

## **BAM North Site II RFP Addendum 2**

RFP issue date: November 26, 2012

Addendum 2 issue date: January 8, 2013

### **Contents of the Addendum**

- A) Questions and Answers – Included are questions submitted in writing after the release of Addendum 1.
- B) Updated Form A – Tabs listed in Form A have been updated. The updated form can be downloaded at <http://www.nyc.gov/html/hpd/html/developers/rfp.shtml>.
- C) Images – included for reference are renderings of BAM South, TFANA and the Visual Arts Plaza.

### **A. Questions and Answers**

Q1. Can you provide a copy of the Zoning Lot Development Agreement that establishes the respective zoning rights for the different tax lots that comprise this single zoning lot?

A1. The information can be referenced on the City's Automated City Register Information System (ACRIS). See <http://a836-acris.nyc.gov/Scripts/Coverpage.dll/index> for documents recorded on May 14, 2011.

Q2. Can you please provide a map showing the boundaries of the zoning lot?

A2. The information can be referenced on the City's Automated City Register Information System (ACRIS). See <http://a836-acris.nyc.gov/Scripts/Coverpage.dll/index> for documents recorded on May 14, 2011.

Q3. In the RFP under Tab H you require the Developer to provide an "Environmental Proposal." Since no ULURP is required why must the consultant have experience in the preparation of CEQR documents?

A3. Should any environmental work need to be completed, HPD will need to know the consultant's experience with preparing environmental documents.

Q4. Can you provide access to the site plans, ground floor plans, number of parking spaces and other information that would enable us to understand the configuration of use BAM South, BAM North Tower I, the TFANA site and the Visual Arts Plaza?

A4. See Section C of this addendum for available images of BAM South, TFANA site and the Visual Arts Plaza. BAM South will include 225 parking spaces and BAM North Tower I does not include parking.

Q5. Can you provide the current appraised value of the land?

A5. An appraisal will be completed closer to the time of conveyance of the site and is therefore not available at this time.

Q6. The RFP states on page 9, "The building "tower" after the setback should be no taller than 130 feet." Is the portion above the base limited to the 130 feet or is the 130 feet the maximum building height?

A6. 130 feet is the maximum building height.

Q7. Do you have a list of the people who attended the conference?

A7. We are not providing a list of conference attendees. A list of the people who elected to share their contact information is available in Addendum 1.

**B. Updated Form A**

The updated form can be downloaded at

<http://www.nyc.gov/html/hpd/html/developers/rfp.shtml>.

## C. Images

Image 1: TFANA and Visual Arts Plaza Rendering



Source: H3 Hardy Collaboration Architecture & Ken Smith Workshop

**Image 2: TFANA and the Visual Arts Plaza Rendering**



**Source:** H3 Hardy Collaboration Architecture & Ken Smith Workshop

**Image 3: TFANA and the Visual Arts Plaza Rendering**



**Source:** H3 Hardy Collaboration Architecture & Ken Smith Workshop

**BAM South images on following pages**

Image 4: BAM South Rendering

Image 5: BAM South Rendering

Image 6: BAM South Elevation

Images 7: BAM South Site Plan



Source: TEN ARCHITECTOS

Aerial view looking north  
FOR ILLUSTRATIVE PURPOSES ONLY



View looking from Ashland (looking south)

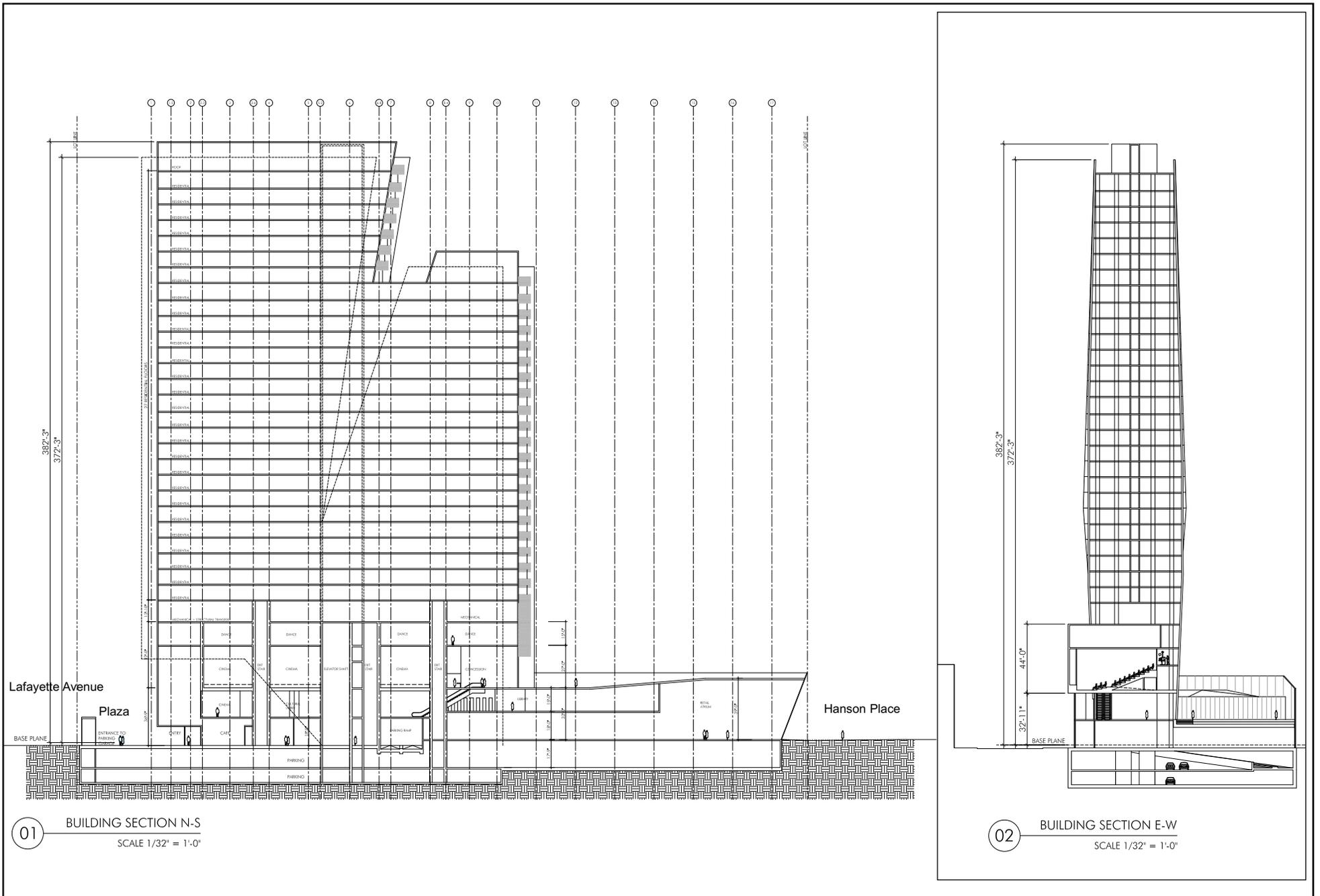


View looking from Flatbush (looking south)



View looking from Ashland (looking north)

Source: TEN ARQUITECTOS  
FOR ILLUSTRATIVE PURPOSES ONLY



Source: TEN ARQUITECTOS

2012 Modification Technical Memorandum for BAM South Development Figure 2  
 BAM South Proposed Development - North-South (View Looking East) and East-West (View Looking South) Building Sections

