



Hudson Square
Business Improvement
District

388 Hudson Street Open Space Design RFP
Questions & Responses
Issued May 4, 2023

Board Members

Jeffrey Sussman, Chair
Edward J. Minskoff Equities
Chris Roth, Treasurer
Hines
Steve Marvin, Secretary
Olmstead Properties
Clara Anderson
Residential Tenant
Aldrin Bonilla
The Fund for the City of NY
Violet Engel
New York Genome Center
Andrew Foote
Edelman
Amanda Gluck
Stellar Management
Brett Greenberg
Jack Resnick & Sons
Armando Gutierrez
New York Public Radio
Dary Kopelioff
Residential Owner
Christopher Lee
Port Authority of NY & NJ
Shih Hua Liong
Google
Kelsey Louie
The Door
John Maltz
Greiner-Maltz
David Gruber
Community Board #2
Phil Mouquinho
PJ Charlton Restaurant
Jackie Renton
Atlas Capital Group
Sujohn Sarkar
Trinity Real Estate
Rhonda Singer
GFP Real Estate
Cass Smith
Cass Calder Smith Architecture +
Interiors
Adam Steckler
Storage Mart

Elected Officials

Mayor Eric Adams
Comptroller Brad Lander
Borough President Mark D. Levine
Council Member Erik Bottcher

Samara Karasyk
President + CEO

In connection with the Request for Proposals (“RFP”) issued by the Hudson Square Business Improvement District (“HSBID”) on April 13, 2023, HSBID’s answers to all questions submitted by potential respondents are provided below:

1. Q: Is the design of the park expected to be built to NYC Parks design standards? The RFP stresses the team’s experience working within NYC Parks, but it also states that the new park shall be maintained and programmed by the BID, while NYC Parks is partnering with the BID to implement the project. Please clarify what it means for NYC Parks to provide oversight of the maintenance.
 - A: The design may include custom design elements – beyond NYC Parks’ standards – since HSBID would be maintaining such elements. However, all elements, including their maintenance implications, are subject to NYC Parks and NYCDEP approval.
2. Q: Does the Fee count against the 15-page limit?
 - A: The Fee description will not count against the 15-page limit.
3. Q: Is there a drawing available that shows the critical infrastructure on site, which determines the allowable planting of canopy trees? This is keeping in mind that we cannot plant within 15’ of DEP infrastructure and/or any other easement/offset requirements that may come up.
 - A: The contents of NYCDEP’s existing site drawings will be established during Task 1 of the project.
4. Q: Has DEP provided guidelines on what can be done on top of their infrastructure? Is paving the only option, or are there other alternatives?
 - A: NYCDEP has not provided any guidelines beyond what is included in the RFP. A portion of the site must support access for NYCDEP’s trucks, but the specific surface treatment may be open to discussion.
5. Q: Is the scope of work for the DEP Site limited to the property line or does it include the back of curb, such as sidewalks, street trees, and streetscape amenities?
 - A: The design scope is limited to the property line, but shall be planned within the context of the surrounding streetscape and adjacent properties.
6. Q: Are there any neighborhood-wide plans from city agencies or DEP to mitigate flooding that may affect our site? Specifically, are there plans for ROWBs, permeable bike lanes, or any other measures that may impact how the site is designed? Additionally, are there any concerns about flooding or over-sewer capacity in this area?
 - A: HSBID is not aware of any such plans, but these questions should be explored as part of Tasks 1 and 2 of the project.



Hudson Square
Business Improvement
District

7. Q: Does HSBID select the artists for the existing mural and how often does it rotate? Is HSBID interested in engaging artists for permanent pieces within the project site?
 - A: The existing mural on the adjacent wall was produced by the high school and is beloved by the neighborhood. There are no plans to change it at this time. Public artworks, either permanent or temporary, may be considered as a design element for the park pending further feedback from the city agencies and the community scoping process.
8. Q: Are you able to share a tentative total budget or construction budget for the project at this stage?
 - A: We anticipate a roughly \$2.6M-\$3M budget for construction.
9. Q: Has HSBID established a draft project schedule? Can this be shared with proponents?
 - A: We plan to onboard the design team in late June – early July and commence community engagement in September. We expect the design phase to be completed within 12 months and the Consultant team shall provide a detailed schedule for completing the project in that timeframe.
10. Q: Is there a list of sub-consultants HSBID would specifically prefer to be included on a proponent's team?
 - A: No.