

**MOUNT SINAI SOUTH NASSAU  
REQUEST FOR EXPRESSIONS OF INTEREST**

**FOR SITE REDEVELOPMENT  
ON PROPERTY LOCATED AT THE FORMER  
SITE OF THE LONG BEACH MEDICAL  
CENTER**

**RFEI**

Issue Date: June 13, 2023



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## A. INTRODUCTION

South Nassau Communities Hospital d/b/a Mount Sinai South Nassau (“South Nassau”) is pleased to invite qualified respondents (each, a “Respondent” and, collectively, the “Respondents”) to express interest in redeveloping a waterfront site (the “Site”) at the former Long Beach Medical Center location. We welcome all ideas that maximize use of available acreage to both enhance the vibrancy of the seaside community and generate revenue for South Nassau.

The Site is the waterfront location of the former Long Beach Medical Center that was devastated by Superstorm Sandy in 2012, forcing the hospital into bankruptcy. At the request of the New York State Department of Health, South Nassau stepped forward in 2014 to buy the former medical center out of a structured bankruptcy proceeding. South Nassau was the only hospital to step forward during the bankruptcy proceeding, which was open to all. With federal funding from FEMA and other sources, South Nassau is now well into construction of a \$400 million capital construction program that will, among other features, not only improve South Nassau’s Oceanside campus but will also greatly benefit the Long Beach community by restoring medical facilities in Long Beach, bringing back medical services for the benefit of the residents of Long Beach, Atlantic Beach, Lido Beach and Point Lookout, and adding hundreds of jobs to the area. The FEMA-approved project includes the recently-constructed Long Beach Medical Arts Pavilion at 440 East Bay Drive, discussed below. South Nassau anticipates that there will be approximately 1.88 acres of developable land remaining available at the Site after completion of the FEMA-approved project. South Nassau is interested in exploring concepts for such development consistent with the project objectives set forth in this RFEI.

The goal of this RFEI is to solicit ideas that will advance economic development and public policy goals, while maximizing economic benefits to South Nassau with the least economic and environmental risk. South Nassau welcomes creative ideas from developers to expand upon the current “hospital” use of the Site under the existing zoning code, such as by expressing ideas for development of the Site for senior housing or workforce housing, including affordable senior or workforce housing. Responses should include recommendations for proposed zoning code changes, which may include the creation of a planned development district to allow for the proposed development.

South Nassau intends to use responses and recommendations generated by this RFEI process to inform a plan for redevelopment at the Site. Responses will be shared with the City of Long Beach. While South Nassau may use this RFEI process to inform a future RFP process, South Nassau expressly reserves the right to negotiate potential contract terms with any Respondent and the outcome of this RFEI process may include the selection of one or more Respondents to develop the Site.

South Nassau is open to expressions of interest for the entire Site and/or ideas for a specific portion of the Site, that could consist of one or more of the following:

- (i) Senior Housing.
- (ii) Workforce Housing.
- (iii) Other revenue-producing commercial development using a broad definition of “hospital” under the zoning code or being otherwise ancillary to the housing and compatible with the community and surrounding neighborhood.

## **B. PROJECT OBJECTIVES**

Expressions of Interest will address the Project Objectives set forth below.

- Tap into the New York State’s interest in promoting housing, particularly workforce housing complementary to the State’s workforce development initiatives.
- Tap into and enhance the vibrancy of the Long Beach community by including as part of the project a potential pedestrian-friendly “walkable waterfront” on the Site.
- Tap into the potential to make proposed zoning code changes that expand upon the historic “hospital” use of the Site without increasing existing height limitations.
- Incorporate some limited revenue-producing commercial development.
- Create forward-looking development that is sustainable and resilient for the Site’s waterfront location.
- Provide benefits to local communities who use South Nassau’s medical services.
- Enter into a long-term lease that provides for rental payments to maximize revenue for South Nassau.
- Feature creative architectural and engineering designs, LEED certified building and use of sustainable technology to minimize greenhouse gas generation and other environmental impacts.

- Feature meaningful participation of Minority Owned Business Enterprises, Women Owned Business and Service-Disabled-Veteran-Owned Businesses.

## **C. SITE CONTEXT AND DESCRIPTION**

### **About the Site**

South Nassau provides much-needed medical services to the barrier island community, particularly after Superstorm Sandy devastated the City of Long Beach, including the destruction of the former Long Beach Medical Center – a full-service hospital that served the approximately 40,000 residents of Long Beach, Atlantic Beach, Lido Beach and Point Lookout, which, collectively, comprise the barrier island. South Nassau’s facilities in Long Beach currently include: (i) the Mount Sinai South Nassau – Off-Campus Emergency Department; and (ii) on the east side, a Primary Care facility and the Long Beach Medical Arts Pavilion, a state-of-the-art facility recently constructed at 440 East Bay Drive as part of a FEMA-approved-and-funded project that will house highly-skilled specialists and services like cardiology, orthopedics, gastrointestinal, women’s care, urology and primary care, and provide necessary health treatments and medical services in conjunction with the freestanding emergency department that handles approximately 12,000 visits per year. The Long Beach Medical Arts Pavilion will bring state-of-the-art medical equipment, treatments and facilities to address changing needs of the barrier island, including the aging of its community and its increased diversity.

The Site is an approximately 1.88-acre parcel, including the damaged former medical center building and other infrastructure, and is generally bounded by Reynolds Channel to the north, a home at the terminus of Franklin Boulevard to the east, East Bay Drive to the south and the skywalk between the former hospital and existing nursing home to the west. The Site is more particularly described in the Legal Description of the Site attached hereto as Appendix “A” and shown on the Site Map attached hereto as Appendix “B.” The Site is located within half a mile of the Island Park Long Island Railroad Station.

### **Zoning**

The Site is zoned Residence B. The prospective uses for properties in the district include: single family residences; municipal recreation uses; municipal or public utility buildings or structures upon receipt of Board of Appeals special permits; houses of worship; “hospital” use as determined by the City of Long Beach; and college, library, fire station or school use. Respondents seeking other uses would be required to obtain a zoning change or use variance.

## **Ownership and Legal Structure**

The Site is owned in fee by the South Nassau. South Nassau will consider various leasing options recommended by Respondents.

### **D. ANTICIPATED RFEI SCHEDULE**

RFEI Release Date	June 13, 2023
Site Tour (Exterior Only; Meet at Medical Arts Pavilion Parking Lot, 440 East Bay Drive, between Franklin and Lincoln Boulevards)	June 19, 2023 (10:00 AM-12:00 PM EDT)
Question Submittal Deadline	June 23, 2023 @ 5PM EDT
Question Response Deadline	June 30, 2023
Response Due Date	July 14, 2023 @ 2PM EDT

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

### **E. RFEI SUBMISSION INSTRUCTIONS**

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

The responses must be signed by an individual who is authorized to bind the Respondent to any commitments made in the response. The original and seven (7) bound (spiral or similar) copies of the response, together with all attachments, as well as an electronic version of the response and all attachments in PDF format on a USB drive, must be submitted to South Nassau in a sealed opaque package or box no later than 2:00 p.m. EDT on July 14, 2023. The package or box will be clearly marked with the RFEI number, the name and address of the Respondent, and the submittal due date and time. The response will 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 response will be accepted. Any late response will be returned unopened. Responses received after the above date and time will not be considered. South Nassau is under no obligation to return responses.

South Nassau 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 responses and direct all responses, questions, and any other communications to the following authorized contact person:

Barry Clyde  
Office of Facilities, Planning & Development  
Mount Sinai South Nassau  
One Healthy Way  
Oceanside, New York 11572  
[bclyde@clydece.com](mailto:bclyde@clydece.com)

No contact with any other South Nassau personnel other than the authorized contact person is allowed concerning any matter contained in or related to this RFEI until such time as an award (or awards) has (have) been made.

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

**3. RFEI Inquiries.** South Nassau will accept written questions via email from prospective Respondents no later than June 23, 2023 at 5:00 PM. Please submit questions to: Barry Clyde at [bclyde@clydece.com](mailto:bclyde@clydece.com). Written questions must include the requestor's name, e-mail address and the Respondent represented. Responses to all timely and appropriate questions will be posted on South Nassau's website by June 30, 2023 at 5:00 PM. No contact related to this solicitation with South Nassau staff or consultants, other than emails to the designated email account for the solicitation at [bclyde@clydece.com](mailto:bclyde@clydece.com), will be allowed by Respondents or employed representatives of Respondent team members during the procurement period of this RFEI. Any such contact by a Respondent will be grounds for disqualification.

**4. Site Visit.** An optional site visit of the exterior only is scheduled for June 19, 2023 from 10:00 AM until 12:00 PM EDT. Meet at the Medical Arts Pavilion Parking Lot, 440 East Bay Drive, between Franklin and Lincoln Boulevards. Respondents are not required to attend and must RSVP to Barry Clyde if they wish to participate. 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 to two hours. South Nassau 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 Mount Sinai South Nassau's website: <https://www.southnassau.org/longbeachcampus>.

## F. SUBMISSION REQUIREMENTS

**Organization of Response.** The response should be organized as follows:

**1. Cover Letter and Executive Summary.** The cover letter is the Respondent's official letter transmitting the complete response to South Nassau. 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 Respondent as the primary contact and who is available to answer questions or requests for additional information.

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 response and will 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. Respondent Team Information.** The Respondent should include a description of its organization, ownership, organizational structure and relevant experience and similar projects of principal members.

**3. Narrative.** A narrative description articulating a vision and redevelopment strategy for the Site, including all relevant aspects of the project idea. The narrative description should address the Project Objectives and should include but not be limited to the following items:

- a. Description of proposed development and building plan that places an emphasis on compatibility with the surrounding neighborhood, mitigating potential traffic and parking impacts, incorporating environmentally sustainable features, and demonstrating resiliency planning. Please describe any unique architectural features to be incorporated into the plan.
- b. Description of the proposed development and building plan that enhances the vibrancy of the Long Beach community by adding a potential "walkable waterfront" on the Site.
- c. Location, bulk and size of the development concept (gross and net square footages). If a housing use is proposed, please detail the type of affordable and/or market rate housing.



- d. If relevant to the development, the location, design, and number of garages and whether the development would be on top of the garage(s).
- e. How the project would be incorporated into and complement the existing community.
- f. Whether, and if so, what type of zoning code changes or variances would be needed from the Appendix A Zoning of the City of Long Beach Code of Ordinances.
- g. Description of building practices, including those practices demonstrating sustainability and resiliency, that would be incorporated into the project and operation of the improvements.
- h. Quantification of economic impact.
- i. Respondent must describe the general approach to financing, including an order of magnitude estimate of project cost.
- j. Development timeline identifying the estimated length of time to reach key milestones.
- k. Recommendations for allocation of costs related to construction of streets and sidewalks.
- l. A summary of anticipated construction and environmental challenges.
- m. How this project will advance the Project Objectives of this RFEI and any other objectives not otherwise described herein.

## **G. REVIEW PROCESS**

South Nassau reserves the right to conduct interviews with or pose questions in writing to Respondents in order to clarify the content of their responses and to ensure a full and complete understanding of each response.

## H. TERMS AND CONDITIONS

South Nassau reserves, holds without limitation, and may exercise, at its sole discretion, the following rights and conditions with regard to this RFEI.

**1. Not an Offer.** This RFEI does not constitute an offer or request for proposals, and South Nassau reserves the right to use the responses submitted as a basis for negotiation with Respondents or other parties, or for any purpose, all as South Nassau 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. South Nassau reserves the right, in its sole discretion, to withdraw or modify this RFEI, modify dates, revise any requirement, require supplemental statements or information from any Responder, accept, reject or negotiate modifications to any response hereto, waive any irregularities or omissions in responses, extend the deadline for submission of responses, or cancel or reissue, in whole or in part, this RFEI.

South Nassau will not incur any obligation or liability on account of any submission made in connection with this RFEI (nor will any response 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 South Nassau Board. South Nassau advises all Respondents that there is no legal obligation on part of South Nassau to have a disposition of the Site through a competitive bid or competitive negotiation process. South Nassau reserves the right to dispose of the Site outside of this solicitation process.

**2. Expenses.** Under no circumstances will South Nassau be liable for any of the costs of any Respondent in connection with preparing a response to this RFEI, negotiating with South Nassau, or otherwise participating in this RFEI process. South Nassau will pay no broker's fee, finder's fee, commission, or other compensation to any party claiming to counsel or represent any proposer regarding the sale and/or development of the Site.

**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 developer 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. No Representations and Warranties.** South Nassau 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 state of title to the Site; the zoning, use or labor requirements for development of the Site, or any portion thereof; and site and environmental conditions, including, without limitation, the presence or absence of asbestos, chemicals, hydrocarbons or other hazardous materials on the Site, or the suitability of the Site for any specific uses or development. No representations will or have been made by South Nassau that the Site meets local, City, or Federal ordinances, regulations or laws governing development of properties commercially, industrially or otherwise. All permits, permissions and grants necessary for the sale and/or development of the Site are at Respondent's cost and responsibility. Any variances, permissions or grants necessary to meet these requirements are likewise at Respondent's risk, cost and expense.

Respondents will not rely upon any statement or information given to Respondents by South Nassau, including without limitation, any information contained in this RFEI or in any other documents cited in this RFEI. Respondents must rely solely on their own independent research and investigation for all matters, including, without limitation, costs, title, survey, development, financing, construction, and any necessary remediation.

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. Development of the Site is subject to applicable zoning requirements of the City of Long Beach. The developer will also likely require permits and approvals from, including but not limited to, the following entities: Nassau County Department of Health Services and Nassau County Fire Marshall. Any public utilities or municipalities having facilities under, over, to, through the Site as of the date of any conveyance shall have the right and easement to continue to maintain, operate and renew their facilities within the Site.

**5. Disclosure of Response Contents.** All materials submitted in response to this RFEI will become the property of South Nassau. All information contained in the response will be considered public information. In the event that a response contains confidential information, Respondents should *specifically identify* those portions of the response deemed to be confidential, proprietary information or trade secrets, and provide any justification why such material should not be disclosed by South Nassau. South Nassau assumes no liability for disclosure or use of any information or materials submitted in response to this RFEI.

**APPENDIX "A"**

**LEGAL DESCRIPTION OF THE SITE**

**Parcel XVII: East Bay Drive, Section 59, Block 147, Lots 1-35 And 37., Long Beach, New York**

PARCEL XVII

LOTS 1 TO 6 (FIRST PARCEL)

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING AT LONG BEACH, COUNTY OF NASSAU AND STATE OF NEW YORK, KNOWN AS AND BY THE LOTS NUMBERED ONE (1) TO SIX (6), BOTH INCLUSIVE, IN BLOCK NUMBER ONE HUNDRED FORTY SEVEN (147), ON A CERTAIN MAP ENTITLED, "MAP NO.2, RESUBDIVIDING CERTAIN PORTIONS OF MAP NO. 1, ESTATES OF LONG BEACH, C. W. LEAVITT JR., LANDSCAPE ENGINEER, FILED IN THE OFFICE OF THE CLERK OF NASSAU COUNTY ON MAP NO. 31, IN THE AREA BOUNDED BY LINCOLN BOULEVARD, NEPTUNE BOULEVARD, STATE STREET, AND THE SOUTHERLY SIDE OF REYNOLDS CHANNEL, ON AUGUST 23, 1925, G. S. VANDER WERKEN, C.E. & SURVEYOR, LYNBROOK & LONG BEACH" AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF NASSAU ON AUGUST 31, 1925 AS MAP NO. 573.

LOTS 7 TO 35 (SECOND PARCEL)

ALL THOSE CERTAIN LOTS PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE CITY OF LONG BEACH COUNTY OF NASSAU AND STATE OF NEW YORK KNOWN AS AND BY THE LOTS NUMBERS SEVEN TO THIRTY FIVE (7 TO 35) BOTH INCLUSIVE IN BLOCK ONE HUNDRED FORTY SEVEN (#147) ON MAP ENTITLED: MAP NO.2 RESUBDIVIDING CERTAIN PORTIONS OF MAP NO. 1 OF ESTATES OF LONG BEACH (C. W. LEAVITT JR. LANDSCAPE ENGINEER, FILED IN THE OFFICE OF THE CLERK OF NASSAU COUNTY AS MAP NO. 31) IN THE AREA BOUNDED BY LINCOLN BOULEVARD NEPTUNE BOULEVARD, STATE STREET AND THE SOUTHERLY SIDE OF REYNOLDS CHANNEL DATED AUGUST 26TH, 1925 DRAWN BY C.S. VAN DER WERKEN CIVIL ENGINEER & SURVEYOR LYNBROOK AND LONG BEACH NY. AND FILED AS MAP NO. 573 IN THE OFFICE OF THE CLERK OF THE COUNTY OF NASSAU ON AUGUST 31ST, 1925, AND WHICH PREMISES ACCORDING TO SAID MAP ARE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF FRANKLIN BOULEVARD WITH THE NORTHERLY SIDE OF WATER STREET AS SAID BOULEVARD AND STREET ARE LAID DOWN ON SAID MAP.

RUNNING THENCE WESTERLY ALONG THE NORTHERLY SIDE OF WATER STREET FIVE HUNDRED EIGHTY (580) FEET TO THE DIVIDING LINE BETWEEN LOTS NUMBERS SIX (6) AND SEVEN (7) IN SAID BLOCK ONE HUNDRED FORTY SEVEN (147) AS SHOWN ON SAID MAP.

THENCE NORTHERLY ALONG SAID DIVIDING LINE BETWEEN LOTS NUMBERS SIX (6) AND SEVEN (7) AND PARALLEL WITH FRANKLIN BOULEVARD ONE HUNDRED TWO AND FIFTY ONE HUNDREDTHS OF A FOOT (102.50) TO THE SOUTHERLY SIDE OF REYNOLDS CHANNEL FIVE HUNDRED EIGHTY AND TWENTY NINE ONE HUNDREDTHS OF A FOOT (580.29) TO THE WESTERLY SIDE OF FRANKLIN BOULEVARD AND

THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF FRANKLIN BOULEVARD ONE HUNDRED FOURTEEN AND FIFTY EIGHT ONE HUNDREDTHS OF A FOOT (114.58) TO POINT OR PLACE OF BEGINNING.

LOT 37 (THIRD PARCEL)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BED OF THE NORTHERLY END OF LINCOLN BOULEVARD BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE EAST SIDE OF LINCOLN BOULEVARD WITH THE NORTH SIDE OF E. BAY DRIVE;

RUNNING THENCE SOUTH 89° 35' 00" WEST 100.00' TO THE WEST SIDE OF LINCOLN BOULEVARD;

THENCE NORTH 0° 25' 00" WEST 97.22' ALONG THE WEST SIDE OF LINCOLN BOULEVARD;

THENCE NORTH 87° 59' 27" EAST 100.04' TO THE EAST SIDE OF LINCOLN BOULEVARD;

THENCE SOUTH 0° 25' 00" EAST 100.00' ALONG THE EAST SIDE OF LINCOLN BOULEVARD TO THE POINT OR PLACE OF BEGINNING.

UNLOTTED (FOURTH PARCEL)

ALL THAT CERTAIN PLOT, PLACE OF LAND, SITUATE, LYING AND BEING IN THE CITY OF LONG BEACH, TOWN OF HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF LINCOLN BOULEVARD, DISTANT 115.20 FEET NORTHERLY FROM THE INTERSECTION OF THE NORTHERLY LINE OF EAST BAY DRIVE AND THE EASTERLY LINE OF LINCOLN BOULEVARD; THE FOLLOWING COURSES AND DISTANCES ARE ENCLOSING THE PROPERTY INTENDED TO BE DESCRIBED HEREIN;

RUNNING THENCE SOUTH 0° 25' 00" EAST 15.2 FEET TO A POINT;

SOUTH 87° 56' 51" WEST DISTANT 100.14 FEET TO A POINT;

NORTH 0° 25' 00" WEST DISTANT 8.1 FEET TO A POINT;

NORTH 57° 56' 51" EAST DISTANT 50.11 FEET TO A POINT;

NORTH 87° 49' 58" EAST DISTANT 674.47 FEET TO A POINT;

SOUTH 72° 10' 02" EAST DISTANT 87.71 FEET TO A POINT;

SOUTH 87° 49' 58" WEST DISTANT 384.00 FEET TO A POINT;

NORTH 0° 25' 00" WEST DISTANT 10.00 FEET TO A POINT;

SOUTH 87° 49' 58" WEST DISTANT 316.35 FEET TO THE POINT OR PLACE OF BEGINNING:

FOR INFORMATION ONLY: EAST BAY DRIVE, SECTION 59, BLOCK 147, LOTS 1-35 AND 37, LONG BEACH, NEW YORK