

BAM North Site II RFP Addendum 3

RFP issue date: November 26, 2012

Addendum 3 issue date: January 15, 2013

Contents of the Addendum

Questions and Answers – Included are questions submitted in writing after the release of Addendum 2.

Questions and Answers

Q1. If my proposal is for a non-residential building, am I required to use the pro forma provided as or should I provide my own?

A1. Form F that was provided is not required for a non-residential proposal. You should include your own version of Form F in addition to the information outlined in the RFP on page 26, Tab F – Financing Proposal.

Q2. Can some or all of the required cultural space be located in underground level(s)?

A2. Proposals are permitted to include underground level(s) to site the required cultural space.

Q3. Does the 100,000 sf maximum exclude underground level(s)?

A3. Please refer to Chapter 12-10 of the New York City Zoning Resolution for definitions relevant to determining the underground floor area that can be excluded from the floor area calculation.

Q4. Are there site conditions preventing multiple underground levels?

A4. Further testing would have to be completed to determine if the underground conditions are suitable for developing multiple underground levels.

Q5. Our read of the Zoning, based on this lot size, is a maximum coverage of 48% which equals 5,970 sf. Is this correct?

Q5. Zoning calculations should be determined by an architect and included in the proposal as part of Tab J – Architectural Submission. Please refer to the New York City Zoning Resolution and page 29 of the RFP for more information.

Q7. Can the ground floor footprint be the same size as the tower? Or does it need to widen on the street property line to create a facade?

A7. Zoning calculations should be determined by an architect and included in the proposal as part of Tab J – Architectural Submission. Please refer to the New York City Zoning Resolution and page 29 of the RFP for more information.

Q8. If we do inclusionary housing in the R10 district can we apply the bonus to this site and therefore add 20% above that 100,000 sf number?

A8. We are asking teams to adhere to the 100,000 square feet since this is our best estimate of the square footage available for the Site at this time.