



**Gateway to Hunts Point FDC:
Freight Electric Vehicle Charging Hub and Welcome Center RFP
Project # 10693**

**Addendum # 4
8/19/2024**

To All Respondents:

- 1. All requirements of the original RFP shall remain in full force and effect, except as set forth in this Addendum and any other previously issued Addenda.**
- 2. All capitalized terms set forth in this Addendum shall have the same meaning as set forth in the RFP being amended hereby.**
- 3. A new *Appendix 11 – General Site Conditions* shall be added to the original RFP as set forth on the following pages of this Addendum.**

THIS ADDENDUM MUST BE SIGNED BY THE PROPOSER AND ATTACHED TO THE TECHNICAL PROPOSAL WHEN SUBMITTED.

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION

By: Maryann Catalano

Title: Chief Contracting Officer, Contracts

ACKNOWLEDGED AND AGREED:

Name of Proposer: _____

By: _____

Title: _____

Date: _____

APPENDIX 11: GENERAL SITE CONDITIONS

This Appendix 11 provides is a brief non-technical summary of the overall conditions at the Site after the environmental remediation work conducted pursuant to the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program (the "Site Remediation"); certain figures taken from a draft engineering report are included for reference, and such figures are not detailed site plans. We encourage potential Respondents to perform their own due diligence, including by discussing with experienced remedial consultants or engineers to understand any design limitations of the Site Remediation and to incorporate any creative strategies into early planning and engineering design of any proposal. Any work to be performed on the Site will require advance approval by NYSDEC and NYCEDC.

The Site Remediation required to be completed included the following elements:

1. Excavation of coal tar waste, in the areas labeled "Coal Tar Excavation Limit" on Figure 9 attached hereto.
2. Solidification (in-situ stabilization or "ISS") of a large mass of buried waste in the central portion of the property, in the areas labeled "Coal Tar ISS" and "Stabilized Containment Area" on Figure 9 and labeled "Stabilized Containment Area" on Figure 15, attached hereto.
 - The waste consisted of fill, wood chips and coal tar. It extended from just below the ground surface to approximately 18-23 feet below grade. The final solidified ISS material has a low permeability (less than 10⁻⁶cm/sec) and moderate strength (approximately 100 PSI UCS).
3. Installation of a soil bentonite ("SB") wall (a soft/soil-mix wall that includes fine grain material to maintain low permeability) surrounding a majority of the ISS material, labeled "SB Wall" on Figure 9, Figure 15, and Figure A and Figure C, attached hereto. The SB wall is approximately 4 feet thick and extends to the lower clay layer (approximately 11-15 feet below grade). The purpose of the SB wall is to prevent groundwater from contacting the ISS material.
4. Installation of a PVC liner (40 mil) over the entire area inside of the SB wall from end to end and also extending over the wall itself, in the area labeled "Limit of Liner" on Figure 15 and Figure C.
 - The liner is pitched to drain to the outer edges of the wall and this was done by adding imported backfill material above the ISS material (and under the liner) and grading it from the center outward. The thickness of this backfill material in various locations is shown in Figure A.
 - Above the liner is a layer of clean, tested, and approved backfill material that brings the total thickness of cover material above the solidified surface to approximately 2 feet. The thickness of the fill above the liner has been surveyed in various locations to show the thickness when it was placed, as shown in Figure C. It is

expected to have settled over the last several years and may be slightly less than the survey figures.

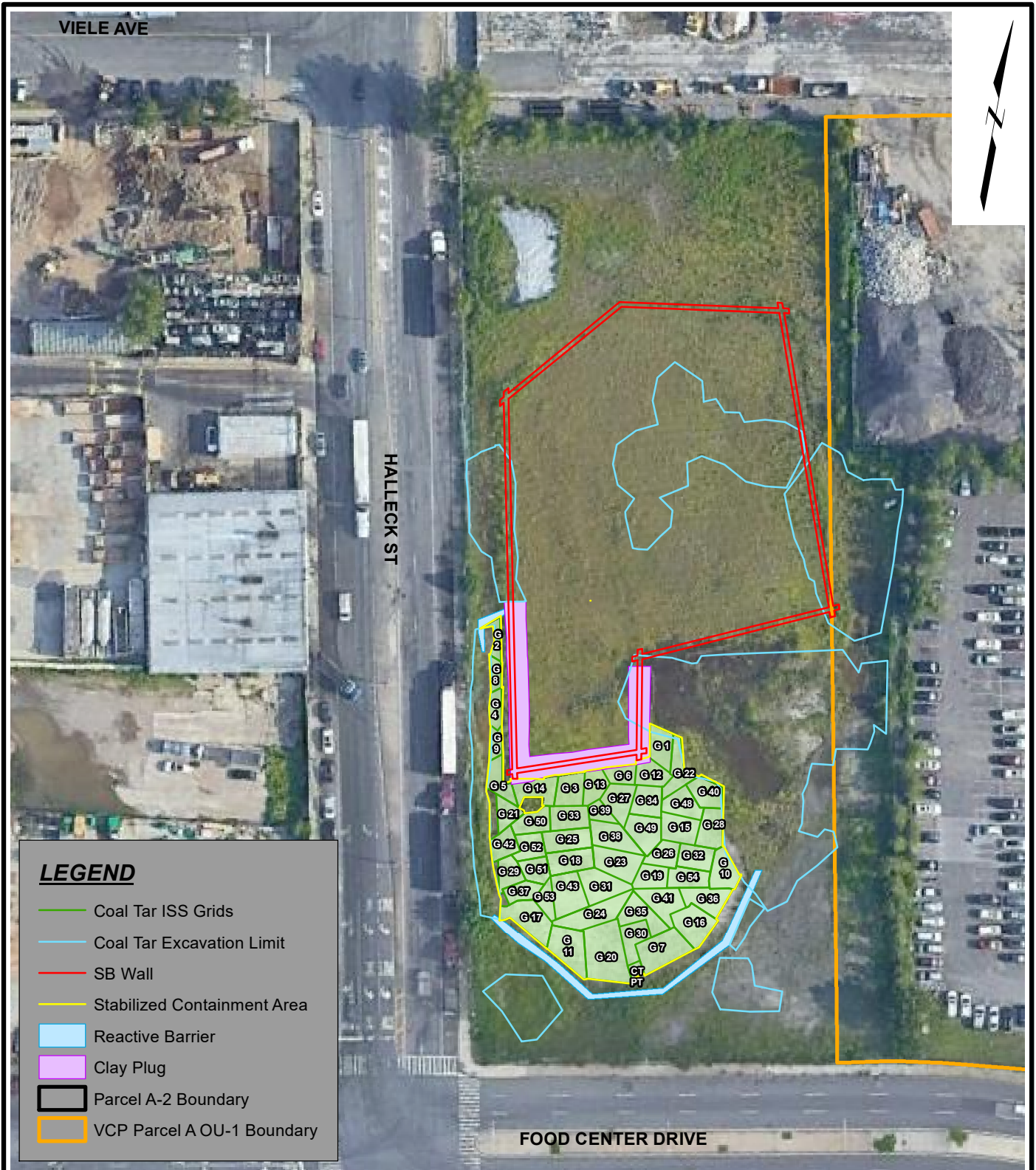
5. A portion of ISS material south of the area surrounded by the SB wall does not have any soil mix wall surrounding it or liner covering it but has a fill cap. The thickness of this fill cap above the ISS material in various locations is shown in Figure A. There is no liner between the fill cap and the surface of the solidified material.

Construction Considerations:

Any construction must comply with the Site Management Plan (“SMP”) and Health and Safety Plan (“HASP”) to be developed pursuant to the Brownfield Cleanup Agreement. Proposals for the Project should be designed to account for such construction requirements, which are anticipated to include but are not limited to the following:

- 1) The ISS material within the SB wall has been isolated from both groundwater and precipitation in order to prevent the contaminants within from being dissolved and migrating offsite. It is critical to prevent damaging or removing the liner or SB wall; if any liner or SB wall damage or removal cannot be avoided, protections must be included to prevent the ISS material from coming into contact with water. Any wash or flow of water into the ISS material could trigger significant groundwater monitoring and possible installation of a groundwater treatment system.
- 2) All work that may interfere with the cap, liner, and/or cover fill will need to be submitted to NYSDEC and NYSDOH for prior review and approval. Such approval is likely to require, among other things, repairs and replacement of the cap and cover fill, full time monitoring and documentation during all construction where the cap is being disturbed, and submission of final engineering documents upon completion of construction to document repair and replacement of all cap components. All imported fill material will require submission of testing data for approval by NYSDEC prior to importation.
- 3) It may be possible to install foundations for a building on top of or within the ISS material provided that, among other things, all management of material needs are addressed prior to initiating work. Any ISS material that is removed will require testing and disposal, and such disposal and any associated fee payment shall be coordinated with NYCEDC.
- 4) It may be possible to install piles with certain protection from contacting waste and preventing groundwater from entering the waste. This can be accomplished, for example, by sleeving the piles with PVC casing and pressure grouting them up before driving piles. All cuttings will require testing and disposal. Stormwater retention is difficult on the Site and may be allowed in areas not containing remediated waste. Testing and proper disposal of all excavated fill will be required.
- 5) Work will require continual air monitoring. Contractors will be required to submit health and safety plans to NYSDEC.
- 6) Excavation in areas of the site that are not stabilized as part of the Site Remediation may encounter pockets of buried waste, which must be removed and disposed of. No waste can be used for backfill. During construction, any changes in design and plans affecting work in the ground will be required to be submitted to NYSDEC before work is performed.

Figure 9



LEGEND

- Coal Tar ISS Grids
- Coal Tar Excavation Limit
- SB Wall
- Stabilized Containment Area
- Reactive Barrier
- Clay Plug
- Parcel A-2 Boundary
- VCP Parcel A OU-1 Boundary

SOURCE:
1. GOOGLE EARTH PRO

0 40 80
SCALE: 1" = 90'

Hunts Point Parcel A-2
Bronx, New York
Final Engineering Report



COAL TAR ISS WITH
REACTIVE BARRIER

New York City Economic Development Corporation
(NYCEDC)

Project 1705340

June 2022

Fig.9

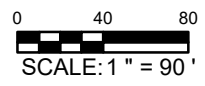
Figure 15



LEGEND

- Stabilized Containment Area
- SB Wall
- ▨ Limit of Liner
- Parcel A-2 Boundary
- VCP Parcel A OU-1 Boundary

SOURCE:
1. GOOGLE EARTH PRO




Hunts Point Parcel A-2 Bronx, New York Final Engineering Report	 GEI Consultants	LINER INSTALLATION
New York City Economic Development Corporation (NYCEDC)	Project 1705340	May 2022
		Fig.15

Figure A



SOURCE:
1. ESRI WORLD IMAGERY

0 40 80
SCALE: 1:960

Final Engineering Report
Hunts Point Parcel A-2 (BCP No. C203094)
Bronx, New York



TOTAL CAP THICKNESS

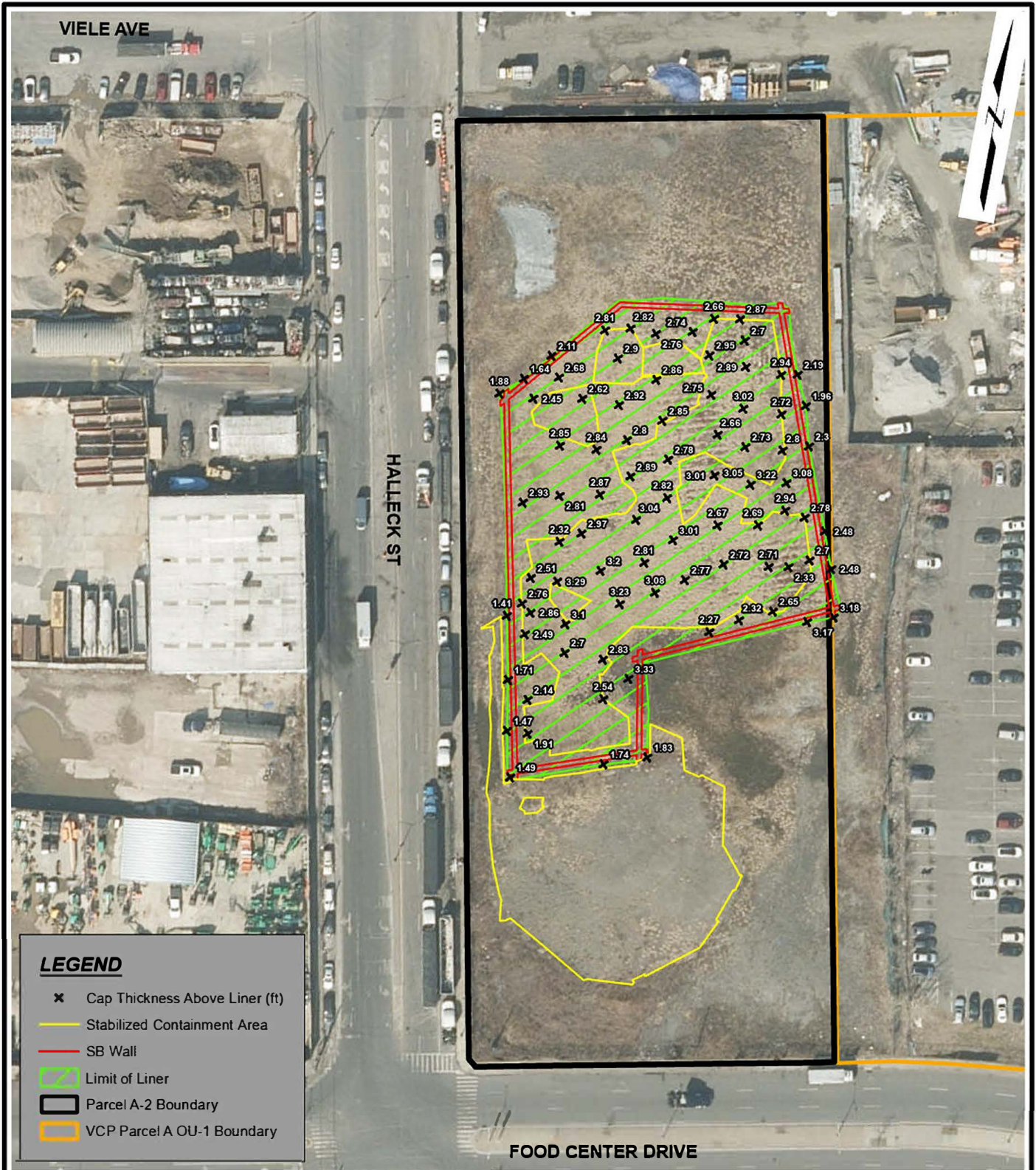
New York City Economic Development Corporation (NYCEDC)
Bronx, NY

Project 1705340

July 2024

Fig. A

Figure C



SOURCE:
1. ESRI WORLD IMAGERY

0 40 80
SCALE: 1:1,080

Final Engineering Report
Hunts Point Parcel A-2 (BCP No. C203094)
Bronx, New York



CAP THICKNESS ABOVE
LINER

New York City Economic Development Corporation (NYCEDC)
Bronx, NY

Project 1705340

July 2024

Fig. C