

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

**Request for Proposals (RFP) Information Session  
Tuesday August 6, 2024, at 11 AM EST**

**NYC / EDC**

# Agenda

- Site and Context
- RFP Overview
- Economic Incentives
- Next Steps

# Site and Context

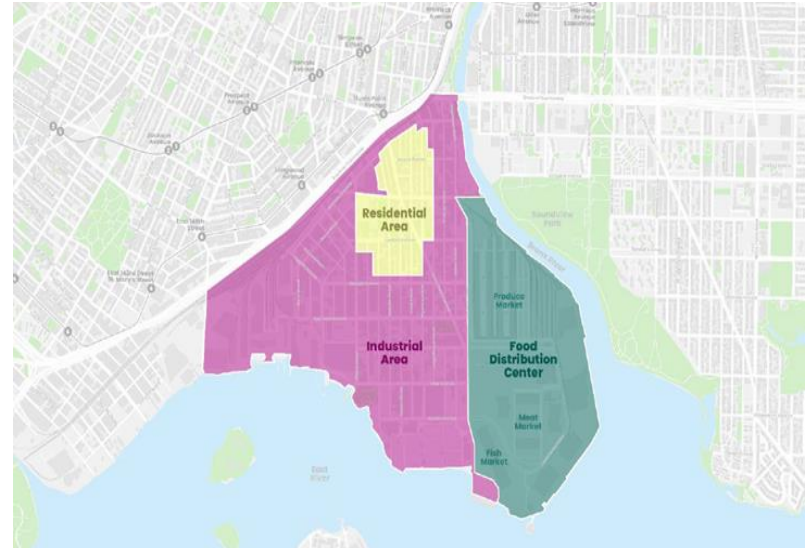
# Site: AOU-2

- **Location:** 220 Halleck Street, Bronx NY 10474; Vacant lot within the Hunts Point Distribution Center
- **Size:** 3.2 Acres; 156,830 SF
- **BBL:** Block: 2778 Lot: 100
- **Zoning:** M3 – 1  
State and City Market Laws
- **Context:** Rectangularly-shaped; bordered by Food Center Drive to the south and Halleck Street to the west
- **Location Advantage:** Accessible from the Primary Highway Freight System; bordered by Food Center Drive to the south and Halleck Street to the west; 1-mile driving distance from the Bruckner Expressway (I-278)



# Remediation

- This site is registered under the New York State Department of Environmental Conservation's Brownfield Cleanup Program (BCP) as Site No. C203094
- Such remediation work is nearly complete; an environmental easement in favor of NYSDEC was recorded on June 3, 2024
- The Selected Respondent must coordinate all intrusive activities with NYCEDC and NYSDEC and submit all required work plans and documents to adhere to the upcoming Site Management Plan (SMP) and Health and Safety Plan (HASP)
- The Selected Respondent must coordinate its proposed design with NYCEDC at the earliest possible date





# Site Conditions

## Post Environmental Remediation Overview

- There is solidified waste extending from just below the ground surface to 18-23 ft below grade
- The solidified material is surrounded by a 4 ft thick soft/soil-mix wall to maintain low permeability and extends 11-15 ft below grade to prevent groundwater from contacting the solidified materials
- A polyvinyl chloride (PVC) liner overlies the entire area inside the soil mix wall and over the wall itself
- Backfill materials were added to allow the liner to drain out via the outer edges
- Above the liner is a layer of clean and tested approved backfill materials that brings the liner thickness to 2 ft
- South of the solidified area, surrounded by the soil wall, is another area of solidified waste, that does not have a soil mix wall surrounding it, but does have a fill cap.

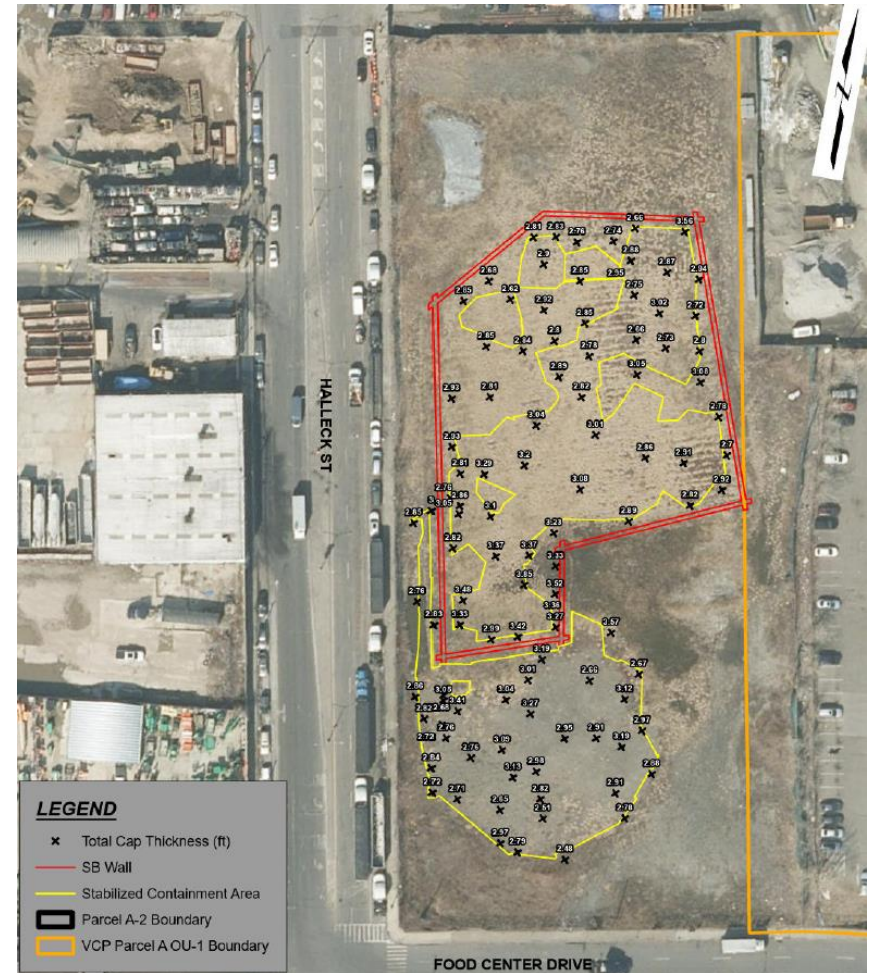


Image: Total Cap Thickness

# Site Conditions

## Important Notes

- The solidified waste materials have been isolated from the groundwater and precipitation to prevent the contaminants to migrate off site and infiltrate the river
- Critical to either prevent damaging or removing the liner or wall if necessary
- Working within the red and yellow areas should be shallow
- A building can be positioned at the northern area of the site
- All redevelopment plans will need to be approved by EDC and DEC
- No water should be allowed to flow into the solidified mass as this can trigger significant groundwater monitoring or possible installation of a groundwater treatment system



Image: Liner Installation

# RFP Overview



# The City's Vision

## Gateway to Hunts Point FDC

Building the nation's first community-driven freight-focused EV charging depot in Hunts Point demonstrates how committed the city is in delivering environmental justice to the neighborhood, while taking a major step for the City's Green Economy Action Plan & Hunts Point Forward.



# RFP Goals

A competitive proposal to this RFP must accomplish the following goals:

- **Develop Freight-Focused EV Charging Facilities**
  - Deliver an EV charging system capable of charging a range of vehicles and aim to maximize the number of medium-and-heavy-duty vehicles charging on the site.
- **Develop Multi-Purpose Welcome Center and Workforce Development Hub**
  - Construct an on-site multi-purpose welcome center, co-branded with EDC.
- **Address Environmental Justice Concerns, Especially Air Quality**
  - Reduce the emissions of harmful air pollutants and incorporate accessibility and sustainable building strategies.
- **Reduce Entry Barriers to Electrification for Current FDC Tenants**
  - The extent to which the Proposal contribute to new jobs, local wealth generation, City taxes the Project generates, and projected expenditures.
- **Create and Preserve Quality Opportunities**
  - Respondent's proposed plans with M/WBE participation including the M/WBE Goal and proposed wage and benefit amounts that exceed the base living wage rate.

# Selection Criteria

NYCEDC will evaluate each proposal according to the selection criteria outlines below. Each Respondent should demonstrate an understanding of NYCEDC's goals and the proposal requirements.

- Completeness and Quality of Overall Response; and Consistency with RFP Goals
- Project Feasibility
- Value of Economic Offer
- Development Team's Qualification and Preparedness
- Incorporation of Sustainable Development Strategies
- DBE and Workforce Plan



Example: Freight Charging

# DBE Participation

Contracts funded by FTA, FWA, FHA are subject to Federal Disadvantage Business Enterprise Requirements

- The DBE Goal for this Project is 15%
  - [Firms must be certified as DBE by the New York State Unified Certification Program](#) in order to count towards goal. The following state agencies are part of this program.
    - NYS Department of Transportation (NYS DOT)
    - State of New York Metropolitan Transportation Authority (MTA)
    - The Port Authority of New York & New Jersey (PANYNJ)
- Respondents must submit the [Consultant Statement](#) on DBE Goals. Failure to do so may result in being declared as un-responsive.
- Respondents must [report their DBE participation](#) on NYS Department of Transportation's Equitable Business Opportunities (EBO) Reporting system.
- Final DBE Goal will be incorporated into the Contract
- Selected Respondents are required to meet the stated DBE goals or demonstrate good faith efforts.

# DBE Participation

Contracts funded by FTA, FWA, FHA are subject to Federal Disadvantage Business Enterprise Requirements

- Identifying DBE partners
  1. Use the NYS Unified Certification Program directory to find DBE in a specific field:
    - <http://nysucp.newnycontracts.com>
  2. Check out the Interested Subcontractor and Supplier List for this RFP
  3. Network at this info session
  4. NYCEDC can assist in identifying DBEs
    - [MWBE@edc.nyc](mailto:MWBE@edc.nyc)
  5. Refer to good faith efforts section in draft contract for more ideas



# Economic Incentives

# Economic Incentives

- **New York City Department of Transportation (“NYCDOT”):** \$15M in grant funding from the Federal Highway Administration’s (“FHWA”) Charging and Fueling Infrastructure Discretionary grant Program (“CFI”)
- **NY Green Bank:** \$1B State-sponsored fund that finances clean energy and sustainable infrastructure access across New York state with the goal of mobilizing greater private sector investment into the energy transition
- **ConEdison’s MHDC Make-Ready Pilot & PowerReady Micromobility Program** \$21M fund encouraging the development of medium-and-heavy-duty vehicle charging infrastructure, offering incentives to offset utility and customer-side costs for qualifying commercial sites; \$18M fund offering incentives to offset electric infrastructure costs associated with installing chargers for e-bikes



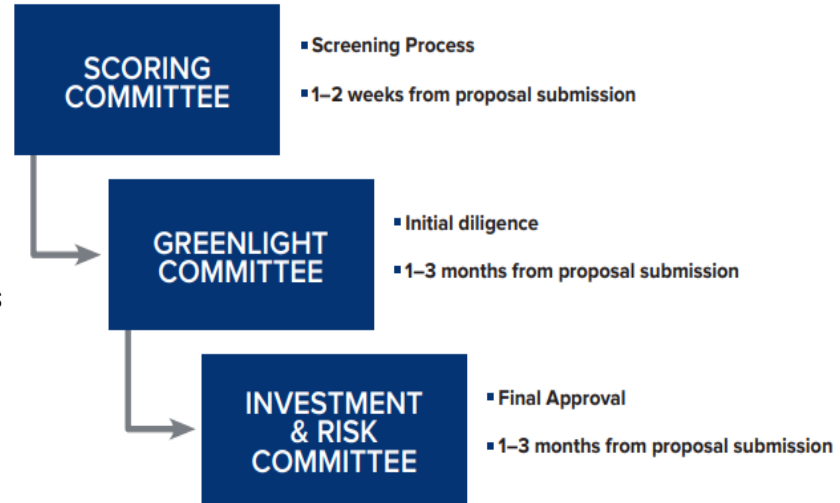
# NY Green Bank

## Financing for Charging Infrastructure

- **Financing Solution:** Electric and zero-emission vehicle deployment and support the build out of EV charging infrastructure
- **Works with:**
  1. Charging manufacturers
  2. Charging infrastructure developers/installers
  3. Charging-as-a-service providers
  4. Purchasers of charging assets
- **Financing Capabilities:**
  - Level 2 and DC fast charger (DCFC):
    - Purchase
    - Installation
    - Manufacturing
  - Associated electric upgrades

### NY GREEN BANK INVESTMENT PROCESS

- Propose an investment under RFP 1: [greenbank.ny.gov/Open-Solicitations](https://greenbank.ny.gov/Open-Solicitations)



#### FOR MORE INFORMATION:

Visit [greenbank.ny.gov](https://greenbank.ny.gov)

Financing opportunities available for energy efficiency and other sustainable infrastructure sectors can be found on NY Green Bank's investment opportunities page at [greenbank.ny.gov/Work-with-Us/Open-Solicitations](https://greenbank.ny.gov/Work-with-Us/Open-Solicitations)

To speak to a finance professional from NY Green Bank, call **212-379-6260** or email [info@greenbank.ny.gov](mailto:info@greenbank.ny.gov)



# MHDV Make-Ready Pilot

## Program Overview

### Program Description

To encourage the development of medium- and heavy-duty vehicle charging infrastructure, we are offering incentives that can offset utility and customer-side costs for qualifying commercial sites.

### Funding

\$21M

### Program Dates

Available now, while funding is available

### Website

[coned.com/mhdv](https://coned.com/mhdv)

### Email

dl-EVMHD@coned.com

## Incentive Overview

		Non-Publicly Accessible	Publicly Accessible
Located within a Disadvantaged Community*	Yes	Utility-side costs: Up to 90% of costs Or \$116/kW cap	Utility-side costs: Up to 90% of costs Or \$116/kW cap
		Customer-side costs: Up to 50% of costs Or \$490/kW cap	
	No	Utility-side costs: Up to 90% of costs Or \$116/kW cap	Customer-side costs: Up to 50% of costs Or \$490/kW cap
		Customer-side costs: N/A	

\*[Disadvantaged communities](#) (DAC) are defined as communities that bear burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high concentrations of low- and moderate-income households. [See map](#) to determine if your site is in a DAC zone.

## Program Requirements

### MHDV

For charging MHDV over 10,000 lbs. gross vehicle weight

### Chargers

L2, DCFC, or mixed

### Non-Publicly Accessible Sites

Must be participating in one of the following voucher programs:

- [NYSERDA Truck Voucher Incentive Program](#)
- [NYC DOT NYC Clean Trucks Program](#)
- [EPA Clean Heavy-Duty Vehicles Program](#)
- [EPA Clean School Bus Program](#)
- [NYSERDA NY School Bus Incentive Program](#)



# PowerReady Micromobility Program

## Program Overview

### Program Description

As e-bikes gain popularity, safe and reliable charging becomes even more crucial. Con Edison is offering incentives to offset electric infrastructure costs associated with installing chargers for e-bikes

### Funding

\$18M

### Program Dates

**Start:** November 2023

### Website

[coned.com/micromobility](https://coned.com/micromobility)

### Email

[dl-micromobility@coned.com](mailto:dl-micromobility@coned.com)

## Incentive Overview

Utility-Side Costs	Customer-Side Costs
Up to 100% of utility-side costs*	Up to 50% of customer-side costs

## Program Requirements

### Electric Service

Must receive, or plan to receive, electric service from Con Edison

### Eligible Sites

Publicly accessible and located within a Disadvantaged Community (DAC)\*\*

**OR**

In or adjacent to a multiunit dwelling where 25% of the units are at or below 80% of the Area Median Income (AMI)

### Data Reporting

Quarterly basis

\*Participants may be responsible for some utility-side costs if the project is located on the curb

\*\*For more information on DAC and to view the map, visit: [Disadvantaged Communities - NYSERDA](#)



# Next Steps

# (Optional) Partner Form Submission

- Respondents are encouraged to fill out the **Partner Form** to register interest in partnering with other potential Respondents to this RFP or other interested parties.
- Link available on the RFP website or at [https://nycedc.formstack.com/forms/hunts\\_point\\_ev\\_partner\\_form](https://nycedc.formstack.com/forms/hunts_point_ev_partner_form)
- **Deadline: Tuesday, August 13, 2024** at 5:00 PM ET
- Respondent information will be made available to other Respondents that have submitted (the “Partner Pool”).

NYC/EDC

Gateway to Hunts Point FDC (“Food Distribution Center”):  
Freight Electric Vehicle (“EV”) Charging Hub and Welcome  
Center RFP Partner Form



Screenshot of Partner Form

# RFP Timeline

<b>Optional Partner Form Submission Deadline</b>	<b>Tuesday August 13, 2024, at 5:00 PM ET</b>
<b>Site Tours:</b>	
AOU-2 Site Tour RSVP Deadline	Thursday August 15, 2024, at 5:00 PM ET
<b>AOU-2 Site Tour</b>	<b>Thursday August 22, 2024, at 11:00 AM ET</b>
<b>Q&amp;A Submission Deadline</b>	<b>Thursday September 19, 2024, at 5:00 PM ET</b>
Final Q&A Response Posting	Thursday October 3, 2024
<b>Submission Date</b>	<b>Thursday, November 21, 2024, at 1 1:59 PM ET</b>



**For questions, please contact  
[FDCEVHUBRFP@edc.nyc](mailto:FDCEVHUBRFP@edc.nyc)**

**For technical questions, please contact  
[RFPrequest@edc.nyc](mailto:RFPrequest@edc.nyc)**

**NYC / EDC**