



Brooklyn Navy Yard
Development Corporation
BrooklynNavyYard.org

Building 77
141 Flushing Avenue, Suite 801
Brooklyn, NY 11205

Addendum #1

Requests For Expressions of Interest Climate Solutions & Infrastructure at Scale

This Addendum forms a part of the contract documents and modifies the original RFEI document. This Addendum consists of responses to questions received as of May 22, 2024.

RESPONSES TO QUESTIONS

1. Do you have an idea when a contingent award will be made?

BNYDC anticipates that an award will be made after receiving proposals to the subsequent Stage II- RFP as indicated in the RFEI. We anticipate the earliest an award will be made is early 2025. Respondents should indicate any relevant timeframes and deadlines for their proposed project that BNYDC should consider.

2. Can we submit a project that generates and transmits energy to or from the future Con Ed Brooklyn Clean Energy Hub or the Farragut Substation?

Yes.

3. Why is interconnection to Hudson Ave Substation prohibited?

Another BNYDC tenant has exclusive rights for the generation and/or transmission of energy to and from the Con Edison Hudson Avenue Substation.

4. Please confirm that it is not possible to store or generate electricity at the site for distribution back to the grid (for example, in a large battery storage program).

BNYDC is not aware of any prohibitions on the storage or generation of electricity at the site for distribution back to the grid, aside from an exclusive relationship BNYDC has with another tenant related to the Hudson Avenue Con Edison Substation. Respondents should do their own due diligence on the feasibility of their proposed use.

5. Is there any known environmental contamination on the site? If so, please share details.

Portions of the Brooklyn Navy Yard, including this Site, are subject to an Environmental Easement (“EE”) in favor of the State of New York and a Site Management Plan (“SMP”) with the New York State Department of Environmental Conservation. All work done at the Site must be in accordance with the EE and SMP.



Brooklyn Navy Yard
Development Corporation
BrooklynNavyYard.org

Building 77
141 Flushing Avenue, Suite 801
Brooklyn, NY 11205

6. Please provide any existing site management plan and other documentation regarding site history/requirements with respect to environmental regulation & compliance.

Please use the following links to access the [Environmental Easement](#) and the [Site Management Plan](#).

7. Please advise if the general use restrictions of the Special Brooklyn Navy Yard District are broadly applicable to this site, or if there is a more narrowly defined use restriction within the M3-1 zone.

Please reference Section 144-11 of the Special Brooklyn Navy Yard zoning text.

8. Please confirm that the entire building/lot sits within the M3-1 zone. In NYC ZOLA it appears a portion of the building spans M3-1 and M2-1 boundary. If spanning boundary, can we assume that zoning compliance will be based on M3-1?

Please assume zoning compliance based on M3-1.

9. Please confirm 2.0 FAR allowed and advise of any height or other massing restrictions.

The Site has available FAR of 2.0. However, the Site also has significant additional zoning floor area available. Therefore, a proposal for new development on the Site at a FAR greater than 2.0 is possible. In addition, BNYDC would entertain a proposal for a development with a FAR greater than 2.0.

10. Is there a bulkhead/pierhead line within the lot that would reduce the amount of FAR available?

No.

11. Are there any hours of access or vehicle type access restrictions within the BNY Campus?

There are no restrictions for hours of access or vehicle types within the Yard, aside from those contained in NYC regulations.

12. Will the site have any special requirements or consideration as it is immediately adjacent to Barge Basin West Subarea intended for pedestrian waterfront access?

No.



Brooklyn Navy Yard
Development Corporation
BrooklynNavyYard.org

Building 77
141 Flushing Avenue, Suite 801
Brooklyn, NY 11205

13. Considering the Special Brooklyn Navy Yard District and adjacency to the Barge Basin West Subarea, does BNYDC's have any specific vision for the interaction/integration of the lot?

Not currently.

14. Please confirm if any waterfront area or rights of access to waterfront is included in the lot.

The lot does not currently include waterfront area or rights of access to waterfront. However, BNYDC is open to proposals that require waterfront area or rights of access to waterfront. Respondents should include any such requirements in their responses to the RFEI.

15. It was mentioned on the site tour that a substation would be built adjacent to Building 293, can you provide technical details on the substation. Is it a generation, distribution or transmission substation? Where are the feeders being routed?

There is a FEMA-funded project to elevate the building's existing 1200-amp distribution substation as a flood resiliency measure. The substation is located on the south side of the building, and its feeders are currently routed under the building to a manhole on Gee Avenue.

16. Please provide any survey or existing architectural plans.

[Please use this link for access to plans, studies, and surveys for the Site.](#) The information being shared via link are for informational purposes only, and Respondents should not rely on the accuracy of these documents.

17. Can you share any geotech studies performed on the site?

Please reference the link included in the response to question 16.

18. Please provide any available site plans above-grade and below-grade infrastructure (electrical, civil, other utilities, etc.)

Please reference the link included in the response to question 16.

19. Can you share underground infrastructure surveys?

Please reference the link included in the response to question 16.

20. What utilities exist at the building site?



Brooklyn Navy Yard
Development Corporation
BrooklynNavyYard.org

Building 77
141 Flushing Avenue, Suite 801
Brooklyn, NY 11205

Water, sewage, gas, telecommunications, and electricity.

21. Are there any future infrastructure upgrades at the Yard that we should be aware of?

Not currently.

22. Please detail the ability to draw supplemental power to the site for use in climate impact activities, such as electric vehicle charging.

Respondents can assume the ability to draw supplemental power to the Site, however, the selected Respondent will be responsible for all cost and work related to drawing such supplemental power. Respondents should indicate in their responses to the RFEI the amount of supplemental power required.

23. Please confirm the ability to utilize climate sensitive technologies for onsite power consumption, such as battery storage that may be charged during non-peak load hours or via the rooftop solar.

BNYDC is open to these types of uses subject to additional information on the design and use. BNYDC will also need to consider the use in relation to the SPPA and agreements with its existing electricity providers.

24. Can you provide a building layout to illustrate the office area from the hanger area?

Please reference the attached Exhibit A.

25. Can you share details on the existing foundation of Building 293? Thickness of the slab or other strength characteristics?

BNYDC is uncertain about the details of the existing foundation. It's believed that the foundation is supported by piles with slab on grade.

26. Can BNYDC provide a map identifying other potential areas that could be utilized for staging/construction laydown?

BNYDC cannot commit to providing any area for staging/construction laydown outside of the Site. Respondents should indicate in their proposals their general requirements for a staging area, if needed. BNYDC will look to work with the selected Respondent to help facilitate their work to the extent possible.

27. Has BNY obtained estimates on the cost to demolish the building?

No.



Brooklyn Navy Yard
Development Corporation
BrooklynNavyYard.org

Building 77
141 Flushing Avenue, Suite 801
Brooklyn, NY 11205

28. Are there any known easements to benefit the city or other parties within the building/lot that we should be aware of?

No.

29. Information on any existing easement rights that BNYDC has that could be utilized for an interconnection feeder route.

BNYDC does not have any existing easements outside of the Yard that could be utilized for an interconnection feeder route.

30. Please confirm decommissioning requirements for rooftop solar array & any known initial PPA termination costs.

Any decommissioning of the rooftop solar array will require BNYDC's approval and compliance with applicable code and law. Additionally, Respondents will need to meet all BNYDC's requirements for insurance. The estimated cost for termination of the SPPA is approximately \$700,000, which will be the responsibility of the selected Respondent if termination is necessary.

31. Can BNY provide details on how the SPPA cancelation costs change over time? What year is the \$700k cancelation cost based on?

The cost of termination is outlined in a schedule included in the SPPA with the cost of termination decreasing year-over-year. Respondents should assume the cost of termination is \$700k, but it may be less depending on the date that the SPPA is terminated.

32. Please confirm if the rooftop solar may be included in the property's power management plan, or if that power is routed elsewhere and should just be viewed as a rooftop lease.

The power generated from the rooftop solar is routed elsewhere, however, if the SPPA is terminated, ownership of the rooftop solar array transfers to BNYDC and could be utilized as part of the redevelopment of the site if desired.

33. Is there a preferred lease term?

No.

34. Would BNYDC consider entering into an LOI/MOU/preliminary agreement to evidence site control for New York ISO interconnection transition cluster study purposes?



Brooklyn Navy Yard
Development Corporation
BrooklynNavyYard.org

Building 77
141 Flushing Avenue, Suite 801
Brooklyn, NY 11205

BNYDC would consider entering an LOI/MOU/preliminary agreement to evidence site control after selecting a respondent through the Stage II- RFP process.

35. Does BNYDC intend to notify potential respondents of interest prior to August 1, 2024, the start date of the NYISO Transition Cluster Study application window?

BNYDC will not be deciding on the selected Respondent by August 1, 2024.

36. Would BNY be open to providing a conditional Letter of Intent for site control so a generation developer may enter the NYSIO interconnection queue by Aug 1?

BNYDC will not be able to meet this deadline.

37. Is RFEI intended to create a short list of respondents that will then bid into a follow-on RFP?

The RFEI is not intended to create a short list for the RFP. The RFP will be open to all and will not be limited to Respondents to this RFEI. However, BNYDC strongly encourages entities interested in leasing the Site to respond to this RFEI. By responding to the RFEI, Respondents will provide BNYDC with information and ideas that may help inform the drafting of the subsequent RFP and create awareness about impactful uses for the Site.

38. Will parties still be notified if they are not selected as an interested party for Stage 2 or next round of inquiry?

The RFEI is not intended to limit who can respond to the Stage 2- RFP.

39. How does BNYDC plan to consider current NYISO transition cluster studies and limited interconnection options available relative to timelines of contracting & responses? For example, should the intended developer miss the window of opportunity for the 2024 transition cluster study, the next cluster study begins in 2026 and may result in no available interconnection opportunities. Therefore, would BNYDC consider a termination right for the developer based on interconnection infeasibility?

The RFEI is an opportunity for Respondents to help inform BNYDC of their potential projects, feasibility, and material considerations. Respondents should indicate all significant factors affecting their project for BNYDC's understanding and deliberation.

40. Please confirm that the property is not subject to property tax or a PILOT agreement.

The property is not subject to a PILOT agreement or currently subject to property taxes.



Brooklyn Navy Yard
Development Corporation
BrooklynNavyYard.org

Building 77
141 Flushing Avenue, Suite 801
Brooklyn, NY 11205

41. Please confirm that tenants at the property can benefit from prevailing tax incentives, such as REAP benefits but excluding tax abatements such as ICAP.

Respondents will need to do their own due diligence regarding eligible tax incentives for their proposed project.

42. Please advise if there is an existing ground lease structure that is working well within the Brooklyn Navy Yard that is available for review.

No. Respondents should propose a structure they believe is feasible and would provide competitive economics for BNYDC.

43. Is the plan for the building to be torn down? If so, what type of structure is best suited for this site?

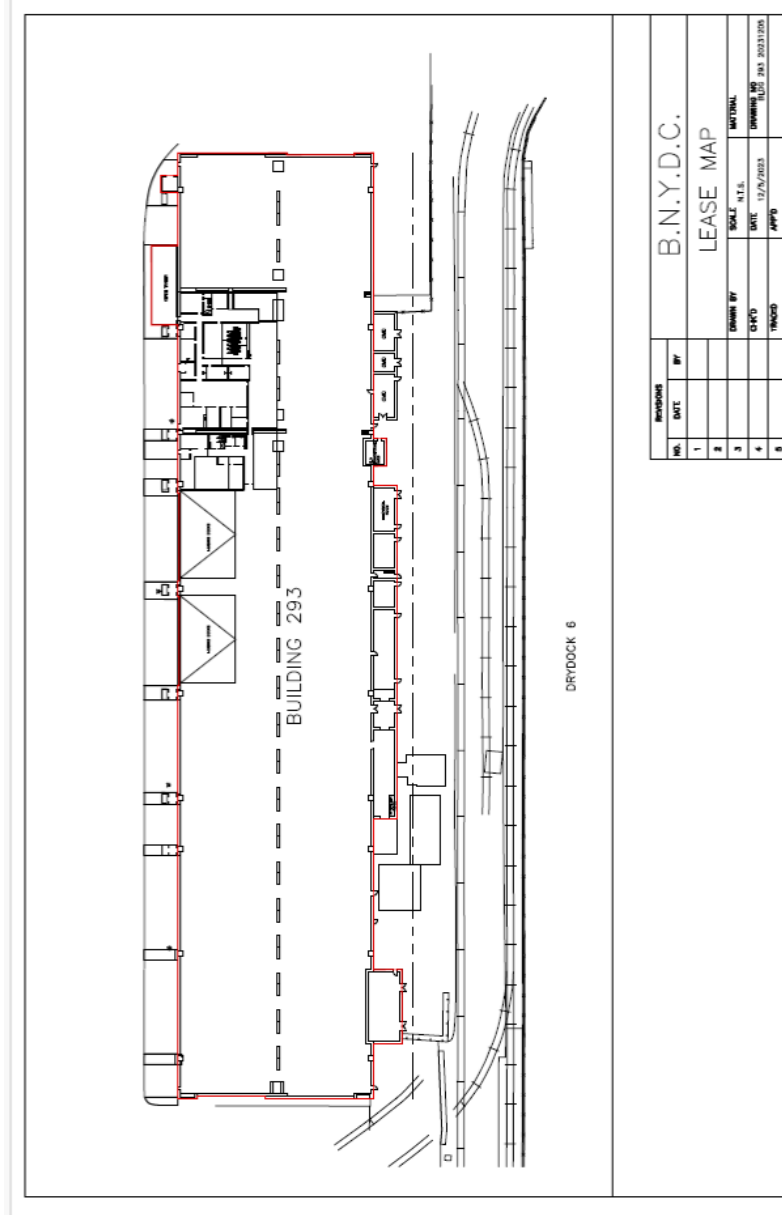
Respondents may propose to keep the existing structure or a complete or partial demolition of the structure. All costs of demolition and re-development will be the responsibility of the selected Respondent. BNYDC anticipates that responses to this RFEI will help determine the best use(s) for the Site.



Brooklyn Navy Yard
Development Corporation
BrooklynNavyYard.org

Building 77
141 Flushing Avenue, Suite 801
Brooklyn, NY 11205

Exhibit A Layout with Offices



REVISIONS		BY	
NO.	DATE		
1			
2			
3			
4			
5			

B.N.Y.D.C.
LEASE MAP

SCALE	DATE	DATE	DATE
AS SHOWN	12/15/2013	12/15/2013	12/15/2013

OWNER BY
DATE
DATE
DATE