

**REQUEST FOR EXPRESSIONS OF INTEREST
FOR SITE DEVELOPMENT ON THE
MITCHEL NAVY GYM PROPERTY ADJOINING THE
MITCHEL FIELD VETERAN HOUSING COMMUNITY
("NAVY GYM")
RFEI# MF1019-01**

**QUESTIONS FROM PROPOSERS
NOVEMBER 1, 2019**

- 1) While the outline clearly shows what property is included, would you happen to know if we are permitted to incorporate the parking lot area where the single run of parking spots is closest to the southwest corner of the pool enclosure into the actual new building?

ANSWER: Proposers should be aware that various areas surrounding the Gym and pool parcels are owned in fee simple title by the County of Nassau and United State of America (Navy), respectively. The County makes no representations or warranties as to title of the Subject Property. Proposers are encouraged to consider obtaining their own title searches (and/or survey) if deemed necessary. Also, it is possible there may be easements and other encumbrances that affect the Subject Property.

- 2) Are there easement allowances we need to consider where the property meets the curb in all locations?

ANSWER: Proposers should be aware that various areas surrounding the Gym and pool parcels are owned in fee simple title by the County of Nassau and United State of America (Navy), respectively. The County makes no representations or warranties as to title of the Subject Property. Proposers are encouraged to consider obtaining their own title searches (and/or survey) if deemed necessary. Also, it is possible there may be easements and other encumbrances that affect the Subject Property.

- 3) Would you be able to identify the allowable setbacks for new construction on the property?

ANSWER: The proposed use will dictate those requirements.

- 4) Are there sewers present at the location?

ANSWER: There are sewers (Sewer Sheet is attached). The sewer line on Seventh Street (the south side of the building) is indicated as 6" diameter and the line on Miller Avenue (to the north) is indicated as an 8" diameter line.

- 5) Would plans be approved by the town of Hempstead?

ANSWER: The proposed use will dictate those requirements.

6) Would the property be provided free of any other leases that may currently exist?

ANSWER: There are no existing leases.

7) Would an additional site visit prior to November 15, 2019 be possible?

ANSWER: After review of responses to the RFEI, we will consider future site visits.

NOTES: ALL DATA SHOWN ON THIS DRAWING WAS COMPILED FROM THE FOLLOWING MAPS ON FILE WITH THE N.C.D.P.W.

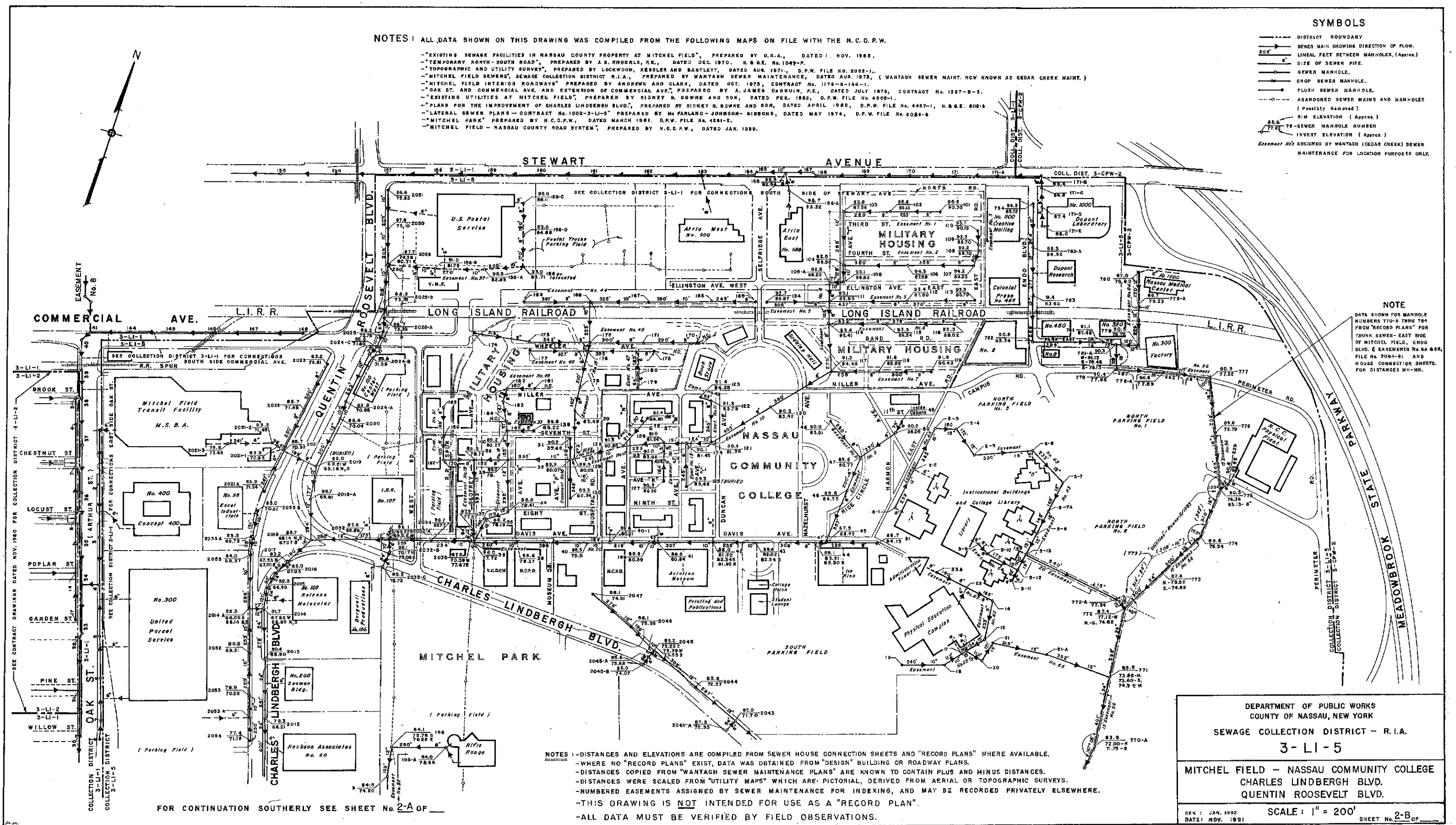
- EXISTING SEWAGE FACILITIES IN NASSAU COUNTY PROPERTY AT MITCHEL FIELD, PREPARED BY U.S.A., DATED: NOV. 1985.
- TEMPORARY NORTH-SOUTH ROAD, PREPARED BY J.K. KHORRIS, P.E., DATED DEC. 1970, N.S.E. No. 1049-P.
- TOPOGRAPHIC AND UTILITY SURVEY, PREPARED BY LOCKWOOD, KEESLER AND BARTLETT, DATED AUG. 1971, D.P.W. FILE NO. 3052-1.
- MITCHEL FIELD SEWERS, SEWAGE COLLECTION DISTRICT R.I.A., PREPARED BY WANTAGH SEWER MAINTENANCE, DATED AUG. 1973, (WANTAGH SEWER MAINT. NOW KNOWN AS CEDAR CREEK MAINT.)
- MITCHEL FIELD INTERIOR ROADWAYS PREPARED BY ANDREWS AND CLARK, DATED OCT. 1975, CONTRACT No. 1176-B-146-1.
- OAK ST. AND COMMERCIAL AVE. AND EXTENSION OF COMMERCIAL AVE., PREPARED BY A. JAMES DABRUM, P.E., DATED JULY 1976, CONTRACT No. 1267-B-3.
- EXISTING UTILITIES AT MITCHEL FIELD, PREPARED BY SIDNEY B. BOWNE AND SON, DATED FEB. 1983, D.P.W. FILE NO. 4509-1.
- PLANS FOR THE IMPROVEMENT OF CHARLES LINDBERGH BLVD., PREPARED BY SIDNEY B. BOWNE AND SON, DATED APRIL 1980, D.P.W. FILE NO. 4457-1, N.S.E. 612-6.
- LATERAL SEWER PLANS - CONTRACT No. 1002-3-LI-5 PREPARED BY Mc FARLAND - JOHNSON - GIBBONS, DATED MAY 1974, D.P.W. FILE NO. 2084-B.
- MITCHEL PARK - PREPARED BY N.C.D.P.W., DATED MARCH 1981, D.P.W. FILE NO. 4261-2.
- MITCHEL FIELD - NASSAU COUNTY ROAD SYSTEM, PREPARED BY N.C.D.P.W., DATED JAN. 1989.

SYMBOLS

- DISTRICT BOUNDARY
- SEWER MAIN SHOWING DIRECTION OF FLOW.
- LINEAL FEET BETWEEN MANHOLES (Approx)
- SIZE OF SEWER PIPE.
- SEWER MANHOLE.
- DROP SEWER MANHOLE.
- FLUSH SEWER MANHOLE.
- ABANDONED SEWER MAINS AND MANHOLES (Possibly Removed)
- RIM ELEVATION (Approx)
- INVERT ELEVATION (Approx)
- SEWER MANHOLE NUMBER
- EASEMENT No. 2 ASSIGNED BY WANTAGH (CEDAR CREEK) SEWER MAINTENANCE FOR LOCATION PURPOSES ONLY.

NOTE

DATA SHOWN FOR MANHOLE NUMBERS 770-A THRU 784 FROM "RECORD PLANS" FOR TRUNK SEWER - EAST SIDE OF MITCHEL FIELD, KNOX BLVD. & EASEMENTS No. 6A & 6B, FILE No. 2084-B1 AND HOUSE CONNECTION SHEETS FOR DISTANCES MH-MH.



- NOTES: -DISTANCES AND ELEVATIONS ARE COMPILED FROM SEWER HOUSE CONNECTION SHEETS AND "RECORD PLANS" WHERE AVAILABLE.
- WHERE NO "RECORD PLANS" EXIST, DATA WAS OBTAINED FROM "DESIGN" BUILDING OR ROADWAY PLANS.
- DISTANCES COPIED FROM "WANTAGH SEWER MAINTENANCE PLANS" ARE KNOWN TO CONTAIN PLUS AND MINUS DISTANCES.
- DISTANCES WERE SCALED FROM "UTILITY MAPS" WHICH ARE PICTORIAL, DERIVED FROM AERIAL OR TOPOGRAPHIC SURVEYS.
- NUMBERED EASEMENTS ASSIGNED BY SEWER MAINTENANCE FOR INDEXING, AND MAY BE RECORDED PRIVATELY ELSEWHERE.
- THIS DRAWING IS NOT INTENDED FOR USE AS A "RECORD PLAN".
- ALL DATA MUST BE VERIFIED BY FIELD OBSERVATIONS.

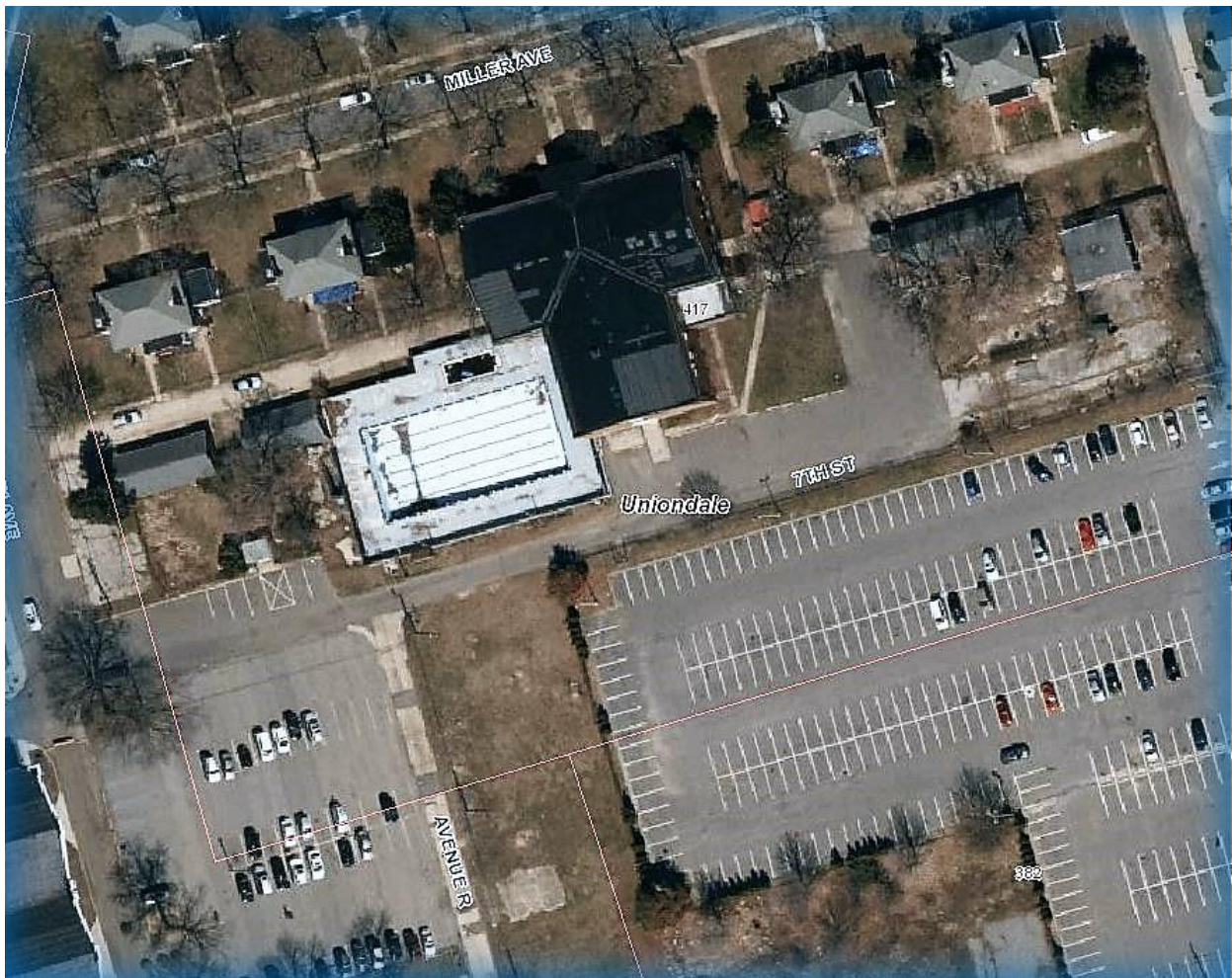
DEPARTMENT OF PUBLIC WORKS
 COUNTY OF NASSAU, NEW YORK
 SEWAGE COLLECTION DISTRICT - R.I.A.
3-LI-5
 MITCHEL FIELD - NASSAU COMMUNITY COLLEGE
 CHARLES LINDBERGH BLVD.
 QUENTIN ROOSEVELT BLVD.
 SCALE: 1" = 200'
 SHEET No. 2-B OF

FOR CONTINUATION SOUTHERLY SEE SHEET No. 2-A OF

REV: JAN. 1992
 DATE: NOV. 1991

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MITCHEL NAVY GYM PROPERTY ADJOINING THE
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(“NAVY GYM”)
RFEI# MF1019-01

Issue Date: October 15, 2019



The Site

TABLE OF CONTENTS

This RFEI contains the following sections:

- A. Introduction
- B. Project Objectives
- C. Site Description
 - About the Site
 - Ownership and Legal Structure
 - Zoning
 - Utilities
 - Transportation
 - Neighborhood and County Environs
- C. Anticipated RFEI Schedule
- E. RFEI Submission Instructions
 - Organization of Proposal
 - RFEI Inquiries
 - Site Visit
- F. Submission Requirements
- G. Terms and Conditions

Appendices:

Appendix A – Mitchel Navy Gym Property Development Site

Appendix B – Mitchel Navy Gym Property Parking

A. INTRODUCTION

Smith & DeGroat Real Estate (“the Agent”), as agents for Nassau County, New York (the “County”) seeks proposals (“Proposals”) from qualified **not-for-profit organizations** to enter into a long term lease of the Mitchel Navy Gym Property (the “Navy Gym”) to develop the site (“Site”) shown in Appendix A.

The County’s vision is for an athletic facility that will serve the youth of Nassau County and veteran community contiguous to the Site. The total available developable space is approximately 2.31 acres, including the existing gym.

The goal of this RFEI is to solicit ideas that will advance economic development and public policy goals while maximizing economic benefits to the County with the least economic and environmental risk. The County intends to use responses and recommendations generated by this RFEI as potential guidelines for the Scope of Services in any future Requests for Proposals (“RFP”).

In particular, the RFEI proposal process might include:

- (i) the proposed use of the Site;
- (ii) the proposed plan of development including capital investment;
- (iii) parking requirements;
- (iv) suggested lease terms;
- (v) benefits to County residents
- (vi) benefits to the veteran community;

B. PROJECT OBJECTIVES

Proposals should address each of the Project Objectives set forth below:

- Create an athletic facility that will be utilize the Site for programs that will benefit County residents and the veteran community.
- Invest capital in the Site to create a modern and safe facility that will blend into the existing community.
- Enter a long-term lease that provides for rental payments.
- Provide the County with improved economic and public benefits.
- Use of creative architectural and engineering designs.
- Consider and respect the impact of program on the existing veteran community.

C. SITE DESCRIPTION

About the Site

Located in Uniondale, New York, the Site is part of 22.81 acres transferred from the Navy to the County in April 2011. The Mitchel Field Housing Community is the home to 42 veteran families and 18 active military families. The Site is approximately 2.31 acres including an existing gymnasium. The gymnasium consists of a full court basketball court, two locker rooms, weight room, treadmills, ellipticals and stationary bicycles and two racket courts.

Parking is available on site. In addition, the parking lot contiguous and south of the Site that is used by Nassau Community College can be utilized on weekday afternoons and weekends as shown in Appendix B.

The Site is part of Section 44, Block F, Lot 417 and Section 44, Block F, Lot 382 on the Land and Tax Map of the County of Nassau as shown on the site map attached as Appendix A.

Certain garage structures on the Site are included and the Proposer will be responsible for their demolition, if needed.

Zoning

The Hub is in the Mitchel Field Mixed-Use District (MFM District). The prospective uses for properties in the District include arena and cinema, hotel and conference center, mixed-use residential, offices, retail space, transportation facilities, parking facilities, walkable and bicycle friendly street and open park space.

Utilities

Water is supplied by the Mitchel Field Water Supply Area (“MFWSA”) which is maintained by the Nassau County Department of Public Works. The Uniondale Water District, as part of the Town of Hempstead, supplies most of the water consumed with the MFWSA and the balance of the water is provided by the Roosevelt Field Water District which also is under the control of the Town of Hempstead.

Ownership and Legal Structure

The Site is owned in fee by the County.

The County may consider various leasing/other options recommended by Respondents.

Transportation

The Site is situated in the center of the County in Uniondale and is easily accessible from several major traffic arteries:

The southern border of the Hub is Hempstead Turnpike (New York State Route 24), one of the major east/west signalized thoroughfares in the County running from the New York City/Queens border to the Suffolk County Border.

Within one mile from the eastern border of the property is: (i) the Meadowbrook State Parkway, one of the major north/south thoroughfares of the County, which connects the Northern State Parkway (one of the Long Island's major east/west thoroughfare running through New York City as the Grand Central Parkway through Nassau County and terminating in Suffolk County); (ii) the Southern State Parkway (another of Long Island's major east/west thoroughfares running through New York City as the Belt Parkway through Nassau County and terminating in Suffolk County); (iii) Sunrise Highway (New York State Route 27) (another major east/west signalized thoroughfare running through southern Nassau County from the New York City/Queens border to the Suffolk border).

Neighborhood and County Environs

The Site is in a dense suburban environment on Long Island in one of the highest income counties in the United States.

D. ANTICIPATED RFEI SCHEDULE

RFEI Release Date	October 15, 2019
Site Tour	October 22, 2019
Question Submittal Deadline	October 28, 2019
Question Response Deadline	November 1, 2019
Proposal Due Date	November 15, 2019 @ 4PM EST

Dates and events indicated above are subject to change at the sole discretion of the County.

E. RFEI SUBMISSION INSTRUCTIONS

1. Generally. Each Proposal shall be prepared simply and economically avoiding the use of elaborate promotional materials beyond those enough to provide a complete, accurate, and reliable presentation. For ease of review, the Proposals must follow the outline in Section G of this RFEI titled "Submission Requirements." Each response should be clearly numbered, and the full question/requirement listed.

The Proposals must be signed by an individual who is authorized to bind the Respondent to all commitments made in the Proposal. The original and five (5) bound (spiral or similar) copies of the Proposal, together with all attachments, as well as an electronic version of the Proposal and all attachments in PDF format on a CD or USB drive, must be submitted to the County in a sealed opaque package or box no later than 4:00 p.m. EDT on October 31, 2019. The package or box shall be clearly marked with the RFEI number, the name and address of the Respondent, and the submittal due date and time. The Proposal shall be typed or printed on 8-1/2 inch by 11-inch paper, with a minimum font size of 12. No e-mail or facsimile Proposals will be accepted. Any late

Proposals will be returned unopened. Proposals received after the above date and time will not be considered. The County is under no obligation to return Proposals.

The County is under no obligation to respond to any question, inquiry or assertion that is not received in writing. Interested parties may contact the authorized contact person listed below by email for any and all questions related to this RFEI. Respondents will submit all Proposals and direct all responses, questions, and any other communications to the following authorized contact person:

Martin Schackner
Smith & DeGroat Real Estate, as Agents for Nassau County
27 East Jericho Turnpike
Mineola, New York 11501
mschackner@snyrealty.com

No contact with any other County personnel or its Agents, other than the authorized contact person is allowed until such times as an award (or awards) has (have) been made.

2. Expenses of Proposal Preparation. Each Respondent will prepare all required materials and submittals and participate in the Proposal and negotiation process at its own risk and expense, without reimbursement from the County.

3. Confidential Information. The New York State Freedom of Information Law, Public Officers Law, Article 6, Sections 84-90 provide for public access to government records. Proposals may, however, contain trade secrets and other technical, financial, or administrative data, the public disclosure of which could cause substantial injury to the Respondent's competitive position. Respondent must specifically identify and mark the pages of its Proposal that contains such information and insert the following notice in the front of its Proposal:

NOTICE

The data on pages _____ of this Proposal identified by an asterisk (*) contain technical or financial information, which are trade secrets and/or whose disclosure would cause substantial injury to [Respondent's] competitive position. [Respondent] requests that such data be used only for the evaluation of the Proposal but understands that the disclosure will be limited to the extent that the County considers proper under the law. If an agreement is entered into with [Respondent], the County shall have the right to use or disclose the data as provided in the Agreement, unless otherwise obligated by law.

The County does not assume any responsibility for disclosure or use of marked data for any purpose. In the event properly marked data are requested pursuant to the State Freedom of Information Law, the Respondent will be advised of the request and may expeditiously submit to the County a detailed statement indicating the reasons it has for believing that the information is exempt from disclosure under the law. This statement will be used by the County in making its determination as to whether disclosure is proper under the law.

F. SUBMISSION REQUIREMENTS

Organization of Proposal. The Proposal should be organized as follows:

- 1. Cover Letter and Executive Summary.** The cover letter is the Proposer's official letter transmitting the complete Proposal to the County. The cover letter must include the full name and address of your organization, and the name, address, telephone number, and email of the individual who will be able to act on behalf of the Proposers as the primary contact and who is available to answer questions or requests for additional information. for your organization or team for this engagement.

The executive summary must be presented as a separate document summarizing in clear and concise language, the information contained in all other parts of the Proposal and shall include an introduction and overview section and a conclusion. The executive summary should be drafted so that it may be easily understood by persons not having a technical background.

- 2. Proposer Team Information.** The Proposer should include a description of its organization, ownership, organizational structure and relevant experience of principal members.
- 3. Narrative.** A narrative description of the all relevant aspects of the project. The narrative description should address the Project Objectives and should include but not be limited to the following items:
 - a. Description of proposed development of the Site;
 - b. How the project will be incorporated into the existing site plan;
 - c. Respondent must describe the general approach to financing, including an order of magnitude estimate of project cost.
 - d. Development timeline identifying the estimated length of time to reach key milestones.
 - e. A summary of anticipated construction and environmental challenges.
 - f. How this project will advance the Project Objectives of this RFEI not otherwise described herein.

RFEI Inquiries.

1. The County will accept written questions via email from prospective Respondents no later than October 28, 2019 at 5:00 PM. Please submit questions to: mschackner@snyralty.com. Written questions must include the requestor's name, e-mail address and the Respondent represented.

2. Responses to all timely and appropriate questions will be posted on the Agent's website by November 1, 2019 at 5:00 PM at www.sdneyrealty.com.

Site Visit.

1. An optional site visit is scheduled for October 22, 2019. Respondents are not required to attend and must RSVP to mschackner@sdneyrealty.com or before October 21, 2019 if they wish to participate.
2. When responding, please provide the name of the firm, and the name, title, telephone number and email address of all representatives who are attending. The tour is anticipated to last approximately one hour. The County reserves the right to modify this RFEI schedule at its discretion. Notification of changes in connection with this RFEI will be made available to all interested parties by e-mail and via the Agent's website at www.sdneyrealty.com.

G. REVIEW PROCESS

The County reserves the right to conduct interviews with or pose questions in writing to Respondents in order to clarify the content of their proposals and to ensure a full and complete understanding of each proposal.

H. TERMS AND CONDITIONS

The County reserves holds without limitation, and may exercise, at its sole discretion, the following rights and conditions regarding this RFEI.

1. **Not an Offer.** This RFEI does not constitute an offer or request for bids, and that the County reserves the right to use the Proposals submitted as a basis for the issuance of any subsequent Request for Proposals, as the County deems appropriate. This RFEI does not constitute an offer to lease the Site or any portion thereof, nor a solicitation of offers to lease the Site or any portion thereof.

The County shall not incur any obligation or liability on account of any submission made in connection with this RFEI (nor shall any Proposal be deemed accepted) unless and until an agreement setting forth all the terms and conditions of a transaction has been fully negotiated and a written agreement incorporating such terms and conditions has been fully executed and unconditionally delivered by all the parties thereto and all necessary consents and approvals have been obtained including, without limitation, approval of such written agreement by the Nassau County Legislature and if applicable the County Comptroller's Office and the Nassau County Interim Finance Authority. The County advises all Respondents that there is no legal obligation on part of the County to have a disposition of the Site through a competitive bid or competitive negotiation process.

2. **Expenses.** Under no circumstances shall the County be liable for any of the costs of any Respondent or the Selected Respondent in connection with preparing a Proposal in

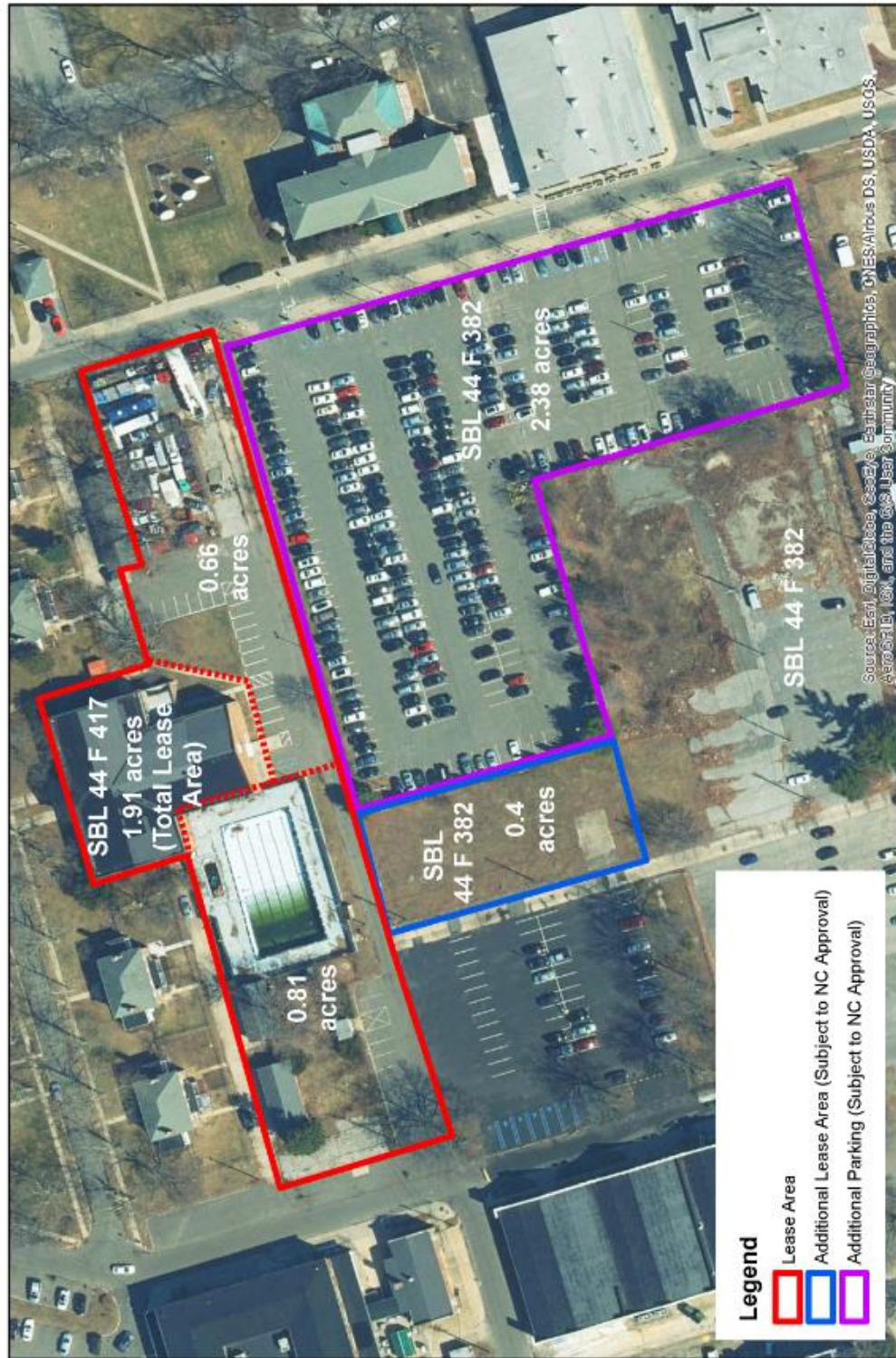
response to this RFEI, negotiating with the County, or otherwise participating in this RFEI process.

- 3. Environmental Issues.** Disposition of the Site will trigger the need for an environmental review(s), including review under the State Environmental Quality Review Act (“SEQRA”), and related laws and regulations. The Selected Proposer will fully compensate the responsible governmental unit(s) for all costs and expenses associated with compliance with applicable environmental laws and regulations, including but not limited to the cost and expenses of preparing any and all reports, analysis, and documentation; public notifications, outreach, meetings, and hearings; and the procurement of environmental consultants and counsel as may be required.
- 4. Representation and Warranties.** The County makes no representations or warranties whatsoever with respect to this RFEI and the Site, including, without limitation, representations or warranties as to the accuracy of any information or assumptions contained in this RFEI or otherwise furnished to Respondents; the use or progress of development of the Site, or any portion thereof; and site and environmental conditions or the suitability of the Site for any specific uses or development.

Respondents shall not rely upon any statement or information given to Respondents by the County, including without limitation, any information contained in this RFEI or in any other documents cited in this RFEI. The County reserves the right to dispose of the Site outside of this solicitation process.

Respondents should assume that the Site, including land, improvements, and any supporting building infrastructure, will be disposed of “AS IS” and “WHERE IS” without representation, warranty, or guaranty as to quantity, quality, title, character, condition, size, or kind, or that the same is in condition or fit to be used for the Respondent’s purpose.

Mitchel Navy Gym Property Lease Area Map



Nassau County
Department of Parks, Recreation & Museums

Appendix B – Mitchell Navy Gym Property Parking

