

SCIENCE PARK AND RESEARCH CAMPUS (SPARC) KIPS BAY

Request for Proposals for the Provision of Construction Management Services

RFP Info Session

10:00 AM – 11:00 AM

June 12, 2023



Agenda

- Project Overview
- NYCEDC Organization
- Project Scopes of Work
- Project Schedule
- MWBE Goals
- Sustainability Initiatives
- Fee Schedule
- RFP Overview
- Selection Criteria
- Questions

Kips Bay is a growing health and science district.



**SPARC Kips Bay
creates a hub for
health care, life
sciences, education
and establishes a
pipeline from
public schools to
careers in these
growing sectors.**



Illustrative Design Concept from Master Plan

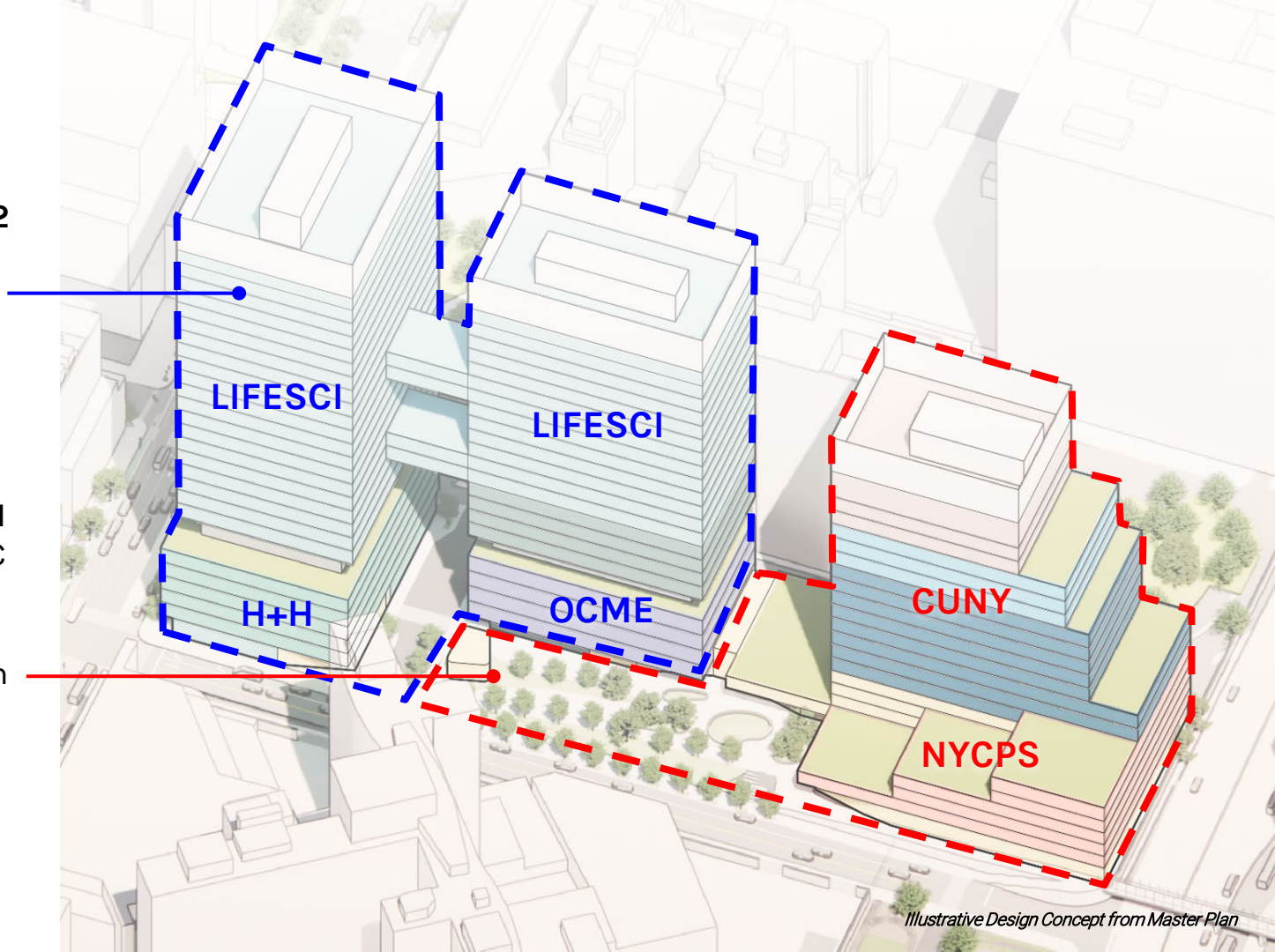
Project Overview

Component B / Phase 2

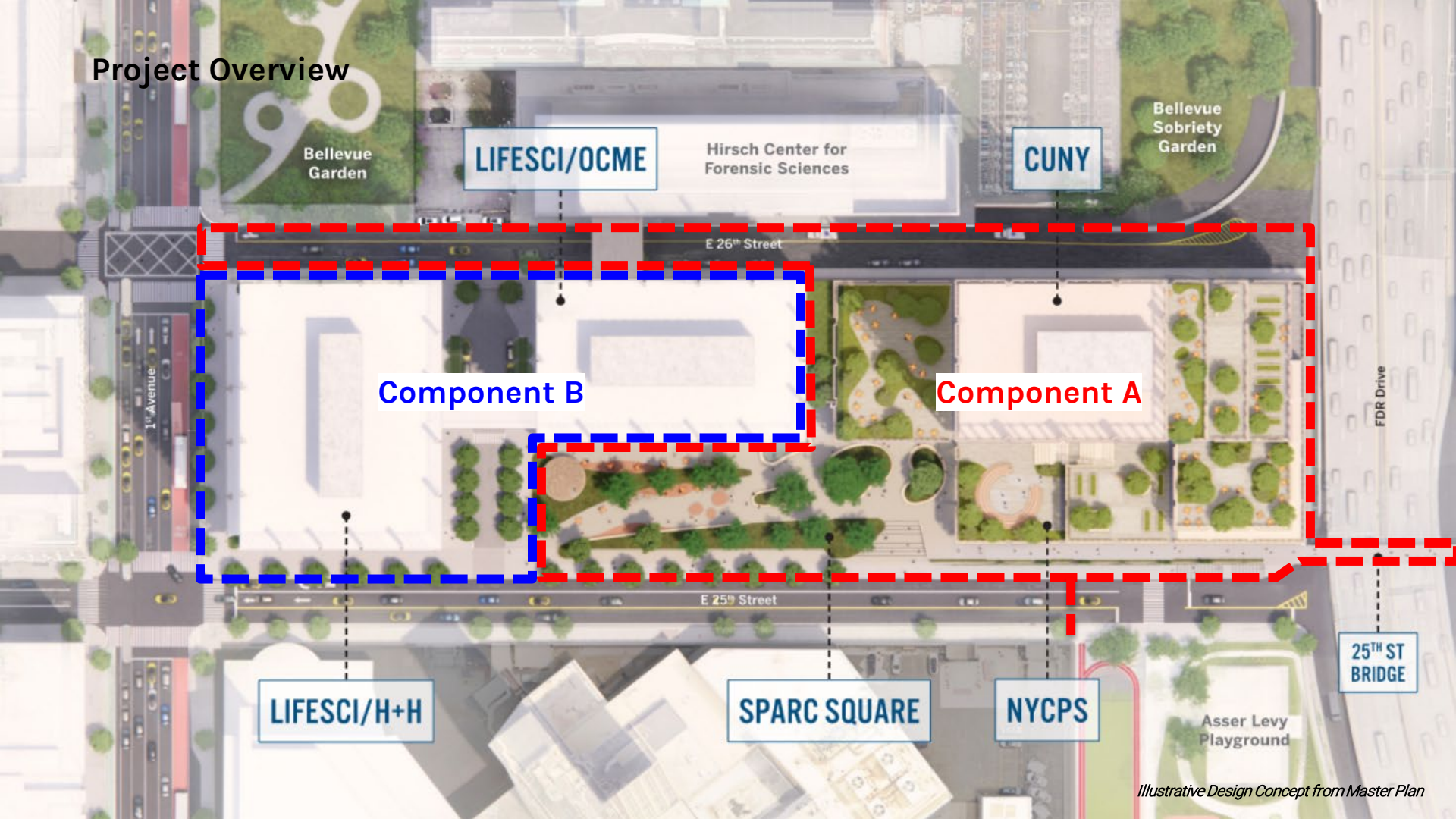
- H+H, OCME, Life Sciences
- Delivery by private developer via RFP following ULURP

Component A / Phase 1

- CUNY, NYCPS, SPARC Square, pedestrian bridge, resiliency
- EDC Capital Program responsible for delivery



Project Overview



Bellevue Garden

LIFESCI/OCME

Hirsch Center for Forensic Sciences

CUNY

Bellevue Sobriety Garden

E 26th Street

Component B

Component A

FDR Drive

1st Avenue

E 25th Street

LIFESCI/H+H

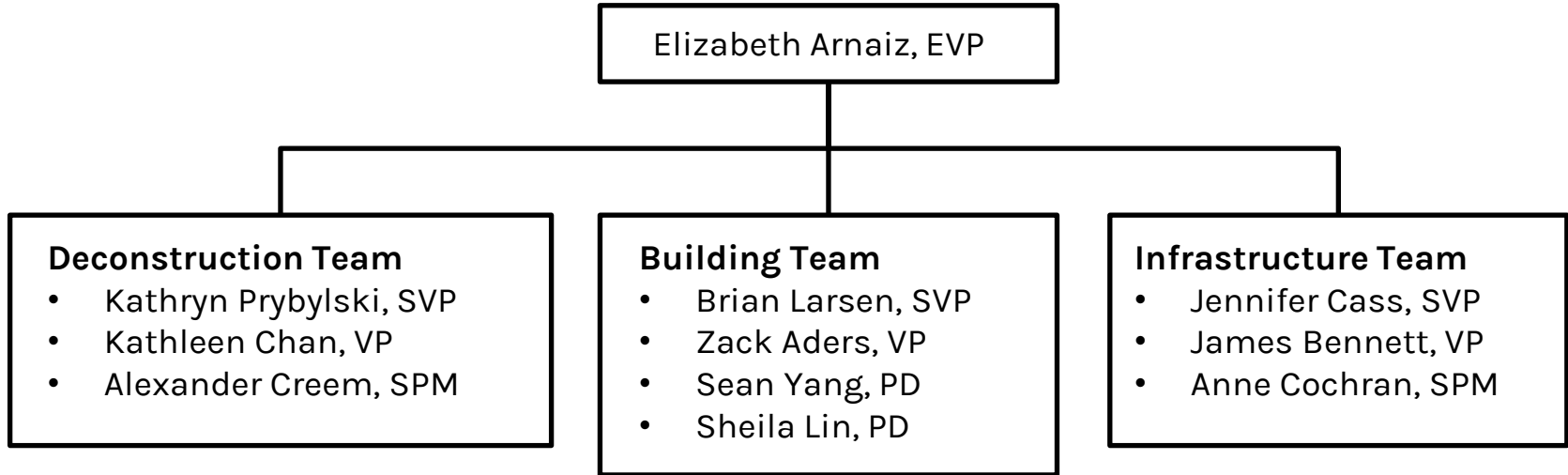
SPARC SQUARE

NYCPS

25TH ST BRIDGE

Asser Levy Playground

NYCEDC Team Breakdown



DECONSTRUCTION

Existing Conditions



View facing west on East 25th Street towards the West and North Buildings of the CUNY Hunter Brookdale Campus.



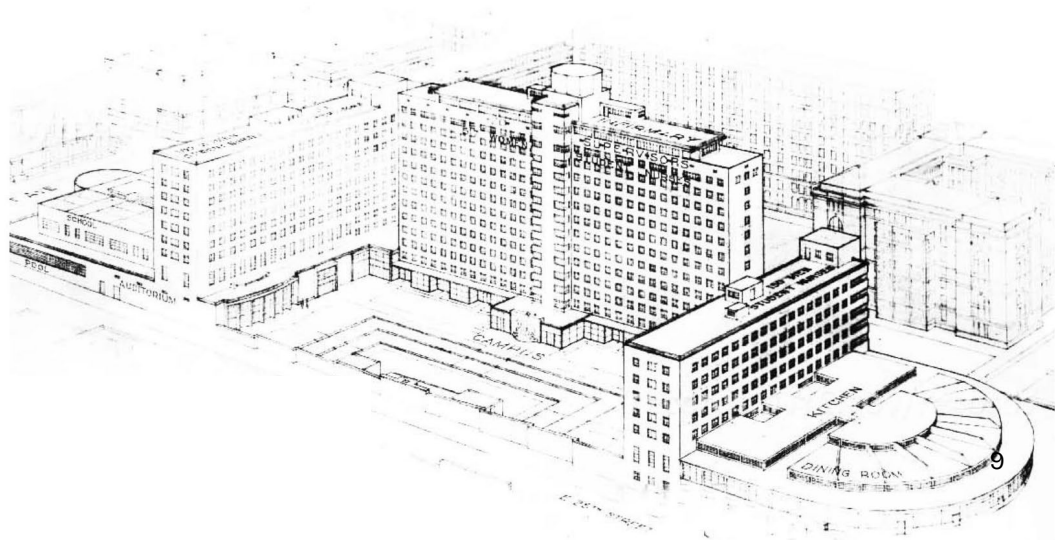
View facing west towards the courts used as parking from within the CUNY Hunter Brookdale Campus.



View facing east on East 26th Street towards the West and North Buildings of the CUNY Hunter Brookdale Campus.



View facing northwest from the FDR Drive towards the East Building of the CUNY Hunter Brookdale Campus.



Existing Campus Buildings

West Building

- School of Nursing
- Auditorium
- Lecture Halls
- Library
- Recreation / Gym

North Building

- Residence Hall

East Building

- Physical Therapy
- Labs
- Auditorium
- Residence Hall

Courtyard

- Tennis Courts (Parking)
- Outdoor Seating

Parking Lot

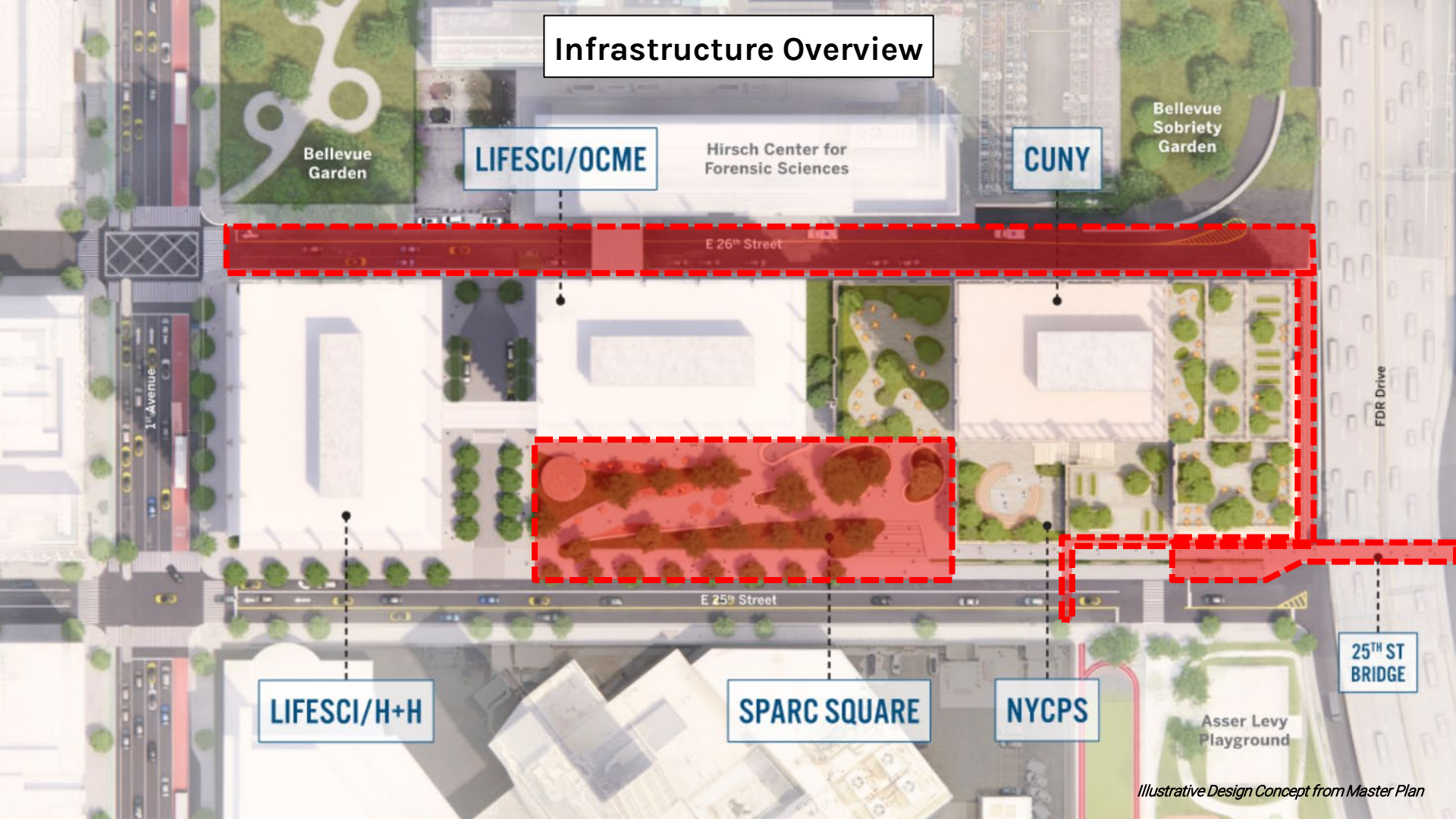
Pedestrian Bridge

-  CUNY Dormitories
-  Hunter College Facilities

Illustrative Design Concept from Master Plan

INFRASTRUCTURE

Infrastructure Overview



Bellevue Garden

LIFESCI/OCME

Hirsch Center for Forensic Sciences

CUNY

Bellevue Sobriety Garden

E 26th Street

1st Avenue

FDR Drive

E 25th Street

LIFESCI/H+H

SPARC SQUARE

NYCPS

25th ST BRIDGE

Asser Levy Playground

Widening of East 26th Street



Bellevue Garden

LIFESCI/OCME

Hirsch Center for Forensic Sciences

CUNY

Bellevue Sobriety Garden

E 26th Street

1st Avenue

FDR Drive

E 25th Street

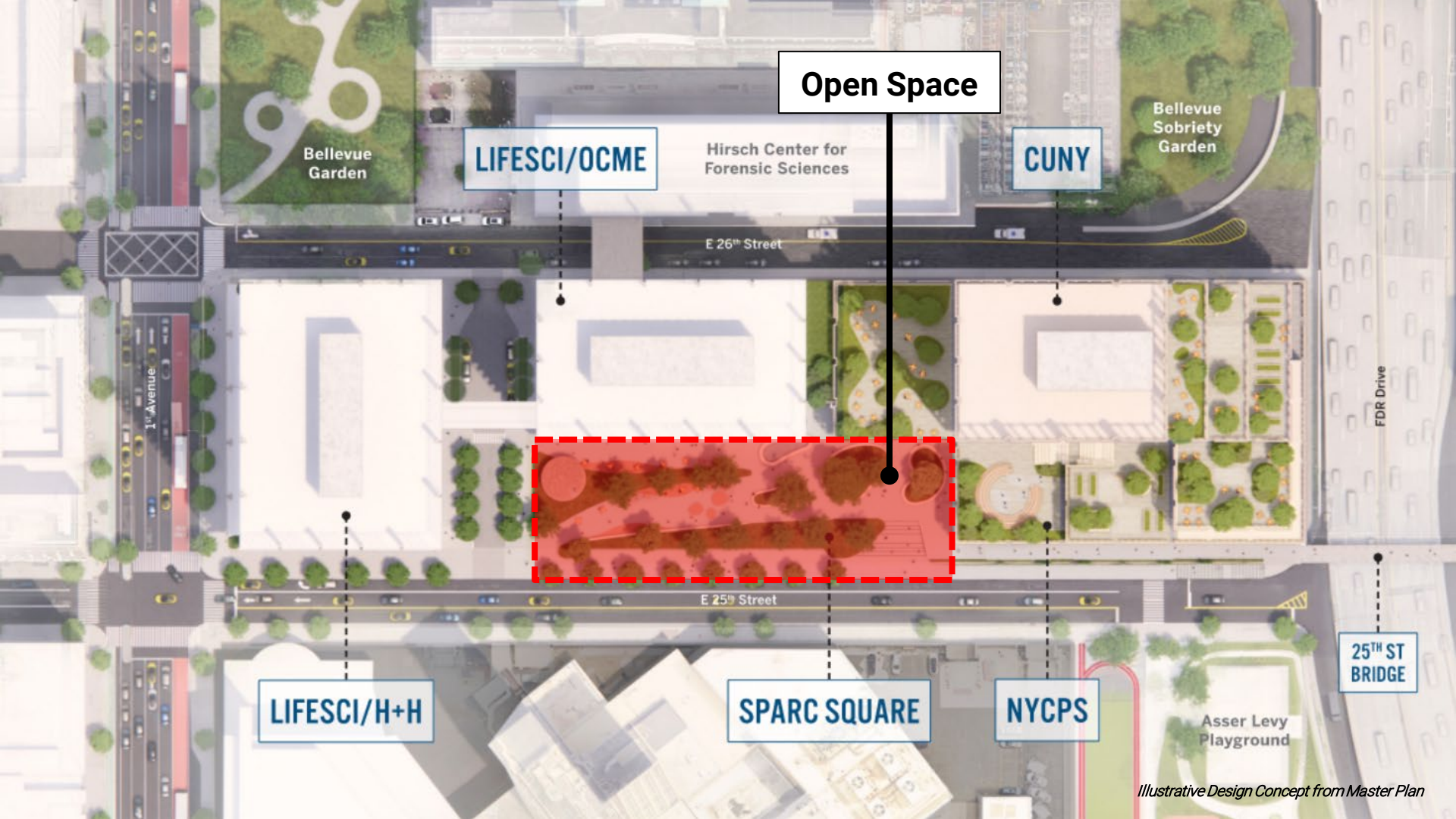
LIFESCI/H+H

SPARC SQUARE

NYCPs

25th ST BRIDGE

Asser Levy Playground



Open Space

LIFESCI/OCME

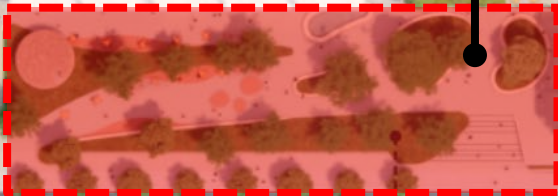
Hirsch Center for Forensic Sciences

CUNY

Bellevue Sobriety Garden

Bellevue Garden

E 26th Street



E 25th Street

FDR Drive

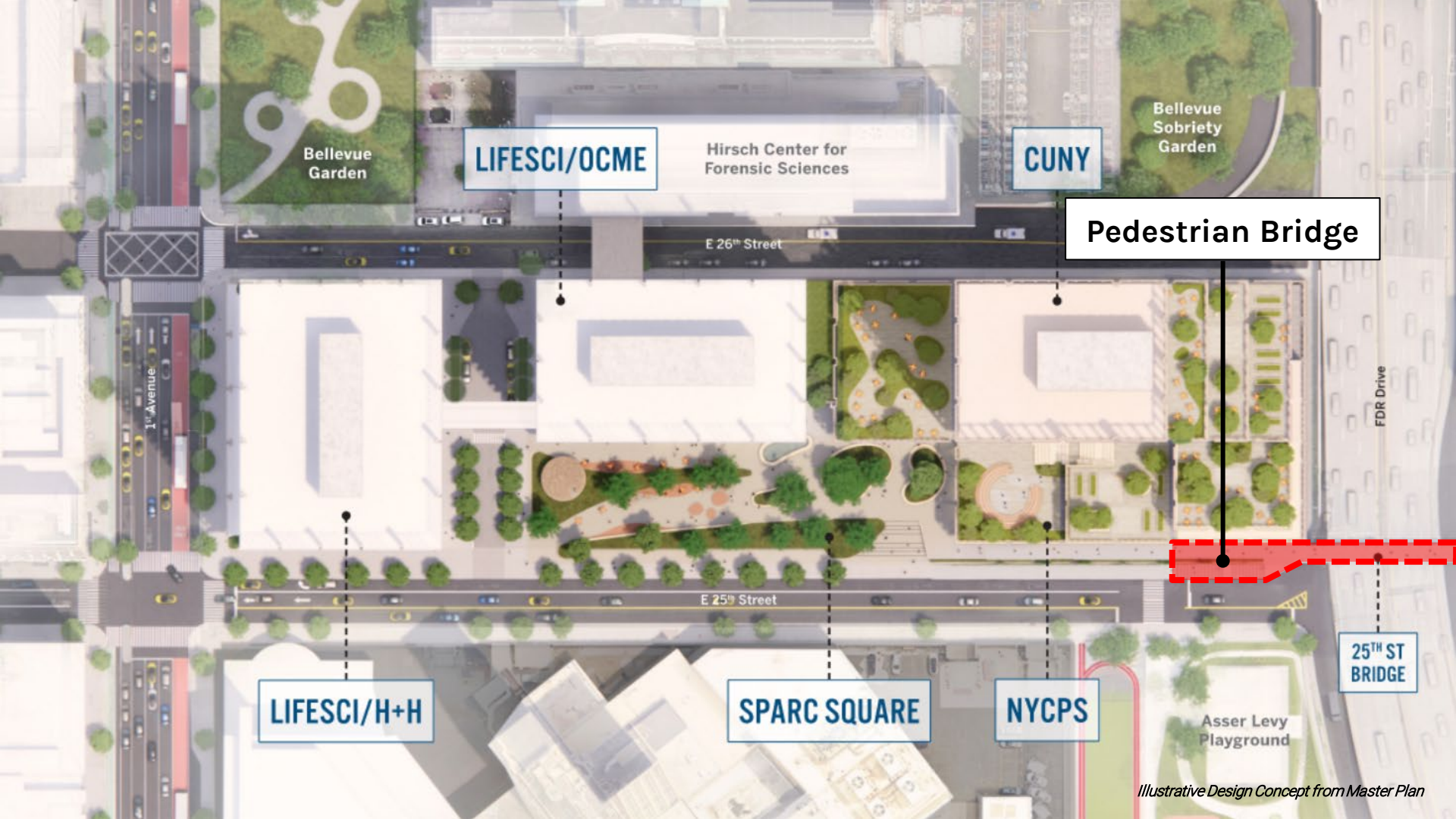
LIFESCI/H+H

SPARC SQUARE

NYCPS

25TH ST BRIDGE

Asser Levy Playground



Bellevue Garden

LIFESCI/OCME

Hirsch Center for Forensic Sciences

CUNY

Bellevue Sobriety Garden

Pedestrian Bridge

E 26th Street

FDR Drive

1st Avenue

E 25th Street

LIFESCI/H+H

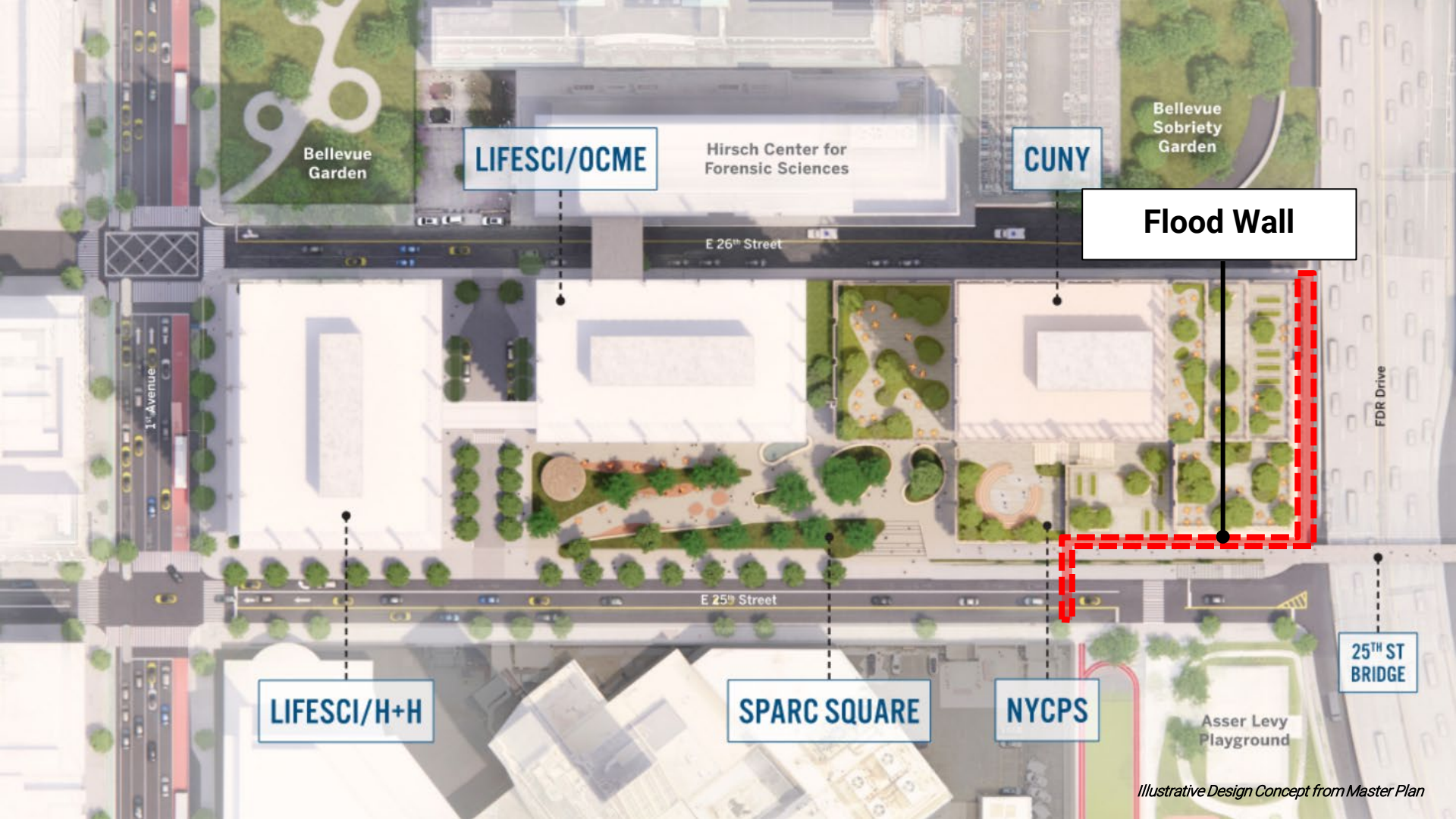
SPARC SQUARE

NYPCS

25th ST BRIDGE

Asser Levy Playground

Illustrative Design Concept from Master Plan



Bellevue Garden

LIFESCI/OCME

Hirsch Center for Forensic Sciences

CUNY

Bellevue Sobriety Garden

Flood Wall

E 26th Street

1st Avenue

FDR Drive

E 25th Street

LIFESCI/H+H

SPARC SQUARE

NYCPS

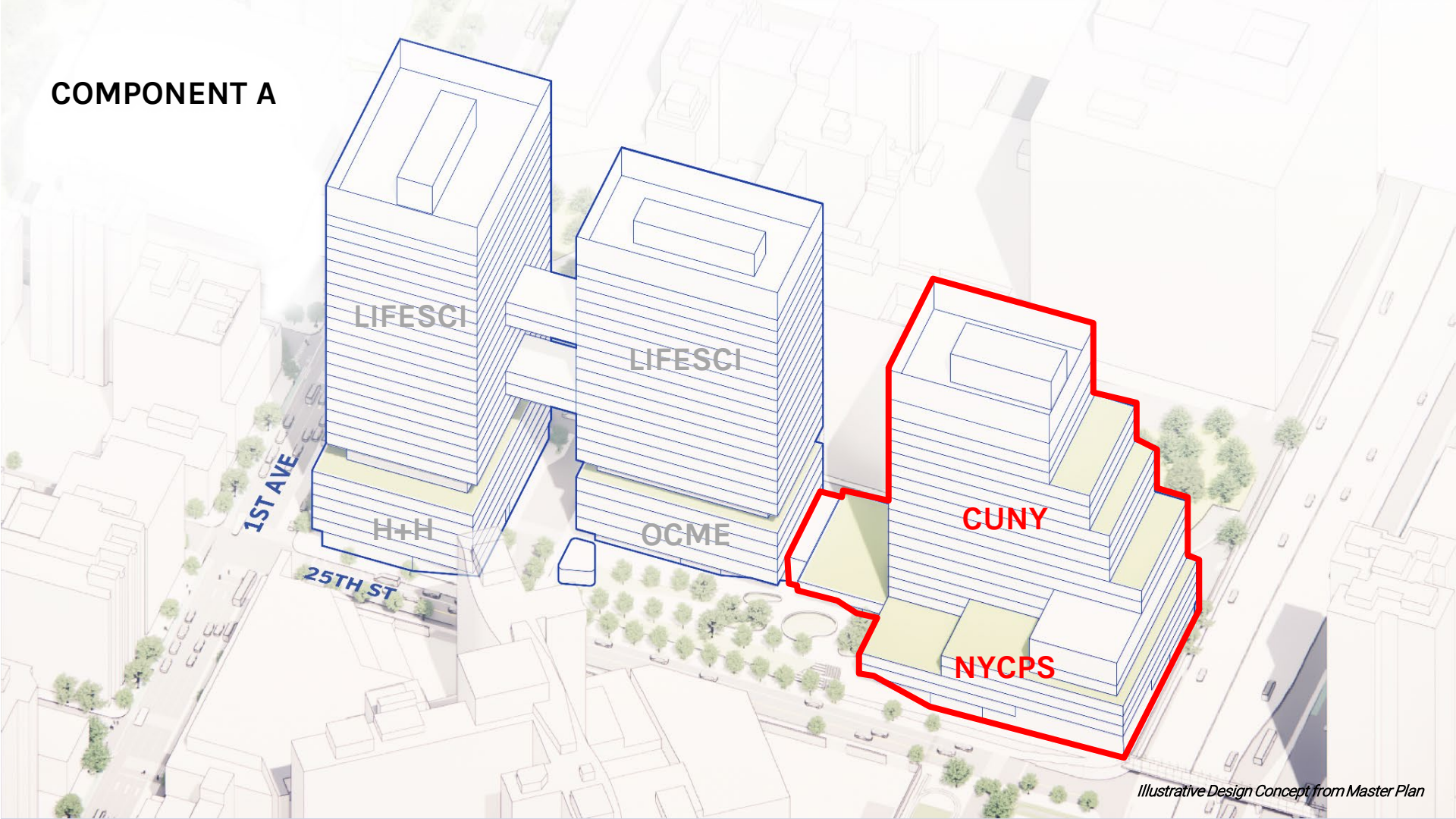
25th ST BRIDGE

Asser Levy Playground

Illustrative Design Concept from Master Plan

BUILDING

COMPONENT A



LIFESCI

H+H

LIFESCI

OCME

CUNY

NYCPS

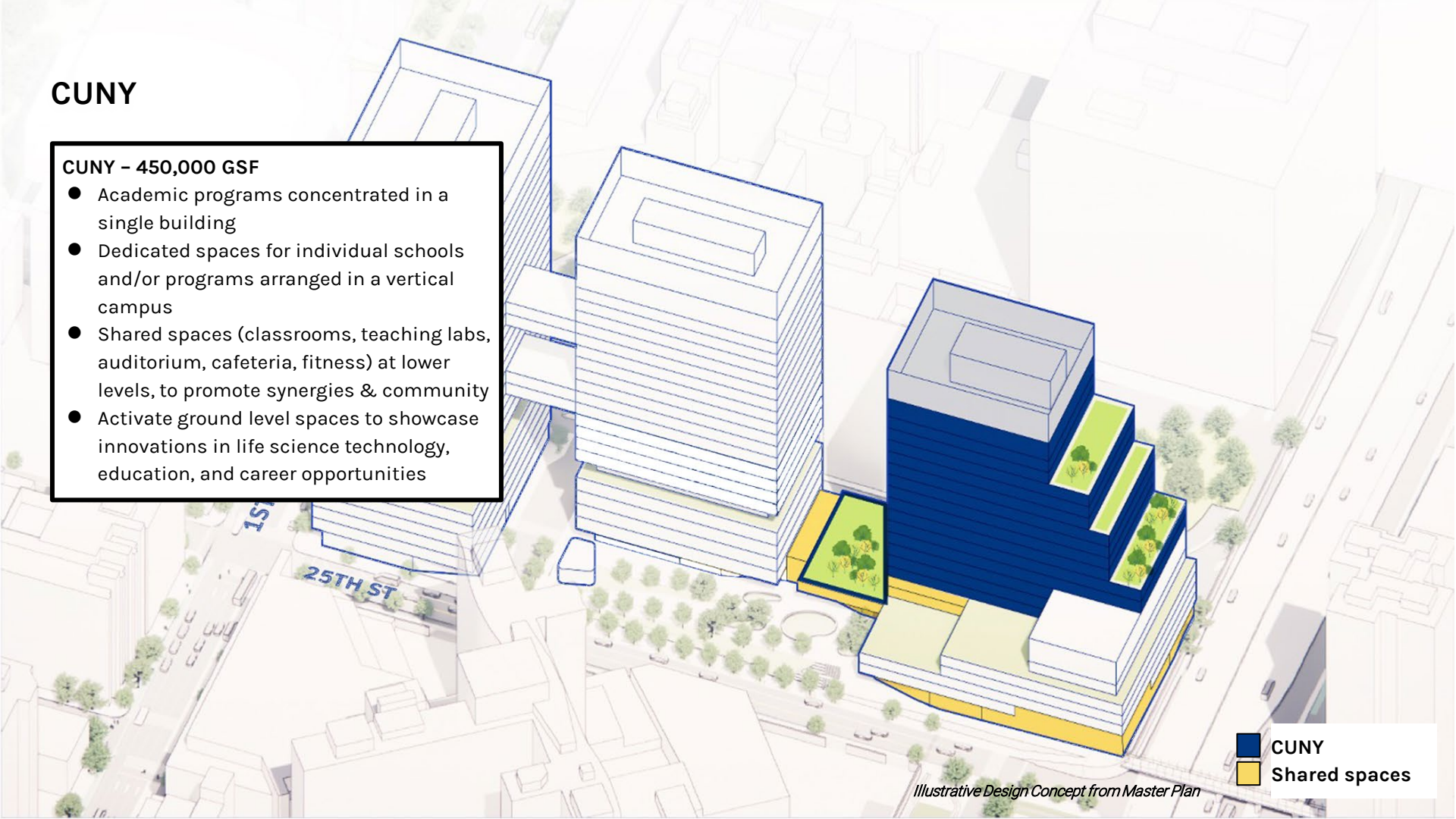
1ST AVE

25TH ST

CUNY

CUNY – 450,000 GSF

- Academic programs concentrated in a single building
- Dedicated spaces for individual schools and/or programs arranged in a vertical campus
- Shared spaces (classrooms, teaching labs, auditorium, cafeteria, fitness) at lower levels, to promote synergies & community
- Activate ground level spaces to showcase innovations in life science technology, education, and career opportunities

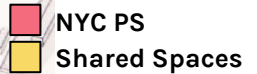


Illustrative Design Concept from Master Plan

NYC PS

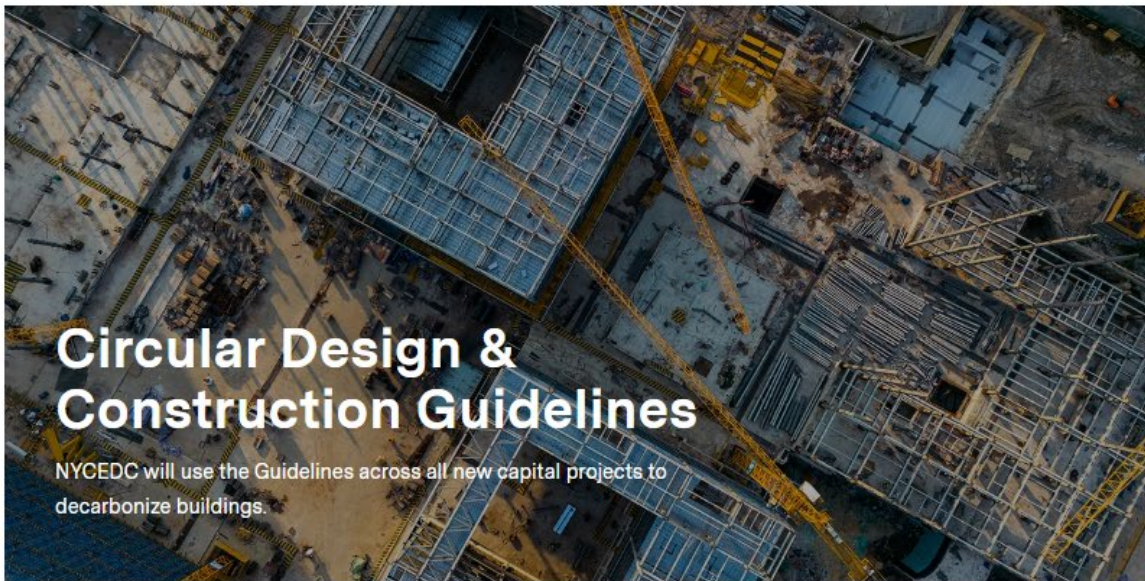
NYC PS - 175,000 GSF

- High school students
- Dedicated, secure entrance
- Fewer floors with larger floorplates, reducing travel time for students
- Potential outdoor terrace spaces for recreation, learning, or flexible uses



Illustrative Design Concept from Master Plan

CIRCULAR DESIGN & CONSTRUCTION



Circular Design & Construction Guidelines

NYCEDC will use the Guidelines across all new capital projects to decarbonize buildings.

The Guidelines will:

- Reduce embodied carbon and waste within NYCEDC capital projects
- Develop knowledge and capacity across industry stakeholders
- Drive demand for cleaner and more circular design and construction across NYC

Circular Design & Construction

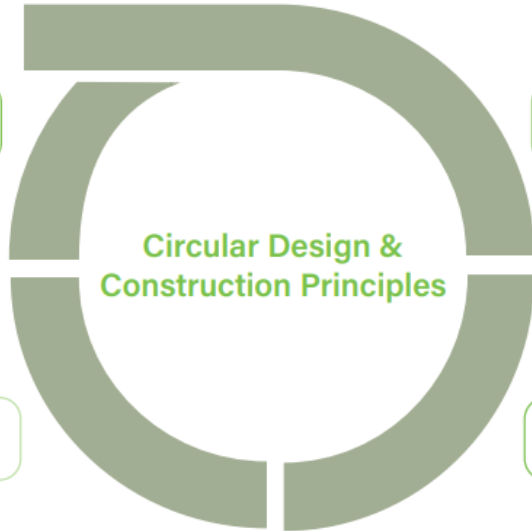
4. DECONSTRUCTION & REUSE

Embodied Carbon From End-of-life Phase

- Identify deconstruction strategies
- Collect material data inventory
- Establish end-of-life reuse or diversion plan for deconstructed materials

3. OPERATION & MAINTENANCE

Embodied Carbon From Use/maintenance Phase



1. PLANNING & DESIGN

Embodied Carbon From Material Sourcing Phase

- Explore circular design strategies
- Establish circular project vision and goals
- Complete circular design and construction plan

2. CONSTRUCTION

Embodied Carbon From Construction Phase

- Plan for and implement circular construction strategies
- Establish material minimization and management plan
- Submit material data to track progress project goals

PROJECT SCHEDULE & ORG CHART

Project Schedule

Design

Design commenced in May 2024. Anticipated completion of Final Design is December 2026.

Construction

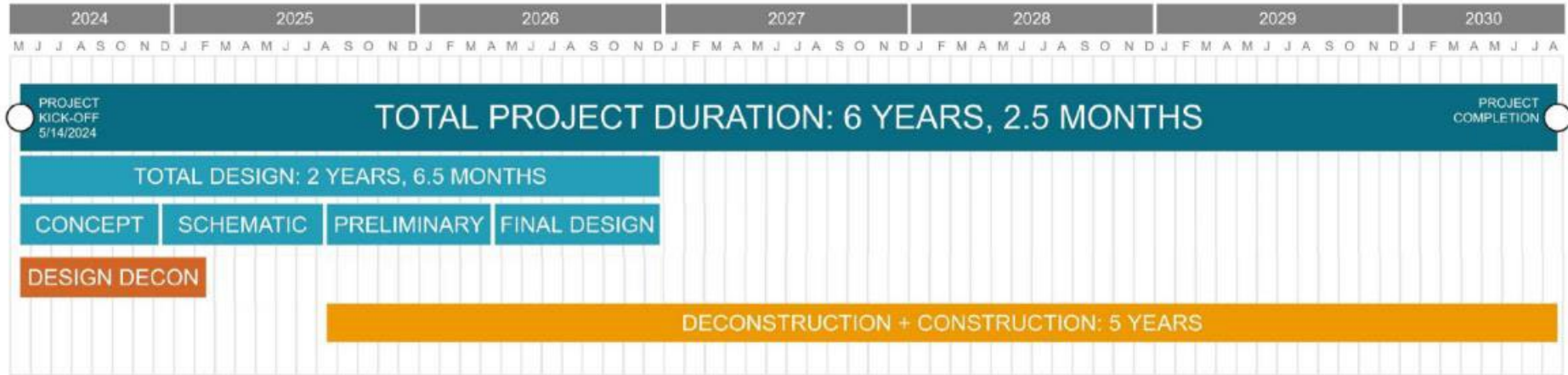
The Construction Manager team must propose a construction schedule as part of the RFP response.

Deconstruction start is anticipated to be August 2025.

Final completion is anticipated to be June 30th 2030 at the latest.

SPARC Kips Bay Project Schedule

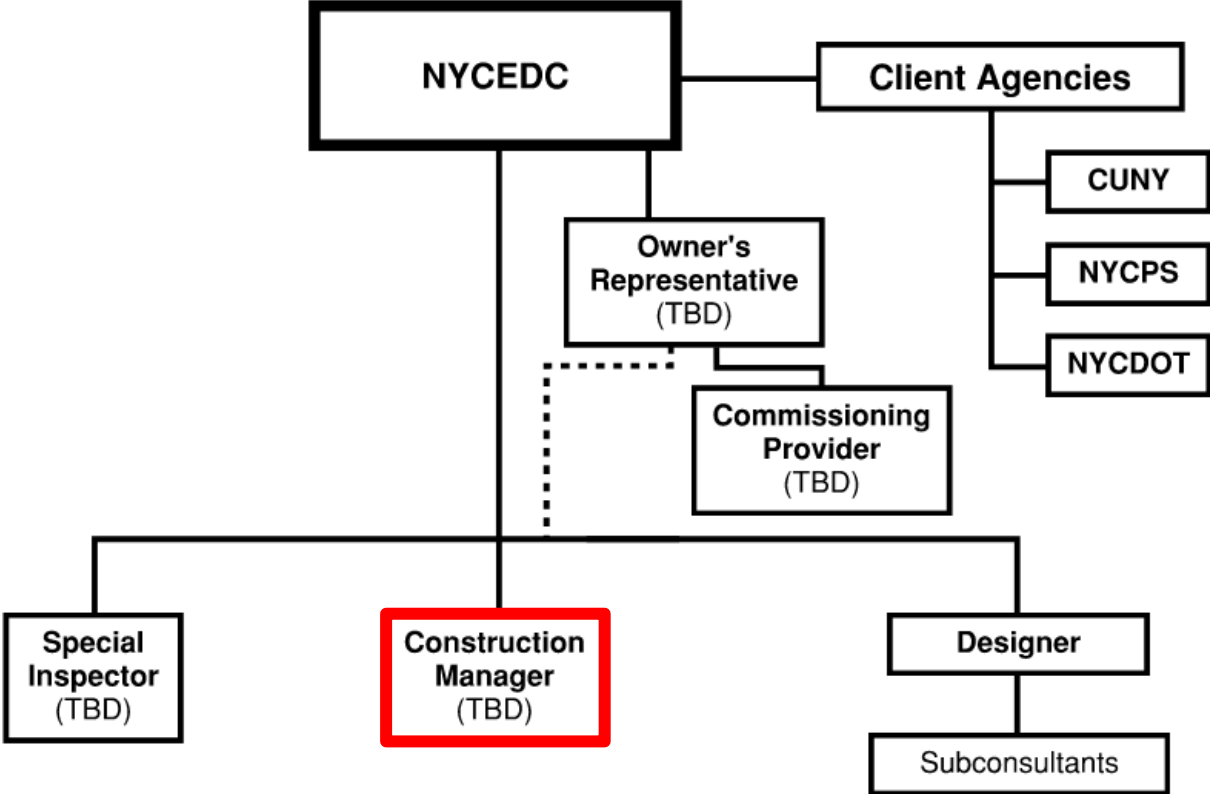
Design and Construction



Project Organization Chart

LEGEND

- Holds contract / has agreement with
- - - Coordinates and manages on behalf of NYCEDC



M/WBE GOALS

M/WBE + SDVOB Goals

- M/WBE Program: Following Article 15-A and Article 17-B for M/WBE and SDVOB goals
- Participation Goal for RFP: 30% M/WBE + 6% SDVOB (as percentage of total contract value)

Diverse Utilization Goals: 18% MBE, 12% WBE

Ethnicity	MBE	WBE
Black American	7.00%	3.00%
Hispanic American	5.00%	3.00%
Native American	0.00%	0.00%
Asian American	6.00%	3.00%
Caucasian WBE		3.00%

- M/WBEs must be certified by ESD Division of Minority and Women's Business Development
- SDVOBs must be certified by OGS Division of Service-Disabled Veteran's Business Development

MWBE and SDVOB forms

- **Respondents must submit a Narrative demonstrating how they will meet the M/WBE and SDVOB Participation Goal. The Narrative should:**
 - Speak in detail to respondent's commitment to ensuring proposed level of M/WBE and SDVOB participation
 - Strategic Partnerships and Joint Ventures with M/WBEs are encouraged
 - Outline specific strategies to drive participation and methods for ensuring accountability
- **Respondents must also submit Subcontractors Participation Plan that lists out MWBEs and SDVOBs that have been hired to date. These are State forms that have been included in the RFP documents.**
- **Narrative and Participation Strategy will be rated and factor into selection**
 - Respondents submitting proposals with a Participation Goal lower than the goal shall receive a score of zero (0) for this selection criteria
 - Proposed Participation Goals that exceed the goal are welcome.
 - 20% of selection criteria corresponds to the quality of the M/WBE Narrative and Participation Plan
- **Respondents must also submit the Capacity Building Training Program Commitment Form**

Meeting M/WBE Goals

- **Final M/WBE Goals will be incorporated into the Contract**
 - Selected Respondents will be required to meet the stated M/WBE and SDVOB goals or demonstrate good faith efforts
- **Identifying M/WBE Partners**
 - Use the ESD and OGS SDVOB directories to find M/WBEs and SDVOBs in a specific field; please refer to their website at this link: **M/WBE:** ny.newnycontracts.com **SDVOB:** sdves.ogs.ny.gov
 - Please reach out regarding firms that participated in EDC Capacity Building programs: ConstructNYC to connect with them as potential subcontractors
 - NYCEDC can assist in identifying M/WBEs.
- **Make use of the Contract Financing Loan Fund**
 - Mobilization loans for M/W/DBE firms participating as either prime or subcontractor
 - Amounts up to \$1,000,000, may be used to buy long lead equipment, material, and/or labor costs
- **All EDC M/WBE general information is available on our website, and M/WBE questions can be directed to the M/WBE team at this general inbox:** OpportunityMWDBE@edc.nyc or <https://edc.nyc/opportunity-mwdb>

FEE & COST SCHEDULE

GMP

- Final GMP established after 100% trade contracts bid out and responses received.
- Proposals **MUST** provide approach to develop the partial GMPs (early bid packages and deconstruction) and final GMP in the given time frame.

RFP OVERVIEW

RFP Score Criteria

- [25%] The **quality** of the proposal and the degree to which it demonstrates the proposed respondent's full understanding of and the ability to perform the Services to be rendered; the content of the proposal demonstrating the respondent's full understanding of and ability to meet the Project schedule and budget.
- [25%] The proposed Respondent Team's project **history and experience** in providing services similar in nature and scale to the Scope of Services described herein; a demonstrated ability and general approach to building innovative and excellent/distinguished/exceptional designs.
- [20%] The **personnel** of the proposed Respondent Team and the terms under which the respondent will commit those personnel, without transfers or changes; the quality of the proposed Respondent Team's management, reputation, references and, as applicable, favorable history, if any, in contracting or doing business with the City and/or Corporation.
- [20%] The Respondent's proposed plans for encouraging participation by **minority and women-owned business** and service-disabled veteran enterprises in connection with the Services including, as applicable, the respondent's M/WBE Participation Plan and M/WBE Narrative Form.
- [10%] The proposed **fee** and cost schedule.

RFP Process

Key Dates:

- Questions/Clarifications Deadline: **5 PM, June 17, 2024**
- Submit questions to sparconstruction@edc.nyc
- Question Responses Posted: **July 1, 2024**
- Proposal Submission Deadline: **July 16, 2024**
- Interviews: **August 12 – 23, 2024**
- Anticipated Notice to Proceed: **September 2024**

- **Contact email address:** sparconstruction@edc.nyc
- **Technical Issues for submitting the proposal:** RFPRequest@edc.nyc
- Electronically upload a proposal for this solicitation in the “Submission Guidelines/Deadlines” section of this project’s RFP web page <https://edc.nyc/rfps>

RFP Submission

Submit all (5) documents in a single ZIP file labelled with your company name: CompanyName-SPARC.zip

Proposal (1) File:

- Upload as a single PDF: CompanyName-Proposal.pdf
- No longer than 150 pg

Fee table (2) Files:

- Excel format - Use the Excel file provided on the RFP webpage: CompanyName-FeeTable.xlsx
- PDF format - Print to PDF from the Excel file: CompanyName-FeeTable.pdf

Doing Business Data form (1) File:

- Upload as a single PDF: CompanyName-DataForm.pdf

MWBE forms (1) File:

- Upload as a single PDF: CompanyName-MWBE.pdf

Contract Summary

- Anticipated Notice to Proceed: September 2024
- Contract Term: Six (6) years with two (2) optional one-year extensions
- Final Completion: By June 30th, 2030
- Anticipated Deconstruction & Construction Duration: Within 60 Months
- M/WBE Participation Goals: 30% M/WBE (18% MBE; 12% WBE) and 6% SDVOB
- Project Budget: approximately \$900M inclusive of trade costs and contingencies

Questions

Direct all questions to sparcconstruction@edc.nyc

Deadline for RFP questions is **5 PM, June 17, 2024**

Any technical questions regarding RFP submission may be sent to RFPRequest@edc.nyc until **July 16, 2024**

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