in a proposal. The selected developer and GJDC will discuss this further in the future.

26) Please confirm phasing is not required and that all parcels will be delivered vacant at closing.

Lots will be vacated for closing.

27) Is a tax lot merger to combine all of the tax lots being contemplated?

A tax lot merger is currently not underway. If a merger is included in a proposal, it will be considered.

28) The RFP states that the sites are in an MIH area, but they are actually only in an IH designated area. Can you explain where the discrepancy is coming from?

The site is located in an Inclusionary Housing location, as mentioned in the article. This allows for special zoning at the site, which the RFP details. The Mandatory Inclusionary Housing Program is not in Jamaica.

29) Can the Market be considered at other locations that are potentially on wider streets (e.g. Parsons Blvd)?

No, the market must remain on the EDC, Lot 40 (unless EDC allows otherwise)

30) Are there any surveys or environmental reports for the lots that can be shared?

Yes, they are currently on the website under the Site Information documents.

31) Has GJDC already had conversations with City agencies regarding subsidy for the site?

Conversations regarding the project with city agencies were held. Developers are responsible for obtaining all state/local subsidies for the site.

32) What are the terms of the existing GJDC tenant and EDC leases?

The existing market tenants have month to month leases with GJDC. GJDC holds a lease with EDC, details on this lease have been posted as a site file document as Article 23. The EDC lease expires in 2039.

33) Can alternative uses on the ground floor of Lot 40 be pursued with EDC, if the CF is redistributed to other lots on the development site?

Currently, only the uses listed in Article 23 of the EDC/GJDC lease are allowed on Lot 40.

34) A 21,798-sf lot size discrepancy was calculated on Lot 18 (less than what is listed in the RFP). Can you please confirm the correct SF?

While the tax map indicated a larger size for lot 18, the measured square footage is around 86,800 sqft.

35) Can you please clarify whether the RFP request 10.g. for project capacity and timeline over five years refers to the primary respondent (developer or JV) or its entire team of subconsultants (architect/engineer, GC, and any other sub consultants)?

This timeline is intended for the primary responders

36) In Section F. Financing on pg 18 of the RFP you state that“ Proposals must comply with all terms of any subsidy program(s) utilized. Proposals that include subsidy in excess of program guidelines for assumed financing sources will not be considered.” I want to point your attention to the fact that both the HPD and HDC Mix and Match Term sheet are from 2020 and 2018 respectively. As we work through the financial model for this very complicated proposal we may not be able to color within the lines on subsidy ask. Costs have escalated significantly for both construction and financing today. Are you willing to be flexible on your review of proposals in light of my point above?

Flexibility is available on this.

37) The RFP refers to a 2014 5-year plan for Jamaica redevelopment. It is now 2023, that plan would have expired 4 years ago. What is current?

This information about the Jamaica Redevelopment plan is incorrect please see the website [here](#) to accurately understand the program.

38) Who will ultimately operate & manage the complex? Will GJDC do it or hire a Facility Mgr to do it or is there some expectation that the development company will arrange for that? How will turnover from the developed be handled?

This is part of the Joint Venture Structure. A proposal can put forward an idea for management of the development that can be finalized once a proposal is accepted.

39) Toward that end, Appendix 8, (A) refers to conveyance of title. This would be from the JV formed between GJDC and the development team back to GJDC? Or?? May need clarity.

Appendix 8, Section A, is to let the developer know that the site is to be negotiated as it currently is, the Joint venture is final. There is no plan to “buy back” or sell to one party.

40) Are Retail & commercial spaces to be built out for tenants selected under separate RFP by GJDC or turned over as “white box” for GJDC separately-contracted developers for the various spaces?

Space for retail are free to business who would like to move in. As long as the EDC terms are followed (Harvest Room and Market), any retailer can be chosen.

41) What is the Rental Pro Forma for if this RFP is just for design & construction site development services?

The rental proforma on Appendix 6 is so that developers can see and better predict future costs once facility is up and running.

42) Soft Costs section of pricing sheets has lines for “Other” but GJDC may want to have the proposers specify Staffing Costs for design, construction, & support staffs, anticipated Office & Site Utilities, costs, and travel and staff housing costs.

The reason Other is there so that developers may put what very they feel is missing there, if you feel the above is missing you may add that, it is up to your preference.