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## **EDC Looks For Developer to Revamp Federal Building**

New York City Economic Development Corporation (EDC) issued a request for proposals (RFP) to identify a developer with a strong track record of industrial real estate development, particularly in the adaptive reuse of multi-storied warehouse buildings. The selected developer will partner with the Brooklyn Economic Development Corporation (BEDC) for the redevelopment of a 1.1-million-square-foot, eight-story building, known as Federal Building #2, and an adjacent 100,000-square-foot parcel located in the vibrant industrial waterfront area of Sunset Park, Brooklyn.

EDC designated BEDC to team up with the selected developer. The approximately 240,000-square-foot development site is bounded by 30th Street on the north, Third Avenue on the east, 32nd Street on the south and Second Avenue on the west.

"This RFP is in keeping with Mayor Bloomberg's Industrial Policy which is dedicated to creating a friendlier business environment to help industrial companies stay and grow in New York City," said EDC President Andrew M. Alper. "The winning development proposal should not only create a significant amount of affordable industrial space, it will also attract strong manufacturing businesses that employ more workers than warehouse or distribution operations."

The site is being offered for sale or long-term lease. Potential developers may submit proposals with a rental or condominium/cooperative ownership model or a combination of the two. To attract companies with a high employee-to-space ratio, it is anticipated that the building will be subdivided into units of 10,000 square feet or less.

A limited amount of retail space may be included on lower levels of the building to improve the streetscape and provide services for occupants. A former power plant located on the lot adjacent to the building is expected to be demolished by the developer for necessary parking space. Additional retail on the adjacent lot may also be considered. But any retail use must be sensitive and subordinate to the industrial uses.

BEDC President Joan Bartolomeo said, "This site provides a tremendous opportunity to take a blighted, vacant warehouse and transform it into a vibrant center for small, light manufacturers, which will retain and create thousands of

living wage jobs for New Yorkers. We look forward to working with EDC to select a developer to work with us and the Sunset Park Community to best achieve these goals.”

Federal Building 2 was built as a warehouse for the Department of the Navy in 1916 and is currently owned by the Federal Government and administered by the General Services Administration (GSA). EDC is negotiating with GSA and will take title to the property prior to disposition to the selected developer and BEDC.

The reinforced concrete building has 16 elevator shafts and nine stairwells. It features 200 pound per square foot floor loads. It is structurally sound, but may require a new roof, windows and mechanical, electrical plumbing and HVAC systems, as well as vertical circulation and façade improvements.

Additional information on the building’s condition is contained in the Site Information File, which can be reviewed by appointment in EDC’s offices, or purchased for \$100. Respondents are strongly encouraged to review the file before submitting proposals.

Designated as the Southwest Brooklyn Industrial Business Zone, Sunset Park’s industrial waterfront is an enclave for light manufacturers and other industrial businesses. Across from the site is the South Brooklyn Marine Terminal, which will be reactivated as a maritime port and include a maritime automobile receiving and processing facility and the Hugo Neu metal and plastics recycling facilities.

The neighborhood is serviced by the D, M, N & R subway lines as well as the B29, B35, B63, and B63 buses, allowing the area to draw employees from throughout the city.

“This is a one-of-a-kind opportunity to reclaim prime real estate for manufacturing and industrial tenants,” said Carl Hum, director of the Mayor’s Office of Industrial and Manufacturing Businesses. “The Bloomberg Administration recognizes the importance of this sector, which provides more than 500,000 quality jobs for New Yorkers, and this RFP is yet another way of ensuring that these opportunities remain a part of the city’s economic landscape for decades to come.”

EDC and BEDC will use a variety of criteria to evaluate proposals, including economic impact on the City, development team qualifications, financial feasibility, relationship to the community and design components. Respondents are also encouraged to submit a plan to integrate high performance features and green building techniques into design and construction practices into proposed projects.

There will be a site visit and question and answer meeting, January 12, 2006.

For reservations and specific information on the meeting, or to request a copy of the RFP, call Anifia Binns at 212-618- 5721 by January 10. The RFP can also be downloaded from <http://www.nycedc.com/rfp>.

Proposals are due on or before 4 p.m., February 10, 2006.

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