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Category: Consulting

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Issue Date: 2/28/2013

Contract Number: N/A

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BATTERY PARK CITY AUTHORITY REAL ESTATE CONSULTANT

Description:

Battery Park City Authority d/b/a Hugh L. Carey Battery Park City Authority ("BPCA") requests proposals from real estate consulting firms (each individually, a "Proposer" or collectively, the "Proposers") to provide REAL ESTATE CONSULTANT SERVICES with regard to an upcoming proposed bond financing. BPCA intends to be prepared to access the bond markets as early as possible in the last fiscal quarter of the current fiscal year ending October 31, 2013. BPCA's bonds are secured by revenues derived from ground leases in Battery Park City (the "Subleases") that exceed certain operating and maintenance obligations of BPCA (the "Pledged Revenues"). The Pledged Revenues include ground rent and payments in lieu of taxes ("PILOT"). Therefore, a Real Estate Consultant is an integral part of BPCA's financing team, and must be engaged to prepare an independent pro forma cash flow study of the Subleases pertaining to the World Financial Center, NYMEX, Goldman Sachs, Battery Park City hotels and other residential building ground leases. The revenue projection and study is the basis of any proposed financing alternatives and will be scrutinized by BPCA management, underwriters, bond counsel, investment community, real estate community and rating agencies and will be included in the BPCA's Official Statement to market the proposed bonds. Interested firms must be able to demonstrate the experience and firm capabilities to produce a timely report containing information of at least the same quality and detail as the Appendix "Real Estate Consultant's Report(s)" in the 2003 and 2009 Official Statements posted on BPCA's website www.bpca.ny.gov. The Real Estate Consultant's Report for this engagement must include an independent proforma 30 year revenue forecast of Pledged Revenues which is prepared on the Proposer's letterhead and is to be used in conjunction with the Official Statement as the basis of a BPCA financing. The perceived reliability of the revenue projections from the Proposer and the Proposer's prominence and reputation are key to establishing the credibility of the Real Estate Consultant's Report and projection.

Interested parties may download the complete request for proposals ("RFP") via the link provided below or by visiting BPCA's website at www.bpca.ny.gov and clicking on the "Opportunities" tab. All Proposals must meet the requirements listed in the RFP.

As stated in the RFP, firms interested in responding to the RFP must complete the Mandatory Forms Packet located on BPCA's website at

www.batteryparkcity.org/pdf_n/Mandatory_Forms_Packet.pdf. The completed forms must accompany the firm's proposal.

Restricted Period

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Proposers are restricted from making contact with anyone other than the Designated Contacts (identified below) during the period from the time of publication of this advertisement through approval of the procurement contract by BPCA (the "Restricted Period"). Employees of BPCA are required to record certain contacts during the Restricted Period, including, but not limited to, any oral, written or electronic communication with a governmental entity under circumstances where a reasonable person would infer that the communication was intended to influence the governmental entity's conduct or decision regarding the governmental procurement, and to make a determination of responsibility based, in part, upon any such contact. Failure to abide by this process may result in a finding of non-responsibility.

Minority-Owned Business Enterprises ("MBE") and Women-Owned Business Enterprises ("WBE") are encouraged to submit Proposals. All Proposers must submit with their proposal a copy of its Equal Employment Opportunity or Diversity policy along with a breakdown of all company staff by job classification, race and gender. For questions on M/WBE participation, joint ventures and sub-contracting goals ONLY, please contact "Diversity Designated Contact": Mr. Anthony Peterson at 212.417.2337.

M/WBE UTILIZATION GOAL REQUIREMENTS FOR BPCA CONTRACTS: In accordance with Article 15-A of the New York State Executive Law and regulations adopted pursuant thereto, BPCA has established separate goals for participation of New York State Certified minority and women-owned business enterprises for all state contracts. BPCA is required to implement the provisions of Article 15-A and 5 NYCRR Part 143 for all state contracts (1) in excess of \$25,000 for labor, services, equipment, materials or any combination for the foregoing and (2) in excess of \$100,000 for real property renovations and construction. For purposes of this procurement, BPCA hereby establishes a goal of 10% for Minority-owned Business Enterprises (MBE) participation and 10% for Women-owned Business Enterprises (WBE) participation. (We are happy to work with you to help you identify opportunities for M/WBE participation, joint ventures and sub-contracting). As a condition of this procurement, the Proposer and BPCA agree to be bound by the provisions of §316 of Article 15-A of the Executive Law regarding enforcement. Proposers must document "good faith efforts" to provide meaningful participation by certified M/WBE subcontractors or suppliers in the performance of the awarded contract. For guidance on how BPCA will determine a Proposer's "good faith efforts," refer to 5 NYCRR § 143.8. Additionally, Proposers must refer to Mandatory Forms of this document for a list of forms that must be provided in order to fully comply with Article 15-A of the New York State Executive Law and 5 NYCRR Part 143.

Proposer will be required to make good faith efforts to achieve a participation goal of 25% of the total number of employees required for the work who are minority group members and a participation goal of 5% of the total number of employees required for the work who are women to perform the work.

BPCA reserves the right to cancel or withdraw in whole or in part this RFP at its sole discretion. Proposers will be notified in the event the RFP is cancelled via the BPCA website.

Minority Sub-Contracting Goal: 10%

Women Owned Sub-Contracting Goal: 10%

Due Date: 3/28/2013 3:00 PM

Contract Term: One Year

Location: Battery Park City Authority d/b/a Hugh L. Carey Battery Park City Authority, One World Financial Center 24th Floor, New York, NY 10281

Contact: Lauren Brugess Legal
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Submit To: Lauren Brugess Legal
Hugh L. Carey Battery Park City Authority

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RFP Documents:

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