



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

**Addendum #2**

Release Date: August 16, 2019

- 1) The presentation shown at the Site 5 World Trade Center Information on Monday, July 22, 2019 is attached to this addendum.
- 2) The attendance list for the Site 5 World Trade Center Site Visit held on Monday, July 22, 2019 is now available. Please note that some attendees may not have signed in for the visit and may not be listed below. The below list has been revised as of August 16, 2019

**Site 5 World Trade Center RFP Site Visit Attendance List – July 22, 2019**

#	Last Name	First Name	Firm/Company/Organization
1)	Adessa	Jerry	Normandy Real Estate Partners
2)	Amicucci	Lauren	BRP Companies
3)	Bosso	Michael	Brookfield Properties
4)	Brian	Matthew	Omni New York LLC
5)	Brown	Ben	Brookfield Properties
6)	Byrne	Thomas	Thornton Tomasetti
7)	Cadigan	Richard	Merrick Capital Management, LLC
8)	Chun	Alan	Brookfield Properties
9)	Cocco	Meredith	CetraRuddy Architecture
10)	Cohen	Andrew	BRP Companies
11)	Collins	Brian	Silverstein Properties
12)	Cooper	Chris	Skidmore, Owings & Merrill LLP
13)	Cotton	Ashley	L&L MAG
14)	Covington	Lera	Lendlease
15)	Delutis	John	Unibail-Rodamco-Westfield
16)	Demerjian	Serge	Silverstein Properties



#	Last Name	First Name	Firm/Company/Organization
17)	Doane	Jordan	Bjarke Ingels Group
18)	Durschinger	John	Brookfield Properties
19)	Engelhardt	Eric	The Durst Organization
20)	Ertoptamiş	Özge	EAA-Emre Arolat Architecture
21)	Estupinan	Gilberto	SIMCO Engineering
22)	Evans	Gavin	Normandy Real Estate Partners
23)	Fantaye	Sitotaw	Mueser Rutledge Consulting Engineers
24)	Faschan	William	LERA Consulting Structural Engineers
25)	Feehan	Travis	Normandy Real Estate Partners
26)	Fine	Todd	Washington Street Advocacy Group
27)	Fournier-Ferra	Jaime	CSA Group
28)	Gallagher	Marc	Langan
29)	Gaudetter	Mark	Brookfield Properties
30)	Gonzales-Dahl	Amalia	Henning Larsen Design, Inc.
31)	Haakenson	David	AECOM
32)	Hale	Bryan	Arquitectonica
33)	Hannan	Max	Extell Development
34)	Hayda	Borys	DeSimone Consulting Engineers
35)	Heimple	Christian	Brookfield Properties
36)	Hinsey	Norman	CSA Group
37)	Hogan	Reilly	Kohn Pedersen Fox Associates PC
38)	Holmes	Ian	Lendlease
39)	Howe	Charles	Brookfield Properties
40)	Hsu	Joseph	Brookfield Properties
41)	Huston	Chris	Tishman Speyer
42)	Iwachiw	Walter	World Network International Services Inc.



#	Last Name	First Name	Firm/Company/Organization
43)	Junkin	Chris	Rogers Partners
44)	Kanter	Adrienne	Stokes Creative Group, INC.
45)	Keller	David	Tishman Speyer
46)	Kindbergh	Daniel	Brookfield Properties
47)	Kremmidas	Spiro	KPFF Consulting Engineers
48)	Kuhl	Alex	Intercontinental Hotels Group
49)	Kupperman	Mickey	Silverstein Properties
50)	Lamberti	Andrea	Normandy Real Estate Partners
51)	Larkin	Jeremiah	Brookfield Properties
52)	Leighton	Maxinne	Jaros, Baum & Bolles
53)	Levine	Spencer	RAL Companies & Affiliates LLC
54)	Lewis	Kenneth	Skidmore, Owings & Merrill LLP
55)	Lucid	Tom	Silverstein Properties
56)	Manderbach	Ryan	Langan
57)	Mannarino	Tony	Extell Development
58)	Marshall	Meredith	BRP Companies
59)	Masi	Maria	Brookfield Properties
60)	Mason	Eric	Tishman Speyer
61)	McBride	David	Brookfield Properties
62)	McDaniel	Brien	Marvel Architects
63)	Melamed	Tatiana	Vornado Realty Trust
64)	Michelsen	Warren	SIMCO Engineering
65)	Mruk	Frank	EAA-Emre Arolat Architecture
66)	Naamani	Wael	Brookfield Properties
67)	Nahmias	Mikael	Brookfield Properties
68)	Nucci	Blake	Tishman Speyer



#	Last Name	First Name	Firm/Company/Organization
69)	Odjidja	Albert	McKissack
70)	O'Neill	Maggie-Leigh	Crown Architecture
71)	Park	Taek	Brookfield Properties
72)	Parque	Jinsun	DeSimone Consulting Engineers
73)	Piechota	David	Velez Organization
74)	Powers	Christopher	Laguarda.Low Architects LLC
75)	Prinsloo	Franz	Kohn Pedersen Fox Associates PC
76)	Risorto	Jason	The Durst Organization
77)	Rodriguez	Gustavo	FX Collaborative Architects
78)	Romano	William	The Dermont Company L.P.
79)	Santiago	Pablo	Ismael Leyva Architects
80)	Santos-Martin	Arturo	McKissack
81)	Sellinger	Tiffany	Skidmore, Owings & Merrill LLP
82)	Shehadeh	Chris	Tishman Speyer
83)	Shi	David	Silverstein Properties
84)	Shigematsu	Ken	Laguarda.Low Architects LLC
85)	Shoyombo	Kunle	Merrick Capital Management, LLC
86)	Sibilia	Kirsten	Dattner Architects
87)	Simonelli	Debra	CSA Group
88)	Slossberg	Emmanuelle	CetraRuddy Architecture
89)	So	Lissa	Marvel Architects
90)	Spector	Marc	Spector Group
91)	Stevick	Michael	Hill West Architects
92)	Strehle	Carrie	Promatech Inc.
93)	Switaj	Diana	Manhattan Community Board 1
94)	Trapp	Stephen	Normandy Real Estate Partners



#	Last Name	First Name	Firm/Company/Organization
95)	Trivedi	Nayan	LERA Consulting Structural Engineers
96)	Tumeniuk	Alex	Velez Organization
97)	Velez	Elizabeth	Velez Organization
98)	Vesuvio	Jason	Pavarini McGovern
99)	Villani	Carrie	LERA Consulting Structural Engineers
100)	Volpe	Leah	RAL Companies & Affiliates LLC
101)	Weaver	Daniel	Kohn Pedersen Fox Associates PC
102)	Weiden	Brendan	Jaros, Baum & Bolles
103)	Wein	Joshua	RAL Companies & Affiliates LLC
104)	Wilde	Diane	Shenoy Engineering, PC
105)	Wong	Midori	Lendlease
106)	Yu	Susi	L&L MAG
107)	Zawatson	Cady	Arquitectonica
108)	Zegeer	Brian	Washington Street Advocacy Group
109)	Zweback	Josh	Cosentini Associates

*The foregoing and attached 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](mailto: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](mailto:Site5RFP@esd.ny.gov). If you have already emailed this account, you are already subscribed to receive future RFP updates.*



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**THE PORT AUTHORITY** OF NY & NJ

# World Trade Center Site 5 Information Session and Site Tour

**Monday, July 22, 2019**

# Today's Schedule

- Information Session and Q&A  
10:00 AM – 11:00 AM
- Site Tour  
11:00 AM – 12:00 PM



# Site Location



## Site

- Manhattan Block 54, Lot 1
- ~33,000 square feet

## Current Users

- Port Authority Police Department and the Downtown Alliance
- Uses will be discontinued by closing

# Site Background/History

- Former Deutsche Bank Building, which was severely damaged on 9/11
- LMDC acquired the site in 2004 with HUD funds and completed deconstruction/excavation in 2011
- LMDC agreed in 2006 to swap the site in exchange for Port Authority-owned land that was better located for the Memorial, Museum and Performing Arts Center



# Premier Site

## Central Location:

- Adjacent to 1WTC, 3WTC, 4WTC, and 7WTC and iconic Oculus
- Last available site on the WTC campus
- Visibility along Greenwich, Albany, and Washington Streets
- Views of Liberty Park, Oculus, and 1WTC



## Population:

- Over 300,000 workers
- Residential population tripled in the last 17 years
- Approximately 18 million annual visitors to Lower Manhattan

## Connectivity:

- 1,2,3,4,5,A,C,E,J,N,R,W and Z subway lines and PATH train
- Extensive ferry service (NJ, Manhattan, Staten Island and Brooklyn)
- 6 buses providing local and express service



# Request for Proposals (RFP)

- Two use options:
  - Commercial Use (as of right)
  - Mixed Use with Residential (requires modifications to the General Project Plan)
- Safety and security
- Respondent Diversity Practices & MWBE/SDVOB participation
- Weighted selection criteria
- Other submission requirements



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# Commercial Use

Current General Project Plan (GPP) allows for:

- 1.345M zsf of commercial, hotel, and/or retail uses
- Up to 800-key hotel
- 150,000 zsf of convention space
- 45,000 zsf of retail space
- Maximum building height of 900 feet



# Commercial Use

Commercial Use proposals may be for **purchase** or **ground lease** and must comply with the existing GPP and requires LMDC and PANYNJ Board approvals

- If purchase, the property will be:
  - Subject to real estate taxes (eligible as-of-right incentives may apply)
  - Subject to NYC enforcement of building code
- If ground lease, the property will be:
  - Subject to existing PILOT agreement between PANYNJ and City
  - Subject to PANYNJ enforcement of building code
- Ground lease proposals must include:
  - Term (# of years)
  - Fixed rent
  - Escalations
  - Periodic market resets



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# Mixed Use with Residential

Mixed-use proposals with residential must be for **purchase** and will require GPP modifications and requires LMDC and PANYNJ Board approvals

- Proposals may include:
  - 1.345 million zsf including commercial, hotel, retail, and/or residential uses
  - Maximum of 1.1 million zsf residential
    - Must comply with Mandatory Inclusionary Housing (MIH) program
    - 20-30% of the units must be permanently affordable to households earning between 40 and 80% AMI, depending on the MIH option applied
    - NYC City Planning and City and State local elected officials will be consulted on MIH option
    - Affordable units must be located onsite
  - Max building height of 900 feet
- No PILOT: will be subject to real estate taxes (eligible as-of-right incentives may apply)



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# Modifications to the General Project Plan

If the selected proposal is mixed use with residential, the GPP must be modified, entailing:

- Additional SEQRA and NEPA environmental review
- Input from a Community Advisory Committee (CAC), comprising local elected officials, Community Board 1 chair, and appointed community stakeholders
- Consultation with NYC Department of City Planning
- Public hearing and public comment period
- LMDC and PANYNJ public Board meetings

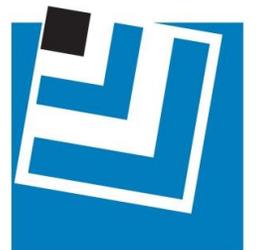


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# Safety and Security

## Proposals should:

- Consider safety and security elements consistent with WTC campus construction requirements
- Consider Crime Prevention Through Environmental Design (CPTED) principles and other intelligent engineering and building technology design features
- Be vetted by an experienced security consultant



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# Diversity Practices & MWBE/SDVOB Participation

- Respondents must complete the Diversity Practices Questionnaire (Appendix D)
- Respondents must make good faith efforts to achieve 30% MWBE contracting goal
  - 20% Minority-owned Business Enterprise
  - 10% Women-owned Business Enterprise
  - 6% Service-Disabled Veteran-Owned Business
- **Detailed plans to achieve MWBE and SDVOB goals should be in proposals**
- Designated Developer will be required to submit a “Road Map” to execute, monitor, and establish internal controls to ensure full MWBE compliance



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# Selection Criteria and Process

Selection Criteria		Weighting
Financial Proposal	<ul style="list-style-type: none"> <li>Competitiveness of the proposed Residential Price, Commercial Price, or the present value of proposed Commercial Ground Rent Offer discounted at a discount rate of 6.25%, and financial terms</li> <li>Financial feasibility of the Project</li> </ul>	50%
Project Program and Design and Community Benefits	<ul style="list-style-type: none"> <li>Proposed development plan's program of uses, site plan, project design (including attractiveness and buildability), and incorporation of sustainable building practices</li> <li>Benefits provided to the surrounding communities, including but not limited to economic impact, public uses, amenities and job creation</li> </ul>	20%
Respondent Experience and Execution	<ul style="list-style-type: none"> <li>Experience, financial capabilities and qualifications of Respondent to develop, finance, operate and manage projects of similar size and nature</li> <li>Expediency of proposed construction commencement and completion</li> </ul>	20%
Diversity Practices	<ul style="list-style-type: none"> <li>Respondent's Diversity Practices based upon the contents of the Diversity Practices Questionnaire</li> </ul>	10%

- Respondents may be asked to answer questions on their proposals in writing and/or during in-person interviews.
- Respondents should be prepared to negotiate project documents prior to designation, including a Purchase and Sale Agreement or Ground Lease, as necessary.



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# Submission Requirements

Respondents must submit 11 hard copies of their proposals and 4 electronic copies on separate flash drives, identified as “Site 5 WTC RFP,” by **September 20, 2019, 5:00 PM EST** to the following address:

Lower Manhattan Development Corporation

c/o Empire State Development

633 Third Avenue, 35th Floor New York, NY 10017

Attn: Procurement Department / Re: Site 5 WTC RFP



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# Next Steps

## *Deadline to Submit Questions:*

- July 26, 2019 by 5:00 PM EST
- Submit to [Site5RFP@esd.ny.gov](mailto:Site5RFP@esd.ny.gov)

## *Deadline for LMDC/PANYNJ to Respond to Questions:*

- August 16, 2019

## *Deadline to Submit Proposals:*

- September 20, 2019 by 5:00 PM EST



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Questions?

