



Request for Expressions of Interest (RFEI)

Freight & Other Maritime Uses

Executive Summary - The Opportunity

New York City has 520 miles of waterfront – that’s more than Miami, Boston, Los Angeles, and San Francisco combined. It is also home to the largest Port on the East Coast and the largest consumer market in North America, yet 90% of all freight moves occur by truck. The opportunity exists to create a modal shift in the region’s freight transportation network by increasing utilization of the New York City’s waterways and waterfront assets.

The following waterfront sites owned by The City of New York (the “City”) and located throughout New York City are being offered for immediate activation (the “Sites”) as part of the DockNYC program, which serves to expedite Site access through use and occupancy permits. Each Site is unique, with its own potential for waterfront dependent activation. This Request for Expressions of Interest (“RFEI”) is intended to encourage consideration of the Sites to support goods movement and other maritime uses. The Sites available for immediate activation are:

Sites Available for Immediate Activation

Manhattan, East River

- Pier 36

Brooklyn

- North Henry Street
- 23rd Street Basin
- 29th Street Apron

Staten Island

- Pier 1
- Ferry Street
- Mariners Harbor – Union Ave
- Mariners Harbor – Harbor Road

Other sites require further diligence, including an assessment of existing conditions and consideration of what investments may be required to facilitate activation as follows:

Locations Requiring Further Diligence

Brooklyn

- 39th Street End Platform
- 52nd Street Apron
- Wholesale Meat Market
- BAT Water Sheet
- 65th Street Rail Yard

Bronx

- Hunts Point

Staten Island

- Stapleton Front Street
- Rossville Municipal Site

Additional site-specific information is available in Appendix F.

BillyBey Marina Services, LLC (“BillyBey”) is issuing this request for expressions of interest (“RFEI”) from maritime industry businesses (each a “Respondent” and collectively, the “Respondents”) wishing to locate, develop, and utilize the waterfront Sites identified for immediate activation for the purposes of:

- Waterborne freight transportation
- Maintenance and repair facilities for vessels and marine equipment
- Vessel berthing and layover
- Temporary berthing structures to facilitate cargo operations (i.e. spud barges)
- Marina services
- Other maritime industry related uses

Background

As part of the DockNYC program first implemented by the New York City Economic Development Corporation (“NYCEDC”) in 2013 to activate underutilized City-owned piers and marinas, BillyBey operates and manages certain waterfront sites pursuant to its Berth Sites Operation and Management Agreement (the “Agreement”) with NYCEDC. Pursuant to the Agreement, BillyBey is responsible for operating, maintaining, marketing, and developing the sites for maritime industry uses. This RFEI is being issued pursuant to the Agreement.

In addition, this RFEI supports Freight NYC, the City’s visionary freight plan to strengthen neighborhoods and create good-paying jobs by implementing strategies that optimize how freight moves into, through, and out of the City. Against a backdrop of North America’s largest consumer market and the East Coast’s largest port, five-borough freight volume is projected to grow 70% over the next 30 years. With national and regional trends toward increased congestion and rising trucking costs, the successful Respondent will advance critical public policy goals and lay the groundwork for a thriving and scalable service for years to come. Additional information on Freight NYC can be found at <https://edc.nyc/freight-nyc>.

In summary, the RFEI is intended to support maritime business development opportunities through the activation of the Sites that can include opportunities such as demonstrating proof of concept of local and regional maritime freight logistics services via pilot programs to test service feasibility. At the same time, the Site activations can be for more traditional uses such as for long term vessel berthing and/or maintenance and repair services.

Pursuant to the Agreement, it is contemplated that BillyBey, following an evaluation of Responses, will enter into a use and occupancy permit with one or more selected Respondents (each a “Selected Respondent,” and collectively the “Selected Respondents”), if any, for a Site(s) available for immediate activation. It should be noted that no ownership, leasehold or other property interest shall vest in the use and occupancy permits. The permits may be terminated by BillyBey upon not less than twenty-eight (28) days’ prior notice for any reason or no reason. BillyBey and NYCEDC shall have no liability to the permittee by virtue of any such termination.

Project Goals

A competitive Response to this RFEI will propose a project plan that accomplishes the following goals (the “Project Goals”):

- Activate one or more underutilized site(s) for maritime industry uses including maintenance and repair facilities, vessel berthing and layover, marina services and other maritime uses.
- Increase modal shift of cargo from truck to water reducing highway congestion, lowering truck emissions, and improving air quality.
- Provide good-paying, living wage jobs
- Achieve the above while mitigating the impact of operations on the neighboring communities

Market Research

To further advance development of New York Harbor’s maritime sector, NYCEDC is interested to learn from the market what potential long-term use possibilities could look like for the sites identified as

requiring further diligence. RFEI Respondents are encouraged to fill out the optional market research survey provided in Appendix E.

Respondent

The Respondent(s) to the RFEI may be a single organization or a joint venture between multiple entities, including non-profit and for-profit entities.

Responsibilities of the Selected Respondent(s)

BillyBey reserves the right to select one or more Respondent(s) pursuant to this RFEI and issue one or more occupancy permits for the Sites, subject to any necessary approvals.

Responsibilities of the Selected Respondent(s) shall include, but shall not be limited to:

- The development of plans and specifications for any and all improvements proposed to occur on the Site;
- Performance of any and all construction work.
- Identifying and obtaining all necessary permits, licenses and any other approvals for the lawful operation of the Site.
- Providing necessary equipment to operate and maintain the Site;
- Complying with the U.S. Coast Guard Facility Security Plan regulations, New York Harbor Waterfront Commission regulations, New York City Department of Small Business Service Waterfront Permits Unit, and any and all other applicable laws, rules, and regulations.

Permit to Use and Occupy the Sites:

It is contemplated that BillyBey and the Selected Respondent(s) will enter into a use and occupancy permit for the Site(s). The Selected Respondent(s) will assume use and occupancy of the site(s) “as is” and “where is,” and operate, manage, and maintain the Sites in a first-class manner and in compliance with all laws, rules, and regulations.

The Site(s) are available for an initial permit term of one year, with up to two additional, one-year extension options, for a maximum total term of up to three years; provided, however, that each permit may be terminated, at any time, for any reason and without cause, upon 28 days’ prior notice. BillyBey and NYCEDC shall have no liability to the permittee by virtue of any such termination.

No funding for capital improvements to the Site(s) is currently contemplated by BillyBey or NYCEDC at this time. Notwithstanding the foregoing, BillyBey and NYCEDC each reserve the right, in their respective own sole discretion, to provide funds towards the improvement of the Sites at a later date.

Submission Requirements

Respondents must respond in reasonable detail to all of the requirements of this RFEI. A summary of the material that must be covered in RFEI responses is attached hereto as Appendices A - G. Responses are not limited to the requirements indicated and may include any additional information considered relevant to the requirements of the RFEI. All Responses must be submitted in accordance with the following procedures:

1. Electronic submission to BillyBey at the following email address: **info@docknyc.com**
2. This RFEI allows Respondents to submit Proposals prior to one of twenty four (24) monthly submission deadlines (each, a “Submission Deadline”). BillyBey will review Proposals submitted prior to each

Submission Deadline and may commence non-exclusive negotiations with one or more Respondents for a permit(s) based on their respective Proposal at any time.

(a) The monthly Submission Deadlines will be on the last business day of each month at 4:00 p.m. The first Submission Deadline will be Friday, January 29, 2021. The submission period (the "Submission Period") will commence on Friday, January 29, 2021 and continue through and including Friday, December 31, 2022.

(b) Respondents may submit one Proposal on or before each Submission Deadline.

(c) Notwithstanding the forgoing, after any Submission Deadline, BillyBey may elect to close the RFEI (the "Termination Date"). In the event that the Termination Date occurs during the Submission Period, Respondents shall be notified via email and a similar notification shall be posted on the DockNYC website docknyc.com.

3. The Response must be signed by an officer authorized to bind the Respondent and shall contain a statement to the effect that the Response is a firm offer for a minimum period of ninety (90) days. The Response must also include the name, title, address, telephone number and facsimile number of an individual with authority to negotiate and contractually bind the Respondent during the period of the Response evaluation.

The Responses will be reviewed for completeness and responsiveness to the evaluation selection criteria set forth herein. Respondents may receive a request for clarification or supplemental information. Respondents may also receive a request for a final and best offer before a final selection is made.

Proposal Evaluation Criteria

BillyBey will evaluate each Response according to the criteria listed below. BillyBey will take into account the information provided in the Response, references, and any other information about the Respondent's performance made available to BillyBey. Responses that are incomplete or fail to conform to the requirements of this RFEI may not be considered. BillyBey reserves the right to request additional information, site visits, interviews, or presentations. The Response or Responses, if any, that best satisfy all of the criteria will be selected to enter into a berth permit for the Site for the purposes described herein.

Evaluation criteria, in no particular order of preference, are as follows:

1. Alignment with the Project Goals
2. Extent of Respondent's experience in maritime industry and the quality of Respondent's references and reputation;
3. General quality of Response, including its completeness according to the RFEI Checklist in Appendix A.
4. Financial Response including the proposed fee to be paid by Respondent.
5. Quality of the plan for minimizing adverse environmental impact (e.g. noise, traffic, air quality)

6. Quality and comprehensiveness of the Workforce Development Plan

All of the required forms must be fully completed at the time of submission. BillyBey and NYCEDC shall be the sole judges of each Respondent's conformity with the requirements of this RFEI and of the merits of each Response. Upon review, BillyBey may notify a Respondent that additional information or clarification is necessary or deem a Proposal non-responsive.

[RFEI Schedule and Information](#)

The following schedule has been established for this RFEI.

RFEI Release Date: **November 23rd, 2020**

Questions should be directed to info@docknyc.com.

The first Submission Deadline will be **Friday, January 29, 2021**. Subsequent monthly Submission Deadlines will be on the last business day of each month at 4:00 p.m. The final submission deadline will be December 31, 2022.

Responses shall be emailed to info@docknyc.com with the following subject line: **"DockNYC Sites RFEI Submission"**

[RFEI Terms and Conditions](#)

In addition to those stated elsewhere, this RFEI is subject to the requirements, conditions, terms, and limitations stated below:

1. A Respondent submitting a Response to this RFEI may be rejected if it or, if the Respondent is a business entity, any of its principal shareholders, principals, partners or members is determined, in NYCEDC's sole discretion, to be within a category of persons or entities with whom or which NYCEDC or the City will not generally do business. Respondent and all officers and principals thereof must complete a background questionnaire and shall be subject to investigation. Any designation may be revoked, in the event any derogatory information is revealed by such investigation.
2. All Responses submitted in to this RFEI become the property of BillyBey and NYCEDC and may be disclosed in accordance with the standards specified in the Freedom of Information Law, Article 6 of the Public Officers Law of the State of New York.
3. Neither BillyBey nor NYCEDC, shall be liable for any cost incurred by the Respondent in the preparation of its Response to this RFEI or, with respect to the Respondent, for any work performed prior to the execution and delivery of the permit.

4. BillyBey and NYCEDC shall be the sole judges of each Respondent's conformity with the requirements of this RFEI and of the merits of each Response. Notwithstanding anything to the contrary contained herein, BillyBey and/or NYCEDC, as applicable, reserves the right: to amend, modify or withdraw this RFEI; to waive any requirements of this RFEI; to require supplemental statements and information from any Respondents to this RFEI; to award a contract to as many or as few or none of the Respondents as BillyBey and/or NYCEDC may select; to award a contract to entities who have not responded to this RFEI; to accept or reject any or all Responses received to this RFEI; to extend the deadline for submission of Responses; to negotiate or hold discussion with one or more of the Respondents; to permit the correction of deficient Responses that do not completely conform with this RFEI; to waive any conditions or modify any provisions of this RFEI with respect to one or more Respondents; to reject any or all Responses and to cancel this RFEI, in whole or in part, for any reason or for no reason, in BillyBey's and/or NYCEDC's respective sole discretion. BillyBey and/or NYCEDC may exercise any such rights at any time, without notice or liability to any Respondent or other parties for costs, expenses or other obligations incurred in the preparation of a Response or otherwise.
5. This RFEI and any other contract or agreement resulting here from are subject to all applicable Federal, state and local laws, rules, regulations and executive orders.
6. BillyBey, NYCEDC and their respective officers, employees, and agents, make no representation or warranty and assume no responsibility for the accuracy of the information set forth in this RFEI including, without limitation, information in the attachments, exhibits, appendices, diagrams, emails and Website, concerning any of the sites identified in the RFEI: the physical condition of any of the sites, their suitability for any specific use, the absence of hazardous waste, its financial condition, the status of title, or any other matter. All due diligence is the responsibility of the Respondent. BillyBey and NYCEDC assume no responsibility for errors or omissions. Respondents are urged to satisfy themselves with respect to the physical condition of all of the sites, the information contained herein, and to make their own judgments of the risks involved in operating, managing, and maintaining the sites as contemplated in this RFEI. Neither BillyBey, NYCEDC, the City of New York, nor any other current site occupant will be responsible for any injury or damage arising out of or occurring during any visit to the sites. The Sites (identified as available immediate activation) will be made available to the Selected Respondent(s) for the purposes of the operation, management and maintenance thereof following execution of a use and occupancy permit, in its then "as is"/"where is" condition. For the avoidance of doubt, for purposes of this paragraph "sites" shall mean the "Sites" identified as available for immediate activation and the sites identified as requiring further diligence and included as part of the market research survey.
7. The City of New York is not party to this RFEI, and has made no representation to any prospective Respondent and shall have no liability whatsoever in connection with this RFEI.
8. BillyBey and NYCEDC are not liable for any damages or losses and is not obligated to pay any costs, expenses, damages or losses incurred by any Respondent at any time.
9. BillyBey and NYCEDC shall not be obligated to pay any fee, cost or expense for brokerage commissions or finder's fees with respect to the execution of the use and occupancy permit. It shall be a condition of designation that the Selected Respondent(s) agree to pay the commission or other compensation, if any, due to any broker or finder in connection with the transaction, and to indemnify and hold BillyBey and NYCEDC (as applicable) harmless from any obligation, liability, cost

or expense incurred by it as a result of any claim for commission or compensation brought by any broker or finder by reason of the transaction.

10. Upon submission of a Response to this RFEI, Respondents, and their representatives and agents, shall treat their Responses and all information obtained from BillyBey or NYCEDC in connection with this RFEI (the "Confidential Information") confidentially, and shall not discuss, publish, divulge, disclose or allow to be disclosed the Confidential Information to any other respondents or any other person, firm or entity, including press or other media, without BillyBey or NYCEDC's prior written approval. Respondents shall refer all press and other inquiries concerning the RFEI and the Confidential Information, without further comment, to BillyBey.

Appendix A: RFEI Checklist

CONTACT INFORMATION	
Company name:	
Point of Contact:	
Address:	
Telephone number:	
Email:	

CHECKLIST		
<input type="checkbox"/>	Completed RFEI Checklist	
<input type="checkbox"/>	Letter of Introduction	See Appendix B for details
<input type="checkbox"/>	Company Information	See Appendix B for details
<input type="checkbox"/>	Maritime Industry Experience	See Appendix B for details
<input type="checkbox"/>	Site & Operations Proposal	See Appendix B for details
<input type="checkbox"/>	Financial Proposal	See Appendix B for details
<input type="checkbox"/>	Environmental Impact Mitigation	See Appendix B for details
<input type="checkbox"/>	Workforce Development Plan	See Appendix B for details
<input type="checkbox"/>	MWBE Participation Plan	See Appendix D for details
<input type="checkbox"/>	Sites List	See Appendix E for details

As Principal and representative of my organization, I hereby acknowledge the submission requirements for a response to the RFEI. I have carefully reviewed the aforementioned items and submitted them to the best of my ability. I also understand that failure to submit any of these items may result in our disqualification as a respondent to this RFEI. By signing below, I am agreeing to all the terms and requirements set forth in this RFEI.

Date: _____

Signature: _____

Print Name: _____

Title: _____

Organization: _____

Appendix B: Format for Respondent's Response

1. Letter of Introduction. Respondent should provide a letter of introduction that includes the following:
 - a. Statement to the effect that the Response is valid for a minimum period of ninety (90) days
 - b. Signature by an officer authorized to bind the Respondent

2. Company Information.
Respondent should include the following:
 - a. Company name and location(s) of business
 - b. Name, address, telephone number(s), facsimile number and e-mail address of the contact person(s) with authority to negotiate and discuss the Response during the period of the Response evaluation
 - c. Description of the Respondent's organization including, without limitation, a list of directors, officers, members, partners and shareholders, as applicable.
 - d. Names, description, bios and roles played by specific individuals in the Respondent's organization that will be working directly on this contract, and indication of each of their respective roles and projected annual hours spent on this project.
 - e. Number of years in business
 - f. Description of all subsidiaries and affiliates of Respondent
 - g. Number of on-site personnel located in New York City

3. Maritime Industry Experience:
Respondent should include the following:
 - a. List of facilities operated, freight services operated, and any other relevant experience currently (or within last ten years).
 - b. References attesting to Respondent's management experience.

4. Site & Operations Proposal.
Respondent should include the following:
 - a. The Respondent should provide a detailed Response that clearly demonstrates maximum utilization of the Sites. The Response must include a(n):
 - a. Organizational Chart
 - b. Site(s) proposed
 - c. Detailed Description of proposed Site plan & use, Including:
 - i. Capital work, if any, needed on the Site(s) to facilitate these activities (including sources of funds for such capital work);
 - ii. Identification of all necessary permits, licenses and any other approvals anticipated for the lawful operation of the Sites.
 - iii. Anticipated number and type of vessel calls to be accommodated at the Sites;
 - iv. Proposed operating hours;
 - v. Number and type of employees expected to be employed at the Site;

- vi. Anticipated daily truck trips generated from the activities on site;
- vii. Proposed workforce development initiatives;
- viii. Proposed sub-licensing plans or strategies if any; and,
- ix. Respondents should also take special care to address how, if selected, they will manage the site and business in such a way as to be profitable while also being a respectful neighbor to the surrounding communities. Respondents should note that BillyBey and NYCEDC reserve the right to place limits or caps on the cargo volume, maximum number of passengers, number of departures, and/or hours of operation at certain Sites, in their respective sole discretion.

5. Financial Response.

- a. **Financial Statements:** Submission of the last two years of financial statements for each corporate entity involved – including any auditor’s reports, balance sheet, income statement, cash flow statement, footnotes
- b. **Credit Ratings:** Submission of credit ratings for each submitting entity (if any exist)
- c. **Term Sheet:** See Appendix C

6. Environmental Impact Mitigation.

Respondent should detail steps they would take to mitigate the impact of pollution, noise, and general disruption on the local community.

7. Workforce Development Plan

Respondent should provide a detailed description of the number and type of jobs their Response would create and any associated training opportunities.

Appendix C – Non-binding Term Sheet

This non-binding Term Sheet is intended solely as a basis of further non-exclusive evaluation of the Response and discussions with respect to the terms of a contemplated permit for use and occupancy of the Site [list applicable Site(s)] and is not intended to be, nor does it constitute, a legally binding obligation on the part of BillyBey, NYCEDC, the City, the Respondent or any other party. The terms set forth herein should not be construed as including all of the material terms and conditions to be set forth in the subsequent, formalized use and occupancy permit with the selected Respondent for the operation of the Site(s).

General Terms

Site(s): [List applicable Site(s)]

Permittee: []

Permitter: BillyBey Marina Services, LLC

Use: []

Term: The initial term of this permit is for one year, with up to two additional one-year extension options for a maximum total term of up to three (3) years. The permit may be terminated by BillyBey upon not less than twenty-eight (28) days’ prior notice at any time, for any reason and without cause. BillyBey, NYCEDC, and the City shall have no liability to the Operator by virtue of such termination.

Insurance: Respondent shall carry and maintain insurance coverage in the types and amounts as required by the Permitter, at its sole cost and expense, at all times during the term of the permit. Insurance coverage types and amounts shall be determined on a case-by-case basis in accordance with the proposed use. Insurance coverage shall include, but shall not be limited to:

Type	Amount
Worker’s Compensation	Statutory limits
New York State Disability	Statutory Limits
Employer’s Liability	\$1,000,000
Auto Liability	\$1,000,000 combined single limit
General Liability	\$5,000,000 per occurrence and \$5,000,000 aggregate on a per location basis.
Umbrella Liability	\$50,000,000 per occurrence/aggregate
Hull / Protection and Indemnity	Replacement value/\$1,000,000 per occurrence
Pollution Liability	\$1,000,000 per occurrence and \$10,000,000 aggregate

United States Longshoremen's and Harbor Workers Act and or Jones Act	Statutory Limits
Business Automobile Liability	\$2,000,000 (combined single limit)

Payments to BillyBey:

	Monthly	Annual
Base Permit Fee	\$	
Revenue Participation	\$	
Total		

Appendix D: M/WBE Participation Plan in connection with any Design and Construction Work

- I. There is a M/WBE Participation Goal as part of this effort. Respondents should be aware that these goals as presented below are the minimum requirements.
 - a. Participation Goal - The target Participation Goal for the Agreement is **25-30%**. This range reflects the minimum to the optimal Participation Goal for the design and construction components of any work related to the Response (the "Work").
 - b. The Participation Goal range represents a percentage of the hard costs and soft costs associated with the Work (the "Eligible Costs") that will be paid to contractors, subcontractors and supplier firms certified with the New York City Department of Small Business Services ("DSBS") as MBEs or WBEs. Respondents shall identify their Participation Goal in their M/WBE Participation Response. The Participation Goal may be calculated as follows:
 - i. Contractors: The total dollar amount that Respondent pays to contractors certified with DSBS as MBEs or WBEs for Eligible Costs shall be credited toward fulfillment of the Participation Goal, provided that the value of such a contractor's participation shall be determined by subtracting from this total dollar amount any amounts that the contractor is obligated to pay to direct subcontractors or suppliers upon completion of such subcontractors or suppliers work or services.
 - ii. Direct Subcontractors: The total dollar amount that a contractor pays to subcontractors certified with DSBS as MBEs or WBEs for Eligible Costs shall be credited toward fulfillment of the Participation Goal, provided that the value of such a direct subcontractor's participation shall be determined by subtracting from this total dollar value any amounts that the direct subcontractor is obligated to pay to indirect subcontractors or suppliers upon completion of such indirect subcontractors or suppliers work or services.
 - iii. Indirect Subcontractors: The total dollar amount that a subcontractor pays to its subcontractors certified with DSBS as MBEs or WBEs for Eligible Costs shall be credited toward fulfillment of the Participation Goal.
 - iv. Suppliers: 60% of the dollar amount spent on materials or supplies for the components of the Response purchased by Respondent, contractors or direct subcontractors from suppliers certified with DSBS as MBEs or WBEs shall be credited toward fulfillment of the Participation Goal.
 - v. Joint Ventures: A contractor, direct subcontractor or indirect subcontractor that is a qualified joint venture, as defined in Section 6-129(c) (24) of the New York City Administrative Code, shall be permitted to count percentage of its own participation toward fulfillment of the Participation Goal. The value of such a contractor, direct subcontractor or indirect subcontractor's participation shall be determined by subtracting from this total dollar

amount any amounts that the contractor, direct subcontractor or indirect subcontractor pays to subcontractors or suppliers, and then multiplying the remainder by the percentage to be applied to total profit to determine the amount to which an M/WBE partner is entitled pursuant to the joint venture agreement. If a contractor, direct subcontractor or indirect subcontractor claims credit for participation as a qualified joint venture, then upon Seller's/ request, Respondent must promptly provide a copy of the joint venture agreement for review and confirmation of the M/WBE partner's profit share as used in calculating credit toward fulfillment of the Participation Goal.

II. Minority and Women-Owned Business Enterprises

- a. M/WBE firms must be certified by DSBS to credit such firms' participation toward attainment of the Participation Goal. Such certification must occur prior to the firms' commencement of work. A list of M/WBE firms may be obtained from the DSBS website at www.nyc.gov/buycertified, by emailing DSBS at buyer@sbs.nyc.gov, by calling (212) 513-6356, or by visiting or writing DSBS at 110 William Street, New York, New York, 10038, 7th Floor. Eligible firms that have not yet been certified may contact DSBS in order to seek certification by visiting www.nyc.gov/getcertified, emailing MWBE@sbs.nyc.gov, or calling the DSBS certification helpline at (212) 513-6311. No credit shall be given for participation by a graduate M/WBE, as defined in Section 6-129(c) (20) of the Administrative Code of the City of New York.

III. M/WBE Response Submission Forms – M/WBE Participation Responses

- a. The Respondent must complete and submit as part of its Response an M/WBE Participation Response setting forth:
 - i. the proposed Participation Goal, and
 - ii. a narrative related to Respondent's implementation of the proposed Participation Goal, including, but not limited to:
 1. strategies and methods that will facilitate participation by M/WBE firms as contractors, subcontractors or suppliers consistent with Section I above, such as carve-outs and/or unbundling bid packages;
 2. methods for identification of M/WBE firms seeking in connection with such development; and
 3. A statement that Respondent will make good faith efforts to meet the Participation Goal.
- b. Respondent's M/WBE Participation Response will be ranked against that of other Respondents and will be evaluated as an important part of the selection process, with focus on (i) the Respondent's Participation Goal in relation to the target Participation Goal range set forth in this RFP, and (ii) the development and quality of the M/WBE Participation Response narrative.

- c. If the Respondent's Response is accepted, then the M/WBE Participation Response, as approved by NYCEDC, shall be annexed to and made part of the use and occupancy permit. Respondent shall also submit a more comprehensive M/WBE Participation Plan. The M/WBE Participation Plan will include the Respondent's Participation Goal and include information on the percentage of work to be awarded to contractors, subcontractors and suppliers, and the identity of all proposed M/WBE contractors, subcontractors and suppliers, as well as a description of the type and dollar value of work designated for participation by M/WBE firms.

9/26/2012 8:02 PM

Project Information		Project Calculations		
Site of Activity		Value of Project		
Contractor		MWBE Participation Goal		
Project Manager		Dollar Value of Award to MWBEs		
Email:		Percentage of Total Award to MWBEs		
Phone				
Subcontractor Information				
Company	MWBE? (Y or N)	Subcontract Award Amount	Services to be Provided	Anticipated Start Date

Appendix E: Optional Market Research Feedback Survey

This information is being collected for market research only, although we may consider your ideas for a future project. The information gathered pursuant to this survey is in no way binding or a commitment by any party to undertake a future project.

Site	Proposed Use	Capital Investment Required (Dollar Value)	Scope of Capital Improvements	Benefits created (I.e. #of jobs, environmental, revenue to the City, etc.)
Manhattan				
Pier 36				
Staten Island				
Pier 1				
Ferry St				
Stapleton Front St				
Mainers Harbor – Union Ave				
Mariners Harbor – Harbor St				
Rossville Municipal Site				
Brooklyn				
23 rd St Basin				
29 th St Apron				
39 th St End Platform				
52 nd St Apron				
Wholesale Meat Market				
BAT Water Sheet				
65 th St Rail Yard				
N. Henry St				
Bronx				
Hunts Point				

Appendix F: Sites List

1. Pier 36, Manhattan

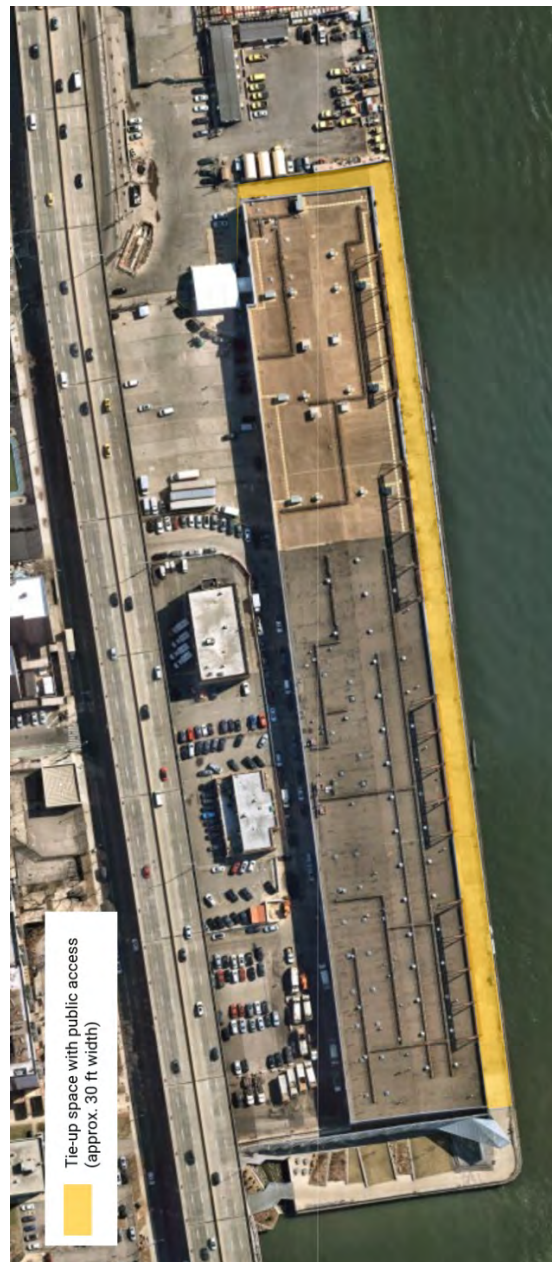
BBL	1002410013	Min - Max Depth	Up to 33 ft
Zoning	M1-4	Shoreline Condition	High Level Deck Platform
Upland Access	Shared Apron	City Council/CB	1 / Manhattan 3
Shoreline Length	1,110 ft	Neighborhood	Lower East Side

Notes: Part of publicly accessible apron is available for maritime use. Apron (approx. 30 ft width) and driveway (approx. 20-25 ft width) must be closed to the public when in use for maritime activity, goods movement, etc. Operations need to be coordinated with sports & recreation/events space immediately upland. Site is in lower Manhattan adjacent to FDR Drive (commercial vehicles restricted), and accessible to commercial vehicles through local streets. Solutions for mitigating truck traffic are preferred.

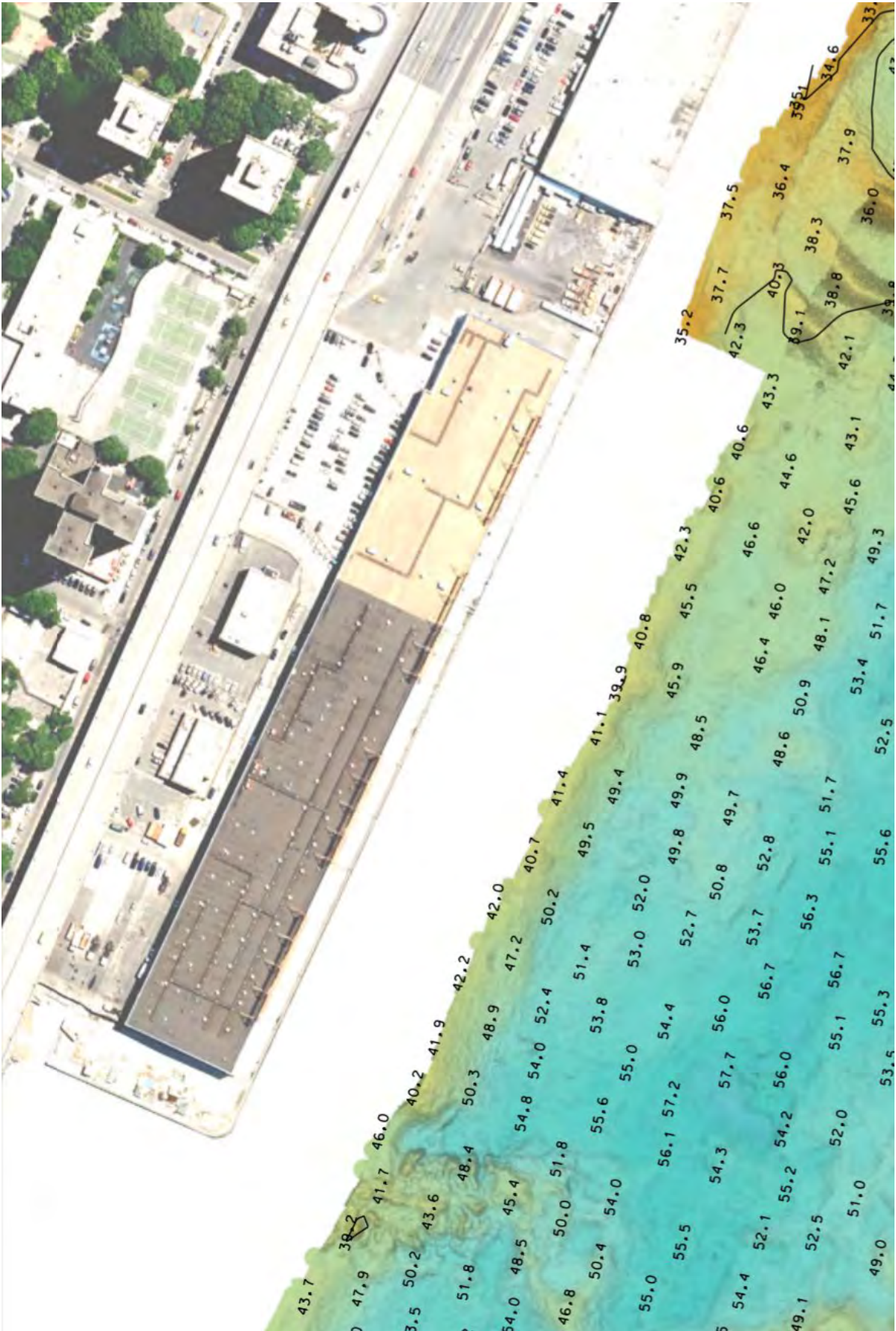
Tax Map



Site Map



Bathymetry



Shoreline Photos





2. Hunts Point Watershed

BBL	2027810301; 2027810500; 2027800002, 2027800073, and marginal street	Min - Max Depth	Up to 35 ft
Zoning	M3-1	Shoreline Condition	Relieving Platform; Stone Revetment; Steel Sheet Pile Cell Bulkhead
Upland Access	N/A	City Council/CB	18 / Bronx 2
Shoreline Length	TBD	Neighborhood	Hunts Point
Notes: Site consists of lands under water adjacent to Hunts Point. No upland space is currently available for staging. Upland access and tie-up space may be subject to an agreement with the private party occupying the upland space. Note bathymetry is only for the western portion of the site.			

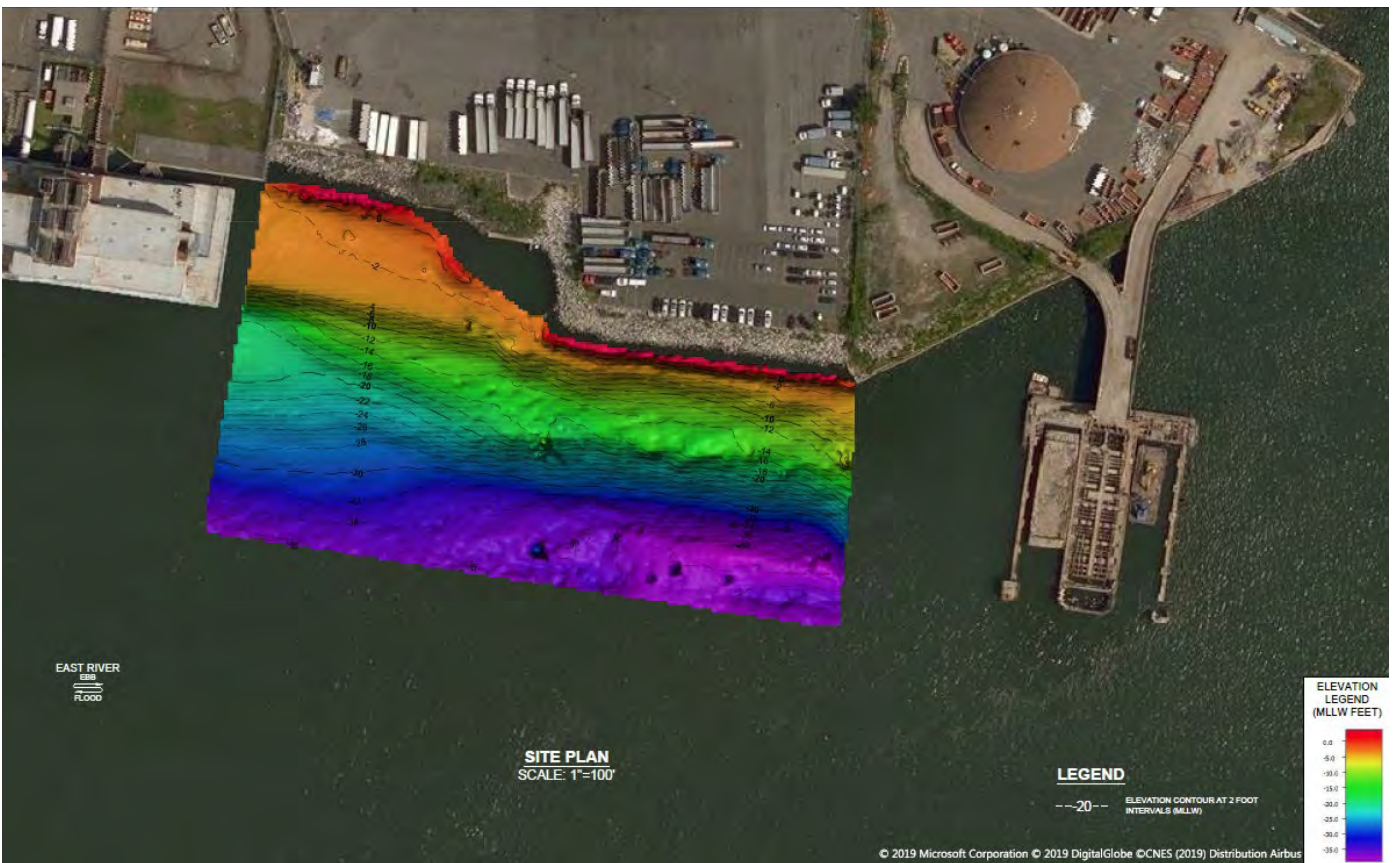
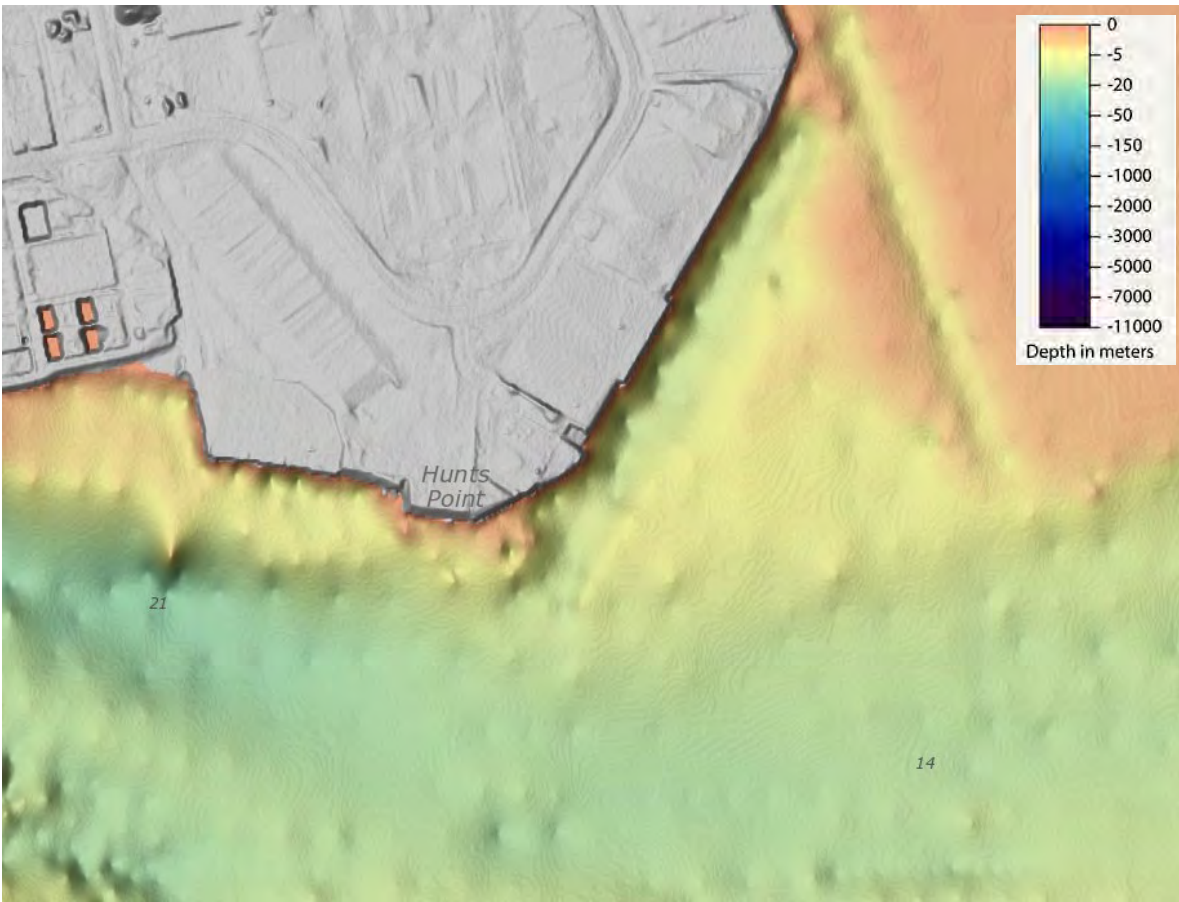
Tax Map



Site Map



Bathymetry



Shoreline Photos



3. 23rd Street Basin, Brooklyn

BBL	3006440001	Min - Max Depth	6-28 ft
Zoning	M3-1	Shoreline Condition	Bulkhead
Upland Access	Shared (see notes)	City Council/CB	38 / Brooklyn 7
Shoreline Length	450 ft	Neighborhood	Sunset Park

Notes: Site is accessible via 23rd Street. A portion of upland area will be available in the future (expected early 2022) and responses are welcome for maritime activation of existing bulkhead and future upland area. Access to the remainder of the upland space is shared. Site is in proximity to the Gowanus Expressway/BQE and within the South Brooklyn Industrial Business Zone with large businesses nearby including Home Depot and Jetro.

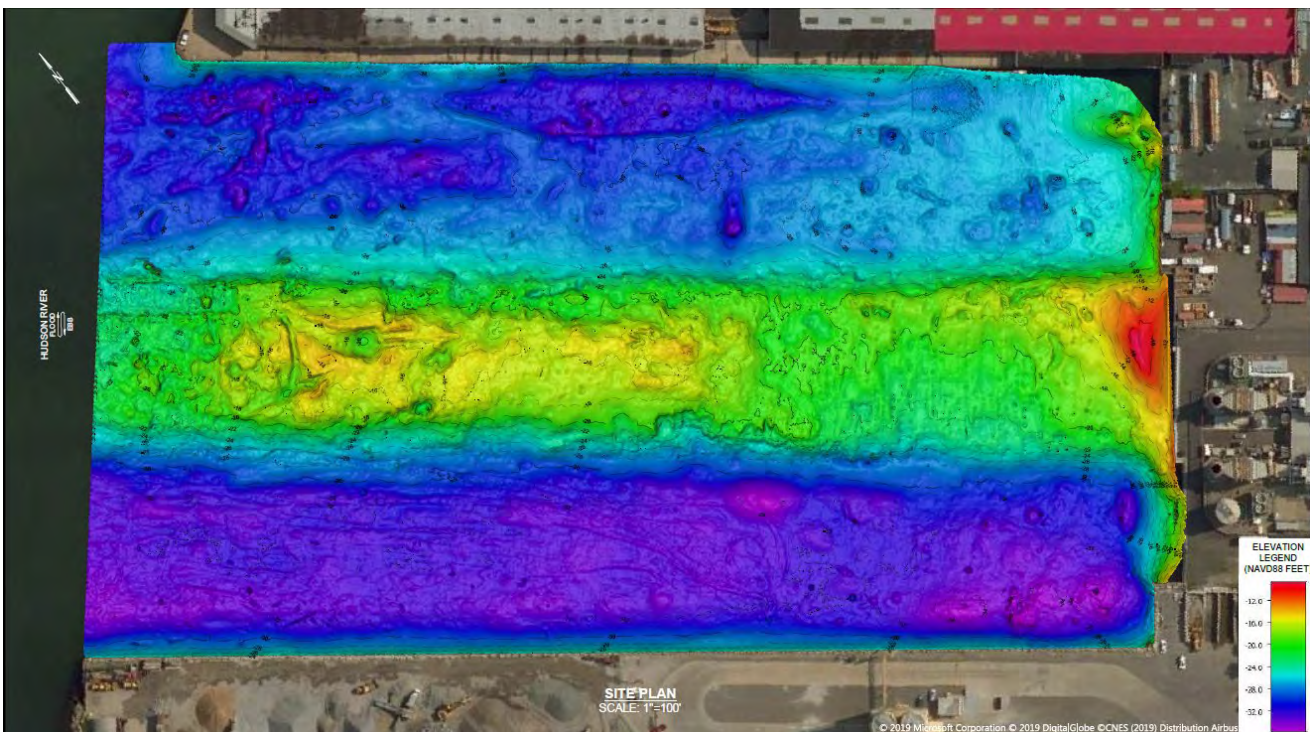
Tax Map



Site Map



Bathymetry



Shoreline Photos



4. 29th St Apron, Brooklyn

BBL	3006620001	Min - Max Depth	-8 to -16 ft
Zoning	M3-1	Shoreline Condition	Bulkhead
Upland Access	Apron and Bulkhead	City Council/CB	38 / Brooklyn 7
Shoreline Length	650 ft	Neighborhood	Sunset Park

Notes: Use of apron and bulkhead around an EDC-managed facility. Apron is approximately 10 ft wide and extends along northeast side of building. Fenders installed but no bollards. NW side of building does not have apron. Point of entry near the intersection of 28th Street and 2nd Avenue. Entrance is currently fenced (see photo). Site is in proximity to the Gowanus Expressway/BQE, within the South Brooklyn Industrial Business Zone and adjacent to Sims Municipal Recycling.

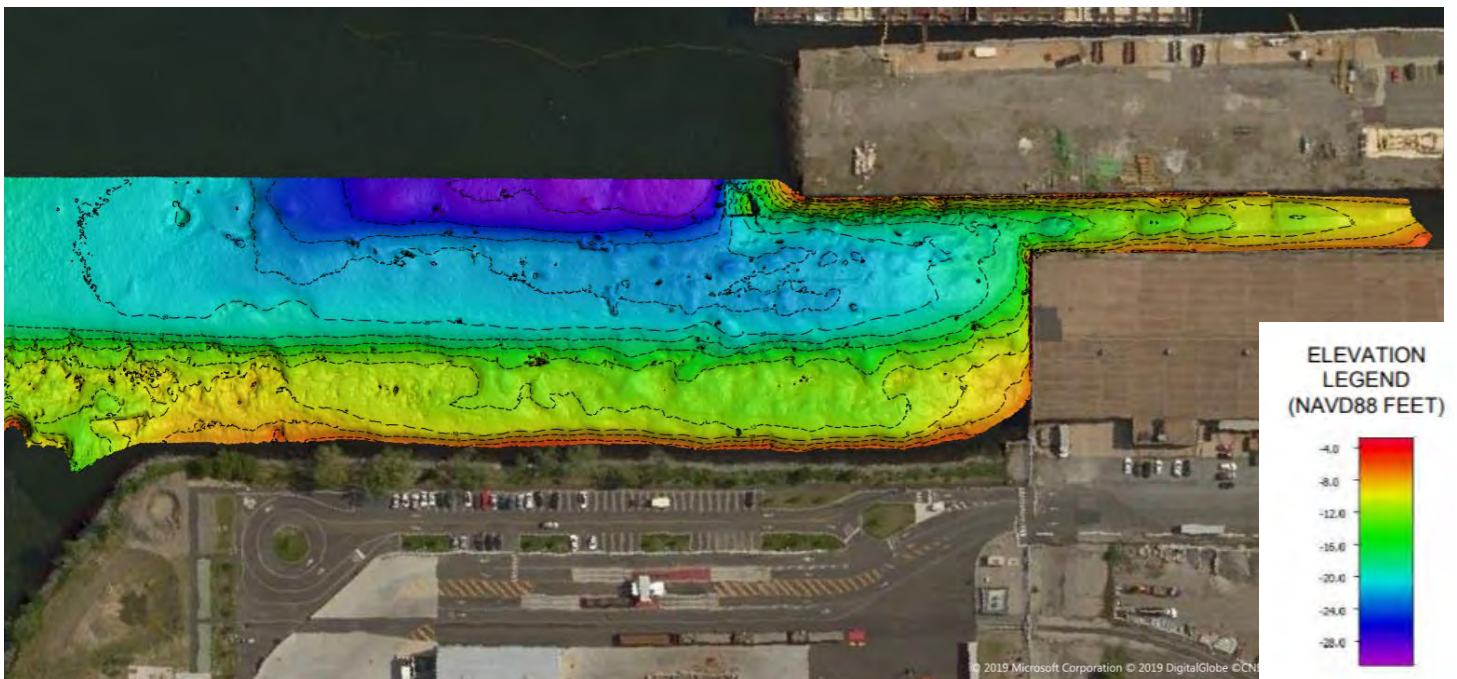
Tax Map



Site Map



Bathymetry



Shoreline Photos





5. 39th Street End Platform

BBL	3006220001	Min - Max Depth	10 - 22 ft
Zoning	M3-1	Shoreline Condition	Bulkhead
Upland Access	Bulkhead and apron	City Council/CB	38 / Brooklyn 7
Shoreline Length	275 ft	Neighborhood	Sunset Park

Notes: The steel sheet-pile bulkhead and approximately 10,000 sqft of the relieving platform is available and has street frontage on 39th Street, and the remainder is privately owned. Site is in proximity to the Gowanus Expressway/BQE, within the South Brooklyn Industrial Business Zone, and adjacent to Industry City.

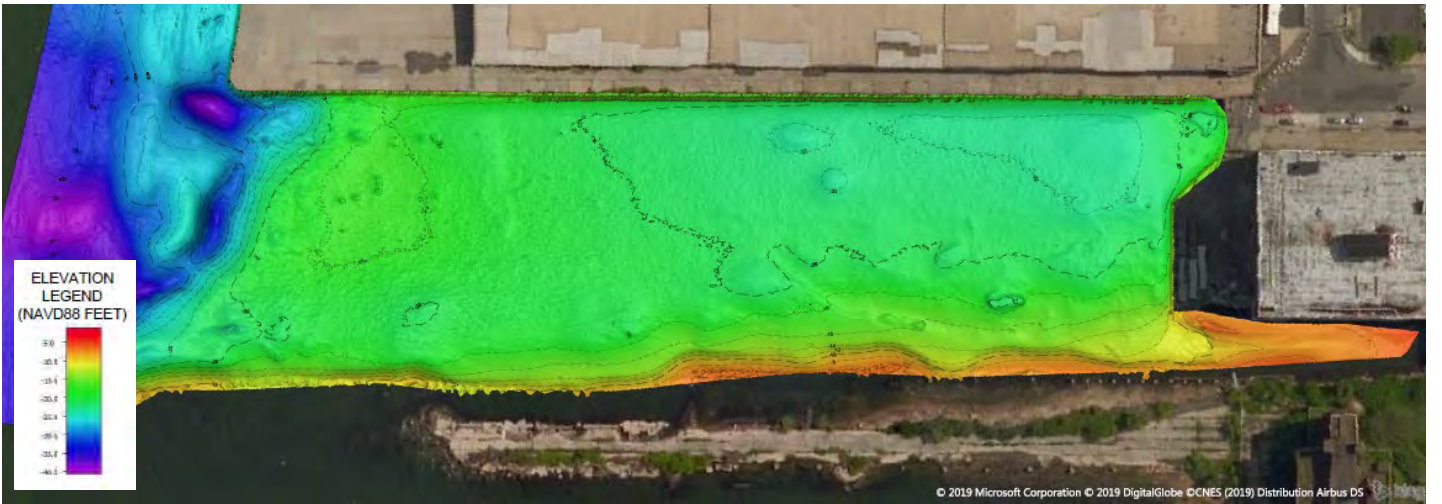
Tax Map



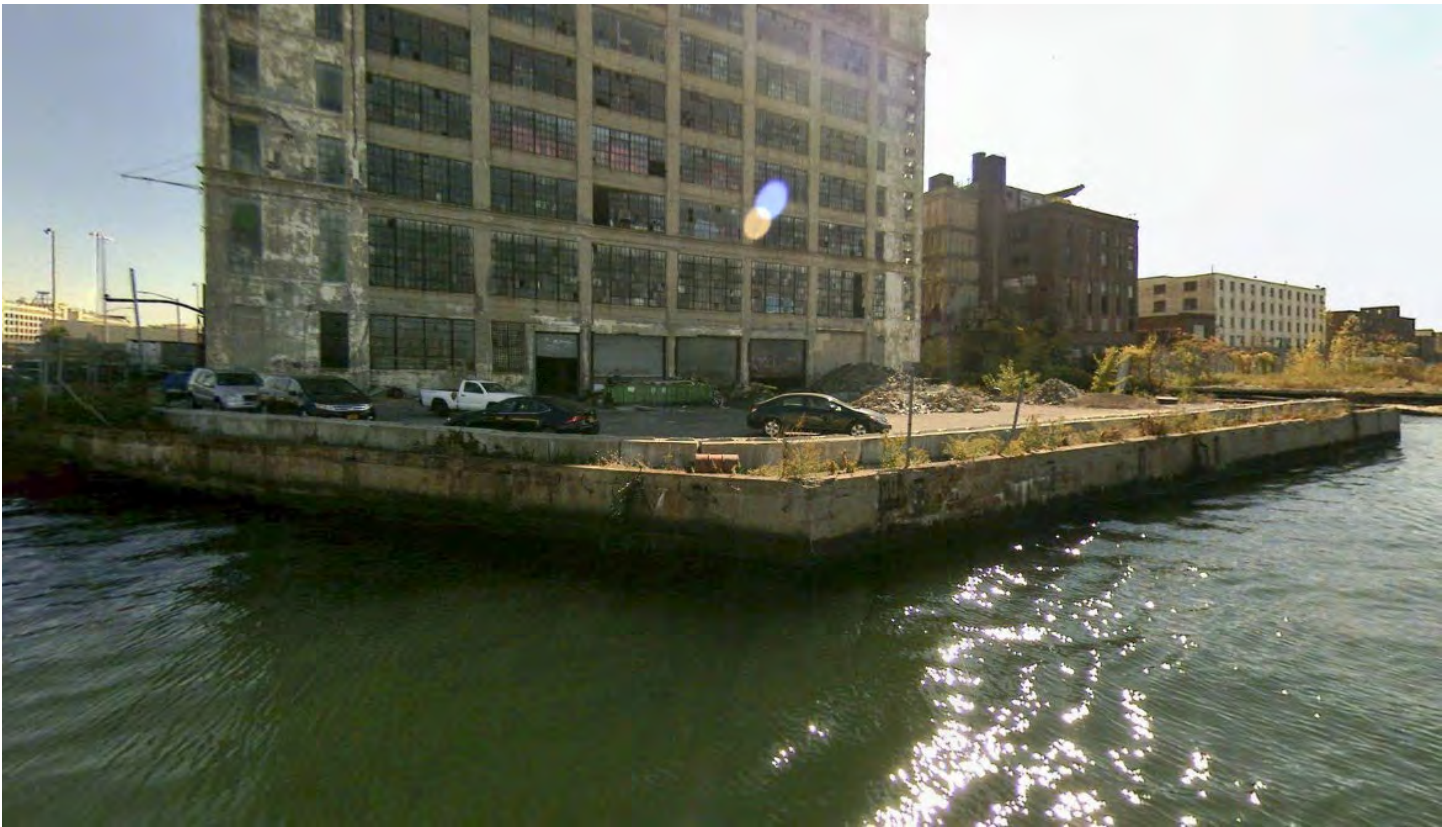
Site Map



Bathymetry



Shoreline Photos



6. 52nd Street End, Brooklyn

BBL	3008030005	Min - Max Depth	8-20 ft
Zoning	M3-1	Shoreline Condition	High Level Deck Platform; Low Level Relieving Platform
Upland Access	TBD	City Council/CB	38 / Brooklyn 7
Shoreline Length	Up to 890 ft	Neighborhood	Sunset Park

Notes: Portions of the site are leased to private users or in use by other city agencies including DSNY for Brooklyn Garage 7/10 operations. Coordination amongst adjacent users would be required to access the water's edge. Investment will be needed for dredging and shoreline improvements. Site is in proximity to the Gowanus Expressway/Belt Parkway and within the South Brooklyn Industrial Business Zone.

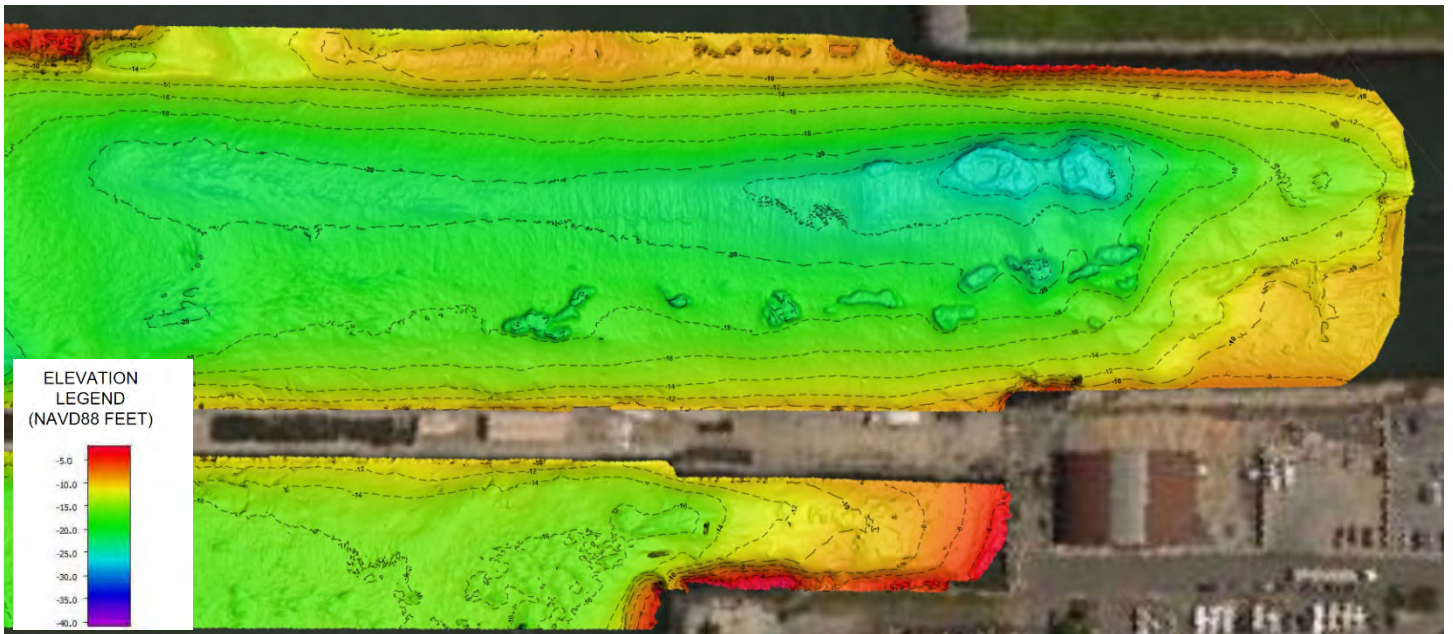
Tax Map



Site Map



Bathymetry



Shoreline Photos



7. Brooklyn Wholesale Meat Market

BBL	3008190001	Min - Max Depth	10 - 20 ft
Zoning	M3-1	Shoreline Condition	Revetment
Upland Access	Shared	City Council/CB	38 / Brooklyn 7
Shoreline Length	Up to 570 ft	Neighborhood	Sunset Park

Notes: Parking areas are active and often full. Access to water's edge is divided between two fenced areas and would require negotiation with current users. Site is subject to New York State Agriculture and Markets Law and would require ULURP approval to introduce a non-food-related use. Site is in proximity to the Gowanus Expressway/Belt Parkway and within the South Brooklyn Industrial Business Zone.

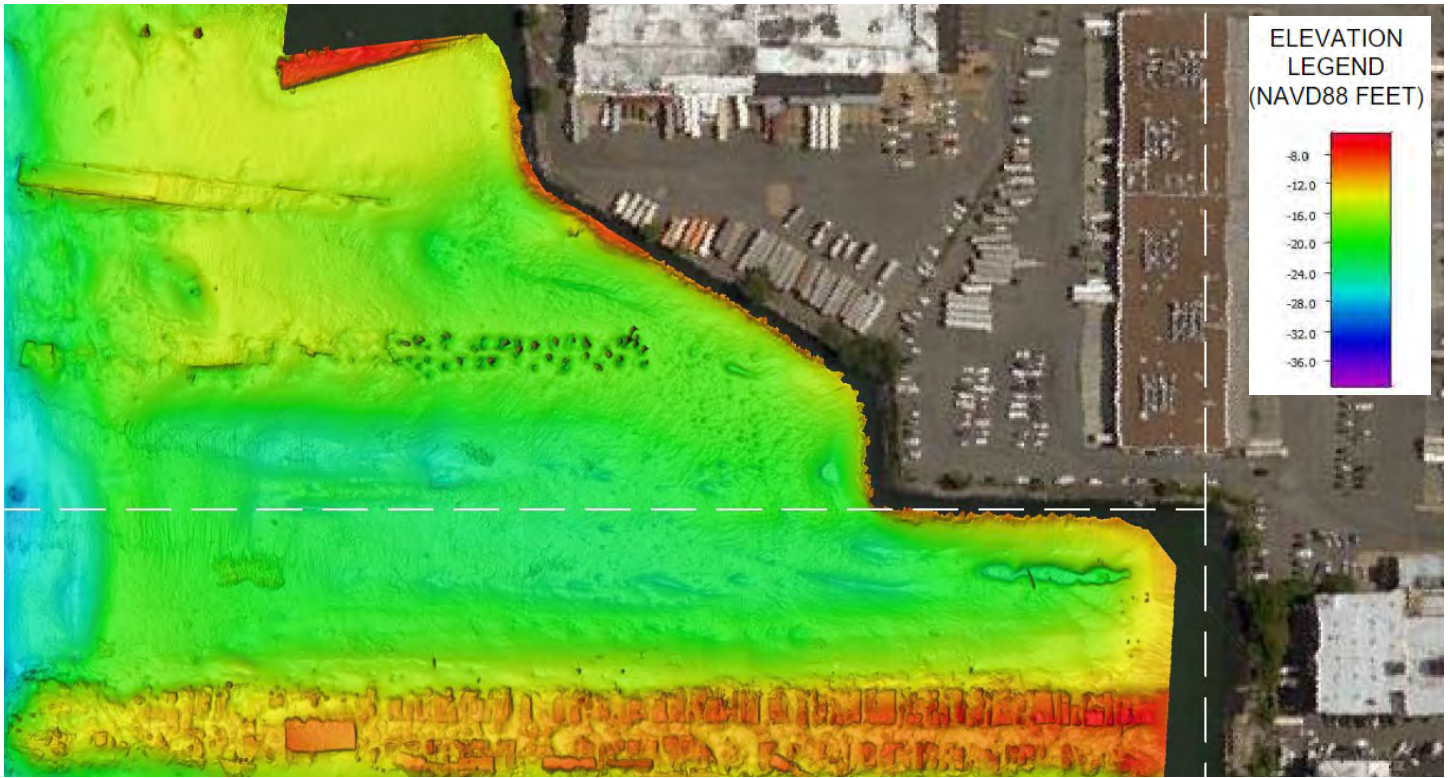
Tax Map



Site Map



Bathymetry



Shoreline Photos



8. Brooklyn Army Terminal Water Sheet

BBL	3057780001	Min - Max Depth	8 - 24 ft
Zoning	M2-1	Shoreline Condition	N/A
Upland Access	Limited	City Council/CB	38 / Brooklyn 7
Shoreline Length	N/A	Neighborhood	Sunset Park

Notes: Site consists of the water sheet between the NYPD Harbor Unit to the south and Pier 4 at Brooklyn Army Terminal to the north. Pier 4 includes an active NYC Ferry landing. Upland access is limited. Site is in proximity to the Gowanus Expressway/Belt Parkway and within the South Brooklyn Industrial Business Zone.

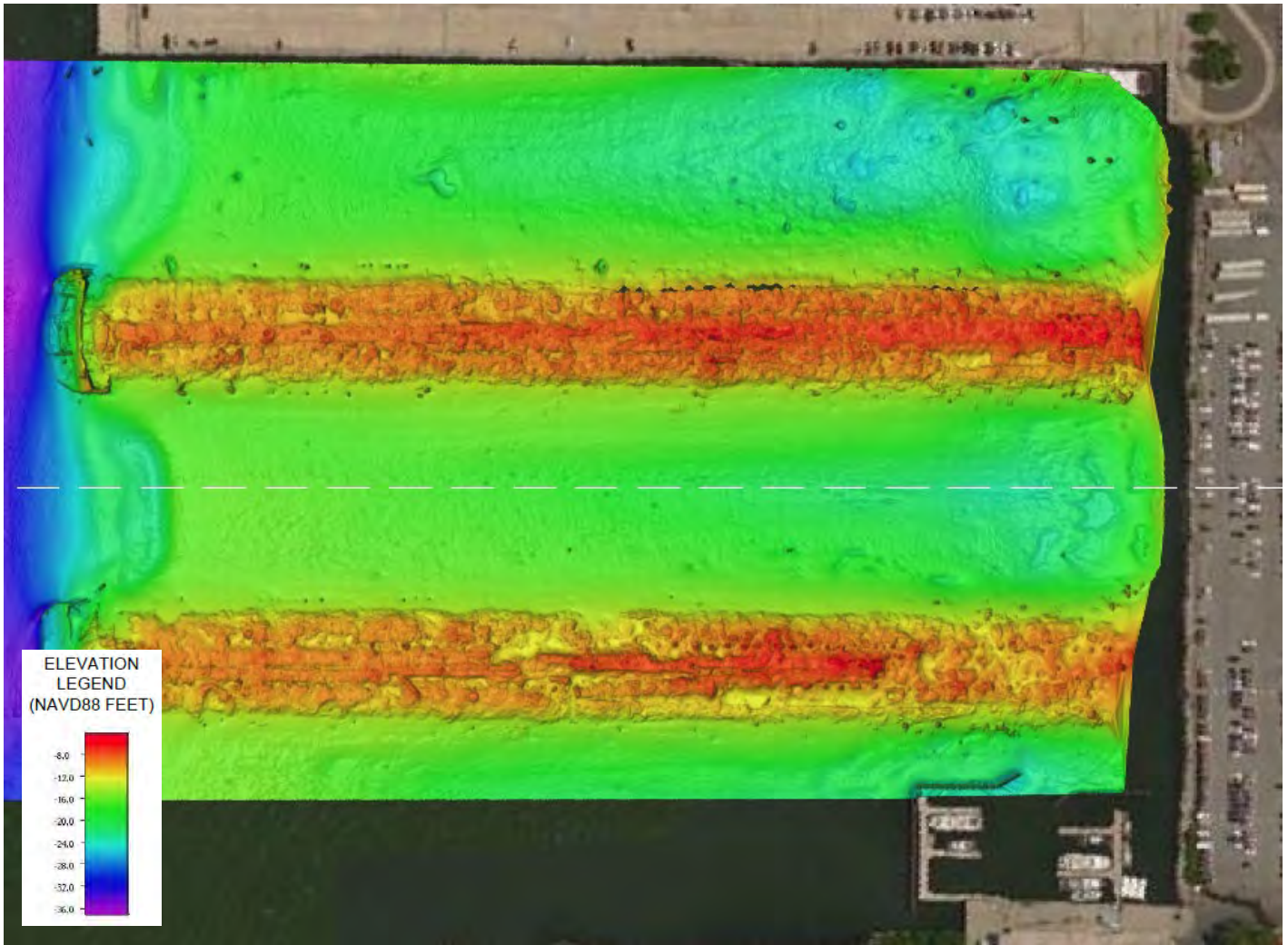
Tax Map



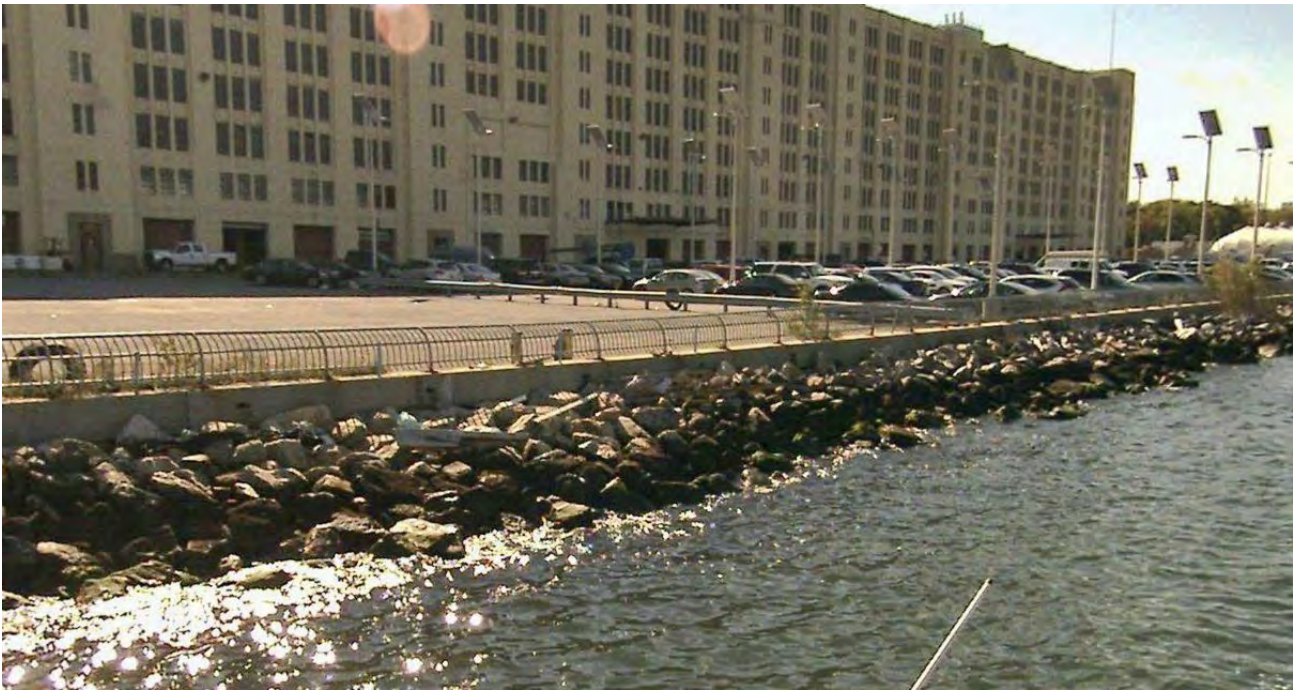
Site Map



Bathymetry



Shoreline Photos

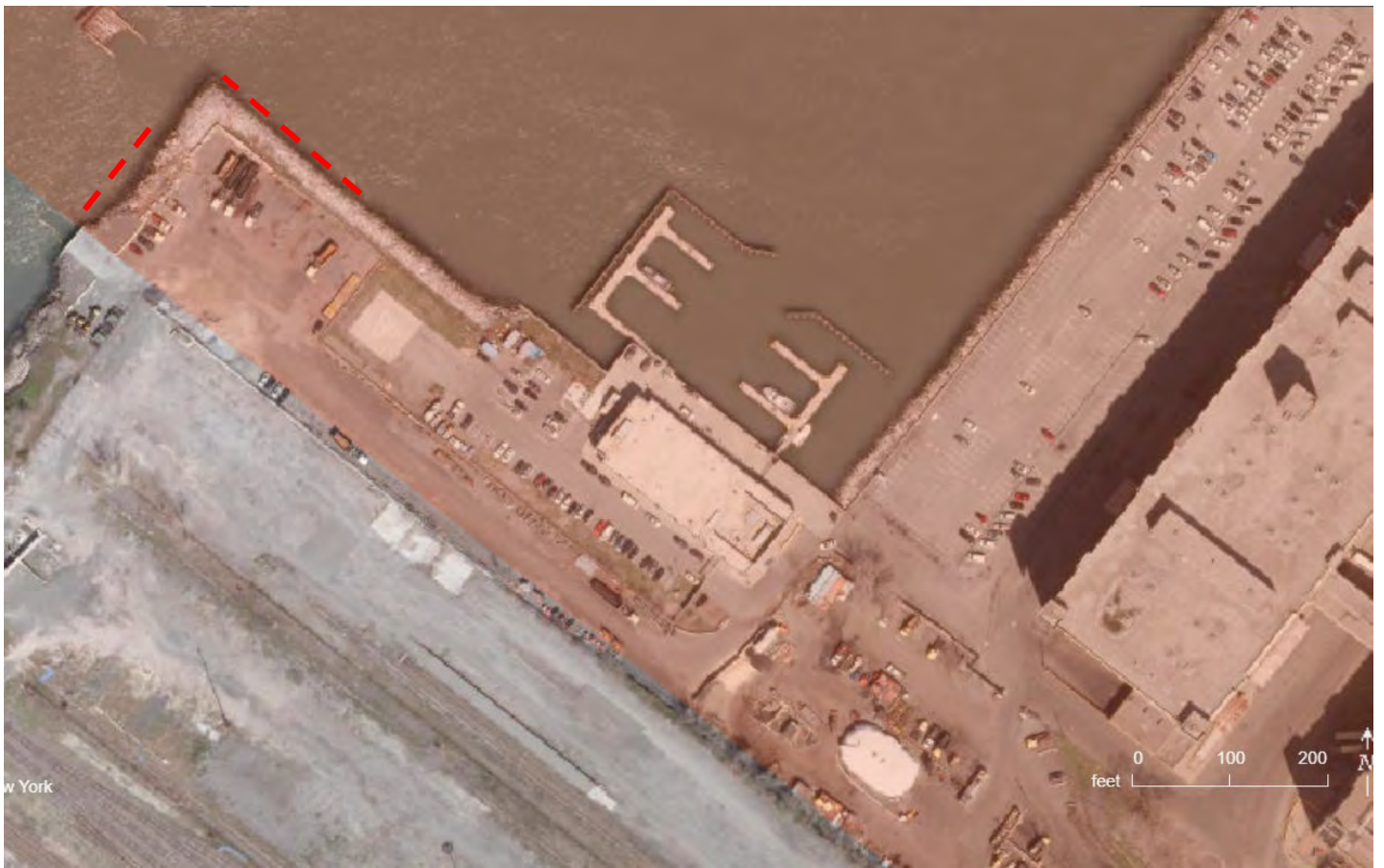


9. 65th St, Brooklyn

BBL	3057780001	Min - Max Depth	8 – 32 ft (NAVD88)
Zoning	M2-1	Shoreline Condition	Revetment; Relieving Platform
Upland Access	TBD	City Council/CB	38 / Brooklyn 7
Shoreline Length	350 ft	Neighborhood	Sunset Park

Notes: Site is situated between the Brooklyn Army Terminal and the 65th Street Rail Yard. The Rail Yard is a significant regional rail transportation node, which connects to New Jersey via a float bridge, to Long Island and Queens via the Bay Ridge Line, and to other points on the Brooklyn waterfront via the 1st Avenue Rail Line. Site is in proximity to the Gowanus Expressway/Belt Parkway and within the South Brooklyn Industrial Business Zone.

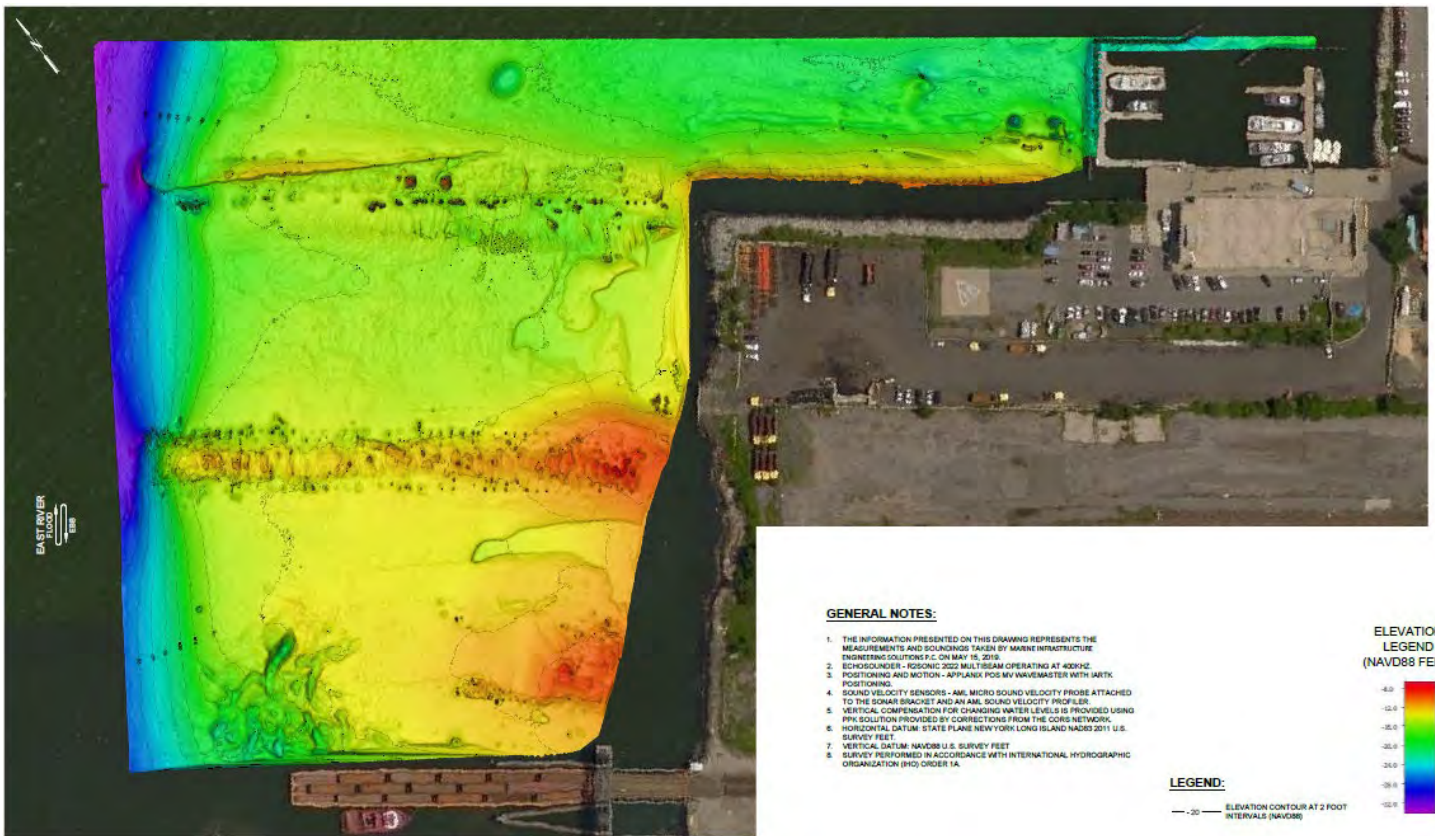
Tax Map



Site Map



Bathymetry



Shoreline Photos



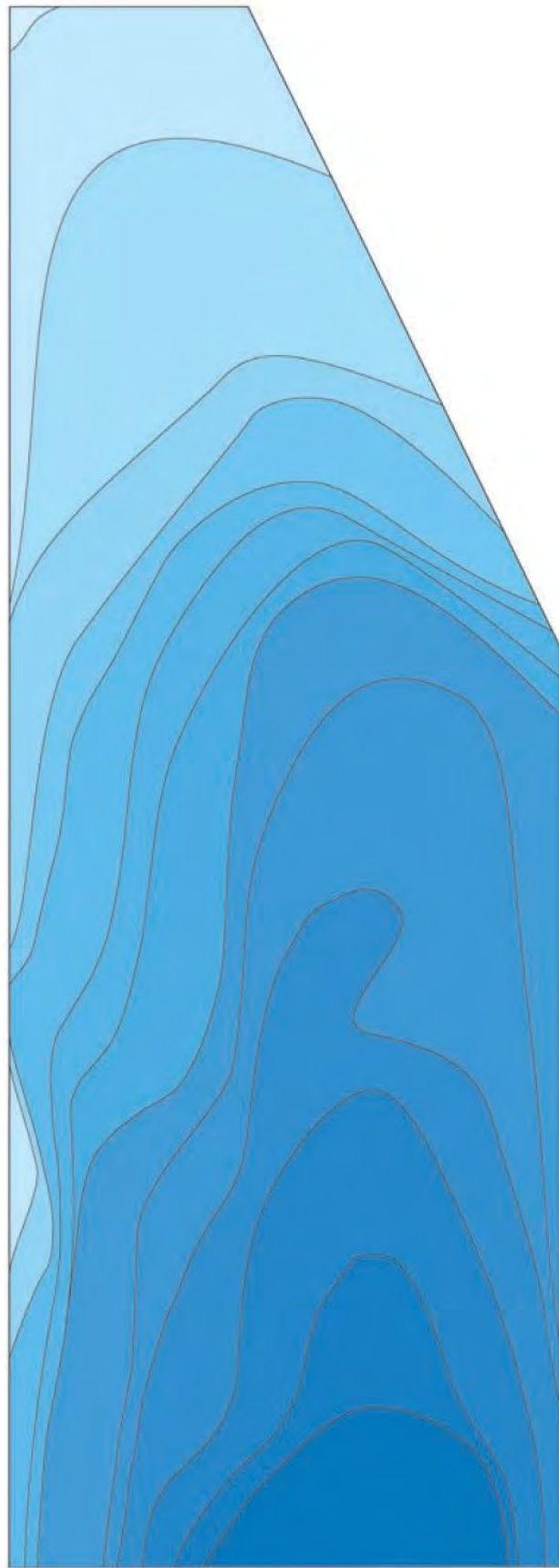
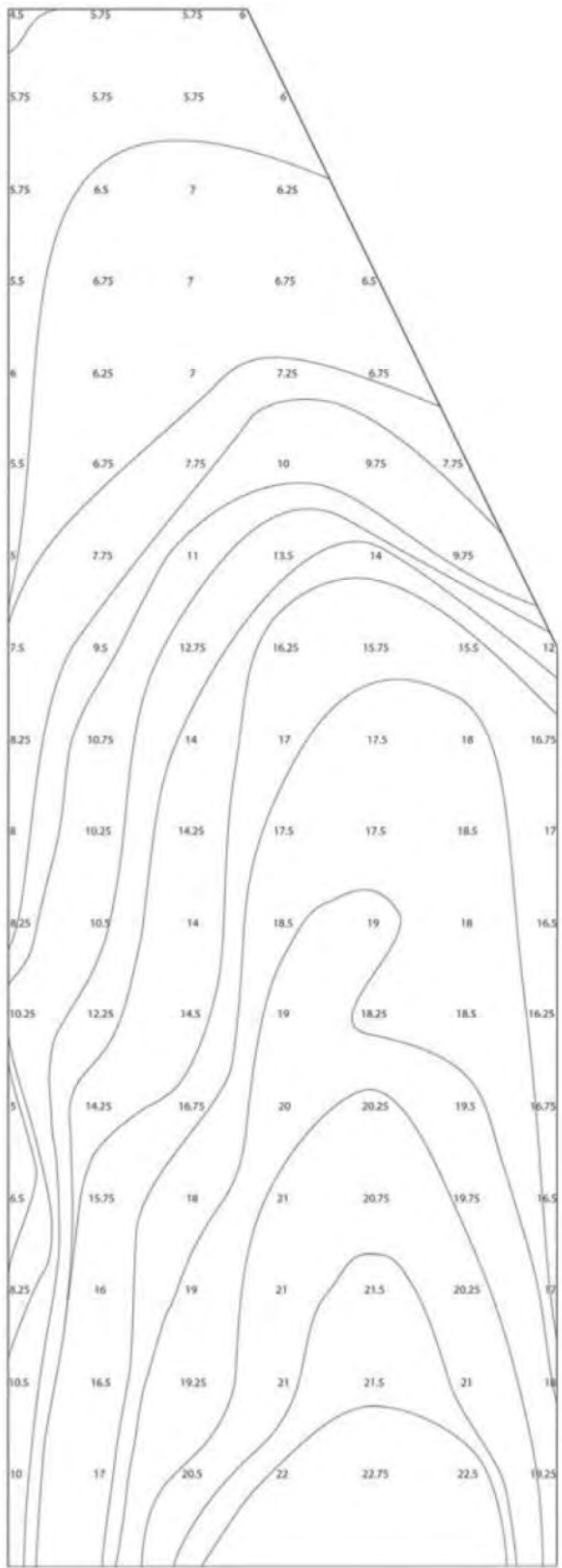


10. North Henry Marginal Street

BBL	N/A (Marginal Street between 3025080001 and 3025170035)	Min - Max Depth	4.5 - 22.75 ft (inlet)
Zoning	M3-1	Shoreline Condition	Treated timber bulkhead; Concrete; Fill and Rubble
Upland Access	TBD	City Council/CB	33/Brooklyn 1
Shoreline Length	300 ft	Neighborhood	Greenpoint
Notes: Site is located on Newtown Creek within the North Brooklyn Industrial Business Zone. Site includes shoreline on Newtown Creek and on a small inlet that is under the jurisdiction of DSNY. A future shoreline restoration project is planned for the southern end of the inlet and some upland area. Site has significant underground infrastructure.			

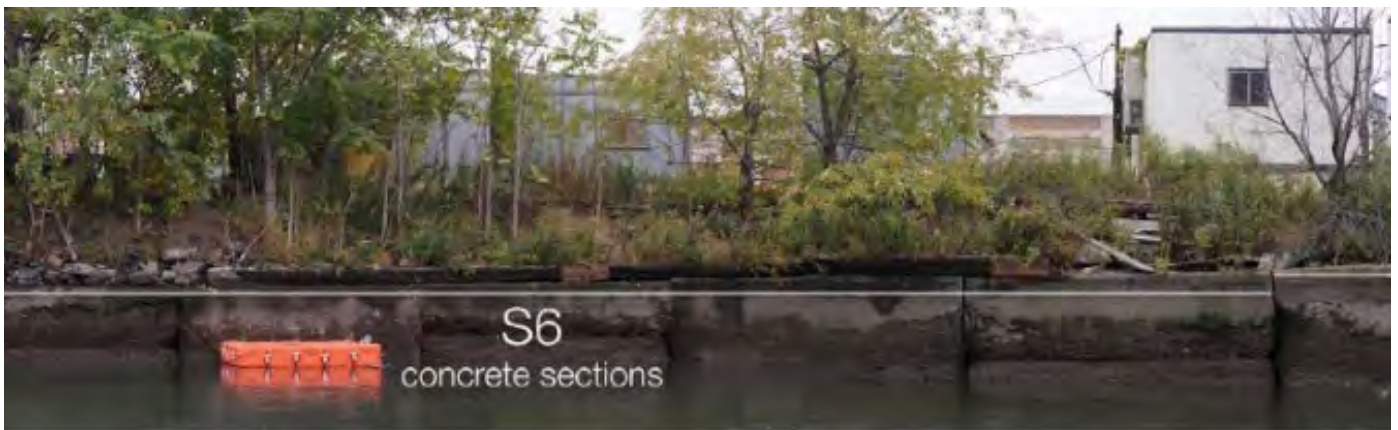
Site Map





Newtown Creek Alliance

Shoreline Photos

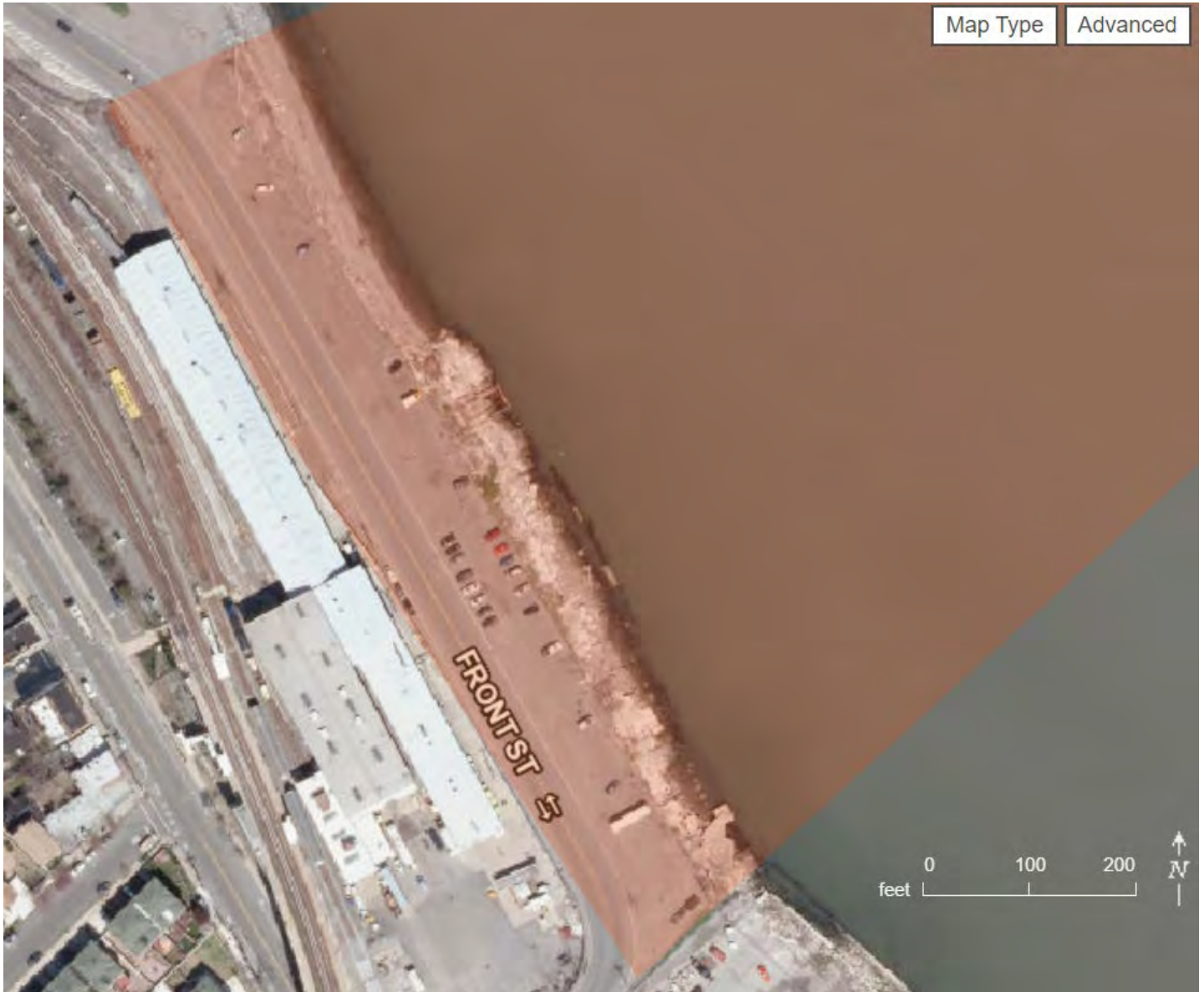


11. Stapleton Front Street

BBL	5028200105	Min - Max Depth	5 – 20 ft. (MLLW)
Zoning	C4-2A; M2-1; SW	Shoreline Condition	Shoreline
Upland Access	Unimproved	City Council/CB	49 / Staten Island 1
Shoreline Length	900 ft	Neighborhood	Stapleton

Notes: Current temporary user on the southern end of the site; remainder of the site is currently vacant. Majority of site is in a Commercial zone and approximately 45ft of shoreline is in a Manufacturing zone. Entire site is within the Special Stapleton Waterfront District (SW) with a public open space requirement and partially within a mapped street.

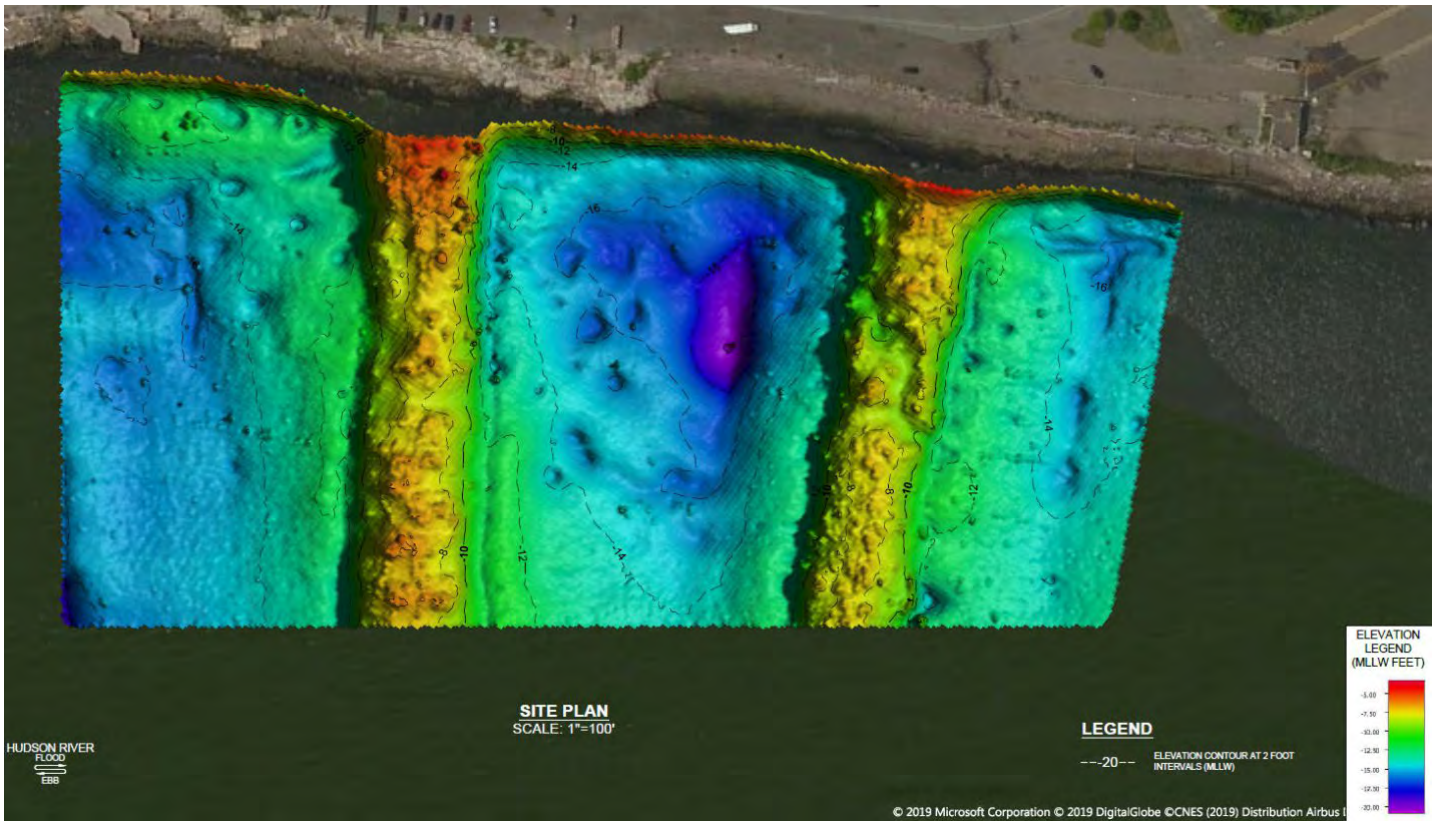
Tax Map



Site Map



Bathymetry



Shoreline Photos



12. Pier 1

BBL	5000010070	Min - Max Depth	N/A
Zoning	M1-1	Shoreline Condition	High-Level Deck Platform
Upland Access	Direct	City Council/CB	49 / Staten Island 1
Shoreline Length	1,750 ft	Neighborhood	Saint George

Notes: Pier 1 is located immediately south of the NYCDOT St George Ferry Terminal. The inshore portion (approximately 300 linear feet) of the pier can currently support maritime activity and the remaining area (approximately 500 linear feet) would require improvements depending on the proposed activity. Only the inshore portion is safe for public access and is currently open to the public.

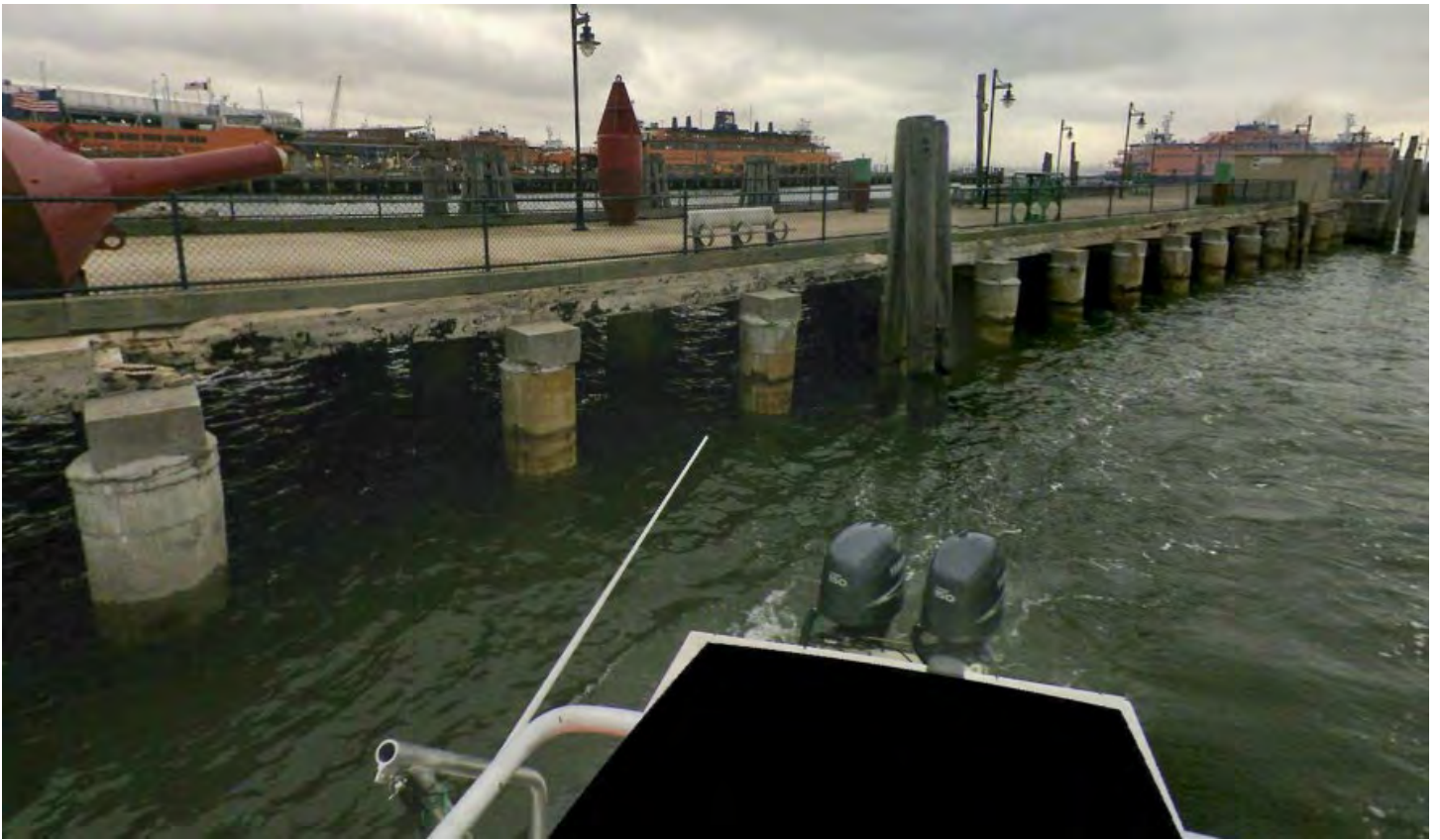
Tax Map



Site Map



Shoreline Photos



13. Ferry Street

BBL	5010680001	Min - Max Depth	0-20 ft
Zoning	M3-1	Shoreline Condition	Shoreline; Revetment
Upland Access	TBD	City Council/CB	49 / Staten Island 1
Shoreline Length	110 ft	Neighborhood	Port Richmond

Notes: Portion of lot with access to Ferry St is currently in use by a private entity. Access to the remainder of the lot from Ferry Street would require an arrangement or a new access point via Port Richmond Avenue. Survey pending with further information on shoreline conditions, shoreline length, and bathymetry. Site is accessible from Richmond Terrace and near significant maritime and industrial businesses. Solutions for mitigating truck traffic are preferred.

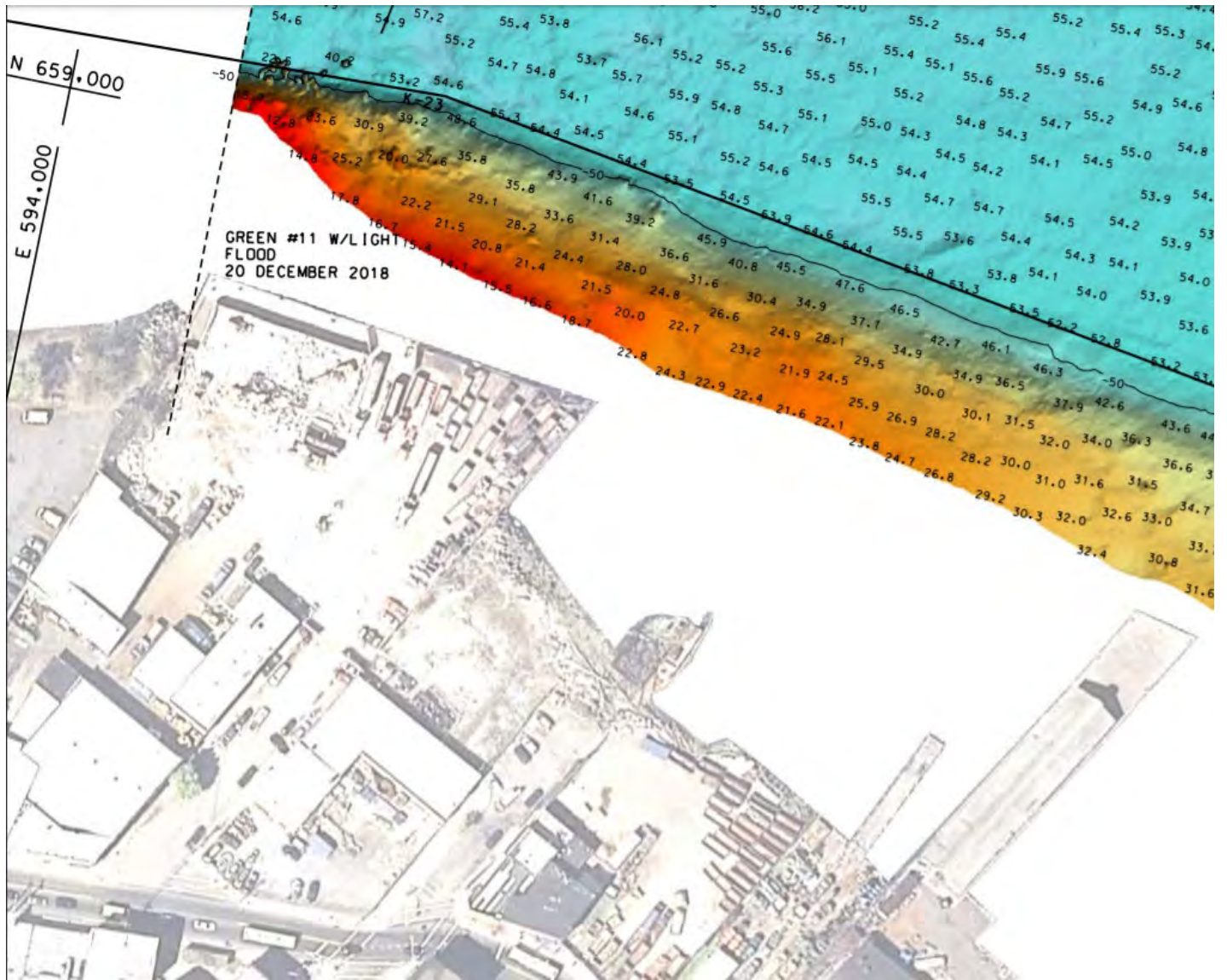
Tax Map



Site Map



Bathymetry



Shoreline Photos



14. Mariners Harbor (Union Avenue End)

BBL	5012060999	Min - Max Depth	N/A
Zoning	M3-1	Shoreline Condition	Revetment
Upland Access	Direct	City Council/CB	49 / Staten Island 1
Shoreline Length	50 ft	Neighborhood	Mariners Harbor

Notes: Site dimensions are approximate. Lot is approximately 50 feet wide and consists of shoreline and upland space in use as Union Avenue with direct access to Richmond Terrace. Solutions for mitigating truck traffic are preferred.

Tax Map/Site Map



Bathymetry



Shoreline Photos



15. Mariners Harbor (Harbor Road End)

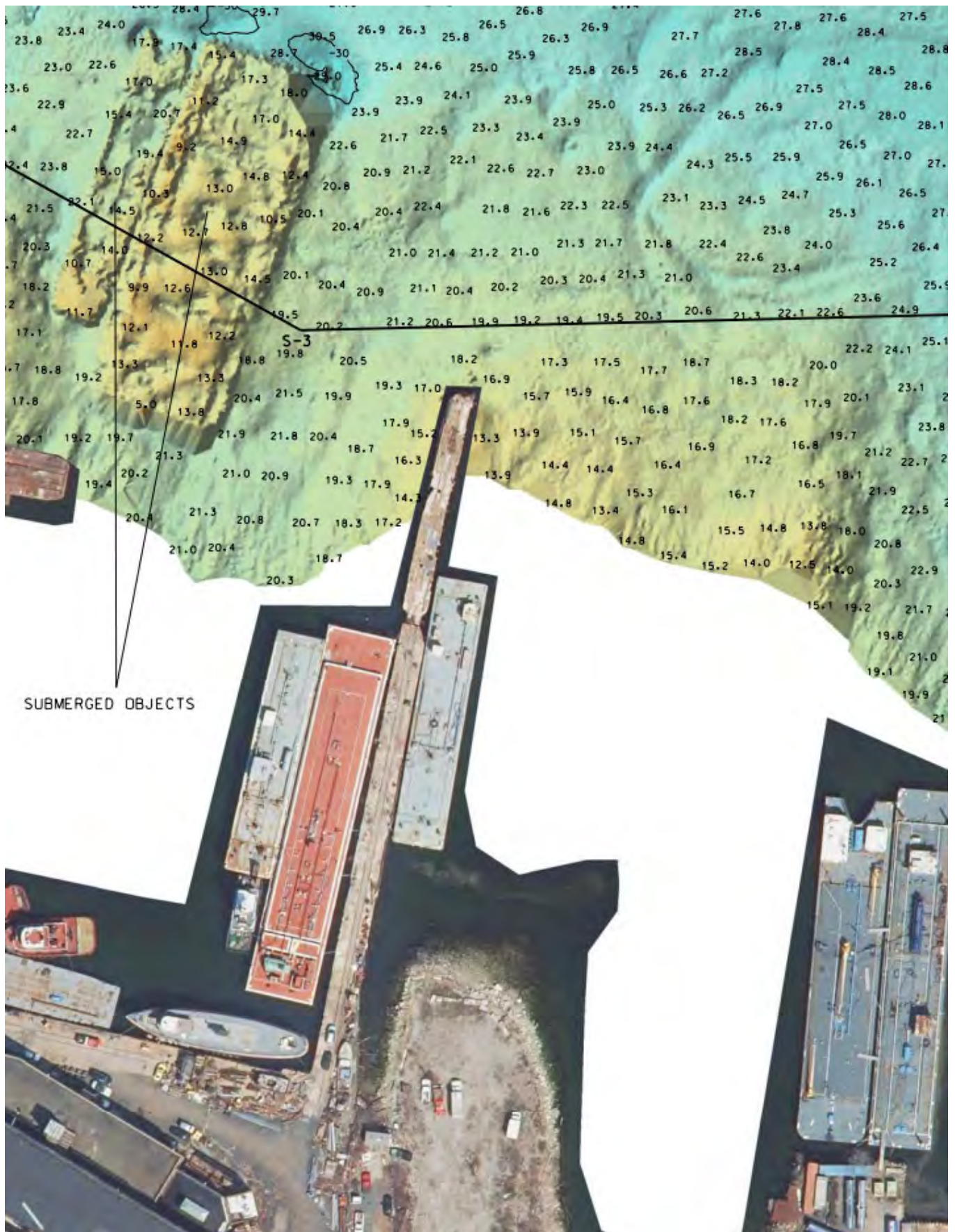
BBL	5012060060	Min - Max Depth	Up to 16 ft
Zoning	M3-1	Shoreline Condition	Revetment
Upland Access	Direct	City Council/CB	49 / Staten Island 1
Shoreline Length		Neighborhood	Mariners Harbor

Notes: Lot 60 exists on the NYC Department of Finance tax map as a point. The dimensions stated and shown below are approximate based on City records. Lot is approximately 30-35 feet wide and consists of land under water and upland space in use as Harbor Road with direct access to Richmond Terrace. Solutions for mitigating truck traffic are preferred.

Tax Map/Site Map



Bathymetry



SUBMERGED OBJECTS

Shoreline Photos



16. Rossville Municipal Site

BBL	5071620100	Min - Max Depth	TBD
Zoning	M3-1; M2-1; SRD	Shoreline Condition	Revetment; Sandy; Inshore Platform; Approach Dock; Concrete Intake
Upland Access	Direct access for upland portions, none for waterfront portions	City Council/CB	51 / Staten Island 3
Shoreline Length	1,600 ft	Neighborhood	Rossville
Notes: 25-acre site including 2 acres of land under water on the Arthur Kill Channel. Site is part of the Special South Richmond Development District (SRD). Former municipal pier structure remains on site. Immediate access to West Shore Expressway via Bloomingdale Road Exit. Concepts for use of lot, with multiple users or sub-areas are welcome. Note that bathymetry is from 2010.			

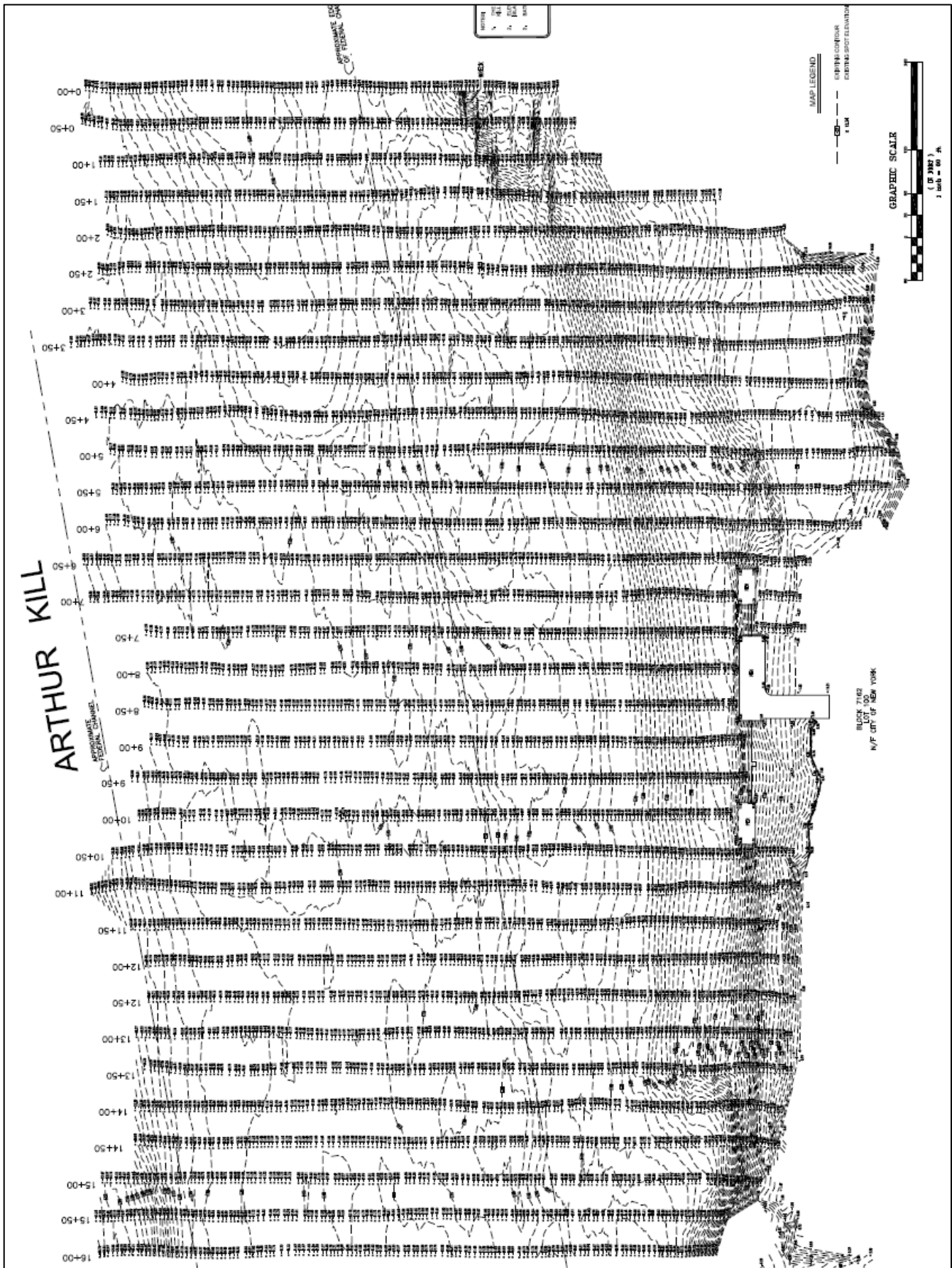
Tax Map



Site Map



Bathymetry



Shoreline Photos



