

Design-Build Request for Qualifications

The Redevelopment of the Hunts Point Produce Market

Pre-Submission Conference

March 24, 2025



Questions

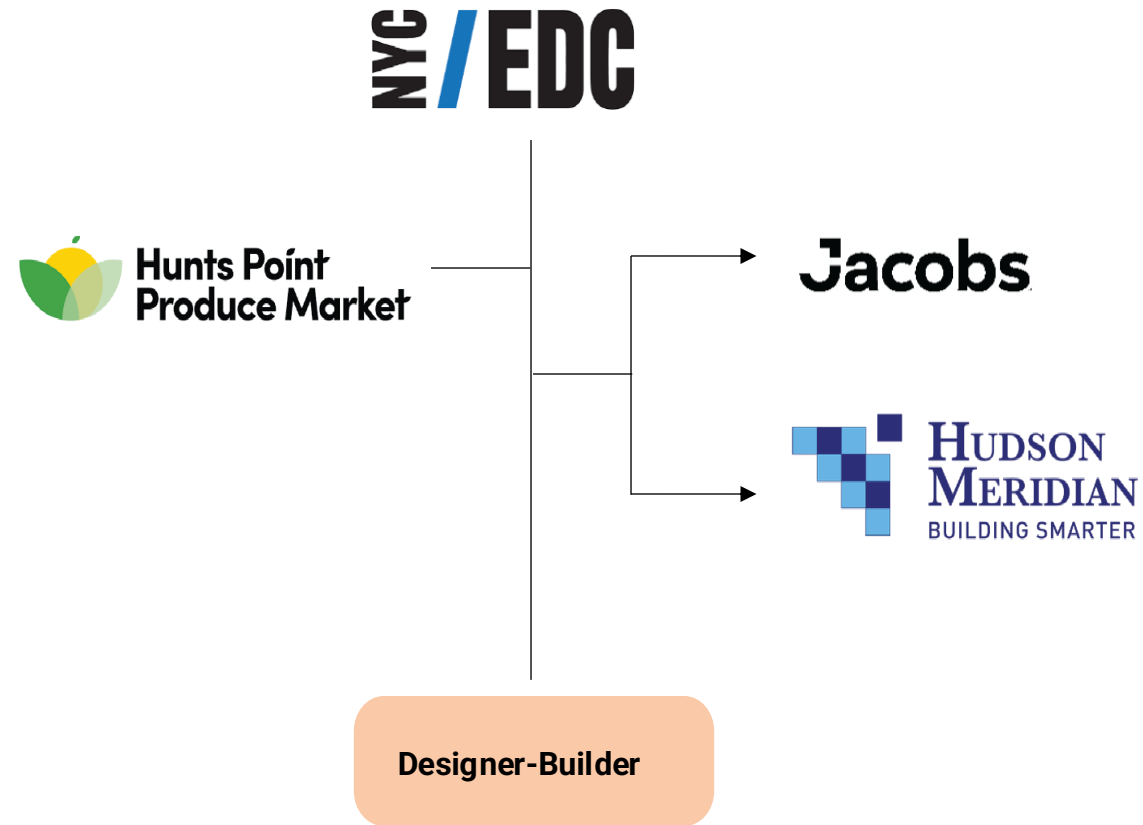
- Feel free to ask questions during the presentation.
- No response should be considered official unless submitted and responded to in writing.
- All questions and requests for additional information should be submitted in <https://edc.nyc/rfps>.



Design-Build Approach

- The Design-Build team will be responsible for the overall design and construction of the Project
- Two-step procurement process (RFQ, then a shortlisted RFP)
- Fixed price contract
- Stipends
- Emphasis on performance-based requirements
- Best value selection
- Use of Collaborative Dialogue Meetings and Alternative Technical Concepts

Project Team



Project Overview

Location Hunts Point Produce Market 772 Edgewater Rd Bronx, NY 10474

Project Background

- The Hunts Point Produce Market (HPPM) is one of largest food distribution center of its kind in the world and provides roughly 25% of the City's fresh produce.
- Significant source of jobs; there are currently approximately 2,000 employees.
- Current Produce Market facility built in 1960s and no longer adequately serves the space and operational needs.
- Approximately 1,000 diesel-powered transport refrigeration units (TRUs) serve as additional warehouse storage, culminating in significant diesel emissions and poor air quality.
- Infrastructure deficiencies have also created problems leading to extensive traffic conflicts and congestion, and pervasive truck idling.
- NYCEDC is seeking to redevelop the market into a modern facility as part of a comprehensive effort to increase the market's efficiency and reduce diesel emissions, strengthen NYC's food supply chain, and keep jobs in the Bronx.

Project Overview

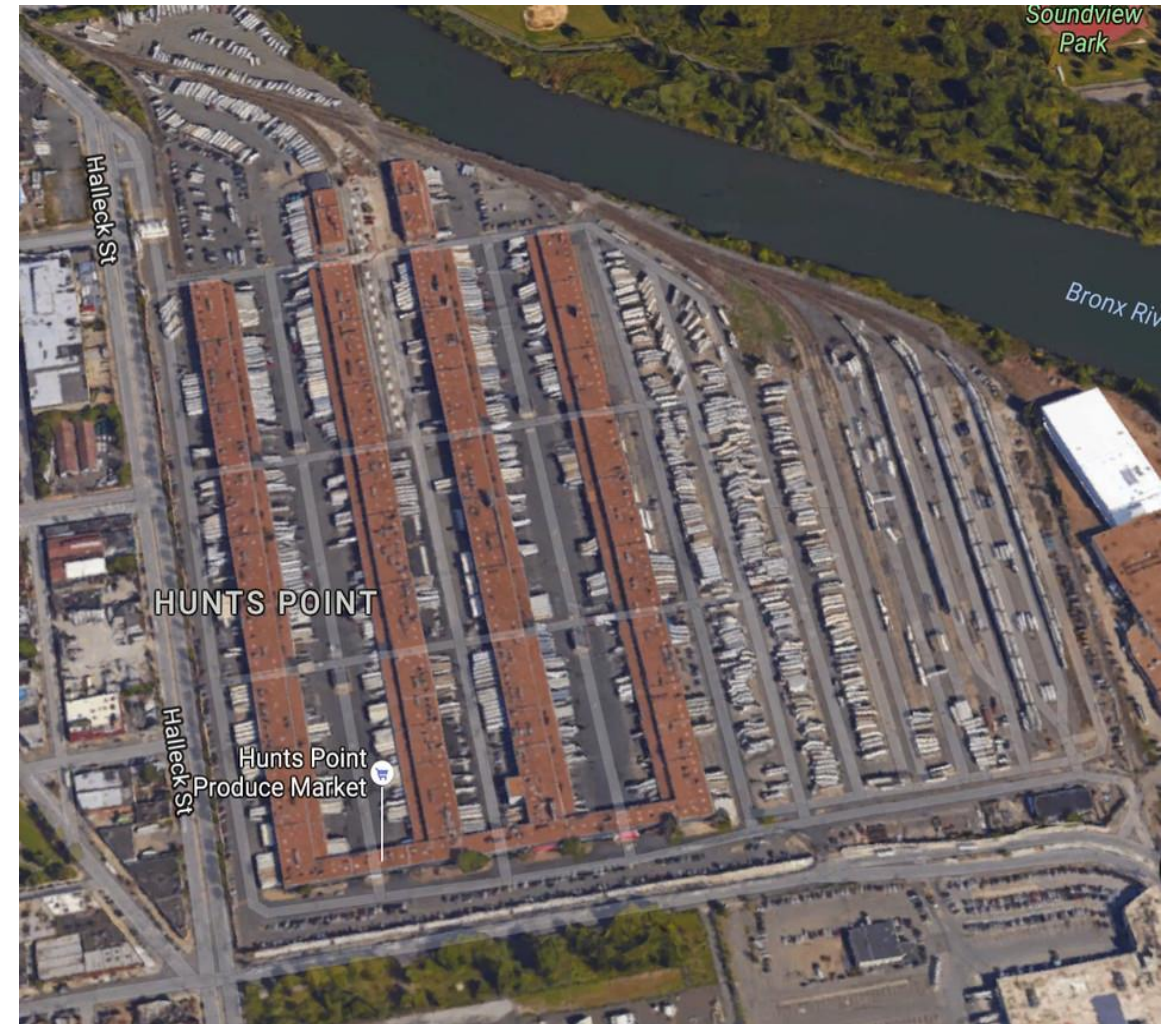
Project Scope

- A new, state-of-the-art intermodal facility.
- New refrigerated warehouse buildings with increased pallet capacity.
- New administrative, waste management, and maintenance facilities.
- Electrify heating and cooling as well as additional infrastructure.
- Upgrades to civil infrastructure, utility infrastructure, and site design.
- Increased operational efficiency.
- Eliminate the need for the diesel-fueled Transport Refrigeration Units (TRUs).
- Upgrades to vehicular, truck, rail, and pedestrian traffic circulation.

Budget \$550-600M

Project Overview

The current facility occupies approximately 100 acres and consists of four primary warehouse structures. It is among the largest produce markets in the country. The market is home to approximately 30 merchants.



Project Overview



Project Overview



Project Goals

- Deliver a state-of-the-art, intermodal food distribution facility that supports daily market operations for city-wide produce needs.
- Enhance the long-term viability of the produce businesses by meeting market needs.
- Eliminate stationary diesel TRUs, which currently serve as additional warehouse storage.
- Optimize site-wide access and traffic circulation to alleviate congestion and reduce truck idling.
- Minimize multi-modal conflicts between vehicular, truck, rail, and pedestrian traffic.
- Increase rail efficiency and encourage rail usage.
- Maximize energy efficiency and reduce operating costs.
- Reduce waste and waste management expenses.
- Prioritize safety and security of the facility.
- Create new construction jobs and preserve quality jobs in the Bronx.

Step I – Request for Qualifications

- Interested Design-Build teams are invited to submit a Statement of Qualifications (SOQ).
- The intent of the RFQ is to shortlist **up to three of the most highly qualified teams.**
- Major Participants include the **Lead Designer, Lead Contractor, Key Subcontractors:**
 - **“Major Participant”** means the Respondent, each Principal Participant, the Lead-Contractor, Lead-Designer, and any Key Subcontractors proposed to meet the requirements of the RFQ.
 - **“Key Subcontractor”** means a Subcontractor proposed by the Respondent as a “Major Participant” and will be performing a significant aspect of the work. Key Subcontractors submitted in a Respondent’s SOQ will be evaluated as part of the overall DB Team’s qualifications.
- **RFQ Documents**
 - RFQ Document
 - Exhibit A – **Project Information and Requirements**
 - Exhibit B – **Summary of Select DBA Commercial Terms**
 - Exhibit C – **SOQ Requirements**

Statements of Qualifications

The SOQ contains two parts:

Part I Pass/Fail Evaluation Factors

- Legal capability
- Financial strength
- EH&S record
- Vendor integrity
- Other requirements



Part II Qualitative Evaluation Factors

Team Experience (35%)

- Three (3) projects for each, design and construction, demonstrating experience working on commercial, industrial, or infrastructure projects of similar size and complexity

Key Personnel (30%)

- Design-Build Project Executive
- Design Build Project Manager
- Design-Build Integrator
- Design Manager
- Construction Manager
- Lead Architect
- Lead Civil Engineer
- Lead Mechanical Engineer

Delivery Capacity and Overall Approach (30%)

- Rationale for proposed team structure.
- Respondent's understanding of the project and goals.
- Overall approach to delivering the Project including but not limited to design and construction approach, risk management, quality management, and resourcing the project.

DBE Approach (5%)

- Record of compliance with similar goals.
- Approach to meeting the anticipated DBE utilization goals.

Submitting an SOQ

- Electronically upload SOQs 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 file name “SOQ-DB-Hunts Point Produce Market - [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
- Respondents must utilize forms in Exhibit C of the RFQ as directed
- Be brief and concise
- All Major Participants must be registered in PASSPort

Procurement Schedule

	Activities	Timeline
Step I - RFQ	RFQ documents issued	March 18, 2025
	Pre-Submission Conference	March 24, 2025, 9:00am EST
	Deadline to Submit Questions	April 2, 2025
	Q&A Posting Date	April 11, 2025
	SOQ Due Date	April 28, 2025, at 11:59pm EST
	Announcement of Short-List	May 2025
Step II - RFP	RFP Issued (Short-List Only)	June 2025
	Proposals Due	Q4 2025
	Contract Award/Notice to Proceed	Q4 2025

DBE Goals & Submission Requirements

The DBE submission accounts for 5% of the total selection criteria score.

Record of DBE Program Experience

A detailed narrative describing the Respondent's commitment and approach to meeting DBE utilization goals on past design and construction projects. Describe which portions of the Project work may provide the greatest opportunity to engage DBEs and which portions of the Project work may present challenges.

Respondents must provide a record of compliance with DBE project goals on three (3) projects using the Form 7 – Record of DBE Program Experience.

Resources to Find Potential Certified DBE Partners for Project goals:

NYCEDC Prequalified Businesses

Market Ready Businesses

The NYCEDC maintains a prequalified list of preconstruction, professional services, and trades contractors that are primed and ready for work on NYCEDC and City construction projects.



Finding DBE-Certified Businesses

Online Directory of DBE Certified Businesses

A key resource for connecting with DBE certified businesses to meet DBE participation goals for contracts and procurement opportunities.



NYCEDC Interested Subcontractors & Suppliers

Interested Subcontractors & Suppliers

A list of businesses that are interested in working on NYCEDC projects as subcontractors, subconsultants, and suppliers can be found on the RFP project page for this opportunity.



See embedded links for more.

Thank You



HUNTS POINT PRODUCE MARKET REDEVELOPMENT RFQ INFORMATION SIGN-IN SHEET

DATE: 3/24/2025

TIME: 9:00AM

PROJECT: Hunts Point Produce Market Redevelopment

REPRESENTATIVE	COMPANY NAME	M/WBE?	PHONE	EMAIL
Ehab Abdel-Naby	AI Engineers	Yes	347-463-3707	eabdelnaby@aiengineers.com
Erika Aiese	MNLA	Yes	212-431-3609	eaiese@mnlandscape.com
Daniel Albelaez	STV	No	646-388-5180	daniel.arbelaez@stvinc.com
Anne Alexander	Gilbane Building Company	No	631-742-9061	aalexan1@gilbaneco.com
Jon Anderson	Ware Malcomb	No	610-392-5022	janderson@waremalcomb.com
Harriet Andronikides	Dattner Architects	Yes	212-392-5606	handronikides@dattner.com
Jule Archuleta	GEI Consultants	No	360-292-5345	jarchuleta@geiconsultants.com
Brian Aronne	Hunter Roberts Construction Group	No	914-760-4056	baronne@hrcg.com
Angelica Augustyniak	Gedeon GRC Consulting	Yes	862-810-8586	aaugustyniak@gedeongrc.com
Charles Bilodeau	O&S Associates	Yes	551-966-7506	cbilodeau@oandsassociates.com
Robert Blick	EXP US Services, P.C.	No	516-574-1773	robert.blick@exp.com
Trevor Boz	PAE Consulting Engineers	Unknown	917-975-2326	trevor.boz@pae-engineers.com
Richard Brennan	HLW International, LLP	No	917-922-0977	rbrennan@hlw.com
Pat Bronner	Consigli	No	646-739-8342	patrick.bronner@consigli.com
Michael Burton	LiRo-Hill	No	516-639-9921	burtonm@liro-hill.com
Sally Caputo	SVAS	Unknown	Unknown	Unknown
Diana Castillejo Perez	MLJ Contractors	No	214-538-5814	dperez@mljcontracting.com
Alvyn Cheong	EXP	No	201-823-8954	alvyn.cheong@exp.com
David Chigne	Toscano Clements Taylor WBE Cost + Project Controls	Yes	646-849-1510	dchigne@tctcost.com
Frank Costantini	KSS Architects	Yes	732-977-6134	fcostantini@kssarchitects.com
James Delimitros	Haley & Aldrich of New York	No	631-312-3987	jdelimitros@haleyaldrich.com
Christopher DiLallo	IMEG	No	201-446-9516	chris.b.dilallo@imegcorp.com

Samuel Dilcer	Hunter Roberts Construction Group	No	546-509-8076	sdilcer@hrcg.com
Hannah Dockery	Toscano Clements Taylor WBE Cost + Project Controls	Yes	631-780-3110	hdockery@tctcost.com
Anne Marie Edden	Stantec	No	646-965-7528	annemarie.edden@stantec.com
Alex Edgar	ARCO Design/Build	Unknown	610-952-2940	aedgar@arcodb.com
Josh Frankel	Hunter Roberts Construction Group	No	646-899-5109	jfrankel@hrcg.com
Laura Gallo	Group PMX, LLC	Yes	917-902-0105	lgallo@grouppmx.com
Michael Gallo	Forte Construction Corp.	No	631-589-8600	mgallo@fortecc.com
Gregory Garcia	ARTCADTEC	Yes	914-703-5689	info@artcadtec.com
Ariganjan S. Gaviria	AG Consulting Engineering Inc.	Yes	732-672-4409	ggaviria@agceng.com
Alan Gordon	Snohetta	No	917-841-2497	alan@snohetta.com
Paul Gorga	RC Andersen, LLC	Unknown	201-803-8205	paul.gorga@rcandersen.com
Amit Guleria	AG Consulting Engineering Inc.	Yes	212-268-0950	aguleria@agceng.com
Kim Haas	Haas Media LLC	Yes	862.368.8462	kim@haas-media.com
Mark Hildreth	McKissack and McKissack	Yes	917-572-6070	mhildreth@mckissack.com
Sam Hodgkinson	Consigli	No	646-630-1750	sam.hodgkinson@consigli.com
Matthew Hoelzli	Margulies Hoelzli Architecture PLLC	Unknown	917-693-3388	mhoelzli@margulieshoelzli.com
Elspeth Holland	BIG - Bjarke Ingels Group	No	646-934-0354	elspeth@big.dk
Heather Holle	Cauldwell Wingate Company, LLC	No	397-731-4132	hholle@cwingate.com
Andrew Hollweck	Milhouse Engineering and Construction, Inc.	Yes	646-302-8068	ahollweck@milhouseinc.com
Mindy Horowitz	Matrix New World Engineering	No	917-280-5565	mhorowitz@mnwe.com
Sanjiv Inamdar	Structural Technologies	No	973-493-7424	sinamdar@structuraltec.com
Zahid Ismail	ZI Engineering, PC MBE/DBE	Yes	917-518-5938	zismail@ziengineering.com
Keith Itzler	Dewberry Engineers Inc.	No	631-806-8643	kitzler@dewberry.com
Meredith Jones	APTIM	No	347-839-1483	meredith.jones@aptim.com
Chirantan Kansara	IH Engineers, P.C.	Yes	516-417-4485	ckansara@ihengineers.com
Hope Kaufman	Dewberry Engineers Inc.	No	201-744-3708	hkaufman@dewberry.com
Andrew Kehayes	Consigli	No	917-575-5404	akehayes@consigli.com
Olivia King	Melissa Johnson Associates, Inc	Yes	917-732-0077	oking@melissajohnsonassociates.com
James Kingdon	ECCO III Enterprises, Inc	No	516-647-7782	jkingdon@eccoiii.com
Raymond Klein	Consigli Construction	No	718-514-4374	ray.klein@consigli.com
Kate Larsen	Snohetta	No	646-383-4762	kate.larsen@snohetta.com
Beth Lieberman	Very Good Hospitality	Yes	347-731-3247	beth@verygoodhospitality.com

Joseph Manfredonia	Cauldwell Wingate Company, LLC	No	217-646-7142	jmanfredonia@cwingate.com
Alex Mann	Smith-Miller + Hawkinson Architects Llp	Yes	212-966-3875	Mann@smharch.com
William Martorana	ARCO Design/Build	Unknown	914-259-0960	bmartorana@arcodb.com
Paul Mas	Jones Lang LaSalle	No	212-812-5869	paul.mas@jll.com
Michael Mascaro	LiRo-Hill	No	347-386-3839	mascarom@liro-hill.com
Patrick Mastropolo	Prismatic Development Corporation	No	973-882-1133	PMastropolo@prisdev.com
Luke McCartney	Haley & Aldrich of New York	No	551-655-7720	lmccartney@haleyaldrich.com
John McMullen	Pavarini McGovern	No	914-806-5410	john.mcmullen@pavmcgovern.com
Gareth Middleton	VHB	No	848-332-2650	gmiddleton@VHB.com
Clare Miflin	ThinkWoven	Yes	917-254-7453	clare@thinkwoven.com
Chuck Miller	Pennoni Associates	No	212-239-7615	chmiller@pennoni.com
Terry Mitchell	JFK&M Consulting Group	Yes	212-792-8720	tmitchell@jfkmcg.com
David Munoz	Velez Organization	Yes	201-275-2755	dmunoz@velezorg.com
Scot Murdoch	KSS Architects	No	609-651-0548	smurdoch@kssarchitects.com
Keith Neuscheler	Gilbane Building Co	No	718-753-0332	kneuscheler@gilbaneco.com
Shachi Pandey	MUD Workshop	Yes	732-299-9218	shachi@mudworkshop.com
Abhishek Patel	MLJ Contracting	No	929-471-4630	apatel@mljcontracting.com
Robert Paterna	Tully Construction Co., Inc.	No	718-446-7000	rpaterna@tullyconstruction.com
Susana Pereyra	Public Works Partners LLC	Yes	347-386-3839	spereyra@publicwrok.partners.com
Johanna Phelps	MNLA	Yes	212-431-3609	jphelps@mnlandscape.com
Thomas Reynolds	TYLIN	No	347-733-1545	thomas.reynolds@tylin.com
Robert Rogers	Rogers Partners Architects + Urban Designers	No	917-860-4964	rrogers@rogersarchitects.com
Yury Rud	Ganneet Fleming	No	717-763-7211	yrud@gfnet.com
Shanny Salcedo	TAP Electrical Contracting Service, Inc.	No	631-589-8600	ssalcedo@fortecc.com
Muhammad Saleem	Richards Plumbing and Heating Co., Inc	No	718-383-9900	msaleem@rph.nyc
Raimundo Sanchez	Goldman Copeland Associates	No	347-827-4224	rsanchez@goldmancopeland.com
Lincoln Satkunarajah	AI Engineers	Yes	917-518-5938	lsatkunarajah@aiengineers.com
Nav Singh	Strata Engineering	Yes	646-326-3034	nav.singh@strata-engineering.com
Andrew Solano	Emtec	No	631-848-9809	ajsolano@emtec-engineers.com
Laura Spadaccini	Dewberry Engineers Inc.	No	646-968-7860	lspadaccini@dewberry.com
Tom Spatafora	Posillico Civil Inc	No	576-523-0565	Tspatafora@posillicoinc.com
Zackary Tatum	AG Consulting Engineering Inc.	Yes	646-573-1739	ztatum@agceng.com
Jon Vafiadis	Taylor Environmental Group Inc.	Yes	516-358-2955	jonv@taylorenvironmental.com

Jason Vesuvio	Pavarini McGovern	No	212-907-0900	jason.vesuvio@pavmcgovern.com
Carrie Villani	LERA	Yes	212-750-9000	Carrie@lera.com
Robert Ware	Sciame Construction	No	917-642-5395	rware@sciame.com
Oliver Wilhelm	W Studio Architects LLC	Unknown	201-615-1134	oliver@wstudioarchitects.com
Patrick Wyszynski	Epstein	No	212-920-5533	pwyszynski@epsteinglobal.com
Eunice Yoon	Interface Engineering	No	415-622-7852	eyoon@interfacenyc.com
Henry Yu	Restani Construction	Unknown	646-249-4962	henryyu@restani.com