November 10, 2026

JERSEY CITY REDEVELOPMENT AGENCY
REQUEST FOR PROPOSALS FOR THE ACQUISITION AND REDEVELOPMENT OF

350 WASHINGTON STREET (BLOCK 11609, LOT 1)

80 BAY STREET (BLOCK 11609, LOT 2)

ALL LOCATED WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

JCRA ANSWERS TO QUESTIONS RECEIVED IN ACCORDANCE WITH THE REQUEST FOR PROPOSALS

In accordance with the terms of the Request for Proposals issued by the Jersey City Redevelopment Agency (the "Agency") for the Acquisition and Development of 350 Washington Street (Block 11609, Lot 1) and 80 Bay Street (Block 11609, Lot 2) (collectively, the "Properties"), all located within the Powerhouse Arts District Redevelopment Area (the "RFP"), the Agency received questions from respondents. Below are the Agency's answers to the questions received.

Please note:

1) *The Agency issued an Addendum No. 1 to the RFP and posted it on the Agency's website on November 11, 2026.*

2) *Repeated requests for the same information have been consolidated into singular answers.*

QUESTION 1: *Request that the Agency share sign in sheets to identify attendees of the Site Tours.*

Answer: The Agency will not share sign-in sheets or identify attendees of the Site Tours.

QUESTION 2: *Will there be any chance for respondents to visit the site again to take further measurements or to allow additional respondent team members to tour the site?*

Answer: Currently, there will not be another opportunity for a site visit. If that changes, the Agency will issue an Addendum advising of same.

QUESTION 3: *Will respondents have access to structural reports, existing conditions reports, preliminary environmental reports, and other reports, drawings, dimensions, scope, surveys or recommendations from prior restoration/stabilization and/or demolition activities, assessment of the footings/structural assessment reports, and other existing documentation on the properties?*

Answer: Please see the information contained in Addendum No. 1 to the RFP.

QUESTION 4: *What is the timeline for relocation of the substation and removal of Port Authority's PATH-related electrical and mechanical equipment?*

Answer: The Agency has been advised that all existing equipment will be removed by December 31, 2027.

QUESTION 5: *Will 3 hard copies be required if proposal is submitted via email*

Answer: No.

QUESTION 6: *Are the evaluation criteria listed in Section VI of the RFP weighted and, if so, what is the weight of each criterion?*

Answer: The criteria listed in Section VI of the RFP is not weighted and the Agency reserves the right to evaluate proposals based upon, but not limited to, said criteria.

QUESTION 7: *Does the Agency have a preferred sheet/page size or aspect ratio for the Answers to the RFP?*

Answer: All of the requirements for proposals are set forth in the RFP.

QUESTION 8: *Is there a maximum file size for digital submissions?*

Answer: No. However, please ensure that you confirm that the Agency has received your digital proposal.

QUESTION 9: *Will the Agency accept digital files via frp or download links?*

Answer: Yes.

QUESTION 10: *Are the evaluation criteria listed in Section VI of the RFP weighted and, if so, what is the weight of each criterion?*

Answer: The criteria listed in Section VI of the RFP is not weighted and the Agency reserves the right to evaluate proposals based upon, but not limited to, said criteria.

QUESTION 11: *How will JCRA weigh proposed land consideration against historic preservation expenditures, cultural and community benefits, and other public improvements when evaluating proposals?*

Answer: Please refer to the RFP. The Agency will review the entire proposal in accordance with the process outlined in the RFP.

QUESTION 12: *Does the Agency have a timeline after receipt of proposals for notifications of shortlisted teams and interview dates?*

Answer: No.

QUESTION 13: *Does the Agency have an explicit goal for the "reasonable timeline" noted in the RFP for the project?*

Answer: No.

QUESTION 14: *Is there a utility/incoming services survey of the site available? The Agency is not in possession of such a survey.*

Answer: No.

QUESTION 15: *What level of engagement has already occurred with NJ Transit/HBLR regarding phasing or impacts of the project to the Light Rail?*

Answer: The Agency has not engaged in discussions on these issues.

QUESTION 16: *For proposals that require changes to the Redevelopment Plan, will the Agency support an expedited process?*

Answer: The Planning Board and/or the City Council are empowered to adopt amendments to the Redevelopment Plan. The Respondent is responsible for seeking any necessary amendments to the Redevelopment Plan. The Agency will work cooperatively with a successful Respondent to bring the proposed project to fruition.

QUESTION 17: *Are there any geotechnical reports or soil boring logs available for respondents' review?*

Answer: The Agency does not have this information.

QUESTION 18: *Does the PATH run underneath the Powerhouse building?*

Answer: Yes.

QUESTION 19: *Is there a basement?*

Answer: No.

QUESTION 20: *Are there any pre-existing soil reports available?*

Answer: Please see the information contained in Addendum No. 1 to the RFP.

QUESTION 21: *What is the Agency's schedule for interviews, presentation, award?*

Answer: The Agency has not determined an exact schedule.

QUESTION 22: *Is the HPC's review prior or after award?*

Answer: Such review will occur after the award.

QUESTION 23: *The RFP references the potential availability of additional parcels. Can the Agency identify these parcels, including block/lot numbers, ownership, acreage, and the circumstances under which they could be incorporated into a redevelopment proposal?*

Answer: The Agency has not identified specific additional parcels.

QUESTION 24: *Would the Agency consider a comprehensive redevelopment incorporating the Powerhouse, 80 Bay Street, and additional publicly controlled parcels under an integrated development program and financing structure?*

Answer: Please refer to the RFP.

QUESTION 25: *Would the Agency consider substantial residential development, including high-rise multifamily, where the associated development value supports Powerhouse preservation and adaptive reuse?*

Answer: Please refer to the RFP.

QUESTION 26: *What building heights, residential densities, and development envelopes currently apply to the properties?*

Answer: Please consult the Redevelopment Plan.

QUESTION 27: *Are there parameters the Agency or the City would be unwilling to consider, even if a Respondent was able to obtain a redevelopment-plan amendment?*

Answer: Please refer to the RFP.

QUESTION 28: *What is the Agency's preferred development program, and are there minimum requirements for cultural, arts, entertainment, retail, community, or other nonresidential uses? Is there flexibility in the amount and mix of these uses?*

Answer: Please refer to the Redevelopment Plan.

QUESTION 29: *Are there specific requirements for public access, event space, artist studios, galleries, public open space, or other community facilities?*

Answer: Please refer to the RFP.

QUESTION 30: *What affordable housing, artist live/work, or other housing-related requirements would apply to a residential component?*

Answer: Please refer to the RFP.

QUESTION 31: *Would JCRA consider a long-term ground lease with nominal or reduced initial consideration where the developer commits substantial capital toward Powerhouse rehabilitation and ongoing public benefits?*

Answer: Please refer to the RFP. The Agency is willing to consider a variety of proposals.

QUESTION 32: *Would the City consider a long-term PILOT for a redevelopment incorporating residential and cultural uses? Are there established parameters regarding duration, annual service charges, or affordability requirements?*

Answer: The Agency is not involved in the consideration of PILOTs. The City Council will consider such an application. Please refer to applicable statutes and City Code.

QUESTION 33: *Would a PILOT alone trigger a Project Labor Agreement requirement?*

Answer: If the successful Respondent is awarded a PILOT, it will have to comply with applicable law.

QUESTION 34: *Are there identified public grants, historic rehabilitation tax credits, infrastructure contributions, environmental remediation incentives, or other funding sources that may be available to support the project and have any funds been committed?*

Answer: No funding sources have been identified or committed.

QUESTION 35: *Has the Agency established an anticipated restoration budget, overall development budget, or minimum financial feasibility threshold for proposed projects? Are any third-party cost estimates available?*

Answer: None have been established and no estimates are available.

QUESTION 36: *Do existing agreements with the Port Authority or other public entities impose revenue-sharing obligations, approval rights, restrictions on land disposition, or other financial requirements on the selected redeveloper? Public reports indicate a 2018 Future Revenue Agreement provides for a 50/50 split between the City and the Port Authority of revenue from future redevelopment of the Powerhouse. Can you please outline the Port Authority's role (if any) in the RFP given this arrangement – is the agreement still in effect, and does it impose any obligation on the Redeveloper?*

Answer: The Agreement does not impose any obligations on a Respondent to the RFP.

QUESTION 37: *When will the properties be available for redevelopment, and what equipment, easements, or other rights will remain after turnover?*

Answer: The Properties should be available for redevelopment after December 2027. The JCRA does not know at this time what equipment, easements or other rights will remain after turnover.

QUESTION 38: *Are there known underground obstructions, including abandoned foundations, tanks, vaults, tunnels, or other structures that could materially affect excavation or new construction?*

Answer: No.

QUESTION 39: *Has the availability and capacity of electric, gas, water, sanitary sewer, and stormwater infrastructure been evaluated?*

Answer: No.

QUESTION 40: *What off-site infrastructure improvements would be required of the selected redeveloper?*

Answer: The successful respondent will be responsible for all required infrastructure improvements to support the Project.

QUESTION 41: *Are cost estimates available for the deficiencies in the structures?*

Answer: No.

QUESTION 42: *What is the scope and anticipated schedule for the contemplated stabilization work? Will it be completed before the selected redeveloper takes possession, and what remaining obligations would be transferred?*

Answer: The schedule has not yet been determined.

QUESTION 43: How will responsibility for unforeseen structural deficiencies, concealed deterioration, or other previously unidentified conditions be allocated?

Answer: Respondents are required to perform all due diligence concerning the conditions of the Properties. Any changes to the successful Respondent's project will be addressed at the appropriate time.

QUESTION 44: *Will the redeveloper be permitted to conduct invasive testing and other investigations before finalizing its construction budget?*

Answer: The successful respondent will be permitted to perform certain required testing, subject to approval by the Agency and its professionals, prior to finalizing its construction budget. Respondents must include a response to Section 5.8 Project Financing.

QUESTION 45: *Which historic elements must be retained or restored, and what flexibility exists for new structural systems, additions, elevators, mechanical systems, interior layouts, or alternative restoration methods necessary for safety and economic feasibility?*

Answer: Please refer to the RFP and Addendum No. 1. The successful respondent will be required to coordinate with all required municipal, county, state and federal historic preservation offices.

QUESTION 46: *What environmental remediation obligations will transfer to the redeveloper, including responsibility for previously unidentified contamination?*

Answer: Please seek legal guidance from your counsel.

QUESTION 47: *Would JCRA consider establishing baseline conditions or allocating pre-existing environmental liabilities?*

Answer: Please refer to the RFP.

QUESTION 48*: Are there existing environmental or waterfront regulatory approvals, known excavation or groundwater restrictions, or required remediation activities that could materially affect the development program, schedule, or cost?*

Answer: The JCRA is not in possession of this information. Respondents are required to perform due diligence as set forth in the RFP.

QUESTION 49: *Would JCRA consider a phased development structure allowing stabilization, environmental remediation, Powerhouse rehabilitation, and residential construction to proceed on coordinated but separate schedules?*

Answer: Please refer to the RFP.

QUESTION 50: *Are there required completion or public-opening milestones?*

Answer: Not at this time.

QUESTION 51: *What is the anticipated schedule for preferred redeveloper designation, negotiation of the redevelopment agreement, required planning approvals, and property conveyance?*

Answer: The Agency has not determined such schedule.

QUESTION 52: *Will shortlisted respondents have an opportunity to refine their development programs, financial terms, and public-benefit commitments during subsequent negotiations?*

Answer: If the Agency determines to select "shortlisted respondents" such respondents may have the opportunity to refine their proposals in coordination with the Agency and in the Agency's sole discretion.

QUESTION 53: *Section II states the Agency prefers no development beyond the historic footprint, while Section V.6 states proposals must include additional development. Which should we follow?*

Answer: The referenced sections are not inconsistent.

Section II of the RFP refers to the historic Powerhouse building itself and states: "While the Agency prefers proposals that do not expand development beyond the historic footprint of the Powerhouse, it will consider proposals that include additional development of the Properties to the extent respondents can demonstrate such development is necessary to accomplish preservation of the building."

Section V.6. refers to the Properties identified in the RFP and states: "The proposal must be for the redevelopment of both of the Properties."

QUESTION 54: *Can you please confirm that all electrical infrastructure will be removed upon decommissioning, including the Washington Street Exterior Equipment?*

Answer: The Agency has been advised that such infrastructure equipment will not be removed.

QUESTION 55: *Are the required park, plaza and north-side sidewalk areas part of the land being conveyed? Who pays for and maintains them?*

Answer: As set forth in the RFP, the Agency will consider a variety of proposals.

QUESTION 56: *Can the Agency provide the Ammann & Whitney Structural study from 1984?*

Answer: The Agency is not in possession of this study.

QUESTION 57: *Per Section V.6, if our proposal would require an amendment to the existing redevelopment plan, what precedent bulk density and height would the Agency look to?*

Answer: Please see the RFP. The Agency does not have a predetermined requirement.

QUESTION 58: *Can the Agency provide lot areas, a title report, a site survey, and identify any easements or retained rights held by NJ Transit, the Port Authority or utilities?*

Answer: Some responsive information is contained in Addendum No. 1. All Respondents should perform any due diligence on the Properties necessary to respond to the RFP.

QUESTION 59: *Are there any as-built floor plans available for the existing powerhouse structure? If not, could you please provide a commentary on the current demising?*

Answer: Any responsive documents in the possession of the Agency are in Addendum No. 1 to the RFP.

QUESTION 60: *If a ground lease is proposed, what term and rent structure would the Agency consider acceptable, and will the Agency subordinate its fee interest to construction and permanent financing?*

Answer: Please refer to the RFP. The Agency has not determined a structure and will evaluate each proposal.

QUESTION 61: *What historic review process will apply (Jersey City Historic Preservation Commission, NJ Historic Preservation Office, National Park Service)?*

Answer: The Successful respondent will have to comply with all applicable law.

QUESTION 62: *Are there existing preservation easements or covenants on the Properties?*

Answer: Respondents are required to perform their own due diligence.

QUESTION 63: *Will the Agency support federal and state historic tax credits?*

Answer: The Agency will make this determination after consideration of the proposal.

QUESTION 64: *Can the required public lobby and generating hall space count toward the 20% arts space and ground-floor gallery requirements?*

Answer: Please refer to the Redevelopment Plan.

QUESTION 65: *Which income limits and affordability rules apply to the artist's affordable units?*

Answer: Please refer to the Redevelopment Plan.

QUESTION 66: *Do the UHAC average-rent and very-low-income requirements apply?*

Answer: Please refer to the Redevelopment Plan.

QUESTION 67: *Have vibration studies been conducted, and are any mitigation measures planned or required?*

Answer: The Agency is not aware of any.

QUESTION 68: *Will NJ Transit's operations or right-of-way impose restrictions on construction or use of the Properties?*

Answer: Yes.