



NEW YORK CITY DEPARTMENT OF
DESIGN + CONSTRUCTION

DAVID J. BURNEY, FAIA
Commissioner

DONALD HOOKER
Agency Chief
Contracting Officer

April 16, 2008

ADDENDUM NO. 3

**PROJECT: HWM1683A, Design Services for Hudson Yards Park and Boulevard and Streetscape for Hudson Yards Area, Borough of Manhattan
PIN: 8502008HW0045P**

THE ADDENDUM IS ISSUED FOR THE PURPOSE OF AMENDING THE REQUIREMENTS OF THE REQUEST FOR PROPOSALS AND IS HEREBY MADE A PART OF SAID REQUEST FOR PROPOSALS TO THE SAME EXTENT AS THOUGH IT WERE ORIGINALLY THEREIN.

REQUEST FOR PROPOSAL

- 1) RFP, Section II, Summary of the Request for Proposals: Please delete and replace with the revised Section II attached to this addendum.
- 2) RFP, Section III, Pages 7-8: Please delete and replace with revised pages 7-8 attached to this addendum.
- 3) RFP, Section IV, Page 18: Please delete and replace with the revised page 18 attached to this addendum.
- 4) Presentation Images attached.

***Please be advised that the due date has been extended until April 28th, 2008.**

The following are questions and answers relating to the M/WBE requirements:

Q: Can you clarify the parameters of the M/WBE

A: Schedule B refers to the Subcontractor Utilization Plan (Part 1-3) which is located on pages 9-12 of Attachment 5.

Q: Should we base the percentage of sub-contracted work only on Phase 1, or on Phases I and II combined? Page 12 of the RFP lists the projected budgets as follows:

1-Phase I: \$27 million

2-Phase II: \$69 million

3- (Total): \$96 million

Please confirm whether we should base our sub-contracting estimates on the \$27 million number or the \$69 million number?





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A: Phase I and Phase II should be used to calculate the percentage of subcontracted work. The amounts referenced above represent the construction budget as noted on RFP-12, Item D.

Q: Could you please clarify the percentage of sub-contracting work that needs to be allocated to M/WBE firms? On page 9 of 12 in Attachment 5, the form lists 25%. Should I assume that this is 25% of the total fee or of the sub-contracted work? (For example, if we are using \$27M as the base number, and we assume a professional services fee of 8% of construction cost, the total fee is \$2.16M. 25% of this is \$540,000. Is this the amount that should be sub-contracted to M/WBE firms, or is it based on the total amount of sub-contracted work?)

A: The 25% Target Subcontracting Percentage should be applied to the total design fee.

Q: The bottom of Attachment 5, page of 12 includes a table. Is this an example, or do these represent the sub-goals that we need to meet? Is the 30% listed part of an example?

A: The "table" you are referring to is the Agency Target Page, which includes the ethnicity breakdown for the Total Participation Goal being 30%.

Q: In reading the first paragraph of Attachment 5 (page 1 of 12), I assume that Part II (Attachment 5, page 10 of 12) is not required until Phase II. If this is the case, for Phase I, should we simply list our M/WBE consultants? Do we need to identify proposed percentages of work for them at this time?

A: At this point, Phase I, it is not necessary to provide us with a list of subcontractors; you will be required to provide us with such a list 30 days after the Notice to Proceed if you are the successful proposer. Please refer to RFP-2 for details regarding what is due at each stage.

**Contact: Carlo Di Fava, difavac@ddc.nyc.gov
Phone No.: 718-391-1541**

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By signing in the space provided below, the Proposer acknowledges receipt of this Addendum.

THIS ADDENDUM MUST BE SIGNED BY THE PROPOSER FOR THE CONTRACT AND ATTACHED TO THE TECHNICAL PROPOSAL.

Donald Hooker
Agency Chief Contracting Officer

Name of Proposer

By _____

Title _____



SECTION II. SUMMARY OF THE REQUEST FOR PROPOSALS

A. General

The New York City Department of Design and Construction is seeking a qualified design team to design the Hudson Park and Boulevard and to create a streetscape plan for the Hudson Yards area.

B. Objectives of Project

This RFP is being issued for the selection of a multi-disciplinary team to work with DDC, HYDC, DPR, DCP and DOT to design the Hudson Park and Boulevard and create a streetscape plan for the Hudson Yards area. The selected team should include architects, landscape architects, urban designers, engineers, civil engineers, traffic engineers, public artists and/or arts organizations, and other professionals working in a collaborative manner. The design team selected through this RFP process shall be led by an architecture firm, a landscape architecture firm, or an urban design firm.

The deliverables will be as follows:

For Hudson Park and Boulevard

Phase 1:

- For the Hudson Park and Boulevard: (A) full design and 100% construction contract documents (Plans, Specifications and Estimate) for Phase 1 (See Appendices 1 and 2, respectively, for a description and map of the phases of Hudson Park and Boulevard).

Phase 2:

- Hudson Park: full design and 100% construction contract documents (Plans, Specifications and Estimate) for Phase 2.
- Hudson Boulevard: Schematic design of the boulevard, bridge deck and deck supporting the park for Phase 2.
 - The contract shall include an option for the Department of Design and Construction to cause the Consultant to prepare the final design and 100% construction contract documents for Phase 2 within one (1) year after the completion of schematic design.
- Pedestrian Bridge: Schematic design of the pedestrian bridge, location of all bridge piers or abutments, and access to the pedestrian bridge through the park between 38th and 39th Streets.

For Hudson Yards Area Streetscape:

- For Hudson Yards area streetscape, full design of the streetscape components described in Section III below, and a streetscape plan for the area bounded by 10th and 11th Avenues and West 33rd and West 36th Streets and for the north and south sides of West 33rd and West 34th Streets between 11th and 12th Avenues (See Appendices 1 and 2, respectively, for a description and map of the phases of Hudson Park and Boulevard).

For Background information about Hudson Park and Boulevard and the Hudson Yards Development Program, see Appendix 1.

C. Joint Ventures and Other Consultant Relationships

The proposer is advised that submission of proposals by joint ventures is permitted. There is no minimum requirement for the proportion of work by either of the two joint

ventured parties. Joint ventures must carry the required insurance either as policies written specifically for the joint venture entity, or by using their existing single entity policies with endorsements written for the joint venture activity.

DDC does not recognize the corporate configuration wherein one company is "in association with" another. Relationships between two or more firms shall be either as joint venture or prime consultant/subconsultant. In the event that a proposal is received wherein two or more firms are described as being "in association with" each other, DDC will treat the relationship as one of prime consultant/subconsultant(s). The proposal evaluation will be handled accordingly, and if chosen as a winner, the contract documents will show only the prime firm on the signature page, and all other firms will be relegated to being listed as a subconsultant in the contract.

D. Exclusion from Participation in Subsequent Solicitation(s)

The selected proposer from this RFP shall not be allowed to participate, whether as a contractor or sub-contractor, in response to a subsequent solicitation(s) for the construction of any project for which designs were produced by the contractor engaged pursuant to this RFP utilizing the specifications they drafted, except as provided under New York City's Procurement Policy Board Rules.

SECTION III. SCOPE OF WORK AND CONTRACT CONDITIONS

A. Project Objectives

The design for Hudson Park and Boulevard and the streetscape design and plan should address this broad range of goals.

1. **Overall Public Realm:** The design of its public realm will play a key role in establishing an identity for the Hudson Yards area. In furtherance of that objective, the design of the Hudson Park and Boulevard system and the Hudson Yards streetscape should:

- Produce a meaningful open space system and streetscape system that serves workers, residents and visitors.
- Establish a cohesive design for the district's public realm that will create a high quality urban environment and contribute to an identity for the Hudson Yards area that is recognizable to New Yorkers and visitors alike.
- Capitalize on new transit investments being made in the Hudson Yards area
- Help to create transit-friendly and pedestrian-friendly streets.
- Use public art to stimulate use of the Hudson Yards open spaces and interest in the Hudson Yards area.
- Create direct and meaningful connections to the waterfront, biking and pedestrian network which build on the success of the Hudson River Park.
- Address the adjacent buildings' potential shade and wind effects on open space.
- Create an appropriate setting for architecturally significant buildings to be developed along the Hudson Park and Boulevard system with front door access and addresses for new commercial and residential developments.

2. **Sustainable Design Practices:** As one of the first New York neighborhoods to be transformed in the 21st century, the Hudson Yards area offers an opportunity for applying principles of sustainable development in a coordinated fashion. The Hudson Park and Boulevard design and Hudson Yards streetscape plan should address environmental sustainability goals and, in particular, incorporate the recommendations in DDC's High Performance Infrastructure Guidelines with respect to:

- Promoting energy efficiency, limiting energy waste, and using materials and resources efficiently.
- Incorporating trees and landscape to reduce urban heat build up and improve air quality.
- Promoting integrated storm water management planning and using water-efficient landscape design, where possible.

3. **Development Context:** The design of Hudson Park and Boulevard and the Hudson Yards streetscape should reflect and recognize the overall Hudson Yards Development Program, including the Special Hudson Yards District of the City's Zoning Resolution, and the location, scale, and design of anticipated new private development. In particular:
- The design of Hudson Park and Boulevard must address the adjacency of the open space to be located on the Eastern and Western Rail Yards. Taken together, the Rail Yard's open space and Hudson Park and Boulevard will comprise the major public spaces of the Hudson Yards area.
 - To the extent feasible and appropriate, the design work should be closely coordinated with other projects in or adjacent to the Hudson Yards area as referenced in Appendix 1 of this RFP.

B. Scope of Work

1. Design Requirements

- a. Existing Conditions Report and Survey
- b. Master Plan for the entire Hudson Park and Boulevard system, including all areas mapped as park and street, as well as the pedestrian connection between West 39th and West 42nd Streets.
- c. Hudson Park
 - (1) Preparation of schematic designs and final design of Phase 1 and Phase 2 of Hudson Park. Design should include, without limitation: (see Appendices 1 and 2 for, respectively, a description and map of the phases of Hudson Park and Boulevard)
 - Landscaping and plantings
 - Seating
 - Hardscaping
 - Water facilities (e.g., fire hydrant system, drinking fountains, ornamental fountains, sprinkler systems, etc.)
 - Lighting
 - Areas and facilities for outdoor activities for residents, workers, and visitors
 - Areas and facilities for lunchtime activities for area workers and visitors
 - Recreation areas and facilities tailored to neighborhood residents

- Café and concession kiosks
- Restrooms
- Areas and facilities for children's play
- Attractions and destinations
- Appropriate amenities
- All utilities necessary or appropriate for a City park.
- Programmatic suggestions, including, but not limited to, recreational activities, and artistic and cultural opportunities

Phase 1 design is to include the following two options for the Park and Boulevard segment between West 33rd and 34th Streets:

- Option #1: Consultant assumes that the MTA's current design for the 34th Street subway station entrance will be utilized, and Consultant designs Phase 1 in a manner that reflects and incorporates such entrance design.
- Option #2: Consultant designs a different entrance for the 34th Street subway station, and designs Phase 1 in a manner that reflects and incorporates the Consultant's entrance design.

The current design for the 34th Street station will be provided to the selected bidder upon award of the contract.

(2) Schematic design of Phase 2b, the pedestrian connection from West 39th to West 42nd Streets.

(3) **Preparation of 100% construction drawings for Phase 1 and Phase 2 of Hudson Park.**

- The Contract shall include an option for the Department of Design and Construction to cause the Consultant to prepare 100% construction drawings of Phase 2 within one (1) year after the completion of schematic design of Phase 2.

(4) Special Requirements

- Phase 1 design must be coordinated with the future design of the Mid-Block Garage, including the location of the Garage's ventilation and emergency egress structures that will penetrate through the roof of the garage into Hudson

Boards. One set of Design Boards and ten bound copies of such reduced to 8 ½ by 12 inches.

- (1) conceptual design for the entirety of the Hudson Park and Boulevard at a scale of 1" = 64'
 - (2) detailed conceptual designs of one block located within each of the three segments of Hudson Park and Boulevard listed below, at a scale of 1" = 8'. Each of these detailed conceptual designs should also include a section at 1"=4' scale that illustrates the site's structural conditions, and should include key measurements, such as sidewalk, pathway and entrance widths.
 - The area of Phase 1 between West 34th and West 36th Streets. Proposer's conceptual design for this location shall address technical and design issues involved in coordination between Hudson Park and the Mid-Block Garage.
 - The area of Phase 2 above the Amtrak right of way. Proposer's conceptual design for this location shall address technical and design issues involved in constructing the Park and Boulevard on a platform above such right of way.
 - The area of Phase 2 that is the interface of the pedestrian bridge entrance with the northern most section of the park. Proposer's conceptual design for this location shall address technical and design issues involved in constructing the Park in this constrained location.
- c) Acknowledgement of Addenda. The Acknowledgement of Addenda form (Attachment 4) serves as the proposer's acknowledgement of the receipt of addenda to this RFP that may have been issued by the DDC prior to the Stage Two Proposal Due Date and Time. The proposer should complete this form as instructed on the form.

2. Fee Proposal

A Form for the submission of the fee proposal is included as Attachment 3 of the RFP. Upon written notification, the proposer must submit the Fee Proposal in a separate clearly labeled, sealed package within ten business days of such notice. The Fee Proposal shall consist of the fee components outlined below:

- a) Base Fee: A Base Fee that shall constitute the proposer's total, all-inclusive fee for performing all services described in Scope of Work,

DESIGN OF HUDSON PARK AND BOULEVARD AND STREETScape FOR HUDSON YARDS AREA



Illustrative view of Hudson Park & Boulevard

Source: Patrick Toot

HUDSON YARDS PROJECT: OVERVIEW



No. 7 Subway Extension

Development of MTA Rail Yards

Private Sector Development

- Office: 24 msf
- Res: 13,500 apts
- Hotel: 2 msf
- Retail: 1 msf

Over 20 acres of new parks and open space

- Hudson Park & Blvd
- MTA Rail Yards
- Hudson River Park
- Neighborhood Spaces

HUDSON YARDS PROJECT: NO. 7 SUBWAY

- MTA Board awarded contract to **S3 II Tunnel Constructors** (Shea, Skanska & Schiavone) on November 14, 2007
- Construction began in February 2008
- No 7 Extension will be **operational** in 2013



HUDSON YARDS PROJECT: MTA RAIL YARDS



- MTA Board designated Tishman Speyer on March 26, 2008
- Site: 26-acres in total, two 13-acre development sites
- 12 million square feet of mixed-use development, including 12 acres of open space



HUDSON PARK & BOULEVARD: OVERVIEW

Goal: Create high-quality public open spaces with a range of uses and activities for residents, workers and visitors

4-acre midblock park and boulevard system between 10th and 11th Avenues from West 33rd to 42nd Streets

- Parks from 33rd to 39th Streets
- Hudson Boulevard East one-way northbound from 33rd to 38th Streets
- Hudson Boulevard West one-way southbound from 38th to 35th Streets
- Pedestrian Connection from 39th to 42nd Streets



HUDSON PARK & BOULEVARD: PHASES

PHASE 1: 33rd to 36th Streets

- Funded for design and construction
- Completion in 2013
- Approximately 2 acres in size

PHASE 2: 36th to 42nd Streets

- Funded for design
- 2 components
 - Phase 2A: 36th to 39th Streets
 - Phase 2B: 39th to 42nd Streets (Pedestrian Connection)

PHASE 2B
(39th to 42nd Streets)

PHASE 2A
(36th to 39th Streets)

PHASE 1
(33rd to 36th Streets)

Eastern Rail Yard
(30th to 33rd Streets)



HUDSON PARK & BOULEVARD: TEAM

CITY TEAM

- DDC, HYDC, DPR, DOT and DCP
- DDC is the contract manager

CONSULTANT TEAM

- Design lead by architect, landscape architect or urban designer
- Engineers (structural, civil, traffic, etc.)
- May include artists and other professionals

HUDSON PARK & BOULEVARD: CONSTRUCTION BUDGET

CONSTRUCTION BUDGET

Phase 1	\$27 million (total)
Hudson Park	\$ 8 million
Hudson Boulevard	\$16 million
Streetscape	\$ 3 million

ESTIMATED FUTURE CONSTRUCTION BUDGET

Phase 2	\$69 million (total)
Hudson Park	\$ 5 million
Platform Over Amtrak	\$56 million
Hudson Boulevard	\$ 6 million
Streetscape	\$ 2 million

HUDSON PARK & BOULEVARD: SELECTION

STAGE 1 REQUIREMENTS

- DOT Requirements (Threshold)
- Team Experience
- Portfolio of Relevant Projects
- Methodological Approach (Design Philosophy & Approach)

STAGE 1 EVALUATION CRITERIA

Methodological Approach	30%
Team Experience	30%
Key Personnel Experience	20%
Team Organization	20%

HUDSON PARK & BOULEVARD: SELECTION

STAGE 2 REQUIREMENTS

- Conceptual Designs
- Technical Approach

STAGE 2 EVALUATION CRITERIA

Technical Approach	40%
Conceptual Designs	60%

HUDSON PARK & BOULEVARD: SCHEDULE

RFP SCHEDULE

STAGE 1

Stage 1 Submissions	April 21
Short List Announcement	2 nd Week in May

STAGE 2

- RFP release date to be determined
- Proposers will have a minimum of 6 weeks from release date to respond
- Selection of Consultant Team will be within 8 weeks of Stage 2 submissions
- Contract Registration will be within 3 months of Consultant Selection