Consultant Services CM Retainer - Project Assignment Solicitation

Project Name	QueensWay
Project No.	10273
Site Visit date:	9/19/25 or 9/23/25
Question and Answer Deadline	9/30/25
Question and Answer Responses	10/7/25
Project Assignment Proposal Due Date	10/14/25
Method of Procurement	Mini-RFP

Project Description	The QueensWay Metropolitan Hub component is located between Metropolitan Avenue and Union Turnpike (0.5 miles) in Forest Hills and Glendale, Queens. The Project is the conversion of the portion of the former Long Island Railroad (LIRR) Rockaway Beach Branch in this area, which is now City-owned property, into a new, public park and greenway. NYC Parks and NYCEDC's vision for the Project is a family-friendly linear park and cultural greenway that offers an opportunity to celebrate local history and culture. Enhanced recreational facilities will provide plentiful opportunities for exercise, play, connections to nature, including through a bicycle/pedestrian path, nature walks with interpretive signage, and flexible gathering spaces. The project also features a new bicycle/pedestrian bridge over an LIRR-owned freight line that will provide enhanced connectivity between neighborhoods. The Project reached 50% Design in July 2025 and is expected to reach 75% design in November/December 2024 and Bid Documents in May 2026. It is expected that the CM will need to coordinate with the existing design team led by Techno Consult Inc. through completion of design and construction. NYC Parks is the client agency for the Project, with all applicable Parks standards being applied to the project scope.
Estimated Schedule with Milestones	Project Assignment execution: October 2025 75% design completion: December 2025 90% design completion: March 2025 Bidding to trades to begin: June 2026 Construction Start: December 2026 Construction Completion: Late 2028 The CM should propose an estimated schedule with milestones for the bidding to trades and construction start and completion based on the information provided as part of the Project Assignment Proposal.
Estimated Budget	$30,000,000 for Construction trade costs

Funding Sources	City Capital Funding
M/WBE Goals	

Eth/Gen Categories	*Disaggregated Goal*
Asian Male	**4%**
Asian Female	**4%**
Black Male	**6%**
Black Female	**4%**
Hispanic Male	**6%**
Hispanic Female	**3%**
Unidentified M/WBE	**3%**
Total	**30%**

Scope of Work

This scope of work shall include all work needed to manage and build the QueensWay Metropolitan Hub component but shall not include design services (Please refer to Appendix B – Scope of Services of the Retainer Contract).

As a note, NYCEDC is expecting that the CM will incorporate NYCEDC's Clean and Circular Design and Construction Guidelines as a goal.

There will also be an LIRR Force Account for this Project for the new bicycle and pedestrian bridge over the LIRR-owned freight line.

Specific tasks required during Project Assignment

Refer to Appendix B – Scope of Services of the Retainer Contract.

In the Pre-Construction Phase, the CM shall provide an independent estimate for the construction cost for the 50% design milestone completed in July 2025, as well as at each upcoming design milestone (75%, 90% and Bid Documents) based on drawings that have been prepared by the design team led by Techno Consult Inc.

The following items from Appendix B – Scope of Services are **not applicable** to this Project Assignment:

- Envision is not a Project requirement and therefore formalized sustainability efforts needed for Envision are not required. NYCEDC is expecting that the CM incorporate NYCEDC's Clean and Circular Design and Construction Guidelines as a goal.

Required Personnel

The Project Assignment Proposal should include the resumes of all Project Assignment team members.

Documents to be submitted for Project Assignment Proposal

1. Statement of Interest and Project Approach
2. Proposed Project Team and Cost Schedule

3. Project Sheets for similar completed projects (3-4 project examples recommended) 4. Estimated timeline overview including Construction sequencing approach 5. MWBE Participation Plan & Approach
Attachments
1. Project Limits Diagram 2. PDC Preliminary Review Presentation 3. 50% Design Drawing Set 4. Draft Geotechnical Report 5. Phase I ESA 6. Phase II ESA