

May 21, 2021

**ADDENDUM NO. 1**

**PROJECT:** Design-Build Program Staten Island North Shore Recreation Center  
**PIN:** 8502021VP0002P

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

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**Request for Qualifications**

1. Amendments to the RFQ, provided in the attached documents in redline, have been made affecting the following RFQ and pages:
  - **FMS ID is being corrected to NDF-CRLYN**
  - **Page 3, Exhibit B (Procurement Information and Schedule)**
  - **Page 2 and 3, Exhibit C Section 1 (Summary of Project Information and Requirements)**

**Contact:** Jennifer Vega

**Email:** Design\_Build@ddc.nyc.gov

**Phone:** **Please Email for Information**

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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 SUBMITTING FIRM AND INCLUDED WITH Exhibit E-7 – Acknowledgement of Addenda.

\_\_\_\_\_  
Name of Submitting Firm

By \_\_\_\_\_

Title \_\_\_\_\_

Short-listed Proposers Announced	08/04/2021
Draft RFP Issued	08/05/2021
<a href="#">Anticipated Proposal Due Date</a>	<a href="#">10/21/2021</a>
Contract Award	12/2021
Notice to Proceed	01/2022

**C. Fundamental Qualifications**

Fundamental qualifications required as part of Section G (Fundamental Qualifications (Tab 1)) of Part B-2, below, will be evaluated as pass/fail in accordance with Section 4.4 of the RFQ.

**D. Qualitative Evaluation Factors and Weighting**

The evaluation factors to be evaluated qualitatively, and their relative weights, are as follows:

<b>Factor</b>	<b>Weighting</b>
Design-Build Approach	25%
Key Personnel and Team Organization <i>Sub-weighting for Design Lead</i>	30% <i>10%</i>
Project Experience and Past Performance	40%
M/WBE Program Experience and M/WBE Approach	5%

Proposer's compliance with SOQ format and organization requirements will be considered as part of each quality evaluation factor listed above.

## 1. Summary of Project Information and Requirements

This RFQ is being issued concurrently with the process of development and review of the final scope of work for the Project. Any Work described herein is subject to adjustment as a result of the process.

Nothing contained in this RFQ is intended to modify, limit or otherwise constrain the process or commit the City, or any other entity, to undertake any action with respect to the Project, including selection of a Design-Builder or the design and construction of the Project.

<b>Project Sponsor</b>	New York City Department of Parks and Recreation (DPR)
<b>End User</b>	Public Facility
<b>Project Location</b>	6 Victory Blvd. Staten Island, NY 10301
<b>Anticipated M/WBE Goals</b>	30% Design 30% Construction
<b>Preliminary Project Budget</b>	The total value of the DB Agreement for the Project is anticipated to range between: \$85,000,000 - \$88,000,000
<b>Anticipated Project Schedule/ Schedule Constraints</b>	<del>The anticipated NTP date is March 2022.</del> The project is expected to be substantially completed within three years from NTP. The assumptions related to the anticipated duration will be reviewed and validated by the Shortlisted Proposers.
<b>Project Funding</b>	The Project is funded with: <input checked="" type="checkbox"/> City funds <input type="checkbox"/> State funds, specifically _____ <input type="checkbox"/> Federal funds, specifically _____  To the extent the Project is funded with other than City funds, in whole or in part, the Design-Builder will be required to comply with applicable funding requirements.
<b>Environmental Review/Acquisition Information &amp; Status</b>	The Project is subject to environmental review under city law. The Phase 1 Environmental Site Assessment Report (ESA) has been completed and will be provided in the RFP. City Environmental Quality Review (CEQR) must be completed by the Design Builder prior to issuance of construction permits.
<b>LPC/PDC Review</b>	Approval by the Public Design Commission (PDC) will be required. Approval by the Landmarks Preservation Commission (LPC) will be required for any work on the Landmarked site or building.
<b>Percent for Art</b>	Percent for Art will be included.
<b>City's Consultant Support</b>	Proposers are required to disclose known or potential conflicts of interest in their SOQs. Because of their past or present work as part of the City's

<p><b>Team/Conflicts of Interest</b></p>	<p>Consultant Support Team, the following firms have been identified as ineligible for consideration as part of a Proposer or DB Team.</p> <p>Proposers may not include the services of the following firm(s):</p> <ul style="list-style-type: none"> <li>• Ove Arup &amp; Partners</li> <li>• Sage and Coombe Architects</li> <li>• Toscano Clements Taylor</li> <li>• Stellar Services</li> </ul> <p>Proposers utilizing firms identified above will be disqualified from participating on this Project and may be found non-responsive pursuant to PPB 2-07.</p>
<p><b>Exclusivity</b></p>	<p>The following types of services are subject to the restrictions described in Section 3.8:</p> <ul style="list-style-type: none"> <li>• Not Applicable</li> </ul>

## 2. Project Description

### A. Project Overview

The New York City Department of Parks and Recreation (DPR) seeks to build a welcoming, sustainable, and resilient new recreation center to serve Northern Staten Island as a hub for learning, recreation, community and civic engagement. This project is part of a mayoral initiative expanding the network of community recreation centers to serve all New Yorkers.

The new facility will be located at an existing parking lot of the Lyons Pool Bathhouse Facility located at 6 Victory Blvd, Staten Island NY. The project will include construction of a new recreation center of approximately 65,000 SF, Inclusive of approximately 33,230 SF for the Recreation Center as well as exterior parking area below the elevated building. The building will house programming for all ages, including multipurpose rooms, two multi- sport/basketball courts, children and teen program and support spaces. Support spaces will include locker rooms, administrative offices, restrooms and an elevator. Site work will be required to integrate the facility with the adjacent pool complex and surrounding streetscape. The new facility is sited immediately adjacent to the Landmarked Lyons Pool. There will be no encroachment onto the landmarked site and no interior connections between the new building and Lyons Pool facility required. If the Design places the new building in close proximity to the landmarked building; stabilization will be required as necessary to support the existing building during construction. Covered and uncovered parking is also required.

### B. Project Goals and Objectives

The City's goals and objectives for the Project are as follows:

- (i) Deliver a state-of-the-art new recreation center that serves as a welcoming, healthy, and accessible community hub for visitors of all ages and abilities;
- (ii) Exemplify New York City's commitment to sustainable design with strategies that reduce energy use, conserve water and other natural resources, and contribute to a healthy and resilient urban environment;