



ENDURING BUILDINGS AND STRUCTURES

PERMANENT
SEMI-PERMANENT
TEMPORARY

REQUEST FOR EXPRESSIONS OF INTEREST

CITY OF NEW YORK

DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES





I. INTRODUCTION

The New York City Department of Citywide Administrative Services (“DCAS”) is releasing this Request for Expressions of Interest (“RFEI”) to engage and solicit information and feedback from interested parties regarding solutions for the design, construction, and/or operation of buildings, semi-permanent structures, and temporary structures.

Responses leading to new structures

From time to time the City of New York (the “City”) determines that new construction is suitable for a given City-owned property. In certain instances it will be suitable for a structure to be built and operated by a private party, under an agreement which the City and the private party find mutually beneficial, for a specified term before reverting to City control. This RFEI contains several examples of such potential properties. It is intended to foster the availability of solutions which ensure that the best possible structure is built on each lot given its particular constraints and opportunities, and that the administrative processes associated with the regulations to which structures in New York City are subject are handled in the most efficient and replicable manner possible.

DCAS is interested in responses whose ultimate result will be structures that are built to last, provide good value for money, and are aesthetically pleasing. The ideal response will include architectural plans and renderings, and will encompass all elements necessary for the developer of such a structure to build it on one or more of the example properties.

The ideal response will also be suitable for future use on additional properties, whether or not contiguous with the original property. Such a response will be easily adaptable with regard to elements inherent in any such additional property (for example, lot size). It will also provide the basis for the most frictionless possible adaptability with regard to elements not inherent in such property and which therefore tend to require a more bespoke approach (for example, elements related to the zoning consequences of being located adjacent to or within a certain distance of a building or lot with a particular set of characteristics,¹ as well as the fire rating consequences of proximity to a building constructed of a certain material²). It will also not impinge on the development potential of neighboring lots, or on the materials or other characteristics able to be employed on such lots.

Such an all-encompassing response is ideal—and architects and others close to that profession, or groups including them, are perhaps most likely to possess the expertise inherent in such a response. DCAS nonetheless encourages responses from anyone with such expertise, and from anyone whose response furthers the aims of this RFEI, including, for example, suppliers of architectural components and other building materials whose products are suitable in such structures and can be made available to developers at a cost in keeping with the aims of this RFEI.

In designing the original Penn Station, Charles McKim of McKim, Mead & White united the Beaux-Arts style, inspiration from historic treasures such as the Roman Baths of Caracalla, and modern construction

¹ See, e.g., <https://zr.planning.nyc.gov/article-ii/chapter-3/23-49>.

² See

https://www1.nyc.gov/assets/buildings/apps/pdf_viewer/viewer.html?file=2014CC_BC_Chapter_6_Types_of_Construction.pdf§ion=conscode_2014.

techniques in an icon that was an unmistakable symbol of New York City. The ideal response to this RFEI would likewise stand on the shoulders of giants in the history of architecture, construction, and other relevant disciplines.

Build-operate-transfer

In 17th-century Paris, King Louis XIII of France granted a 60-year lease on mudflats in the Seine in exchange for developing them into what became Île St. Louis. In the centuries since that illustrious turning point, and especially in recent decades in the United States and across the world, there has been extensive use of the build-operate-transfer model for the development of real estate and other assets by private parties on public property.

It is intended that for each property (or group of properties) for which the City determines such a transaction would be feasible, DCAS will issue a Request for Proposals (“RFP”) or other solicitation, and select a private party to enter an agreement with the City to build a building or other structure and operate it for a given period, after which control of the property will revert to the City. It is likely that there are various permutations of property dimensions, structure type and size, agreement length, type and extent of public and private uses, and other factors which will make such a transaction viable.

With regard to the length of an agreement resulting from an RFP or other solicitation, DCAS welcomes responses to this RFEI regardless of the agreement length indicated in the response.³ On a site where a semi-permanent or temporary structure would be built, the term would likely be shorter than that for a permanent structure, in most cases less than 20 years, and in some cases as short as a year for certain temporary structures.

In some instances, especially where a permanent building would be suitable, it is more likely that a real estate firm would be the participant in an agreement with the City throughout the term; in the case of a site where a semi-permanent or temporary structure is more suitable, it is more likely that the participant would be an operating business, for example a restaurant or retailer—but DCAS welcomes the interest of all types of parties with regard to a given structure or agreement. The structure should serve as a part of a viable unsubsidized business arrangement for the private participants and the City throughout the course of the agreement, and upon reversion to City control the structure should have a long useful life ahead of it.

Properties

Appendix I, at the end of this document, contains examples of properties toward which respondents are welcome to gear their responses. While these example lots are not necessarily representative of the full range of City properties on which new construction might take place either in the short term or long term, respondents are encouraged to note the variety of lot sizes, shapes, conditions, and other factors, and to

³ The truly ideal response involving a permanent structure would facilitate an agreement length of 20 years or less. While all respondents are encouraged to provide as much detail as necessary with regard to how a structure would be financed, such detail is particularly important for permanent structures with agreement lengths of 20 years or less.

consider the fact that further such variation will likely be present in other City properties considered for new construction.

Although properties that are the subject of RFPs or other solicitations by DCAS in the future are likely to tend toward the smaller side, responses geared to any and all property types, from large rectangular sites on solid ground to odd-shaped sliver lots in flood-prone areas, are welcome. Responses which provide an achievable way forward on challenging lots are encouraged.

Structure types: buildings

Brownstones⁴ and limestones.⁵ ⁶ Georgian⁷ and Federal⁸ red brick mansions. Victorian⁹ wood-frame houses. Cast iron¹⁰ factories and Art Deco¹¹ skyscrapers. Italianate,¹² Romanesque,¹³ and Second Empire¹⁴ midrise office buildings. Bowfront¹⁵ townhouses and yellow brick¹⁶ apartment houses. While these are among the architectural styles and materials considered emblematic of New York City, in the postwar era only a relative handful of buildings built in the city embody the timeless principles inherent in them. Reasonable people may disagree as to whether such buildings have much in common with their less renowned counterparts such as 6-story tenements,¹⁷ wooden triple deckers,¹⁸ and 1- to 3-story brick buildings¹⁹ which were often built as placeholders (or “taxpayers”) intended to be replaced by more intensive development to come.²⁰ But it is undeniable that numerous of each of these and other types—even some of the taxpayers—were well designed and well built, and have lasted for decades. In the countries whose buildings served as the ultimate inspiration for most of these, quite a few still-extant

⁴ <https://www.architecturaldigest.com/story/stunning-photographic-timeline-of-new-york-citys-iconic-brownstones>

⁵ <https://www.pinterest.com/pin/347058715017074203/>

⁶ Regarding various types of stone, see

<http://academic.brooklyn.cuny.edu/geology/powell/613webpage/NYCbuilding/NYCBuildingStone.htm>.

⁷ [https://en.wikipedia.org/wiki/Governor%27s_House_\(Governors_Island\)](https://en.wikipedia.org/wiki/Governor%27s_House_(Governors_Island))

⁸ https://en.wikipedia.org/wiki/Hamilton-Holly_House

⁹ <https://untappedcities.com/2018/03/06/one-of-the-countrys-largest-concentrations-of-victorian-era-homes-is-found-in-brooklyn/>

¹⁰ <https://www.thoughtco.com/discover-cast-iron-architecture-177667>

¹¹ <https://untappedcities.com/2017/07/18/the-top-10-most-stunning-art-deco-places-in-nyc/?displayall=true;>
<https://www.artdeco.org/what-is-art-deco>

¹² https://en.wikipedia.org/wiki/319_Broadway

¹³ https://en.wikipedia.org/wiki/56_Pine_Street

¹⁴ https://en.wikipedia.org/wiki/Robbins_%26_Appleton_Building

¹⁵ <http://daytoninmanhattan.blogspot.com/2011/08/stanford-whites-1907-henry-cook-house.html>;

https://en.m.wikipedia.org/wiki/File:Sunset_Park_Brooklyn_New_York_-_a_Historic_Register_Home_-_653_52nd_Street_-_built_1908.jpg

¹⁶ <https://www.brickunderground.com/live/take-five-ridgewood>;

<https://www.flickr.com/photos/mateox/10497542213>; <https://www.flickr.com/photos/mateox/10432120403>

¹⁷ https://en.wikipedia.org/wiki/Lower_East_Side_Tenement_Museum

¹⁸ https://en.wikipedia.org/wiki/Three-decker_%28house%29; see also <https://www.masscec.com/triple-decker-design-challenge>.

¹⁹ In many instances similar to buildings referred to at <https://www.nps.gov/tps/tax-incentives/taxdocs/intro-main-street.pdf>.

²⁰ See, e.g., <https://www.oldhouseweb.com/blog/taxpayer-buildings/>;
<https://www.firehousevigilance.com/blog/thetaxpayer>.

examples date back centuries. While far from a majority of new construction in the US or elsewhere, many such buildings have been built successfully in the postwar era, including in recent years.

The City intends to issue several RFPs or other solicitations, each of which will result in the development of at least one building. In Appendix I, Examples 1-6 are among the types of properties which could be included in such an RFP, although respondents to this RFEI are welcome to gear their responses to any or all of the examples in Appendix I or to provide more general responses. (Also note that some of the examples contain multiple properties; in all instances, respondents may gear their responses to any or all such properties.) A key goal of this RFEI with regard to permanent structures is to help inform determinations by the City regarding the viability, in any given instance, of a development incorporating the physical, transactional, and other characteristics referred to above.

Structure types: semi-permanent and temporary structures

There is a long history of businesses operating out of kiosks and other structures that are useful, durable, and aesthetically pleasing. The cast iron newsstands of Paris, Lisbon's refreshment stands, and, depending on definitions, diners located throughout North America are all widely admired examples. Such semi-permanent structures are known to host a wide variety of uses, including a large subset of the uses that are possible in traditional buildings. More recently, but still dating back decades in some instances, there has been a proliferation of temporary structures, including purpose-built and repurposed shipping containers. Quite a few such structures have been in service for more than a century, but their durability and aesthetic appeal, combined with their inherent flexibility and lower cost, can also make them well suited to various short- to medium-term use cases—including, for example, as placeholders on lots where larger buildings are intended to be built several years in the future, and as likely final uses in locations increasingly affected by chronic flooding.²¹

The City intends to issue several RFPs or other solicitations for the operation of businesses or other activities on parcels of land suitable for such structures. In Appendix I, Examples 6-8 are among the types of properties which could be included in such an RFP, although respondents to this RFEI are welcome to gear their responses to any or all of the examples in Appendix I or to provide more general responses. Key goals of this RFEI with regard to semi-permanent and temporary structures are to help inform determinations by the City regarding the viability of activation of certain City-owned properties, and to provide an avenue for respondents' semi-permanent and temporary design-and-installation solutions to become part of operators' decision-making processes with regard to the structures which will host their businesses located on these City-owned properties.

For all designs, whether for permanent, semi-permanent, or temporary structures, it is anticipated that, pursuant or subsequent to solicitations referred to above, the respondent (or other responsible party) will seek and receive relevant approvals from City agencies, including from the New York City Department of Buildings ("DOB"). Among the necessary DOB approvals are approvals of nonstandard construction materials by DOB's Office of Technical Certification and Research ("OTCR"²²), and approval of the design itself for use on a specific property. The more readily a design—and permutations on it, as discussed

²¹ See https://www1.nyc.gov/assets/planning/download/pdf/plans-studies/comprehensive-waterfront-plan/nyc_comprehensive_waterfront_plan_climate_resiliency_and_adaptation.pdf at pp. 65-69 (PDF pp. 18-22).

²² <https://www1.nyc.gov/site/buildings/codes/technical-certification-research.page>

above—is able to receive such approvals, the greater the likelihood that it will be considered by a wide range of developers and that it will potentially be looked to as a template.

The following are some of the ideal characteristics of a design submitted in response to this RFEI (these apply to buildings, semi-permanent structures, and temporary structures alike, unless otherwise noted):

- Aesthetically pleasing: blends naturally into its surroundings, and serves as a worthy complement to nearby buildings (including, for example, cast iron mid-rises, brownstones, and wooden Victorian homes); would not be out of place in a museum;²³ makes residents and visitors proud and happy to see and use it;²⁴ interesting without being jarring; does not make gratuitous use of asymmetry or of multiple exterior styles, sections, or materials.
 - Temporary structure: would probably not rise to the level of being worthy of favorable comparison to beloved architecture—although it’s certainly possible—but would have aesthetic appeal in its own right.
- Built as designed/rendered: not a lesser imitation of older buildings; holds its own in comparison to the best examples of the styles from which it draws inspiration.
- Durable: should have a design life of at least 100 years.
 - Semi-permanent structure: at least 70 years.
 - Temporary structure: 5-15 years or longer.
- Able to withstand any anticipated local weather conditions: roof, eaves, and other elements protect against snow buildup, water runoff, wind, cold, humidity, and other hazards a structure in New York City is bound to face.
- Comfortable: naturally cool in the summer and warm in the winter; well insulated; well ventilated.
 - Building: minimizes unwanted noise, dust, and light, both from outside and from other rooms and occupants in the same unit and from throughout the building.
- Inexpensive to build:
 - Building: construction cost lower than that of a similarly situated glass-curtain-wall or softwood building; for example, if residential, a 3-bedroom 2-bathroom unit would be affordable without subsidy (for rental or purchase) to a single-earner 3-person household whose income is 100% of AMI and which budgets 30% of its gross income (but ideally 20%) for housing costs.²⁵
 - Semi-permanent structure: significantly lower than the cost of a permanent building, ideally by an order of magnitude.
 - Temporary structure: lower than the cost of a semi-permanent structure; ideally would prove economically viable where a property is available for a period as short as one year.
- Easy to build:
 - Building: whether as a result of on-site or modular efficiencies, a small team is able to complete the building in well under a year (somewhat longer for larger buildings).

²³ See, e.g., <https://www.metmuseum.org/art/collection/search/7875> (Chicago Stock Exchange Building staircase, Louis Sullivan 1893).

²⁴ See, e.g., <https://www.civcart.org/americans-preferred-architecture-for-federal-buildings> (“The results [of a poll of more than 2,000 American adults] show that Americans strongly prefer a more traditional look when it comes to the architecture of U.S. courthouses and federal office buildings. Furthermore, the data suggests that the character and historical influence of the style may have an impact on preferences.”)

²⁵ See <https://www1.nyc.gov/site/hpd/services-and-information/area-median-income.page>.

- Semi-permanent structure: smaller team; shorter time period, between a week and a month depending on the size and complexity of the structure.
 - Temporary structure: even smaller team and shorter time period.
- Easy to maintain: requires minimal ongoing maintenance; capital expenditures are infrequent and reasonable; no gap between theoretical and experienced performance; will not be subject to “concrete cancer” or other structural or ornamental premature decline or failure.
 - Semi-permanent structure: no specialized skills required, and can withstand decades without maintenance or repairs.
- Adaptable once built: to every imaginable use without needing structural alteration; to present and future needs for amenities and utilities.
- Adaptable at the design phase: variation and customization are easily achievable, both for form and function.

- Extensive use of traditional building materials, such as iron (or suitable corrosion-resistant alternatives), brick, stone, wood, plaster, and terra cotta, is encouraged. Choices should reflect an understanding of when and how the use of a given element or material—for example veneers or stucco—will or will not result in a physically and aesthetically better building.

- DCAS is interested in assessing the extent to which respondents’ solutions will be expandable within a given location, scalable to multiple locations, and adaptable to indoor and outdoor publicly-owned property reflective of New York City’s:
 - Market demographics, including areas with population densities ranging from moderate to very high, with differing levels of foot traffic and vehicle-per-day counts, and of pedestrian, transit, and vehicular access; locations with complete, limited, and no public access; and differences in suitable product mix resulting from local demand drivers and day-part activity.
 - Topography, geography, and other land characteristics, including steep slopes and waterfront, and areas with varying levels of pavement coverage and utility connections.
 - Weather and seasons, including locations with year-round outdoor use.
- DCAS also seeks to assess the suitability for wider adoption of technology standards included in responses.

- DCAS welcomes responses from all interested parties, including but not limited to:
 - Architects, engineers, developers, builders, designers, historians, and others with expertise in structures relevant to this RFEI (including but not limited to modular building techniques, low-technology building techniques and modern adaptation, historic preservation and re-creation, and materials science).
 - Participants in the development processes and supply chains of these areas, and organizations in adjacent fields.
 - Current or potential users of structures relevant to this RFEI.

In the early 1940s the City took pictures of hundreds of thousands of buildings for tax assessment purposes. Respondents seeking historical inspiration can explore these in the New York City Municipal Archives, by visiting <http://nycma.lunaimaging.com/luna/servlet/allCollections>, and choosing the 1940s tax photos of any borough from the menu on the left-hand side of that web page. (Other such resources from around the world, especially from places with climate and topography characteristics similar to those of New York City, could also be worth considering.)

II. CONTENTS OF RESPONSES

- a. Responses should contain the following, in this order:
 - i. Contact information, including the legal name of respondent, business address, name of contact, telephone, and email. (Maximum one page.)
 - ii. Respondent overview that describes the organization and addresses its qualifications related to the response to this RFEI. (Maximum two pages.)
 - iii. Intended solution(s) (Note: responses may follow the outline format or use another format of the respondent's choosing. Respondents are encouraged to address all items, and are free to address each item directly or to use the items as guideposts. If a precise answer is not possible with regard to any item, or if the solution(s) diverges from the premise of an item such that the item is either unsuited to the solution(s) or is inapplicable, respondent may wish to include a more general or qualitative answer or indicate the divergence or inapplicability. If a response includes schematic plans of the type suitable for submission to the Department of Buildings, and if a given item is addressed in those plans, the respondent may wish to use that item to provide further context.) (Also please note that in the "Larger context" section, there is an item involving aspects of solution(s) which diverge from the concept of the RFEI.) (Items indicated by * are most likely more suitable to responses involving buildings, and items indicated by ** are most likely more suitable to responses involving semi-permanent and temporary structures.)
 1. Overall:
 - a. Example property/properties in Appendix I, if any, to which the response is geared (or other property/properties, if any).
 - b. Concise conceptual overview of the solution(s).
 - c. Brief overview of:
 - i. Markets and coverage area.
 - ii. Physical plant and technology.
 - iii. Manufacturing and construction.
 - iv. Financing and viability (including, if applicable, the contours of the interaction of the solution(s) with the larger development(s)/project(s) within which it would fit or be used).
 - d. Brief description of the qualitative aspects of the solution(s).
 - e. Key historical or other precedents or inspiration (if any).
 - f. Applicability of the concept of good value for money.
 - g. Extent to which use of the solution(s) would result in specific efficiencies in the New York City Department of Buildings' approval processes for the property/properties to which the solution(s) is geared, and for multiple/additional properties on an ongoing basis.
 - h. List of documents and other materials which would be provided to the developer of the property (please include the documents and materials themselves to the extent possible). Manner and extent to which respondent would intend to engage with the developer (or with the consumer/user of the solution(s) if the

solution(s) would be consumed/used by a party other than the developer).

2. Markets and coverage area:

- a. More detailed overview (if necessary).
- b. Location and site selection (if applicable).
- c. Range of uses and outfitting, including but not limited to:
 - i. Potential for adaptability and changes:
 1. At initial design and build.
 2. After completion and initial operation (for example, the extent to which a structure can start out being used for light manufacturing, then be used as a restaurant on the ground floor and offices on the upper floors, then as a long term care facility on the upper floors): in general, and with regard to interior walls and other partitions and fit-out, considering ease, cost, and other factors; discussion of weight-bearing elements.
 - ii. Seasonality and day-part activity.
 - iii. ** Products and services able to be offered (including but not limited to those involving temperature-controlled product or visitor needs, and those which result in heated residue or olfactory emanations).
 - iv. ** Equipment able to be used on premises (if not discussed above); extent to which such equipment can or must be built in or added separately; extent of off-the-shelf/commoditized and vs. sole-purpose/customized.
 - v. ** Ability to serve walk-in and walk-up customers.
- d. ** Supporting facilities required to supply a site or multiple sites, and general discussion of intended or existing locations of such supporting facilities.
- e. Necessary distance (if any) from other buildings or structures.
- f. Zoning:
 - i. Extent to which suitability in New York City's range of zoning districts has been considered (please visit <https://www1.nyc.gov/site/planning/zoning/districts-tools.page> for more information about zoning districts).
 - ii. For responses geared toward one or more of the properties included in Appendix I, extent to which the applicable zoning has been considered. (Respondents are welcome to include alternatives which (a) incorporate the applicable zoning and (b) reflect the respondent's determination of the best result without considering zoning. Respondents are also welcome to indicate how their solution(s) would differ in the absence of parking requirements.) (See also (3)(v), below.)
- g. Neighborhoods, demographics, and other location criteria (if not addressed elsewhere).

3. Physical plant and technology:
 - a. More detailed overview (if necessary).
 - b. Historical or other precedents or inspiration.
 - c. More detailed discussion (if necessary) of:
 - i. Layout, including diagram(s); initial and potential height and bulk, including smallest, largest, and ideal; same-site extensibility and multi-site scalability.
 - ii. Physical structure components, if any, and intended function for each.
 1. Frame, foundation, and roof.
 2. Windows, doors, and other openings.
 3. Exterior (including extensions such as awnings, as well as eaves, cornices, string courses, and the like).
 4. Interior.
 5. Mechanical.
 - iii. ** Built-ins and other equipment, and intended function of each (if not addressed elsewhere).
 - iv. ** Sinks, sanitary facilities (if any), and appliances (if not discussed elsewhere) (please see also “Utilities” below).
 - d. Minimum and maximum site footprint; dimensions (including suitability on lots with non-standard shapes and sizes).
 - e. Suitability of the structure(s) in various building and lot conditions, including grade, dryness, pavement, and utilities; extent of required supporting infrastructure; required street widths, sidewalks, vehicle turning radii, and size and number of points of ingress and egress. Extent to which the greatest possible functionality will be derived from each unit of expenditure.
 - f. Physical plant aspects of the potential for adapting and changing uses over time (see (2)(b), above).
 - i. Potential for building additional stories after completion.
 - g. Freight and loading (inbound and outbound), mail, and trash; method and capacity of shipment (dimension and weight) to and from upper floors.
 - h. ** Storage inside (and means of separation from customer-accessible area), outside, and nearby.
 - i. Widths and clearances of doorways and other entrances and exits; extent of step-free access, turning radii, and maneuverability of wheeled conveyances into/out of and within the structure (if not discussed elsewhere).
 - j. Utilities: in general, and approach to achieving maximum capacity and flexibility (present and future) at minimum cost.
 - k. Insulation; heating, ventilation, and air conditioning; extent to which air flow and other natural conditions are incorporated; qualitative and quantitative aspects of protection of occupants and neighbors from unwanted or excessive noise, light, dust, and other irritants and pollutants.

- l. Technology, including discussion of standards intended to be used, and interoperability with other systems and technologies.
 - m. Potential for incorporating or attaching telecommunications equipment.
 - n. Interior and exterior lighting; security (if not addressed elsewhere).
 - o. Elevators; stairwells.
 - p. Fire safety and suppression.
 - i. Adaptability of the structure(s) as a consequence of differing fire rating requirements resulting from what does or could exist on adjacent or nearby lots and/or districts. (See also (3)(v) and (4)(c)(iv), below.)
 - q. Anticipated useful life; parallels and precedents.
 - r. Suitability of the structure(s) in various weather and environmental conditions; anticipated capacity to maintain structural integrity and remain operational during and after adverse events; precipitation and runoff flow patterns, in general and with respect to eaves, curbs, and other relevant features.
 - s. Suitability of the structure(s) in areas that face exceptional risk of chronic high tide flooding and sea level rise; extent of alignment between anticipated time horizon of buildability in such areas and financial and physical viability of the structure(s).
 - t. Maintenance and durability: suitability of the structure(s) in various demographic and foot-traffic conditions; anticipated intervals, expense, and downtime associated with scheduled ongoing maintenance and deeper overhauls (if any); capacity to withstand—and expense and downtime to repair—damage resulting from deferred maintenance and from natural and other casualty.
 - u. Aesthetics.
 - v. Extent to which approval of the structure(s) by the New York City Department of Buildings has been considered, sought, or granted (see also (4)(c)(iv), below).
 - i. Adaptability of the structure(s) as a consequence of differing zoning requirements resulting from what does or could exist on adjacent or nearby lots and/or districts. (See also (2)(f) and (3)(p), above.)
 - w. (Optional.) Specific elements or, ideally, a complete set of elements of a building or other structure which, when employed in its construction, will ensure objectively—without discretionary or other subjective input—that the structure will achieve the aesthetics-related goals discussed in this RFEI (and ideally also the other goals, including those related to cost and useful life).
4. Manufacturing and installation/construction:
- a. More detailed overview (if necessary).
 - b. More detailed discussion (if necessary) of technology standards and applications intended to be used (both underlying and user-facing).

- c. Manufacturing of each component and of the overall structure, including but not limited to:
 - i. Offsite or onsite manufacturing; use of modular construction methods and techniques.
 - ii. Relevance of traditional methods and techniques; supply chain issues and other factors influencing current or potential application.
 - iii. Extent, methods, and techniques of possible customization; economies of scope and scale; approach to achieving high levels of design variation and low cost.
 - iv. Extent to which the New York City Building Code and related regulations have been considered; extent to which the New York City Department of Buildings, including OTCR, has been or is intended to be engaged. (See also (3)(p) and (3)(v), above.)
 - d. Packing and shipping from manufacturing site (or other source) to construction site; storage; security; staging area requirements.
 - e. Site preparation, including approach to economies of scale and to cost control.
 - f. Construction/assembly, including ease thereof; skill levels; tools and standards; materials, including the extent to which non-included materials will need to be sourced (and, if known, from where), and discussion of local and regional materials and sourcing.
5. Larger context:
- a. More detailed overview (if necessary).
 - b. Aspects of the solution(s) which are not covered elsewhere in this RFEI but which the respondent would like to emphasize (please note that the respondent is free to submit a solution(s) which diverges from the concept of the RFEI as the respondent understands it).
 - c. Pilot project(s) (existing or suggested).
6. Viability and financing:
- a. Overview of the general approach to financing, including order-of-magnitude estimates of project cost (initial and expansion), anticipated revenue, length of agreement, future capital improvements, maintenance, and useful life; factors affecting viability of intended financial approach.
 - b. * Anticipated capital stack; sources of financing (by type of institution, if not more specific); development and operation pro forma.
 - c. Viable occupancy costs (rental, purchase) for users; payback periods and capitalization (if not addressed in (a) or (b), above).
 - d. Factors affecting viability of the intended solution(s), including but not limited to stage of development, extent of existing installed base, known or anticipated issues of stability and security, legal and regulatory matters, and risks to buildout and operation.

- e. Nature of the interaction of the solution(s) with the larger development(s)/project(s) within which it would fit or be used.
(Note: most likely to be relevant for suppliers/components.)
- iv. Photographs, illustrations, and renderings (if not included elsewhere).
- v. Supporting documentation (optional):
 - 1. Provide any supporting documentation, including details about precedent projects, as an appendix to the response.





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III. ADMINISTRATIVE AND PROCEDURAL MATTERS

a. Additional Information:

- i. This RFEI is not intended as a formal offering for the award of a contract and participation by a respondent is not a requirement for participation in any future solicitation that DCAS may undertake. A failure to respond to this RFEI will not be detrimental to the consideration of a response to any such future solicitation. This RFEI is preliminary in nature. DCAS does not intend to grant or issue any agreements on the basis of this RFEI.
- ii. DCAS, the City, and their officials, officers, agents, and employees make no representation or warranty and assume no responsibility for the accuracy of the information set forth in this RFEI.
- iii. Neither DCAS nor the City shall be liable for any costs incurred by any respondent in connection with the preparation, submittal, presentation, clarification, or revision of its submission.
- iv. All responses and other materials submitted to DCAS in response to this RFEI may be disclosed in accordance with the standards specified in the Freedom of Information Law, Article 6 of the Public Officers Law (“FOIL”). The entity submitting a response may provide in writing, at the time of submission a detailed description of the specific information contained in its submission, which it has determined is a trade secret and which, if disclosed, would substantially harm such entity's competitive position. This characterization shall not be determinative, but will be considered by DCAS when evaluating the applicability of any exemptions in response to a FOIL request.
- v. DCAS at its sole discretion reserves, without limitation, the right to:
 1. Withdraw the RFEI at any time;
 2. Not issue an RFP or other solicitation;
 3. Discuss various approaches with one or more respondents (including parties not responding to the RFEI);
 4. Use the ideas and/or submissions in any manner deemed to be in the best interests of DCAS and the City, including but not limited to soliciting competitive submissions relating to such ideas or proposals and/or undertake the prescribed work in a manner other than that which is set forth herein; and
 5. Change any terms of the RFEI.

b. Submission Process:

- i. DCAS requires that responses be submitted via email, to concessions@dcas.nyc.gov, with the subject line “Enduring Buildings and Structures RFEI - 14 - Submission”. DCAS can accept a variety of electronic formats including MS Word, MS Excel, MS PowerPoint, Portable Document Format (.pdf) files, or other industry standard file types. Emails, including attachments, must be below 20 megabytes; if an email would exceed that size, the respondent should instead send the response on a flash drive or other industry standard removable media to:

Jon Kraft
Senior Portfolio Manager, Asset Planning, Real Estate Services
New York City Department of Citywide Administrative Services
One Centre Street, 20th Floor
New York, NY 10007

In addition it is requested (but not required) that all respondents send a hard copy to this address.

- ii. If a respondent submits more than one response before the due date, only the latest of these will be considered.
- c. Respondent Questions:
 - i. Any inquiries related to this RFEI should be directed by email, with the subject line “Enduring Buildings and Structures RFEI - 14 - Q&A”, to concessions@dcas.nyc.gov. The deadline for submission of written requests for clarification is 10/7/2022 at 2:00 PM (ET). DCAS will endeavor to respond to questions no later than 10/14/2022.
- d. Due date:
 - i. The due date for final responses to the RFEI is 10/21/2022 at 2:00 PM (ET).
- e. Timeline:
 - i. DCAS anticipates releasing one or more solicitations involving the subject matter of this RFEI in early 2023.
- f. Updates, addenda, and answers to questions:
 - i. Before submitting a response to this RFEI, respondents should check for updates, addenda, and DCAS’ answers to questions potentially of interest to all respondents at <https://www1.nyc.gov/site/dcas/business/real-estate-rfps-rfbs-rfeis.page#rfeis>.



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APPENDIX I

Example properties

Example 1:

621 86th Street, Brooklyn 11209

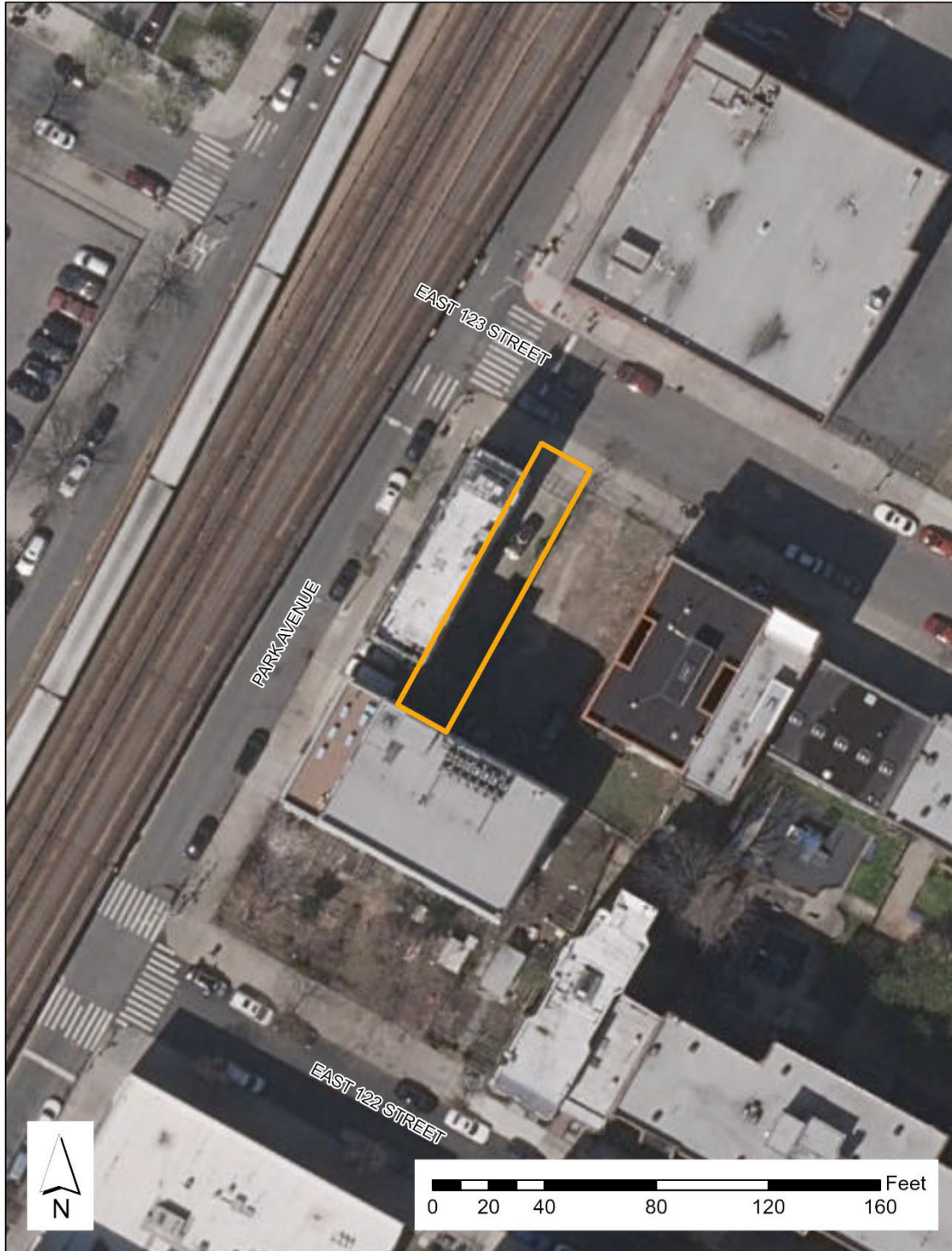
BBL: 3-6037-102



Example 2:

102 East 123rd Street, Manhattan 10035

BBL: 1-1771-71



Example 3:

511 Liberty Avenue, Brooklyn 11207

BBL: 3-3962-34



Example 4:

2128 Fulton Street, Brooklyn 11233

BBL: 3-1551-41



Example 5:

153rd Avenue & 78th Street, Brooklyn 11208

BBLs: 3-4558-71; parts of 3-4558-1, 46, 48, 81, 110



Example 6:

947 Olympia Boulevard, 956 Olympia Boulevard, and 590 Hunter Avenue, Staten Island 10306
BBLs: 5-3791-54, 5-3792-9, 5-3805-42



Example 7:

Brush Avenue & Schley Avenue, Bronx 10473

BBL: Part of 2-5611-84



Example 8:

South Conduit Boulevard, Brooklyn 11208

BBL: 3-4258-15, 3-4259-6



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