



Request for Proposals for Site 5 World Trade Center (“RFP”)

Addendum #4

Release Date: August 26, 2019

The following is are responses to questions submitted to LMDC and PANYNJ for the Site 5 World Trade Center RFP. The below responses are responses to questions not included in Appendix #3 posted on August 16, 2019.

Please note that some questions have been paraphrased or combined with other similar questions. In addition, all capitalized terms used below and not otherwise defined in this addendum will have the meanings set forth in the RFP.

Site 5 RFP Responses to Questions

No.	Question	Response
76)	<p>What is the timeline for the GPP modification process?</p> <p>At what point is the public notice shared and what is the timeframe for consideration and response to public comments?</p>	<p>The timeline to modify the GPP will vary depending on the selected Proposal's development program and proposed uses, and whether a Supplemental Environmental Impact Statement will be necessary. Respondents can assume between 9 and 18 months.</p> <p>The public notice is shared after the LMDC and PANYNJ Board approves the draft GPP modifications and draft environmental review. The timeframe for consideration and response to public comment varies from 10 – 30 days and will be set at an appropriate duration based on the selected Project.</p>
77)	<p>Is prevailing wage required?</p>	<p>Yes, prevailing wage will be required for construction.</p>



No.	Question	Response
78)	Are there any limitations to the job being bid and bought on an open shop basis?	A decision will be made later in the process about the job being bid and bought on an open shop basis.
79)	If any municipal incentives (e.g. Sales Tax Exemption, Commercial Rent Tax Abatement, NYPA Power) are available for Site 5, are these incentives available in both a ground lease and a fee simple structure?	Under a ground lease for commercial development, it is anticipated that the New York Power Authority (NYPA) can serve Site 5. NYPA power will not be made available to a residential project. With respect to other municipal incentives, Respondents should seek clarification regarding eligibility from the agencies that implement such incentives. As per page 16 of the RFP, Respondents who expect to receive any incentives, including NYPA power, as part of their financing should estimate and specify the value(s) of such incentives as part of their Proposals.
80)	Can a partner be brought into the deal by the Designated Developer after the submission or award of the RFP? If so, what are the approval requirements?	New equity partners may invest in the project after closing, but such new partners must meet the standards described in the RFP and final documentation, as well as be subject to Port Authority or LMDC consent. Proposals should not be contingent upon securing equity partners.

The foregoing is added to and made part of the RFP. Any questions regarding this addendum may be submitted to the designated contact account for this solicitation at Site5RFP@esd.ny.gov. In order to receive an update when a new addendum is posted to the ESD website, please email Site5RFP@esd.ny.gov. If you have already emailed this account, you are already subscribed to receive future RFP updates.