



In connection with the **Request for Qualifications** relating to the **Abe Stark Sports Center** released by NYCEDC on **2/18/2025** the questions from potential Respondents and answers provided by NYCEDC are below.

Format as follows:

**#. Questions asked in bold.**

Responses are not bold.

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### **Project Scope & Funding**

**1. Is the project 100% city capital funding?**

Yes. The Project is funded through NYCEDC, not through NYCDPR.

**2. Besides the city funding and other funding that is proposed, will there be additional funding for coastal resiliency?**

There currently is no additional funding for coastal resiliency for this Project.

**3. If the scope requires, based on NYCEDC direction for scope, is the \$34.9mm budget to be amended?**

The budget for this Project is \$34.9M.

**4. Will funding be on a monthly draw/requisition basis and paid to the single entity for distribution?**

Yes.

**5. Budget is 34.9M – during the process and when Q3 contract will be awarded will there be a higher project budget?**

No.

**6. How will price be factored into selection?**

Price is not a factor in this RFQ-Step I. Short-listed Proposers will be required to submit a Price Proposal for Phase 1 Services, as well as Phase 2 services as part of the RFP-Step II.

**7. Will Phase 1 be lump sum?**

The template Price Proposal provided with the RFP-Step II will clarify.

**8. Will there be an option to pivot from GMP to lump sum in Phase 2?**

This will be clarified in RFP-Step II.

**9. Is there a breakdown of the overall project budget for can review?**



There is no budget breakdown available.

**10. Once you selected a firm, how is the price proposal structured on that phase 1. Firm or multiplier; how do you see it structured?**

NYCEDC will issue a template Price Proposal to the Short-listed Proposers in the RFP–Step II that will outline how the Design-Builder’s fees will be structured.

**Parking & Infrastructure**

**11. Regarding parking lot – is that considered part of the scope- beyond of what was outlined?**

Any areas outside the red boxes that designate the Abe Stark Sports Center Building and New Plaza are not in the Project scope. See RFQ, Exhibit A, Section 1.1.

**12. Will the parking spaces removed be a variance to the zoning requirements or are they currently in excess or will they be required to be replaced in another location on site?**

This detail is not currently available and will be addressed in the RFP-Step II.

**13. Do you know if there will be heavy civil infrastructure sewers?**

This scope of work is not anticipated.

**14. Parking lot/ utilities – What is the design schedule/ procurement/ plan by EDC for the new street. Is it a different team? The street on the master plan – how is that street boundary related to this project. No preclusions on team members already working on that will affect this project?**

The W 20th Street extension from Abe Stark and Ocean Way west of Abe Stark project is underway. There is currently no public schedule for the Parachute Way and extension of Ocean Way project. No persons or entities working on the W 20th Street extension project will be precluded from this Project, and no persons or entities working on this Project will be precluded on any of these neighboring projects.

**Design & Collaboration**

**15. During collaborative sessions / design who would design building see as the owner/ client? Parks or EDC?**

NYCEDC is the owner of the construction and will hold the contract. NYCDPR is a key stakeholder and will provide input regarding the facility’s operational decisions.

**16. How will the entry redesign work with the overall masterplan related to other development sites?**

Phasing and coordination with any adjacent infrastructure redevelopment will be explored with the Design-Builder.

**17. How will this scope of work be phased with the adjacent area infrastructure redevelopment?**

Please see Response to Question #16.

**18. What are the key design objectives for the sports center renovation?**

Please refer to RFQ, Exhibit A, Section 1.2 (Project Objectives).

**19. Beyond ice skating and multi-sport flooring, are there any other specific sports or events that the Center should support?**

Please see Response to Question #18.

**20. Will the design-builder have flexibility to propose alternative design concepts, or must the project follow a pre-approved conceptual plan?**

There is no pre-approved conceptual plan. The Design-Builder will have flexibility to propose alternative design concepts, but they must align with the Project's goals, objectives and budget as outlined in RFQ, Exhibit A, Section 1.2 (Project Objectives).

**Project Resiliency, LEED Requirements & Environmental Considerations**

**21. Please provide additional clarification of resiliency requirements. Is this hardening to prevent water intrusion to the building entirely or more exterior materials and finishes to prevent future deterioration?**

The specific resiliency requirements will be defined in collaboration with the Design-Builder. The RFQ notes that the design will need to account for the facility's exposure to coastal conditions and past damage from Hurricane Sandy. This will include strategies to prevent future water intrusion and to resist further deterioration.

**22. RFQ is referencing "Project Resiliency Improvement". Is there plan to locate critical MEP rooms/services above DFE? We see there is a requirement for the chillers, but anything for the balance?**

MEP and other critical services will require a clear resiliency strategy. While the requirement for the new chillers to be raised above the Design Flood Elevation (DFE) is specified, the final strategy for other MEP services will be defined in collaboration with the Design-Builder.

**23. Please clarify or elaborate on the requested resiliency improvements.**

Please see Responses to Questions #21 and 22.

**24. Is there plan to provide stand-by power for the project?**

The inclusion of stand-by power will be explored with the Design-Builder on an as needed basis.

**25. What level of stormwater management and flood mitigation measures must be incorporated into the site design?**

The stormwater management and flood mitigation measures will be defined in collaboration with the Design-Builder. The Design-Builder will be responsible for identifying and addressing resiliency requirements based on site conditions and regulatory standards, including but not limited to the New York City Climate Resilience Design Guidelines and the New York City Building Code.

**26. Has the Sports Center experienced flooding or water damage in the past? Should a backup generator be included in the scope?**

The Sports Center has experienced damage and deterioration from Hurricane Sandy. Please refer to RFQ, Exhibit D. The Project's scope includes assessing this damage and developing a plan to prevent future damage. The inclusion of a backup generator will be considered if needed as part of the resiliency strategy.

**27. What structural assessments have been conducted on the existing concrete, steel, and roofing elements, and will those reports be made available?**

No structural assessments have been conducted. Preliminary field reports will be shared with the Short-listed Proposers during the RFP-Stage II for informational purposes only. The Design-Builder will be responsible for validating findings of preliminary field reports and defining required structural assessments needed in order to deliver the Project.

**28. What work has been done to date on the environmental review?**

The Design-Builder will be responsible for coordinating the environmental review and permitting process with EDC.

**29. What are the required durability and resiliency standards for the facility, considering its exposure to coastal conditions and past damage from Hurricane Sandy?**

The Design-Builder will comply with all standards, laws, regulations, and guidelines set forth by relevant agencies including but not limited to the City of New York. Any certifications beyond legal requirements would be evaluated by the Project Team.

**30. Is there any goal to obtain any sustainability programs certifications like LEED, etc.**

Please see Response to Question #29.

**31. LEED certification requirement and level?**

Please see Response to Question #29.

**Permitting & Approvals**

**32. Are New York City Board of Standards and Appeals (BSA) permits required for the Sports Center?**

Permits and approval matrix will be developed by the Design-Builder.

**33. What permits or approvals are necessary to connect the Sports Center to the boardwalk?**

Please see Response to Question #32

**34. What CEQR action/type is anticipated?**

We anticipate a Type II action dependent on the final Project scope. Additional details will be provided in the RFP-Step II.

**Stakeholder & Community relations**

**35. The RFQ does not mention stakeholder community relations. Who should consider that?**

Stakeholder community relations will be further defined in the RFP-Step II.

**36. Is there a user committee that will represent stakeholders in layout decisions or design review and approval, or will this all be handled via the single NYCEDC POC?**

NYCEDC will be the single entity that provides design direction. NYCDPR will be a part of all design reviews. NYCEDC's design direction will be informed by comments from



NYCDPR, key elected and neighborhood stakeholders, community outreach sessions, community board meetings, and other parties NYCEDC determines to be necessary.

**37. Will there be opportunity for focus groups from users?**

Yes.

**38. What level of community input is expected in the design process, and will the design-builder be required to facilitate public engagement sessions?**

This will be clarified in RFP-Step II. NYCEDC projects typically involve 3-5 public input meetings, briefings with elected officials and the community board.

**AV/IT**

**39. Will the replacement or modernization of IT, AV, and/or Security systems be included as part of the scope of work?**

No specific needs related to these items have been identified to date. The RFP-Step II will define any specific design scope related to these items, if appropriate.

**40. Are any other low voltage systems anticipated for the project or will be considered as an add-alternate e.g. – WiFi, Cellular DAS, etc.?**

Please see Response to Question #39.

**Procurement & Contracting**

**41. You mentioned that the contract won't be issued at this stage, but can you specify when you anticipate that and if it will be DDC design build relation?**

The draft contract will be similar to the NYCDDC Design-Build GMP contract, however it will be a distinct contract with NYCEDC for Progressive Design-Build Services.

**42. Will performance and/or indicative documents be provided during the bid process?**

No.

**43. At the information session, it was mentioned that the contract would follow DDC Design-Build contracts. Could you clarify whether the contract will be identical to those or simply similar in structure?**

Please see Response to Question #41.

**44. What will be the basis of selection during the RFP?**

The Selection Criteria will be further detailed in the RFP-Step II and will likely align with those used in previous NYCEDC Capital Project RFPs.

**45. Will there be a validation period post award?**

Yes.



### Design-Build/ Key Personnel Requirements

**46. Does the SOQ apply to the Design team only, or the entire Design-Build team (including the contractor)?**

The SOQ applies to the Design-Builder and its Team, including any contractors. Please refer to RFQ, Exhibit B, Section 1.2.1 which specifies that the SOQ submission must identify the proposed Major Participants and Key Personnel for both the design and construction phases, demonstrating their experience and qualifications.

**47. Under 1.2.2 – Key Personnel, it lists minimum requirements for each of the Key Personnel. We have Key Personnel well positioned for this project that are currently pursuing their CCM. Please confirm that they will meet the minimum requirements for the key positions if they are certified by the time the RFP goes in.**  
Key Personnel must meet the minimum qualification requirements at the time of the SOQ submission. Therefore, if the CCM certification is not obtained by the time the SOQ is submitted, the individual would not meet the minimum requirements.

**48. Under 1.2.2 – Key Personnel, please confirm that a NYS Registered Architect is also an acceptable minimum qualification requirement for this position.**

Please see RFQ, Exhibit B, Section 1.2.2. A New York State Registered Architect is an acceptable qualification for several key positions.

**a. Please confirm that the Designer of Record includes Architects and/or Engineers.**

Confirmed. See RFQ Addendum #1.

**b. Please clarify which roles are required to be licensed in NY State.**

Please see RFQ, Exhibit B, Section 1.2.2.

**49. Can you confirm if the DBIA certification is required on time of submission?**

Confirmed.

**50. Would a DBIA Certification be accepted/approved in lieu of the CCM certification for the Design-Build Project Executive role?**

No. Please refer to RFQ Exhibit B, Section 1.2.2.

**51. Please confirm that the Design-Build Project Executive does not need to be a New York State Registered Architect or Licensed Engineer.**

At least one Design-Build Project Executive must be a New York-State Registered Architect or Licensed Engineer. Please refer to Exhibit B, Section 1.2.2.

**52. RFQ states that the Minimum Qualification Requirements for the Designer(s) of Record include "New York State Licensed Engineer," and within the description of the role the RFQ states that "multiple individuals may be proposed for various disciplines." Please confirm that, for example, for the disciplines of architectural design, we may propose a New York State Registered Architect in lieu of a New York State Licensed Engineer.**

Confirmed. See RFQ Addendum #1

**53. In terms of the exclusivity, what does the EDC define as the major personnel. RFQ states any major personnel cannot apply on multiple teams.**



Key Personnel that cannot apply on multiple Respondent teams are the roles defined in RFQ, Exhibit B, section 1.2.2 – Key Personnel. See RFQ Addendum #1 for further clarification.

**54. Please provide clarification on the definition of "Major Participant" and "Key Subcontractor." Does this include Design Subconsultants, such as MWBE Engineering firms in support of the Prime Lead Designer.**

See RFQ Addendum #1.

**55. As a WMBE structural engineering firm are we able to join more than one team? We could have different Key Personnel on each team.**

See RFQ Addendum #1.

**56. As a certified WBE in NYC and NYS we are wondering if we can possibly be on a sub-list? We are a visual communications agency who would love to be able to meet the M/WBE participation goals for a prime contractor. We have worked with the MTA and MNR, NYC DEP and are currently working with NYC DOC.**

A list of all attendees at the Information Session has been posted on NYCEDC's Project website.

**57. What are the specific M/WBE participation goals, and how will compliance be measured?**

M/WBE participation goals will be outlined in the forthcoming RFP-Step II. However, NYCEDC has historically set a minimum goal of 30% for similar types of projects. Refer to RFQ, Exhibit A, Section 1.6 (Participation by Minority and Women-owned Business Enterprises) and Exhibit B, Section 1.2.4 (Approach to Meeting M/WBE Goals).

**58. Are there incentives for exceeding M/WBE participation goals?**

SOQ submissions will be evaluated on a competitive basis with respect to M/WBE participation. The M/WBE component of the SOQ will be evaluated based on the strength and feasibility of the respondent's M/WBE Program Experience Form, with the highest-rated SOQ receiving the maximum allotted points for this criterion.

**59. Are there any specific historic preservation considerations or landmark status requirements that must be addressed in the design?**

The Design-Builder will be responsible for securing any necessary approvals from agencies such as the New York City Landmarks Preservation Commission (NYCLPC), if applicable. Please note the Coney Island Boardwalk has a scenic landmark designation with NYCLPC

**60. RFQ states in the role description for Design-Build Project Executive, that this is the person with "the authority to contractually bind the company." For our team, only our General Counsel and our National President have such authority, and neither are New York State Registered Architects or Licensed Engineers. Please confirm that it will be acceptable to either propose two Design-Build Project Executives, one with the authority to bind the company, and the other meeting the remainder of the requirements, or confirm that the Design-Build Project Executive need not have authority to contractually bind the company.**





Please see Response to Question #51. Confirmed that it is acceptable for a SOQ to include two Design-Build Project Executives.

### **Project Timeline and Submission Requirements**

**61. What is the anticipated duration of RFP Step II (from RFP issuance to Proposal submission)?**

It is anticipated RFP – Step II will span five (5) weeks.

**62. Understanding this is a Progressive Design-Build procurement, what level of design (if any) will be required in the Proposals for RFP Step II, Project approach? and if there is a design requirement, is there also a stipend anticipated?**

No design will be required in the Proposals for RFP-Step II and no stipend is anticipated.

**63. Our firm is in receipt of the RFQ for the above referenced project and we are considering submitting an SOQ in response as a Design-Builder. However, our evaluation of all D-B pursuits requires a review of the contract before a determination to pursue can be made. Can a draft copy of the contract be shared for this purpose?**

The Draft Contract will be shared as part of RFQ – Step I. Please also see Response to Question #41.

**64. Would NYCEDC consider extending the time limit of the respondent's team experience to projects worked on in the past 15 years?**

No.

**65. Can a 3-week extension be granted to the posted SOQ due date? An extension will allow us to formulate a more effective team that will be able to meet the project requirements.**

See RFQ Addendum #1.

**66. Is there a file size requirement for the PDF upload submission?**

Maximum 4GB upload limit. Please keep the file as compact as possible.

**67. Please kindly share the plan holders list.**

Please see Response to Question #56.

**68. Will respondents have access to the full set of site plans and existing conditions reports?**

Please refer to RFQ, Exhibit D for all available information. All relevant documentation accessible to NYCEDC has been provided.

**69. Will NYCEDC provide access to as-built drawings, structural documents, geotechnical reports, and previous renovation documentation prior to the RFP stage?**

Please see Response to Question #68.

**70. Is there a timeframe for the NYCEDC Capital Team (CAP) to review and approve for each milestone or interim meetings with decisions to be made or direction given?**





NYCEDC will finalize details in coordination with the Design-Builder with input from NYCDPR, which may necessitate a review period of approximately 4 weeks.

**71. Are there additional clarifications for the special inspector and will/can they represent the NYC DOB special inspector in order to save cost on redundancy?**

NYCEDC will retain a Special Inspector under a separate contract.

**72. Will a Project Labor Agreement (PLA) be required for the project? If not, will there be any union requirements for the labor on the project?**

A PLA is not required for the Project, nor are there requirements for union labor. The Design-Builder will be required to pay all applicable Prevailing Wages.

**73. If lead time on equipment requires, will the schedule be adjusted?**

Long lead-time items should be incorporated into the design and construction schedule to align with the Project timeline. The Design-Builder will be responsible for advising NYCEDC on procurement strategies, including but not limited to early purchase, in order to mitigate potential schedule impacts.

**74. Under 1.1.5 – ‘Environmental Health and Safety,’ please confirm that the Respondent is the only firm that needs to complete Form 4 – Environmental Health and Safety Record.**

RFQ, Exhibit B, Section 1.1.5 (Environmental Health and Safety) specifies that the Respondent (or the Lead Contractor if not the Respondent) must provide Form 4 – Environmental Health and Safety Record.

**75. The organization of Attachment A - SOQ Checklist differs slightly from Exhibit B (mainly in the organization of the Respondent’s Financial Strength) – please confirm that we should follow the organization listed in Attachment A – SOQ Checklist.**

Confirmed. See RFQ Addendum #1.

**76. Please confirm that Form 1 SOQ Checklist is PDF page 46 of the RFQ with heading "Table of Contents"; if this is not Form 1 SOQ Checklist, please provide.**

Confirmed.

**77. Can you talk a little about how the process will be with the next concession year that will be brought on to run the facility. Will the new concessions be brought on to run the process?**

The current concessionaire is slated to stay until 2027, and any subsequent concessionaire procurements will be through NYCDPR. NYCEDC will only be managing the delivery of this Project.

**Additional Questions/Clarifications**

**78. Will the structure remain in operation throughout and if replacing the chiller, if not is there an optimal season for the transition to take place and what is the duration? Is there any interest in using a brine system?**



The Design-Builder will explore and determine, in consultation with NYCDPR, the need for closure of the structure and the duration of any closure after studying the extent of the Scope and Work.

Specific systems to be used on the Project will be explored by the Design-Builder.

**79. Exhibit B-Section 1.1.4.4: if the prime design builder is executing the contract what other form of guarantee besides the 100% payment and performance bond, the firm's financial strength and contract obligations is anticipated?**

Refer to RFQ, Section 4.4.ii.

**80. Is there a phase 1 report?**

Please see Response to Question #68.

**81. Are existing architectural, mechanical, or structural plans available for review?**

Please see Response to Question #68.