
Coney Island Boardwalk Reconstruction

Progressive Design-Build Services RFQ Information Session

October 9, 2026



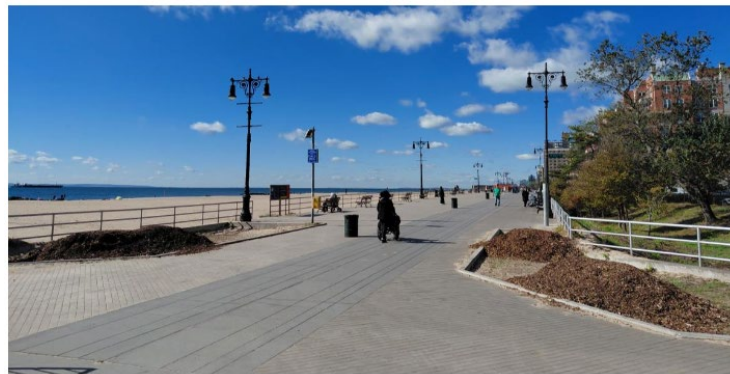
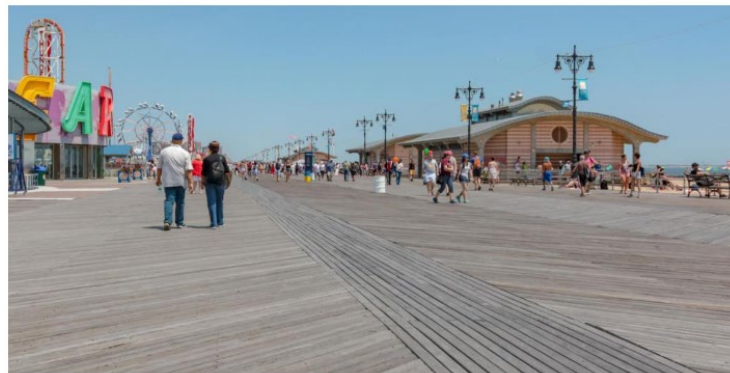
Agenda

- Project Overview & Scope
- RFQ Overview

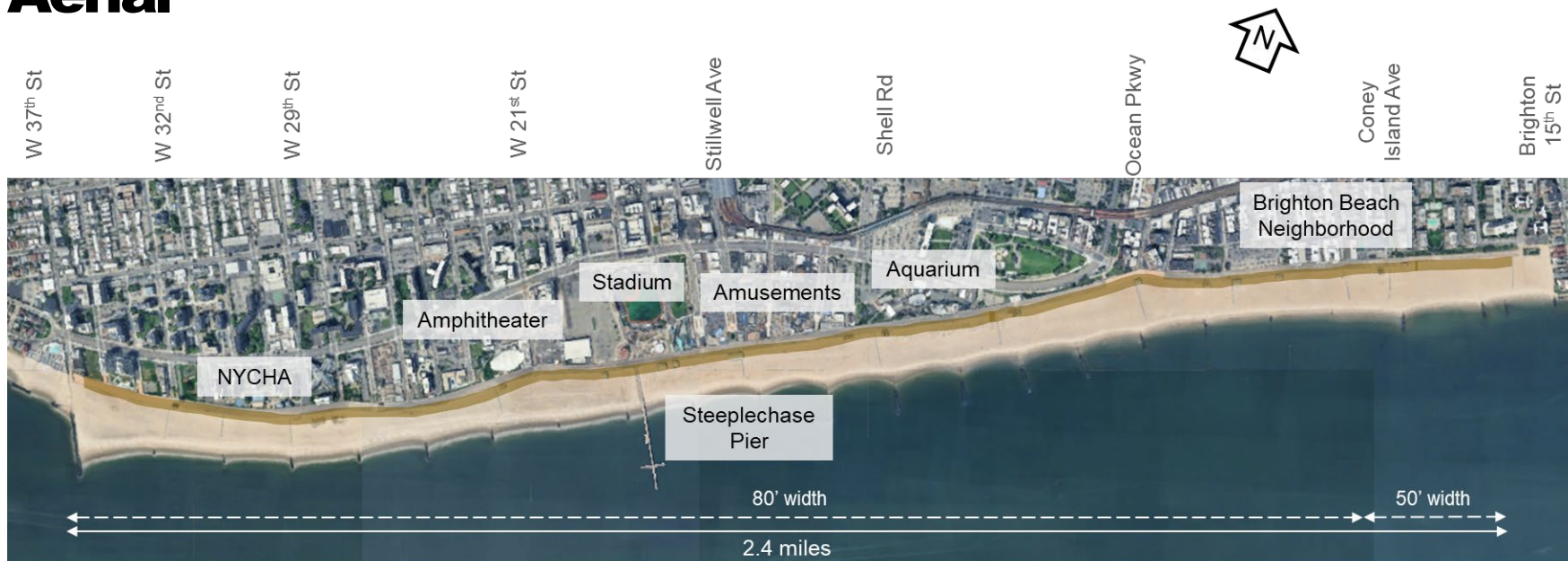
Project Overview & Scope

Boardwalk Overview

- Located between W 37th Street and Brighton 15th Street
- NYC Parks property
- 2.4 miles long
- 80 feet wide (w/ eastern end narrowing to 50 feet wide)
- Opened in 1923
- Designated as a NYC Scenic Landmark in 2018



Boardwalk Aerial



Boardwalk Structure

- Largely built in the 1920s, the Boardwalk has seen several rehabilitation phases, mostly to replace its topside
- Concrete piles and pile caps support varied decks: timber, precast concrete planks, and precast planks with timber or recycled plastic lumber (RPL) overlay
- Current issues: rotting timber deck planks, deteriorated support beams, and cracked piles
- Despite ongoing NYC Parks repairs and replacements, a full reconstruction from the piles up is needed for it to last for generations to come



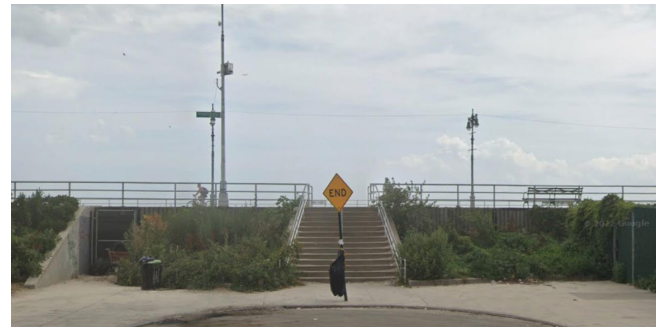
Rotting timber decking due to weeds, sand, and water



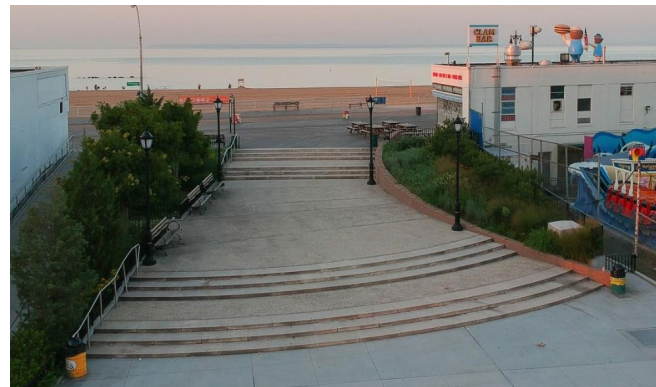
NYC Parks carpenters repair deck planks

Boardwalk Access

- There are 30 north side cross-streets that provide entrance ramps and/or stairs for access to the Boardwalk and beach
- The future boardwalk will make the access points to the boardwalk more welcoming and universally accessible



Existing access stairs at West 23rd Street



Plaza entry at West 10th Street

Buildings & Structures

- Along the boardwalk are several NYC Parks-owned buildings and structures.
- 20 buildings/structures will need to be renovated or replaced:
 - 9 restroom buildings
 - 6 lifeguard stations
 - 4 shade pavilions
 - Parks garage



Restroom trailer



Lifeguard Station



Shade pavilion



Parks garage

Project Goals & Objectives

Create a safe, accessible, resilient boardwalk amenity for future generations while respecting the boardwalk's scenic landmark status

- Reconstruct the Boardwalk in its entirety with an innovative approach
- Improve Boardwalk access, both from the north side street end access points and from the beach side, to be more accessible and welcoming
- Renovate or reconstruct existing NYC Parks buildings and structures along the Boardwalk, consisting of public restrooms, lifeguard stations, shade pavilions, and the Parks Coney Island Garage Building

Project Goals & Objectives

- Achieve meaningful MWBE participation across all professional disciplines and trades for both design and construction
- Advance climate-forward design that integrates resiliency, sustainability, and circular construction, referring to and implementing the Corporation's Circular Design and Construction Guidelines
- Design to make use of durable materials that can withstand coastal environments
- Design for ease of maintenance for NYC Parks and other City agencies
- Conduct a robust, consistent public engagement process during design and construction targeted to community members and other stakeholders
- Use materials, equipment and labor that are local to NYC for construction as much as is feasible
- Minimize disruption to abutting and adjacent businesses, including amusements and cultural facilities, during construction
- Maintain access to the Boardwalk and beach during construction for public use and Parks maintenance and operations
- Maintain access to adjacent Parks facilities during the busy summer beach season, including restrooms, lifeguard stations and shade structures, with temporary facilities deployed as needed
- Implement a creative aesthetic approach to public facing construction fencing and enclosures
- Employ strategies that result in schedule efficiencies for both design and construction

Project Scope

- **Boardwalk Demolition and Reconstruction**, including: Piles/pile caps/precast concrete support structure, decking system, and railings, elevated at the beach side portion of the boardwalk to approximately +16' NAVD88; Subsurface barriers; Ramps, landings and stairs; 2 overlook extensions; Furnishings; New utility infrastructure
- **Boardwalk Access**, including: Reconstruction of existing ramps and/or stairs from streets ends to boardwalk and conversion of select street ends to plaza spaces; New access ramps/stairs from boardwalk to beach and from boardwalk to existing and proposed structures; Construction staging for public access
- **Boardwalk Buildings & Structures**, including: Rehabilitation and/or replacement of 9 public restroom buildings, 6 lifeguard station buildings, and 4 shade pavilions
- **Parks Coney Island Garage Building**, including: Demolition of the existing garage; New garage building; New vehicle ramp; Site work and exterior improvements
- **New Open Space Amenity** at the east end of the boardwalk, including; Demolition of existing Parks facility; Creation of new public recreational space

Project Scope Map

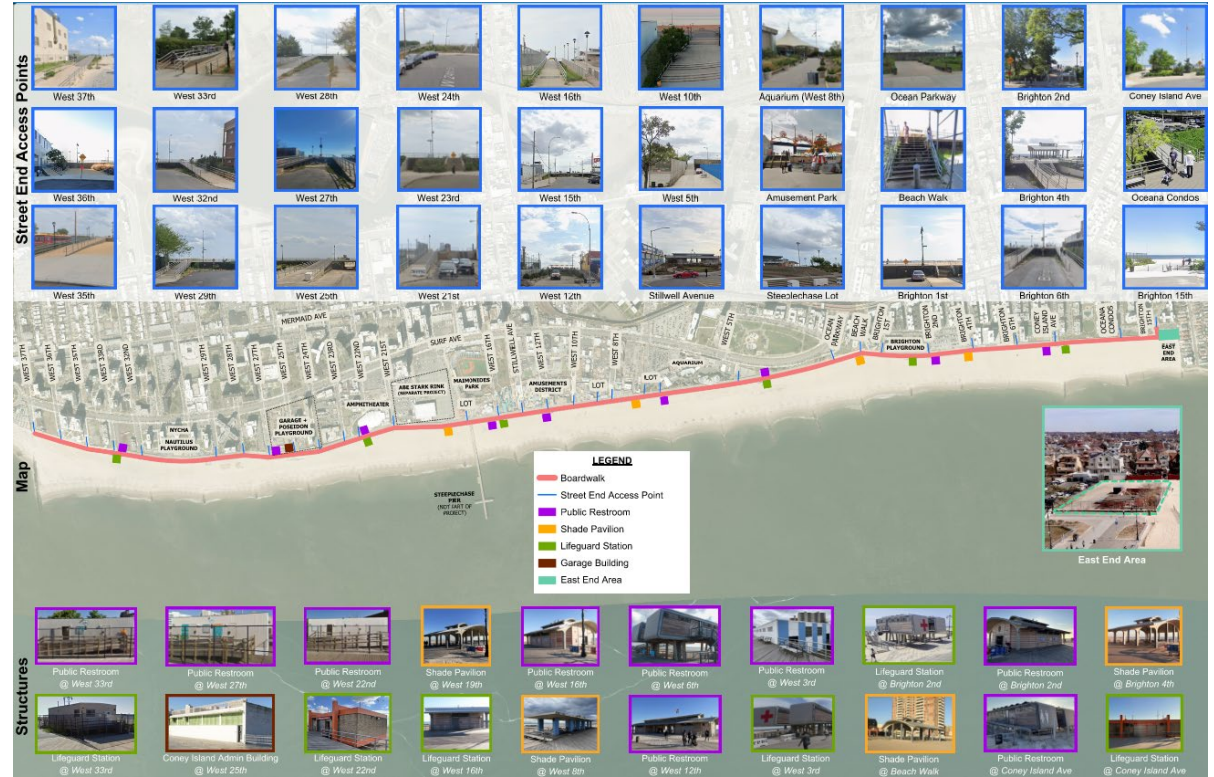
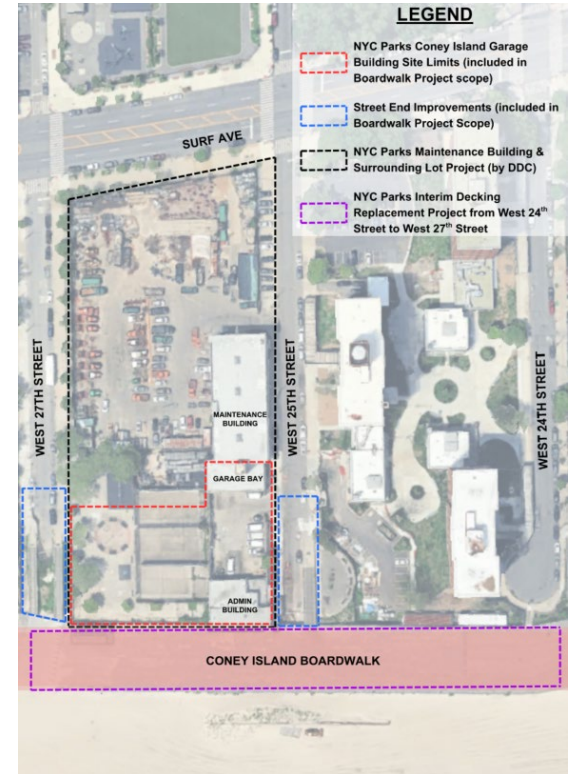


Diagram showing Project extents, including access points at street ends and building/structures to be renovated/reconstructed

NYC Parks Coney Island Garage



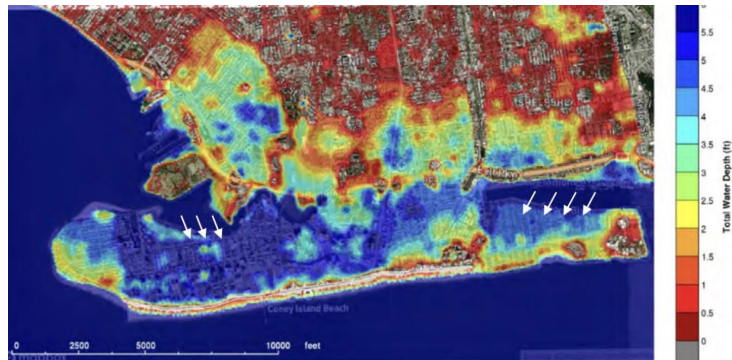
Parks garage building



Map showing new garage site limits and adjacent project areas

Boardwalk Resiliency

- Beach and boardwalk are the peninsula's highest point (+13.5' to +16.5')
- Coastal flooding enters from the north side, not from the beach
- A higher rebuilt boardwalk will mitigate impact from wave overtopping from the Atlantic side
- Both a reconstructed boardwalk and coastal flood protection measures are needed to protect the peninsula from future coastal storms
- Boardwalk identified in alignment in USACE NYNJ Harbor and Tributaries Study (2022)



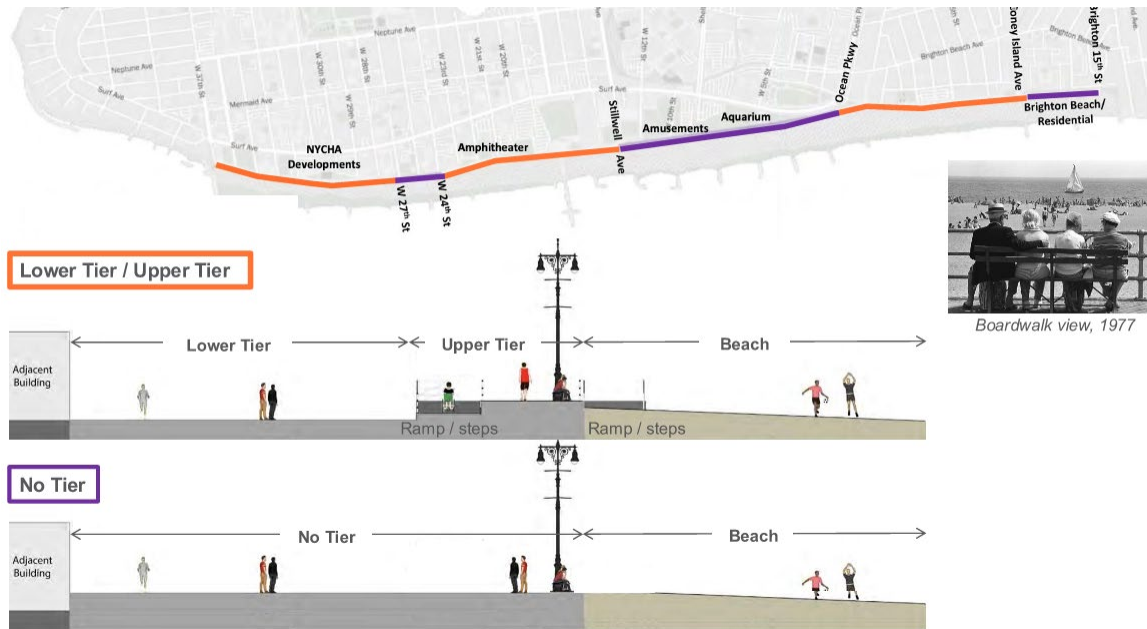
100-year storm for 2023



100-year storm for 2085

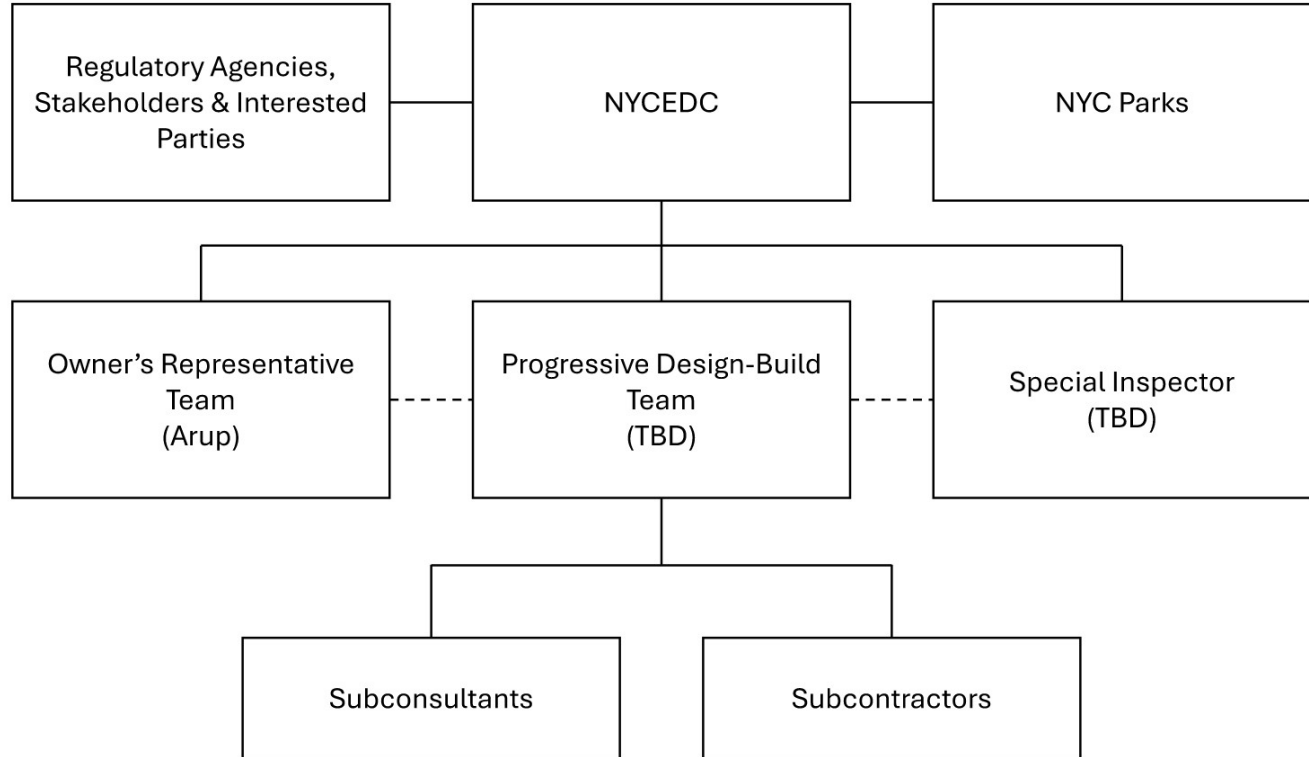
Tiered Boardwalk Concept

- To address impacts from climate change, the boardwalk's southern side (beach-side) will be rebuilt to a slightly higher elevation in some locations, while the northern side (land-side) will remain at its current elevation to maintain access to adjacent businesses and facilities



RFQ Overview

Project Team



Phase 1 Services

- **Design**, including: Project execution plan; basis-of-design; Site investigations; Landscape architecture, architecture and engineering design; Studies (if required); Permitting requirements
- **Design Development & Review**, including: Constructability feedback; Project cost model and cost estimates, subject to “Open Book” review; Design submittal and deliverable protocol
- **Community/Stakeholder Engagement**, including: development and implementation of a robust plan and process to share project design, gather feedback, and incorporate feedback into design
- **GMP Proposals**, including: Alternative contracting strategies and long-lead equipment advising; Submittal and negotiation of GMP for Phase 2 Services
- **Schedule Management**

Phase 2 Services

- **Design Completion**
- **Schedule Management**
- **Construction**, including: Procurement; Permits and approvals; Quality control protocols
- **Community/Stakeholder Engagement**, including: Robust regular construction updates and other information
- **Substantial Completion**, including: Record drawings; Operator training; Startup, commissioning and performance testing; Punch list work
- **Warranty/Guarantee**

Project Funding & Anticipated Schedule

- **Funding**

- The anticipated combined budget allocation for both Phase 1 and Phase 2 services is \$1,000,000,000

- **Anticipated Schedule**

- Design (pre-GMP): Anticipated ~3 years
- Construction (post-GMP) & Post-Construction: Anticipated ~4 years
- Progressive Design-Build Team will establish detailed schedules and schedule efficiencies

SOQ

Content

- **Administrative Requirements** – Transmittal Letter; Legal Structure; Organizational Chart; Respondent's Financial Strength; Environmental Health and Safety; Conflicts of Interest; Vendor Integrity
- **Technical Requirements**
 - Respondent
 - Major Participants – Principal Participants, Lead Contractor, Key Subcontractors, Lead Designer, and Key Subconsultants
 - Up to 8 past project demonstrating relevant experience
 - Key Personnel – D-B Project Executive, D-B Project Manager, D-B Integrator, Design Manager, Construction Manager, Designer(s) of Record
 - Project Understanding
 - Experience Meeting M/WBE Goals
- **Comments on the Project (optional)**

Evaluation Criteria

- Pass/Fail SOQ Evaluation Factors – Legal; Respondent's Financial Strength; Vendor Integrity; Environmental, Health, and Safety; Legal Compliance Requirements; Compliance with RFQ & Satisfaction of All Requirements
- Respondent's Team Experience: 30%
- Key Personnel: 30%
- Project Understanding: 30%
- Experience Meeting M/WBE Participation Goals: 10%

What are the M/WBE goals?

M/WBE means Minority- and Women-Owned Business Enterprise.

- **Standard goal. NYCEDC generally** applies at least 30% of the total contract value to M/WBEs. The goal on this project may be higher and may be disaggregated by design and construction trade participation requirements.
- **Certification.** M/WBEs must have NYC Department of Small Business Services (SBS) certification.
- **10% of selection criteria.** NYCEDC scores the quality of your M/WBE Narrative and Participation Plan.
- **Contract requirement.** If selected, you must meet the final contract goals or show good faith efforts.

How can you meet the goals?

- **Project goals.** After award, NYCEDC works with you to set goals by race, ethnicity and gender, based on each project's work and available firms.
- **Good faith efforts.** Follow the draft contract's guidance. Conduct outreach and track and report participation throughout the contract.
- **Find partners.** Use the [SBS directory](#) and the RFP's Interested Subcontractor and Supplier List located on the [RFP's webpage](#). NYCEDC can also help.
- **Financing.** The Contract Financing Loan Fund offers eligible firms loans up to \$500,000 for equipment, materials or labor.

Community Hiring

Community Hiring applies to both **Construction Services** and **Professional Services** and supports employment opportunities for low-income individuals and residents of economically disadvantaged communities.

Construction Services

- **30% of cumulative construction work hours** performed by Residence-Based Community Hires
- **30% of Community Hire hours** performed by Community Hire apprentices, to the extent feasible and consistent with applicable apprenticeship ratios (*equivalent to 9% of total construction work hours*)
- **Residence-Based Community Hires:** Residents of economically disadvantaged communities or NYCHA housing.

Professional Services

- **1 Income-Based Community Hire for every \$500,000** in applicable Professional Services value
- Applies to the Design-Builder and subconsultants with sub-agreements exceeding **\$20,000**
- **Income-Based Community Hires:** Individuals certified as having individual or household income below **300% of the federal poverty guidelines**.

RFQ Submission Requirements

- Electronically upload an SOQ via this project's RFQ web page: <https://edc.nyc/consultant-services-coney-island-boardwalk-reconstruction-rfq>
 - Package as a single Adobe PDF that is readable, text searchable, printable, and appropriately bookmarked
 - The PDF must be clearly labeled "SOQ-PDB-Coney Island Boardwalk Reconstruction-[Respondent's Name]"
- Provide 8 ½" x 11" format
- Do not exceed any specified page limits - additional pages exceeding the page limit may be discarded without evaluation
- 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
- Include required forms for the SOQ contained in Exhibit B
- Provide brief and concise information

RFQ Schedule

- *Wednesday, September 30: RFQ Released*
- *Friday, October 9: Information Session*
- Thursday, October 15, 5pm: Q&A deadline
- Wednesday, October 28: Q&A posted
- Wednesday, November 4, 4pm: SOQ due date
- December: Interviews (if needed)
- December: Notification to Short-Listed Proposers

Thank You!

Submit questions by Thursday, October 15:

https://nycedc.formstack.com/forms/coney_island_boardwalk_rfq



Coney Island Boardwalk Reconstruction Progressive Design-Build Services RFQ Information Session

10/9/2026

10:00 AM

					Is your company M/WBE certified with the State of New York and/or the City of New York?
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