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**Addendum No. 2
March 4, 2010**

**Solicitation for the Redevelopment of Parking Lots at Queens College,
Queens County, New York
Project No. QC-CUCF-02-10**

This Addendum is issued for the purpose of conveying the below listed Questions and Answers which include responses to the questions received by email. Consistent with Section I “Scope and Requirements” of the Solicitation, all information provided herein is made in good faith for information purposes only and does not in and of itself change the Solicitation. Changes to the Solicitation may only be made by formal amendment if and when required.

Contact: Michael Feeney, DDCM.ContractsDept@mail.cuny.edu

By signing in the space provided below, the Proposer acknowledges receipt of this Addendum. This Addendum must be signed by an authorized representative of the Proposer and submitted with the Proposal.

Name of Proposer

**Name of Authorized Proposer
Representative**

Title

Signature

Date

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Q1. We have a question regarding the RFP. In the RFP it states that “information about the operator, if any.” Our plan is to issue a RFP to solicit a parking operator after selection because we believe that CUNY should have input in the selection of the operator. Is this acceptable or do we need to have an operator as part of the team prior to submitting our proposal.

A1. Please include your plan to select an operator in your response to the Solicitation.

Q2. What is the length of term CUCF is willing to consider for the property?

A2. We anticipate the term of the lease will be resolved through negotiations.

Q3. The lot is hardly used currently, so why is it required to relocate 200 spaces during construction?

A3. Relocating 200 spaces is a requirement of the Solicitation.

Q4. Our initial evaluation of the site and the financial feasibility of parking facility by itself – either conventional deck parking or robotic parking - are not financially feasible. What other programmatic uses might CUNY have in mind to augment the Queens College Campus residential, academic and/or community use for this site? Will the University contribute capital funds for the construction of these facilities and provide funding for programmatic use.

A4. The project should be self-sustaining. Please provide suggestions for augmented uses in your proposal.

Q5. Does Queens College have an estimate for day use, evening use and overnight parking? Is this estimated parking utilizing the parking facility 7 days a week?

A5. The parking is currently used to full capacity.

Q6. How many academic days does the College schedule now or in the future that might insure a 90% occupied rate on a daily basis. How many low volume or low usage days does the College intend to program other than 11 or so national holidays.

A6. Decisions regarding frequency of use have not yet been made.

Q7. What is the historical cost charged by the College for the hourly, per diem or monthly parking?

A7. Please indicate the fee for parking which is required to sustain the development in your proposal.

Q8. Has Queens College made any commitment to faculty, students, staff or the public about maintaining parking rates or managing the escalation of parking rates in future years?

A8. Decisions regarding rates have not yet been made.

Q9. Has the college made any commitment to the local community for set-aside or reserved spaces for the community exclusive use or guaranteed a parking rate.

A9. The parking will be used by the public. Decisions regarding rates have not yet been made.

Q10. Are CUNY employees and contractors unionized - will employees hired by the parking operator subject to the same workforce requirements. What union locals are represented on site?

A10. We anticipate decisions about employees and contractors will be determined in negotiations. There are multiple unions on the Queens College campus.

Q11. Will Queens College extend the use of the Campus Security Force and any remote monitoring (fire alarm monitoring, video feed, trouble alarms, etc) used and operated by the College to the parking facility or is the parking operator responsible for all security and monitoring.

A11. Please include the best plan for security and monitoring in your proposal.

Q12. What is the term of the land lease is contemplated by CUNY and Queens College.

A12. We anticipate the terms of the lease will be determined in negotiations.

Q13. At the reversion of the lease does the Developer have to demolish and restore the site to "level land" or will Queens College accept the property "as is" at the time of the lease termination.

A13. That decision will be determined in negotiations.

Q14. Has Queens College prepared a master study with student and staff utilization of modes of transportation- personal vehicle, car pooling, and public transit. Is this master study available for review? Does Queens College have an executive summary of these findings?

A14. No additional information is being provided at this time.

Q15. Aside from zoning is the Campus subject to any overlay planning or Quality District that will require special review by the community board, etc.

A15. Please review any zoning requirements as part of your proposal.

Q16. According to the Queensboro Hill Rezone Completed in February 2007 the two parcels (Blocks 6442 and 6443) are located in the Rezone Plan, adjacent to the College. According to the Rezone the FAR for Community Use is 2.0- As of right the existing R4 zone has a 45% lot coverage.

After the site is remapped, including 61 Street will the University support a mixed use development project that has 60% to 80% lot coverage? The remainder of the site area will be distributed as vehicular drop of zone, green buffers between adjacent uses and activity areas.

A16. Please indicate the uses which support the parking required by the solicitation in your proposal.

Q17. Will the College support a waiver of the limit of a 25 foot side wall height to permit additional building height?

A17. See question #14

Q18. Will Queens College provide a Sanborn Map or other surveyed plat of the site for our review?

A18. No.

Q19. Has Queens College conducted a Phase I and Phase II environmental survey of the site? Does Queens College have an executive summary of the environmental findings and if there are environmental issues to be abated, has the College estimated the costs of abatement.

A19. No.

Q20. Does Queens College have any mapping or plans of Geotechnical, Civil and Utility infrastructure available for the site

A20 No.

Q21. Does Queens College have any mapping of easements or rights of way or setbacks that need to be maintained on the site or at the site perimeter

A21. Not that we are aware of. Further research may be required.

Q22. Does the abandonment and remapping of 61st require the relocation of any underground utility such as force main, electrical, etc?

A22. This has not yet been determined.