Civil Engineering Retainer Contract

QueensWay Phase 1

Release Date
Tuesday November 8, 2022

Submission Deadline
Tuesday, December 6, 2022 4PM

NYC EDC

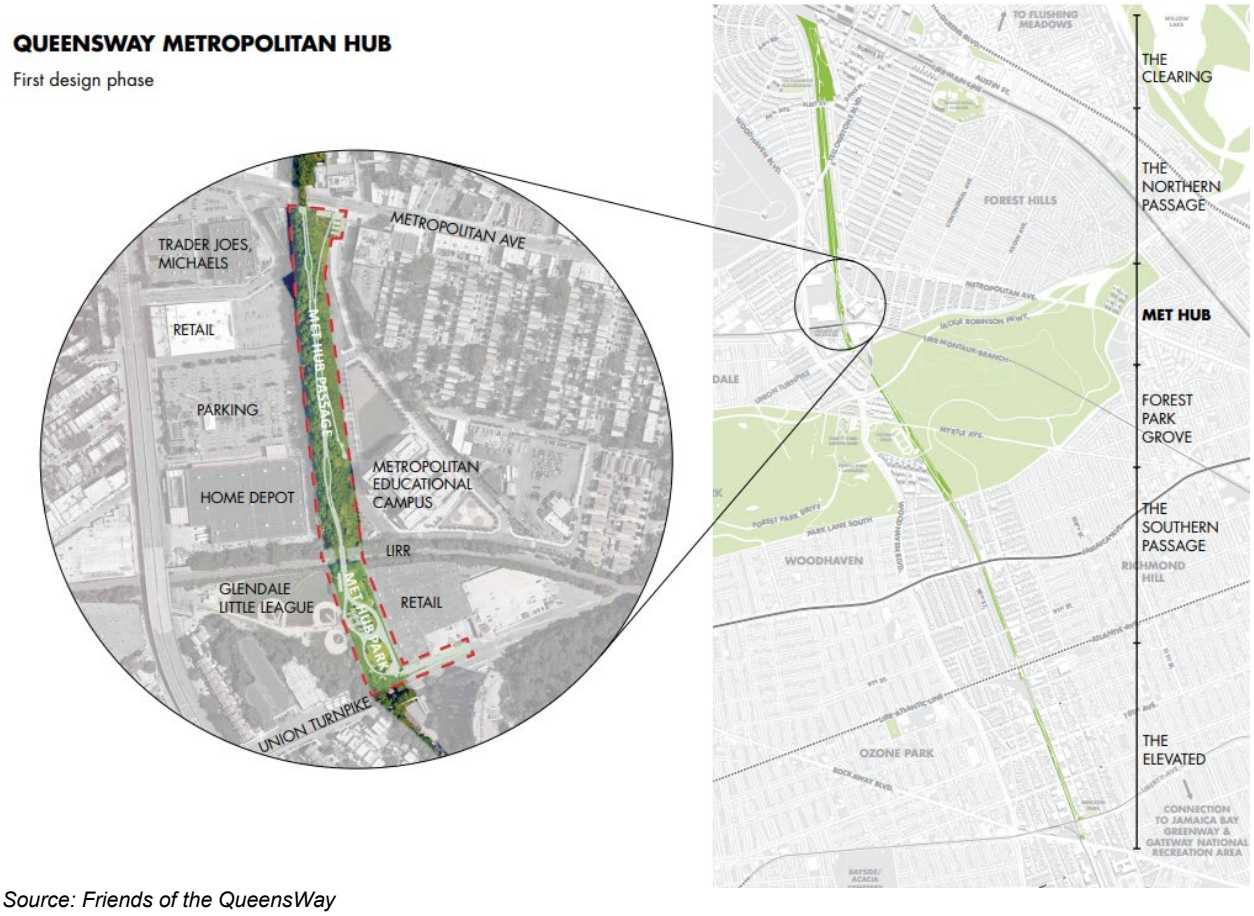
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION

REQUEST FOR PROPOSALS FOR CIVIL ENGINEERING

QUEENSWAY PHASE 1

PROJECT #10273

I. PROJECT LOCATION - Site Map:



Source: Friends of the QueensWay

II. PROJECT OBJECTIVE:

NYCEDC seeks consultant services to complete design for the Queensway Phase 1: Metropolitan Hub project. A prior design contract completed 100% Design Development Documents. NYCEDC requests consultant services to peer review the completed design, incorporate and address stakeholder/client agency input, obtain all required design permits/approvals, and issue updated design documents in accordance with the scope outlined below. Within the Statement of Approach, proposers are welcome to identify scope adjustments that may support a successful and timely delivery of the design documents. NYCEDC intends to select and award the Consultant task order in Q1 2023, and complete Final Design Documents by Q4 2023.

III. PROJECT HISTORY AND BACKGROUND

The QueensWay project proposes to convert the former LIRR Rockaway Beach Branch (RBB) into a new, public park. Abandoned since 1962, the RBB branches off the LIRR main line at Rego Park and heads south via Ozone Park, across Jamaica Bay, and into the Rockaways. Construction of the line started in 1877 with service being initiated in various forms in the 1880s. Its full configuration between White Pot Junction and the Rockaway's was not fully completed until the 1910s and 1920s. After a series of track fires in the 1940s and 1950s on the trestles near Jamaica Bay, the cost of maintaining the service for the LIRR become infeasible. In 1955 & 1956, two major events occurred in the evolution of the RBB. First, the City of New York acquired the property and converted the southern section into subway tracks out to the Rockaways through Jamaica Bay where the A train currently runs today. Second, due to low ridership, the LIRR significantly reduced operations between Rego Park and Ozone Park. On June 8, 1962, service was forever discontinued on the line. Since its closure in 1962, there have been many attempts to reactive the RBB via rail but, in each case, studies have concluded reactivation to be infeasible for a variety of reasons.

In 2011, a group of residents living along the former RBB teamed up to advocate for the conversion of the RBB into a new park. The Friends of the QueensWay (FQW) consists of thousands of individuals and numerous organizations, all of whom have the goal of converting the long-abandoned property into a public park that can be enjoyed by bikers, walkers, joggers, visitors, tourists, workers and residents in Queens and the rest of the world. Also in 2011, FQW entered into a partnership with The Trust for Public Land, the nation's leading nonprofit organization working to create parks and protect land for people. Since then, the two organizations have worked together to gather local input and support, and to develop a plan for the QueensWay (*Source: Friends of the QueensWay).*

The vision for the QueensWay grew out of a series of public meetings, community group workshops, and stakeholder discussions. The goals of the project (for the full project extent) are to establish:

- A new kind of neighborhood park that will safely link to and enhance Forest Park
- A showcase for Queens through cultural events and opportunities for local businesses
- A way to connect children with nature and create much-needed new play spaces
- A path to Vision Zero, with safe walking and biking routes to schools, stores, and work
- New open space for neighborhoods that don't have enough parks
- Restoration of healthy and productive ecological systems

An initial design for the first half-mile section (Phase 1 aka the Metropolitan Hub) was developed between 2016 to 2018 which is provided as part of this RFP. Phase 1 is generally bounded by Metropolitan Avenue to the north and Union Turnpike to the south. The Phase 1 project area is owned by the City of New York under the jurisdiction of DCAS.

In 2022, NYC announced capital funding to advance Phase 1. The goal of this RFP is to build on the initial design development to complete 100% Construction Documents. It is expected that additional stakeholder and permitting/approval reviews may require design

updates, but the original vision and intent of the design should be maintained. Agency and stakeholder reviews are expected to include (but not be limited to): NYC Parks, the Trust for Public Land, FQW, LIRR, Community Board, local elected officials, and other local stakeholders.

The completed 100% DD Design will need to be updated to adhere to NYC Parks standards, though some custom elements may be considered and approved by NYC Parks. Of note to the proposers:

- Tree removals are part of the proposed project, but restitution is not anticipated to be required since site is under DCAS jurisdiction.
- A new pedestrian bridge span is proposed over the LIRR site: proposers should have familiarity coordinating such bridge designs with NYCDOT Bridges, LIRR, Federal Railroad Association and NYSDOT (as applicable).
- Consideration should be given to access nodes from the surrounding neighborhood into the Phase 1 project area for optimum connectivity.
- Consideration should be given to land uses/property owners adjacent to the Phase 1 project area as it relates to privacy and security.

IV. PROPOSAL REQUIREMENTS

Questions on this RFP are due via email by 4:00pm on Wednesday, November 16, 2022. Responses will be distributed via email by Tuesday, November 22, 2022. Electronic responses are due to CapitalProjectSupport@edc.nyc by 4:00pm on Tuesday, December 6, 2022. Each proposal shall include the following sections, and should endeavor to be as succinct as possible.

a. Cover Letter
b. Statement of Approach
c. Provide examples of similar work including open space design for NYC Parks, and bridge design (ideally with experience coordinating with NYCDOT Bridges and/or LIRR/MTA).
d. Project Team
e. Fee Proposal (by Task) - refer to Sample Fee and Cost Schedule
f. Schedule for Services
g. Subcontractor Participation Plan (SPP)

V. FUNDING

The source(s) of funding will consist of City Capital funds. The construction budget is approximately $23,000,000.

VI. SCHEDULE

The Consultant shall provide a detailed schedule and work plan with projected milestones and durations for completing the Scope of Services outlined in Section VII.

VII. SCOPE OF SERVICES

Task 1: Technical Surveys and Data Gathering:

a. The Consultant shall review the available existing condition information completed to date. The Consultant shall include in its proposal the recommended required technical surveys required to complete the design.

Task 2: Environmental Review

a. A Phase I/Phase II ESA was competed for the entire project area. Consultant shall review for completeness and applicability, and whether any additional or updated site investigations may be required such as the asbestos sampling noted in the Phase II recommendations, in coordination with the New York City Department of Environmental Protection (DEP) or the New York City Office of Environmental Remediation (OER).
b. The Consultant shall prepare a Health and Safety Plan ("HASP"), a Remedial Action Plan ("RAP") which shall delineate and establish the procedures for the proper environmental management of activities related to the Project, and a Construction Health and Safety Plan ("CHASP") which shall delineate and establish the procedures for FORM 4/2019 Appendix A – 37 CONTRACT NO. 93180002 PART III the proper environmental management and safety measures to be followed during the site construction activities. As applicable, the Consultant shall coordinate with the OER, DEP and/or other entities as necessary for their review and approval of the prepared documents and any associated/required work plans and report documents.
c. Consultant shall prepare a Community Air Monitoring Plan (CAMP) in accordance with NYSDEC DER-10 Regulations. The CAMP requires real-time monitoring for VOCs and particulates (i.e., dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites.
d. It is assumed that the implementation of the Proposed Project involves one or more discretionary City or State actions, therefore the Consultant shall prepare environmental review documentation in accordance with the State Environmental Quality Review Act (SEQRA) and its implementing regulations (6 New York City Rules and Regulations [NYCRR] Part 617), as well as the City Environmental Quality Review Act (CEQR) as set forth in Executive Order 91 of 1977, CEQR regulations, and subsequent CEQR amendments and any supplemental studies, as applicable, as directed by NYCEDC. If the prepared Environmental Assessment Statement results in a Positive Declaration, NYCEDC and the Consultant will negotiate the fee for Additional Services for the preparation of an Environmental Impact Statement and all related documents, outreach, notices required by the CEQR Lead Agency. An NYCEDC Planner will be assigned to the Project to assist the Consultant in preparing the appropriate environmental review and coordinate any required consultation/concurrence to effectuate such approvals.
e. If applicable, and as requested by NYCEDC, the Consultant will negotiate the fee for Additional Services to prepare, revise, refine, and submit an application for the City of New York Urban Land Use Review Procedure ("ULURP"), and any other required land use approvals required by the project. If not already available through the Design Tasks or related work, the Consultant shall develop associated site plans, surveys, and other necessary drawings and maps. The Consultant shall attend preliminary and subsequent review Agency meetings; assist in making presentations to the relevant community boards and other ULURP approving entities and agencies with jurisdiction in the Project.

f. The Consultants shall incorporate CEQR application fees, ULURP application fees and all other applicable filing fees within their cost proposal under Allowable Expenses.

Task 3: Community Engagement

a. Consultant shall comply with the scope of services for this task listed in the Contract. Proposal shall assume work effort is commensurate with the design milestones required to update and complete the design documents.

Task 4: Conceptual Design

a. Not applicable.

Task 5: Schematic Design

a. Not applicable.

Task 6: Preliminary Design

a. Consultant shall comply with the scope of services for this task listed in the Contract. In addition to the base scope of services under this task, Consultant shall:
    i. Complete a peer review of the completed 100% DD Documents. Consultant shall adjust/revise the design to address all Interested Parties comments, in accordance with NYCEDC direction.
    ii. Include updated renderings reflecting Task 6 design for presentation purposes, PDC submission(s) and stakeholder/client engagement.

Task 7: Final Design

a. As outlined in the Contract
b. As outlined in the Contract, the Consultant shall prepare, file, and obtain permit applications and approvals, or modifications, updates or amendments to existing permits, from the following agencies as required for the scope work: DEC, NYSDOS, USACOE, USFWS, DSBS, DOB, DOT, DEP (including SWPPP), DPR, USACOE, U.S. Coast Guard, EPA, NMFS, NYSDOT, LIRR, and PDC and any applicable permit or approval which may be required for the performance of the construction work.

Task 8: Operations and Maintenance Manual

a. As outlined in the Contract

Task 9: Review and Analysis of Bids

a. As outlined in the Contract

Task 10: Construction Administration and Shop Drawing Review

a. As outlined in the Contract

Task 11: Public Art

a. Not applicable

Task 12: Project Closeout

a. As outlined in the Contract

VIII. Reference Documents

1. QueensWay – Existing Conditions Report (dated January 2013)
2. QueensWay - Existing Structural Condition Report (dated 1/29/2014)
3. 100% DD Submission (dated 10/12/2017)
4. 100% DD Outline Specifications (dated 10/12/2017)
5. 17-1115-QWY Final DD Presentation FINAL
6. Phase I Environmental Corridor Study (dated November 2013)
7. Phase II Environmental Site Investigation Report (dated 2/19/2015)
8. 100% DD Drawing Review – NYC Parks (dated 8/15/2022)
9. QueensWay Met Hub NYCDPR Presentation (dated 8/10/2017)
10. QueensWay website: www.thequeensway.org
11. QueensWay Brochure: https://www.thequeensway.org/wp-content/uploads/2014/09/The-QueensWay-Plan.pdf

A. SAMPLE FEE AND COST SCHEDULE

QueensWay Phase 1

FEE SCHEDULE TASK 1 - 12

Task 1	**Technical Surveys and Data Gathering**		
	1a. Data Gathering	$	
	1b. Topographic Survey	$	
	1c. Metes and Bounds Survey	$	
	1d. Utility Survey	$	
	1e. Sewer Investigation	$	
	1f. Geotechnical Investigation	$	
	1g. Tree Survey	$	
	1h. Hazardous Material Survey	$	
	Total Task 1: Technical Surveys and Data Gathering	**$**	
Task 2	**Environmental Review**		
	2a. Review Phase I/Phase II	$	
	2b. HASP/RAP/CHASP	$	
	2c. CAMP	$	
	2d. EAS	$	
	Total Task 2: Environmental Review	**$**	
Task 3	**Community Engagement**		
	Total Task 3: Community Engagement	**$**	
Task 4	**Conceptual Design**		
	Not applicable	N/A	
Task 5	**Schematic Design**		
	Not applicable	N/A	
Task 6	**Preliminary Design**		
	Total Task 6: Preliminary Design (50% Contract Documents)	**$**	
Task 7	**Final Design**		
	7a. 75% Design Documents	$	
	7b. 90% Design Documents	$	
	7c. 100% Design Documents	$	
	Total Task 7: Final Design	**$**	
Task 8	**Operations and Maintenance Manual**		
	Total Task 8: Operations and Maintenance Manual	**$**	
Task 9	**Review and Analysis of Bids**		
	Total Task 9: Review and Analysis of Bids	**$**	
Task 10	**Construction Administration and Shop Drawing Review**		
	Total Task 10: Construction Administration and Shop Drawing Review	**$**	
Task 11	**Public Art**		
	Not Applicable	N/A	
Task 12	**Project Closeout**		
	Total Task 12: Project Closeout	**$**	
SUBTOTAL	**TASKS 1 - 12**	**$**_____	
ALLOWANCES			
	Application Fees	$	20,000.00
SUBTOTAL	**ALLOWANCES**	**$**	**20,000.00**
TOTAL	**TASKS 1 - 12 + ALLOWANCES**	**$**_____	
Allowable Additional Costs*		N/A	

*All Allowable Additional Costs must be included as part of the proposed costs of the Task.