

ABE STARK SPORTS CENTER

Request for Qualifications for the Progressive Design-Build Services

RFQ Info Session

10:00 AM – 11:00 AM

July 28, 2025



Agenda

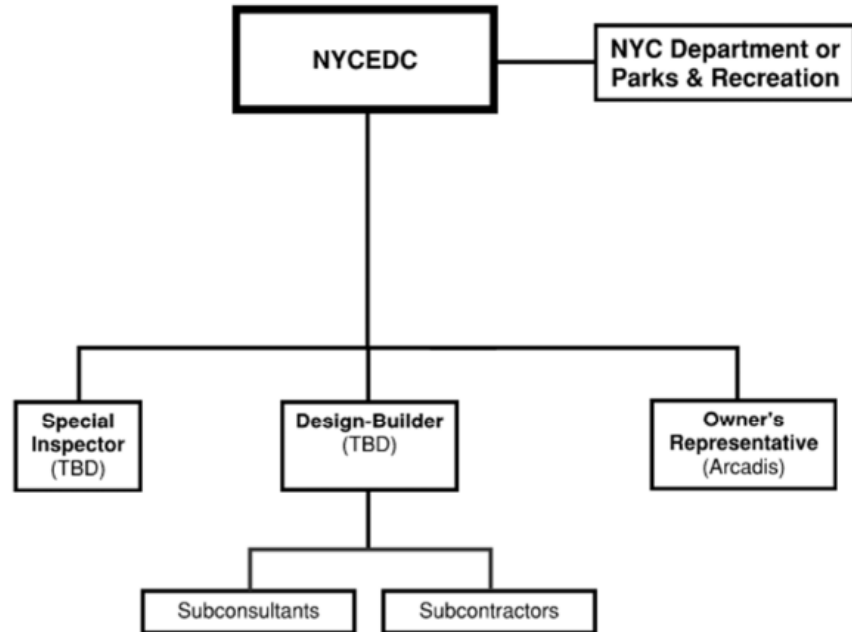
- NYCEDC Organization
- Project Overview
- Procurement Timeline
- Project Timeline
- Project Objectives
- MWBE Goals
- RFQ Overview
- Questions

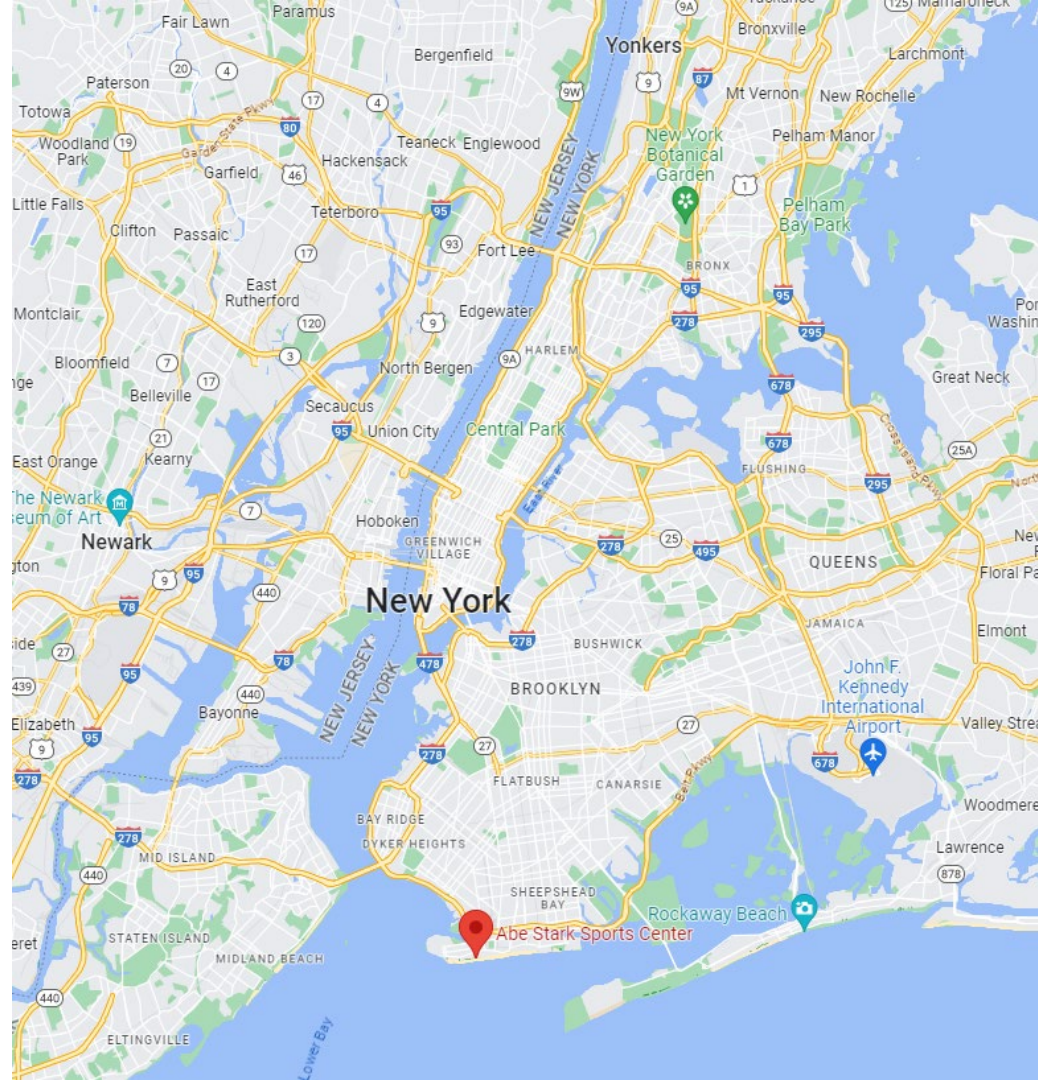
NYCEDC Team Breakdown

EDC Capital Team

- Brian Larsen, SVP
- Jennifer Steacy, VP
- Sean Yang, PD

PROJECT ORGANIZATION CHART

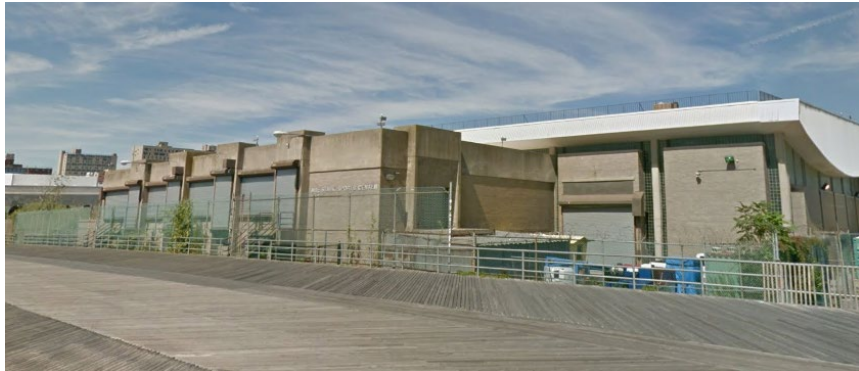




Site



Existing Building

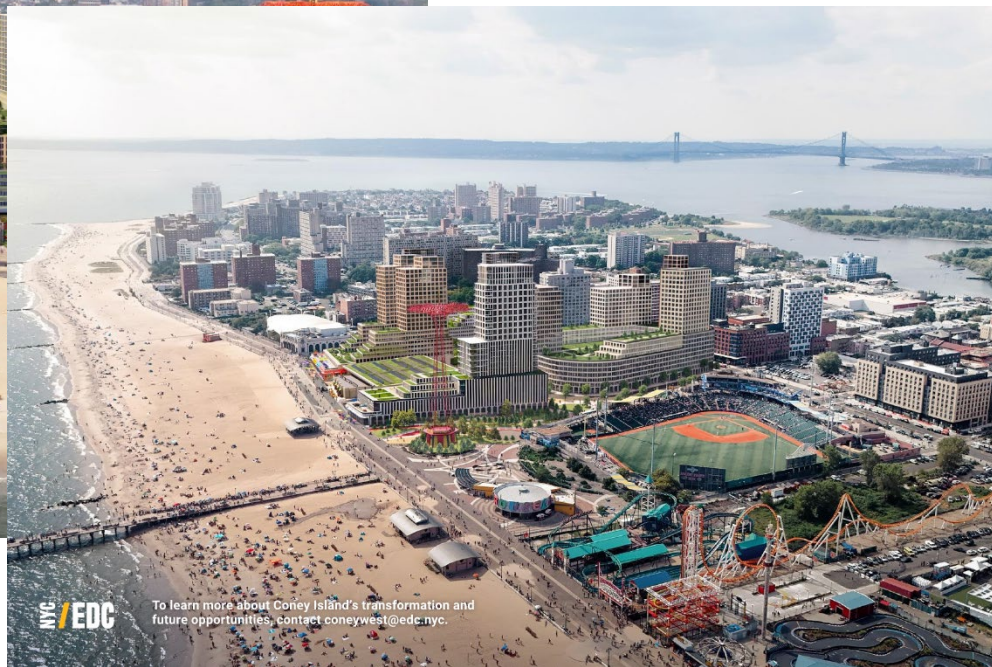




Coney Island West

A Beachfront Neighborhood at the World's Playground

February 2025



To learn more about Coney Island's transformation and future opportunities, contact coneywest@edc.nyc.

Procurement Timeline

	Activities	Timeline
Step I - RFQ	RFQ Released	Feb 18, 2025
	RSVP Info Session (5pm)	Feb 25, 2025
	RFQ Info Session (In-person at 10am)	Feb 28, 2025
	Deadline for Submission of Questions and Clarifications (5pm)	Mar 5, 2025
	Q&A Document Posted	Mar 18, 2025
	SOQ Due Date (11:59 pm)	Mar 25, 2025
	Announcement of Short-List	April 2025
Step II - RFP	RFP Issued (Short-List Only)	Q2, 2025
	RFP Info Session	Q2, 2025
	Deadline for Submission of Questions and Clarifications	Q3, 2025
	Q&A Document Posted	Q3, 2025
	Proposals Due	Q3, 2025
	Interviews	Q3 2025
	Contract Negotiations and Award PDB Contract/Notice to Proceed	Q4 2025

Project Timeline

Phase 1

Anticipated design commencement in Q4 2025

Anticipated 90% design Q3 2026

Negotiate GMP Q4 2026

Authorize GMP / take off Ramp Q1 2027

Parks' concession lease ends March 2027

Phase 2

Start construction March 2027

Final completion is anticipated to be Q1 2029

Project Objectives

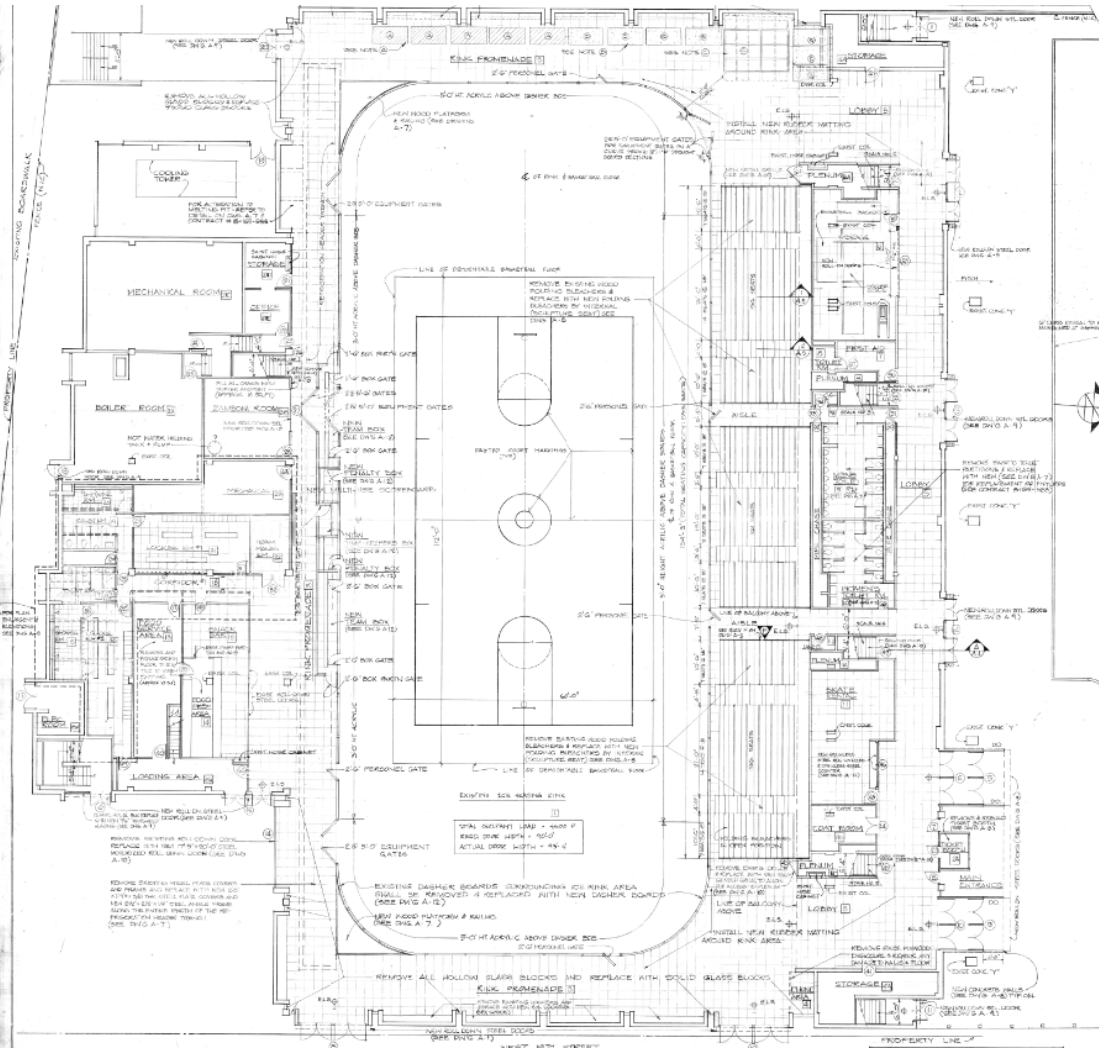
Programming

- Programming evaluation to consider moving locker and changing rooms to first level and improve use of exterior spaces around the building.
- Re-evaluating program efficiencies to best suit users.
- Evaluate appropriate uses for a half-acre public plaza north of Abe Stark, including but not limited to an outdoor sports court(s), landscaping, playground, green infrastructure, and seating.
- Creating a new inviting entrance, study relocating the building entrance towards the west end of the north side of the building.

Site

Building

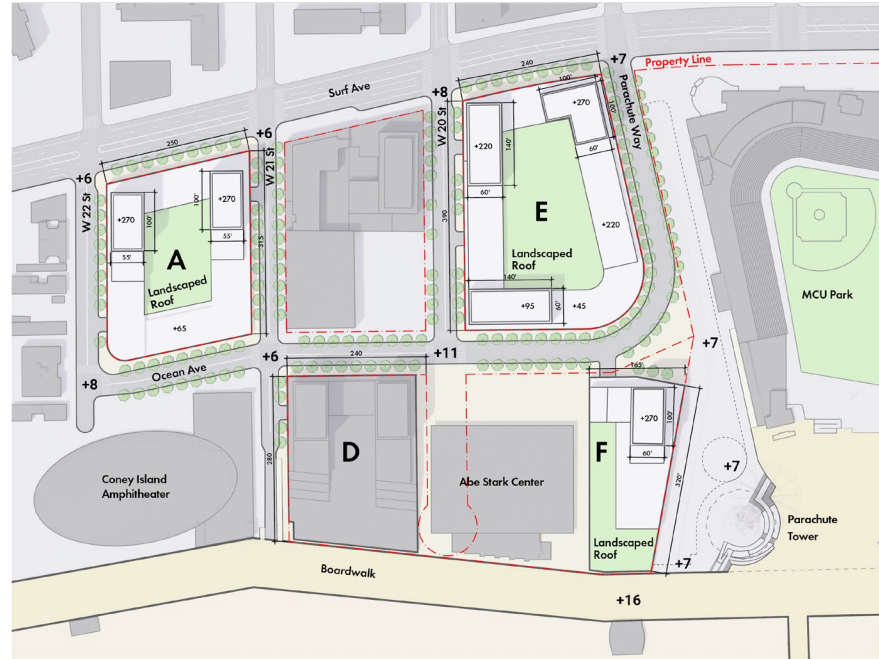
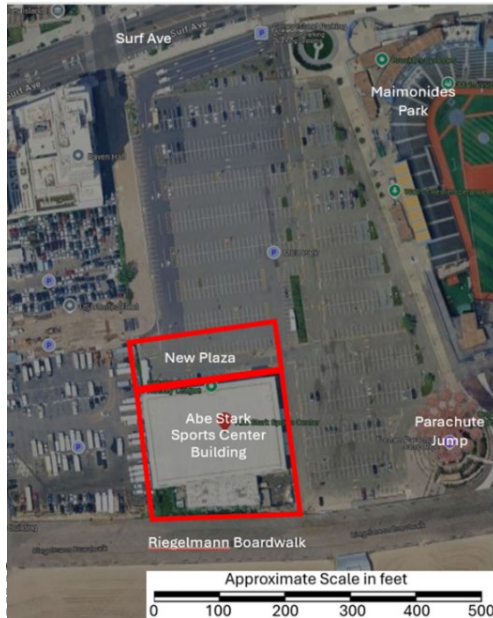
Budget: \$34.9M



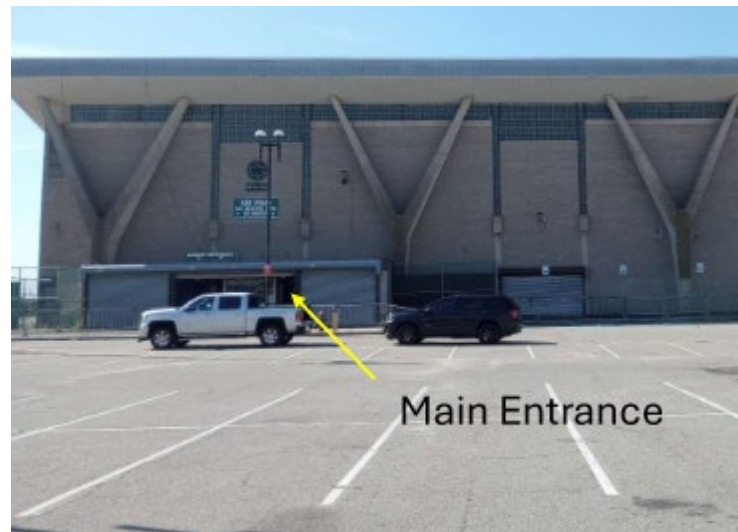
Explore Public Plaza

- Evaluate appropriate uses for a half-acre public plaza north of Abe Stark, including but not limited to an outdoor sports court(s), landscaping, playground, green infrastructure, and seating.

Coney has **very limited access to adult recreational centers** that service the **local community**.
And less access to **well-maintained open space**.



Explore New Entrance



Project Objectives

Programming

Site

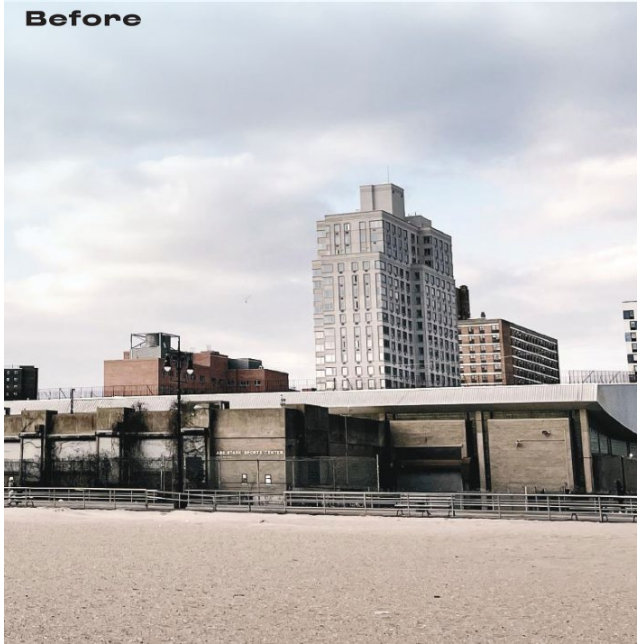
- a) Resiliency improvements.
- b) New exterior signage and lighting to highlight the architecture of the building.
- c) Reconnect facility to the boardwalk.
- d) Improvements to landscaping.
- e) Improve ADA accessibility.

Building

Budget: \$34.9M

Reconnect to Boardwalk

Before



After



Project Objectives

Programming

Site

Building

- Evaluate feasibility of installing solar panels.

Budget: \$34.9M



M/WBE GOALS

M/WBE Goals

M/WBE Program established in NYC Administrative Code, LL129 of 2005 and LL1 of 2013

- There will be an M/WBE goal set on the RFP issued after the RFQ process
- Historically, NYCEDC applies a minimum M/WBE goal of 30% on similar projects. The goal on this project may be higher and may be disaggregated by design and construction trade participation requirements.
- Respondents must clearly define their M/WBE strategy in the SOQ
 1. Describe the Respondent's commitment and approach to meeting the anticipated M/WBE participation and diverse utilization goals for both the design and construction of the Project. Describe which portions of the Project work may provide the greatest opportunities to engage M/W/BE-certified firms and which portions of the Project work may present challenges.
 2. Describe how the respondent plans on achieving M/WBE participation in design work and construction trade work.
 3. The Respondent must provide a list of M/WBE design and trades contractors that Respondent has engaged on prior projects and that may contribute to meeting this project's M/WBE goals.
 4. The Respondent must provide a record of performance on projects with similar M/WBE participation goals and of similar project scope (Disadvantaged Business Enterprise and/or Minority/Women-Owned Business Enterprises)

RFQ OVERVIEW

RFQ Score Criteria

Factor	Weighting
Respondent's Team Experience	25%
Key Personnel	25%
Project Understanding and Approach	30%
Approach to Meeting M/WBE Participation Goals	20%

RFQ Submission

- Electronically upload a proposal for this solicitation in the “Submission Guidelines/Deadlines” section of this project’s RFQ web page <https://edc.nyc/rfps>
- Upload your response as a .zip folder with SOQ-PDB-Abe Stark Sports Center- [Respondent's Name]“
- Package as a single Adobe PDF that is readable, text searchable, printable, and appropriately bookmarked.
- Provide 8 ½” x 11” format
- Respondents may not exceed any specified page limits. Additional pages exceeding the page limit may be discarded without evaluation
- The Respondent shall provide a cover page and Form 1 - SOQ Checklist as a table of contents. The SOQ must be organized and labeled to follow the sequence of requirements in Form 1 – SOQ Checklist.
- **Be brief on and concise**

RFQ Process & Questions

Direct all questions to Submit questions to
abestarkrfq@edc.nyc

Deadline for RFQ questions is **Mar 5, 2025**

Any technical questions regarding RFQ
submission may be sent to RFPRequest@edc.nyc
until **Mar 25, 2025**

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Questions?



ABE STARK SPORTS CENTER RFQ INFO SESSION

DATE: 2/28/2025 TIME: 10:00AM PROJECT: ABE STARK SPORTS CENTER

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DATE: 2/28/2025

TIME: 10:00AM

PROJECT: ABE STARK SPORTS CENTER

REPRESENTATIVE	COMPANY NAME	M/WBE? (Circle one)	PHONE NUMBER	EMAIL
Rob Reic	Skanska	Yes / ☒ No	646-634-517	Robert.Reic@skanska.com
ARTHI KRISHNA	TENBERKE	Yes / ☒ No	917-728-4212	AKRISHNA@TENBERKE.COM
ANNE CHEN	Gensler	Yes / ☒ No	203-710-2589	anne.chen@gensler.com
April Weeks	Hudson meridian	Yes / ☒ No	646-856-6783	aweekse@hudsonmeridian.com
June Chen	Hudson Meridian	Yes / ☒ No	646-864-4938	jchen@hudsonmeridian.com
Richard Cote	Hudson Meridian	Yes / ☒ No	917-270-9829	rcote@hudsonmeridian.com
Joe Norman	Terrain - NYC	☒ Yes / No	347-223-0136	joe@terrain-nyc.net
W Sapan	Dewberry	Yes / ☒ No	646-434-3378	wsapan@dewberry.com
Matthew Steck	JRCRuz Corp	Yes / ☒ No	732-290-0700	msteck@jrcruz.com
SANJIV INAMDAR	STRUCTURAL TECHNOLOGIES	Yes / ☒ No	973-493-7429	SINAMDAR@STRUCTURALTEC.COM
RICHARD KELLY	BLACKROSE	Yes / ☒ No	914-564-0635	richard@blackrose.com
Hyun Kaulman	Dewberry	Yes / ☒ No	201-744-3708	hkaulman@dewberry.com
Nicole Campo	Langan	Yes / ☒ No		NCAMPA@langan.com
CHRIS VITOLANO	Langan	Yes / ☒ No	212-479-5439	cvitolano@langan.com
Tom Sembros	GKV ARCHITECTS	Yes / ☒ No	212-679-6362	tsembros@gkvarch.com
Jeff Binder	Structural Preservation	Yes / ☒ No	201-951-5345	jbinder@structural.net
Raim Izhar	3I Engineering	☒ Yes / No	212-354-5939	RIZHAR@3IENGINEERING.COM
Dave Douglas	ENTUITIVE	Yes / ☒ No	646-939-5646	dave.douglas@entuitive.com
SAM HODGKINSON	CONSILI	Yes / ☒ No	646-630-1750	sam.hodgkinson@consili.com
WALCOLN T. SATKUNARAJA	AT ENGINEERS	☒ Yes / No	917-608-3570	Wsatkun@atengineers.com
Ali Malick	Malick & Scherer, P.C.	☒ Yes / No	908-310-6264	alimalick@malickandscherer.com
Pablo Salcedo	Navillus	Yes / ☒ No	917-202-8236	psalcedo@navillus.com
Thomas Ratti	Kokolakis	Yes / ☒ No	240-376-5474	tratti@kokolakis.com
Sam Thornton	Kokolakis	Yes / ☒ No	215-410-6818	sthornton@kokolakis.com
BOBBY Johnston	COADAPTIVE	☒ Yes / No	347-586-0455	bobby@coadaptive.com
ANDREW BROWN	COADAPTIVE	☒ Yes / No	"	ANDREW@COADAPTIVE.COM

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