

**Hunts Point
Project 7406 / Contract 74060002
Questions & Answers
04/11/2025**

In connection with the **Request for Qualifications** relating to the **Hunts Point Project** released by NYCEDC on **03/24/2025**, the questions from potential Respondents and answers provided by NYCEDC are below.

1. Q: Are there MWBE goals as well and is there community outreach?

A: This Project will be subject to the New York State Department of Transportation's ("NYSDOT") policies to ensure that Disadvantaged Business Enterprises ("DBE"), as defined in Title 49, Code of Federal Regulations, Part 26 (49 CFR Part 26) have equal opportunity to receive and participate in U.S. Department of Transportation ("USDOT") assisted contracts. Based on the availability and DBEs in the NYUCP and cost, we are setting a 12% DBE goal on this contract.

2. Q: Do you have a specific refrigeration you're looking to install?

A: Refrigeration criteria will be established as minimum criteria in the Basis of Design (BOD) to be issued with the RFP. However, refrigeration is a significant portion of the MEP scope for this project.

3. Q: Are there any docking/water facilities?

A: No, there is no work anticipated within the water.

4. Q: How much is the stipend?

A: Per the RFQ, stipend amount for this RFP is up to \$1,260,000 for unsuccessful, compliant Proposals in accordance with the RFP and Stipend Agreement.

5. Q: To what extent does the existing facility need to remain operational?

A: The Project will be developed in a single construction phase and undertaken in a manner to allow for the continuous operation of the existing facilities during the project construction.

6. Q: Is the intent to take down or rebuild completely or restored and repurposed?

A: The redevelopment project is a complete replacement/rebuild of the existing facility.

7. Q: Will the RFP process include a design component?

A: Yes. The Proposers will be expected to present design and construction solutions consistent with the requirements in the RFP and adequately progress their intended design to propose a fixed price.

8. Q: To what degree is it going to be a union labor project?

A: This project will be subject to a Project Labor Agreement.

9. Q: What % of the design needs to be developed in the RFP?

A: See response to question #7.

10. Q: What's EDC's level of commitment to federal funding committed to this project?

A: EDC is 100% committed to securing federal funding for this project.

11. Q: Logistically how big an issue is waste management and what is the budget?

A: The project scope will include a dedicated waste management facility. Minimum criteria will be established in the RFP.

12. Q: Who will be the eventual operator of the facility once construction is done -- Who is the end user of the project? Will there be agreements between them and the design builder?

A: The Hunts Point Terminal Produce Cooperative ("Cooperative") is the end user of the facility and lessee to the City of New York. No agreements are anticipated between the Cooperative and the Design Builder.

13. Q: You mentioned FHWA funds, any other agencies offering funds for the project?

A: Please refer to Exhibit A of the RFQ for funding sources. Additional requirements for Design-Builder compliance will be provided in the Design-Build Agreement.

14. Q: Will there be any 3D render requirements?

A: Specific requirements will be provided in the RFP.

15. Q: What is the status of environmental review?

A: EDC is currently performing the environmental review and assumes reviews under NEPA and SEQRA/CEQR to be completed ahead of contract award.

16. Q: Do you expect records, surveys, etc. in the RFP?

A: Yes, EDC will provide existing data including geotechnical reports, environmental sampling, surveys, draft risk register, and other available documents.

17. Q: Procurement schedule SOQ date is 28th of April – does EDC anticipate an interim round between April 28th and announcement of RFP shortlist?

A: No. EDC anticipates short listing based on the received SOQs.

18. Q: Will EDC be engaging or requiring the GC/CM to engage a compliance consultant or integrity monitor for this project? An entity to confirm (i) the MWBE participation includes legitimate firms performing a commercially useful function, (ii) that workers are being paid in accordance with contract requirements, and/or (iii) that the project is proceeding on schedule. Please let me know.

A: EDC is not anticipating this to be a required role however compliance with all contractual, funding, and program requirements will be mandatory. Proposers may elect to propose this entity as part of a comprehensive team.

19. Q: Are there any IT related or services such as help desk request for this proposal?

A: No.

20. Q: If a primary or supporting consultant is part of a team that is not selected during the RFQ or RFP phase, may that consultant join another team in a subsequent phase of the project?

A: Yes. If a Respondent is not Short-listed as part of the RFQ evaluation process, the members of that unsuccessful Respondent's team are free to participate on a Proposer's team in the RFP phase or on the selected Design-Builder's team.

21. Q: Are proposers permitted to use an 11x17 page layout for the required organizational chart?

A: Yes. This is acceptable.

22. Q: Section 1.2 of Exhibit C in your RFQ provides certain certifications as minimum qualifications for each of the DB Project Executive, DB Project Manager, DB Integrator, Design Manager, and Construction Manager positions. While certifications are critical for those responsible for signing, sealing, and/or stamping drawings, we regularly execute complex design/build projects with a leadership team that may or may not hold any of these certifications. Would you be willing

to waive certifications for those positions as a minimum qualification and instead consider the experience highlighted on their resume?

A: See RFQ Addendum 1.

23. Q: Section 1.2 of Exhibit C in your RFQ provides certain certifications as minimum qualifications (e.g. PEs, RAs, CCMs, DBIA, etc.) for each of the DB Project Executive, DB Project Manager, DB Integrator, Design Manager, and Construction Manager positions. While certifications are critical for those responsible for signing, sealing, and/or stamping drawings, we regularly execute complex design/build projects with a leadership team that may or may not hold any of these certifications. Would you be willing to waive these certifications as minimum qualifications for those positions and instead consider their experience successfully delivering similar projects in similar roles highlighted on their resume? Alternatively, would you consider providing full points for the minimum qualifications if we begin the process of certification prior to SOQ submission and put that the status is pending and that they will be certified prior to submission of the proposal in Q4 2025?

A: See RFQ Addendum 1.

24. Q: Section 1.7 of Exhibit A of your RFQ states that the project will be subject to separate DBE utilization goals for the design and construction portions of the project. At the Pre-Submission Conference, it was stated that the project DBE utilization goal is 13%. Is the goal to separately achieve 13% during both the design and construction phases or is there a different utilization breakdown?

A: The overall DBE utilization goal for the project is 12%. The goal considers both the design and build portions of the contract.

25. Q: Does the 10-point font requirement from Section 2.2 of Exhibit C apply to only the main narrative text or does it apply to all text including tables, graphics, org charts, and flow charts?A:
10-point font minimum for all text.

26. Q: Section 2.2 of Exhibit C states that front and back covers, title page, table of contents, and tabs do not count as pages. Are these pages exempt from the footer information and consecutive page numbering requirements?

A: Respondents may use a consistent numbering and formatting convention at their own discretion. Page limits apply to individual responses as stated in the RFQ.

27. Q: Section 2.4 of Exhibit C states that material modification to the forms may result in disqualification. Please confirm that updating the header and footer to be in line with the rest of the SOQ is not considered a material modification.

A: Modifications to headers, footers, and page numbering are not considered a material change to the forms.

28. Q: Section 2.2 of Exhibit C states “Provide 8 ½” x 11” format (except organizational charts)”. Please confirm 11’ x 17” format is acceptable for organizational charts

A: See response to #21.

29. Q: The RFQ states that the Design-Builder will be required to deliver a performance bond and payment bond for 100% of the Contract Price. Anticipating the extraordinary cost anticipated, would there be the opportunity for EDC to consider an alternate form of Surety or basis on a reduced percentage of the proposed \$550-\$600 million project value?

A: At this time, EDC is not modifying this requirement, but further discussion on sureties, insurance, and other risk mitigation solutions may be discussed during the RFP phase.

30. Q: NYC’s ULURP process is not mentioned in the RFQ. Is EDC responsible for this regulatory process? If so, at what point are they currently at in this process?

A: No ULURP actions are anticipated for this project.

31. Several regulatory and permit processes are mentioned in the RFQ. Where does the project stand in attaining SEQR approvals from New York State for the project?

A: See response to question #15.

32. Several regulatory and permit processes are mentioned in the RFQ. Where does the project stand in attaining CEQR approvals from New York City for the project?

A: See response to question #15.

33. Several regulatory and permit processes are mentioned in the RFQ. Where does the project stand in attaining NEPA approvals from the U.S. Federal government for the project? (If required)

A: See response to question #15.

34. Regarding regulatory and permit processes mentioned in the RFQ, to what extent are the Proposer’s responsible for attaining approvals for the CEQR process from New York City, the SEQR process from the New York State, and NEPA process from the U.S. Federal Government?

A: EDC is obtaining initial environmental approvals under CEQR, SEQRA, and NEPA. Any modifications or amendments to those approvals will be the DB responsibility.

35. The RFQ states a 42-month schedule for the project. What are the start and end activities for this schedule? Is it based on the Milestones of Substantial and Final Completion? Does it start at Award or Notice to Proceed? Does it end at Substantial or Final Completion?

A: The contract term will begin at Notice to Proceed. Any anticipated interim milestones will be identified in the subsequent RFP, as well as conditions of Substantial and Final Completion.

36. At the information session, it was stated that there is no need for community engagement and interface. Please confirm.

A: EDC anticipates managing community engagement with its internal resources and will require the Design-Builder to support those efforts, as needed.

37. At the information session, it was stated that there is no direct contractual relationship between the Design Builder and the Hunts Point Produce Market Cooperative. Please confirm.

A: See response to question #12.

38. Has the Hunts Point Produce Market Cooperative provided input on the RFP performance requirements, and has that been signed off by that entity?

A: Yes. The Cooperative, as a project stakeholder, has been involved in the development of the project's requirements.

39. At the information session, it was stated that there would be no marine component to the project, and that this would not be part of the intermodal needs for this RFP. Can this be confirmed?

A: Confirmed. No marine work is anticipated as part of this project.

40. Are there separate DBE goals for the design and construction portions of the project?

A: See response to question #1.

41. Please confirm the 13% DBE goal as discussed at the information session.

A: See response to question #1.

42. For RFQ, Exhibit C, section 1.2.2 – “Key Personnel”: If a Respondent anticipates more than one individual per role (for example more than one Design-Build Project Executive, Design-Build Integrator, or Construction Manager specializing in different components of the Work - rail, cold storage, etc.) – is it acceptable that at least one individual per Role meets that Role’s Minimum Qualification Requirements, but others do not?

A: Please refer to the SOQ requirements. Respondents must propose one individual that meets all minimum requirements for the role. Respondents may choose to state their intention for its comprehensive team as part of its response to the project understanding and approach but are not required to do so.

43. For the question above, if acceptable, is it detrimental from an SOQ scoring standpoint to list in Form 6 – “Proposed Key Personnel” and include resumes for these additional individuals per role that do not hold the same minimum requirements, but otherwise provide specialization relative to their portion of the Work?

A: See response to question #42.

44. For the SOQ evaluation, are stakeholders outside of NYCEDC involved in the selection process?

A: No. EDC will determine the short list.

45. What is the governing entity of DBE certification/s (whether NYC, NY State, or Federal) that qualifies firms for this project?

A: The governing entity is New York State (NYS).

46. Q: Please confirm that for the Key Personnel, the minimum qualification requirements are either the minimum years of experience OR the specific licensing, not both. This would not be applicable for the roles of Lead Architect, Lead Civil Engineer, nor Lead Mechanical Engineer.

A: Key Personnel must meet all minimum requirements listed. This is a combination of licenses/certifications and a minimum number of years of experience.

47. Q: We have a question regarding teaming. As a structural engineering firm, can we join more than one design-build team if we assign different key personnel for each team?

A: Please refer to RFQ Section 3.1 for restrictions on participation by Key Personnel and Major Participants.