



Brooklyn Navy Yard
Development Corporation
BrooklynNavyYard.org

Building 77
141 Flushing Ave, Suite 801
Brooklyn, NY 11205

REQUEST FOR PROPOSALS

Design, Engineering and Construction Support Services Brooklyn Navy Yard Barge Basin Rehabilitation Project

Release Date: June 9, 2026
Proposal Deadline: August 7, 2026 (at 12pm)

Contact Information:
Stephen Pirrelli
Project Manager
E-mail: bid@bnydc.org
Phone: 929.337.1202

A. EXECUTIVE SUMMARY

The Brooklyn Navy Yard Development Corporation (“BNYDC”) is issuing this Request for Proposals (“RFP”) to seek proposals (“Proposals”) from entities (“Respondents”) experienced and interested in performing design and engineering services, including site investigations and evaluations, and construction support services in connection with the rehabilitation of marine structures at the Barge Basin (the “Project”) within the Brooklyn Navy Yard (the “Services”). A Respondent will be selected to perform all design, engineering, and construction support related tasks associated with the rehabilitation of marine structures at the Barge Basin, associated shoreline improvements, incidental site and utility improvements necessary for marine structure work.

As described in Section F of the Request for Proposal, there is a participation goal for the Contract equal to eight percent (8%) of the total dollar value of the Contract (the “Participation Goal”). The Participation Goal represents a percentage of the total dollar value of the Contract that may be achieved by awarding subcontracts to firms certified with DSBS or DMWBD (each as defined below) as MBEs or WBEs (each as defined below), and/or by crediting the participation of prime contractors and/or qualified joint ventures as provided in Section F.2.d and Section F.2.e below, unless the goals have been waived or modified by BNYDC in accordance with **Exhibit K**, Section A.

This RFP contains the following sections:

- A. Executive Summary
- B. Pertinent Dates
- C. BNYDC Background
- D. Project Background Information and Context
- E. Scope of Services
- F. Minority and Women Owned Business Enterprise Participation
- G. Proposal Submission Requirements
- H. Proposal Administration
- I. Selection Process



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J. Miscellaneous Conditions

K. Exhibits

- a. Declaration of Understanding
- b. Confirmation of Passport Compliance
- c. Doing Business Data Form
- d. Vendor Information Form
- e. Form of Contract
- f. Fee Proposal Forms
- g. Scope of Services
- h. Supplemental Scope Information: Add Alternate 2 – CAMP Air Monitoring & SMP QEP Services
- i. Supplemental Scope Information: Add Alternate 3 – Asbestos Air Monitoring and Bulk Sampling Services
- j. Additional M/WBE Provisions
- k. M/WBE Utilization Form

B. PERTINENT DATES

- 1) A **mandatory** pre-submission meeting with a site visit will be held at **10:00 AM at the Brooklyn Navy Yard on June 23, 2026**, at BNYDC's offices, 141 Flushing Avenue, Suite 801, Brooklyn, NY 11205.
 - a) All prospective Respondents who plan to attend the pre-submission conference must pre-register using the following link:
[Barge Basin Rehabilitation Pre-Proposal Meeting – Fill out form](#)
 - b) Contact Stephen Pirrelli via email at bid@bnydc.org with any questions regarding this meeting and site visit.
- 2) All questions are due no later than **5:00 PM on July 10, 2026**.
- 3) All Proposals are due no later than **12:00 PM on August 7, 2026**.
- 4) BNYDC anticipates conducting interviews (if required) during the month of **August 2026**.
- 5) BNYDC anticipates awarding a Contract in the **Fall of 2026**.
- 6) BNYDC anticipates the Services will start in **December 2026**.

C. BNYDC BACKGROUND

The Brooklyn Navy Yard is a mission-driven industrial park that is a nationally acclaimed model of the viability and positive impact of modern, urban industrial development. The Yard is now home to over 550 businesses, employing more than 11,000 people and generating over \$2.5 billion per year in economic impact for the City of New York. Building on the Yard's history as the economic heart of Brooklyn, the 300-acre waterfront asset offers a critical pathway to the middle class for many New Yorkers. BNYDC is the not-for-profit corporation that serves as the real estate developer and property manager of the Yard on behalf of its owner, the City of New York. BNYDC constantly strives to provide an environment in which businesses and careers can take root and grow through its management of over 40 existing buildings built by the U.S. Navy, some of which date from the early 19th and 20th



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centuries. BNYDC’s mission is to fuel New York City’s economic vitality by creating and preserving quality jobs, growing the City’s modern industrial sector and its businesses, and connecting the local community with the economic opportunity and resources of the Yard.

D. PROJECT BACKGROUND INFORMATION AND CONTEXT

The project site consists of approximately 2,200 linear feet of waterfront property on marine structures surrounding the Barge Basin (the “Basin”) to its north, east, and south within the Brooklyn Navy Yard. It is primarily composed of existing paved parking areas and roadways. See **Figure 1** below for approximate location of the Basin. See **Figure 2** for the approximate limits of the project area highlighted in red (the “Project Area”).

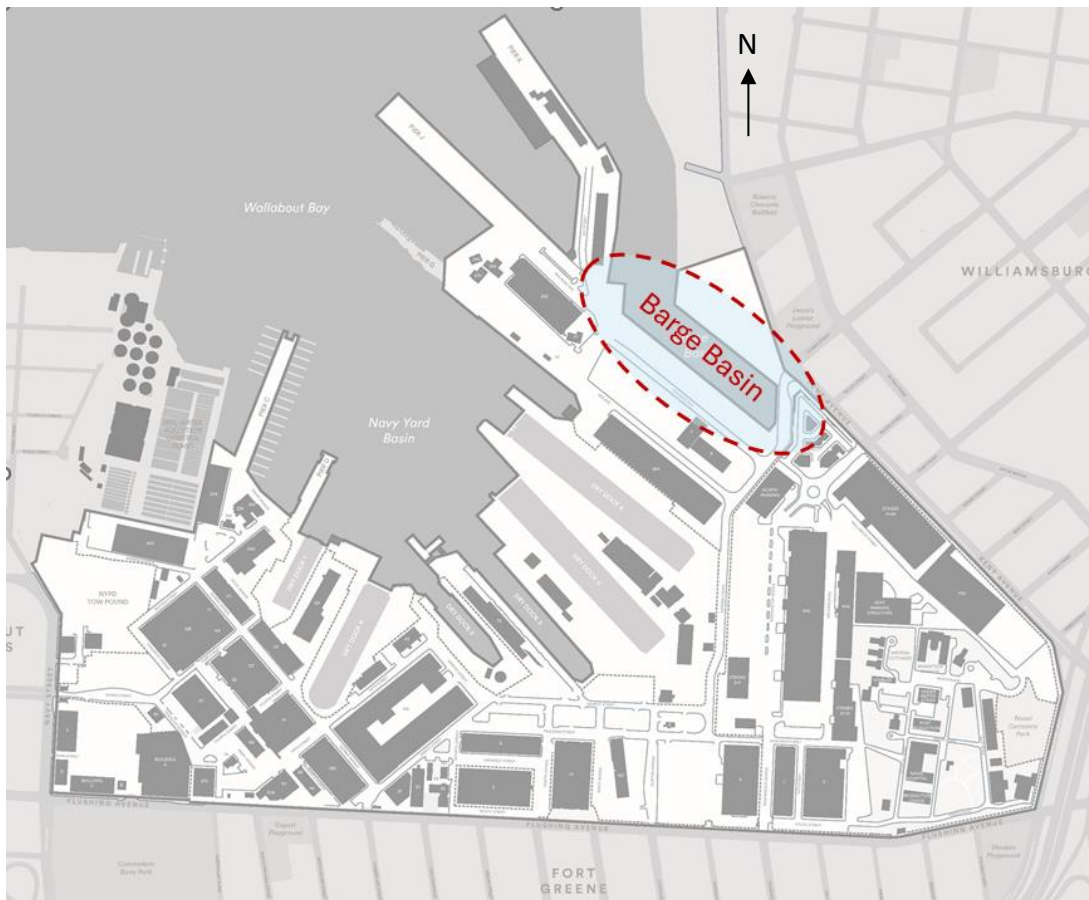


Figure 1: Barge Basin location in relation to the Brooklyn Navy Yard

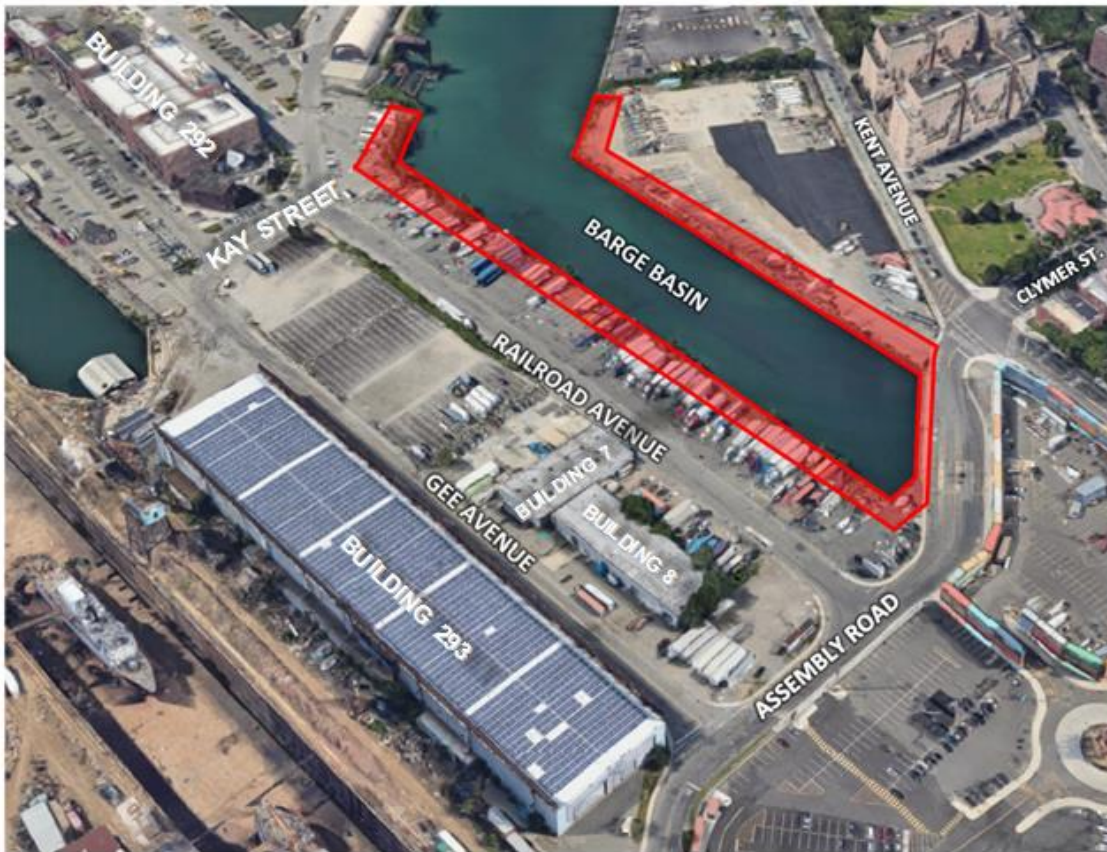


Figure 2: Approximate limits of the Project Area surrounding the Barge Basin

The Basin was constructed in 1942 and is located at the North end of the Navy Yard. The Basin was part of a general expansion program for the Navy Yard during World War II. Prior to construction, the west part of the site was the Wallabout Channel. The east part of the site consisted of a former roadway named Cross Street, a float slip, a float bridge and a rail yard. The Basin was created through the construction of a bulkhead and relieving platform across the Wallabout Channel, filling behind the bulkhead, and removal of material from the rail yard and Cross Street area.

The Basin includes three main relieving platforms: the north, south and east platforms. There are also 2 smaller platforms that run along the northwest and southwest areas of the site. These relieving platforms are decks intended to transfer loads vertically to the retaining wall. The deck of the east and south platforms supports a concrete seawall retaining six feet of fill. The north platform supports a large concrete Combined Sewer Overflow (CSO).

At the edge of the southwest platform (the terminal wharf) is a deteriorating transfer bridge structure. Adjacent to the southwest platform, two severely damaged structures have been abandoned within the basin waters. The former railroad float bridge remains in place and to the east of the bridge lays a submerged floating dry dock resting on the bottom of the basin.



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Based on site assessments completed in 2013 and 2024, it was determined that certain parts of the Project Area have critical defects. The Respondent shall perform their own assessment as part of the services under this RFP for the rehabilitation design.

The Yard's Master Plan lays out an ambitious vision for growth well beyond its current expansion. The master plan represents a potential \$2.5 billion investment that would bring the total number of jobs at the Yard to 30,000. To achieve this growth, the Master Plan comprises the development of 5.1 million square feet of vertical manufacturing space, unlike any in the country, further solidifying the Yard's role as a national urban model for sustainable middle-class job creation. At the same time, the Master Plan outlines a series of open space and connectivity improvements aimed at integrating the 300-acre Yard with its surrounding neighborhoods, while improving operations for its manufacturing users. The rehabilitation of the Barge Basin site is a critical piece of the Yard's ambitious Master Plan allowing for future development.



Master Plan rendering for a public waterfront esplanade at the project site.

E. SCOPE OF SERVICES

The marine structures at the Basin must be rehabilitated to establish a robust foundation for a new future waterfront esplanade that will be adjacent to a future Master Plan building within the Brooklyn Navy Yard. The selected Respondent will perform all design, engineering, and construction support



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related tasks associated with the rehabilitation of marine structures at the Basin, associated shoreline improvements, incidental site and utility improvements necessary for the marine structure work. The services included in this RFP shall include, but are not limited to, the following services. A full description of the scope of services is set forth on **Exhibit G** attached hereto.

- 1) Investigations and assessments to verify existing conditions in the Project Area;
- 2) Preparation of Project design for submission to BNYDC including cost estimates and anticipated construction schedules;
- 3) Preparation of construction documents, specifications, and associated estimates and construction schedules for submission to BNYDC;
- 4) Preparation, submission, and obtaining all required approvals and permits;
- 5) Preparation, submission, and obtaining approval from utility agencies and other agencies or authorities having jurisdictional review (AHJ);
- 6) Preparation, submission, and presentation of the project to the Public Design Commission (PDC),
- 7) Assistance with construction contract procurement and bid evaluations,
- 8) Construction administration services, construction support, and resident engineering services during the Project implementation, including but not limited to pre- construction, construction, and close-out phases of the Project. Periodic and final in-water inspections of project work will be required.
- 9) Coordination with other projects within or adjacent to the Project Area, and add alternates as listed in **Exhibit F** – Fee Proposal Forms and as described in **Exhibit G** - Scopes of Services

F. MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISE PARTICIPATION

The specific requirements of minority-owned business enterprises (“MBEs”) and women-owned business enterprises (“WBEs”) participation for this Contract are detailed below. Additional provisions regarding this RFP’s requirements relating to M/WBEs can be found in **Exhibit J** (Additional M/WBE Provisions) attached hereto.

Respondents must comply with all applicable MBE and WBE requirements for this Contract.

- 1) M/WBE PROGRAM. Section 6-129 of the Administrative Code of the City of New York (“Section 6-129”) establishes the program for participation in City procurement (“M/WBE Program”) by “MBEs and WBEs, certified in accordance with Section 1304 of the New York City Charter. As stated in Section 6-129, the intent of the program is to address the impact of discrimination on the City’s procurement process, and to promote the public interest in avoiding fraud and favoritism in the procurement process, increasing competition for City business, and lowering contract costs. BNYDC endorses these goals and has adopted an M/WBE Program to further participation by MBEs and WBEs for its projects. All Respondents shall comply with all requirements of BNYDC’s M/WBE Program applicable to this RFP.
- 2) M/WBE PARTICIPATION GOAL:



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- a) The percentage goal for M/WBE participation (the “Participation Goal”) for the Contract is eight percent (8%) of the total dollar value of the Contract. The Participation Goal represents a percentage of the total dollar value of the Contract that may be achieved by awarding subcontracts to firms certified with DSBS or DMWBD (each as defined below) as MBEs or WBEs, and/or by crediting the participation of prime contractors and/or qualified joint ventures as provided in Section F.2.d and Section F.2.e below, unless the goals have been waived or modified by BNYDC in accordance with **Exhibit J**, Section A.
 - b) M/WBE firms must be certified by either (i) the NYC Department of Small Business Services (“DSBS”), or (ii) Empire State Development’s Division of Minority and Women’s Business Development (“DMWBD”) 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 (i) 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, and (ii) from the ESD website at www.ny.newnycontracts.com. Eligible firms that have not yet been certified may contact DSBS or DMWBD for additional information on how to get certified. No credit shall be given for participation by a graduate M/WBE, as defined in Section 6-129(c)(20).
 - c) The Participation Goal is a material term of the Contract and the selected Respondent shall be subject to the BNYDC approved Participation Goal, unless the goals have been waived or modified by BNYDC in accordance with **Exhibit J**, Section A.
 - d) An M/WBE Respondent shall be permitted to count its own participation toward fulfillment of the Participation Goal. The value of an M/WBE Respondent’s participation shall be determined by subtracting from the total value of the Contract any amounts that the Bidder will pay to direct Subcontractors. A Respondent that is certified as both an MBE and a WBE may count its own participation either toward the goal for MBEs or the goal for WBEs, but not both. If a Respondent is not an M/WBE, it must meet the Participation Goal through the awarding of subcontracts to firms certified with DSBS or DMWBD as MBEs or WBEs.
- 3) A Respondent that is a Qualified Joint Venture (as defined in Section 6-129, and as discussed further in Section 5) shall be permitted to count a percentage of its own M/WBE participation toward fulfillment of the Participation Goal. The value of Respondent’s participation shall be determined by subtracting from the total value of the Contract any amounts that Respondent pays to direct Subcontractors, and then multiplying the remainder by the percentage to be applied to total profit to determine the amount to which an MBE or WBE is entitled pursuant to the joint venture agreement, provided that where a participant in a joint venture is certified as both an MBE and a WBE, such amount shall be counted either toward the goal for MBEs or the goal for WBEs, but not both.

M/WBE PROPOSAL SUBMISSION FORMS.



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- a) Respondents shall be required to submit with its bid a completed M/WBE Utilization Plan in the form attached as **Exhibit K** indicating:
 - i) whether the Respondent is an MBE or WBE, or Qualified Joint Venture;
 - ii) the percentage of work it intends to award to direct Subcontractors;
 - iii) in cases where the Respondent intends to award direct subcontracts, a description of the type and dollar value of work designated for participation by MBEs and/or WBEs, and the time frames in which such work is scheduled to begin and end; as well as the name, addresses, and telephone numbers of the M/WBE subcontractors if required by the solicitation; and copies of DSBS or DMWBD certifications for each proposed MBE or WBE subcontractor listed in its M/WBE Utilization;
 - iv) the Respondent's required certification and affirmations, as attached as **Exhibit K** to this RFP. In the event that this M/WBE Utilization Plan indicates that the Respondent does not intend to meet the Participation Goal, the proposal shall be deemed non-responsive, unless the goals have been waived or modified by BNYDC in accordance with **Exhibit J**, Section A.
- b) **THE RESPONDENT MUST COMPLETE AN M/WBE UTILIZATION PLAN IN THE FORM ATTACHED HERETO AS Exhibit K. AN M/WBE UTILIZATION PLAN SUBMITTED BY THE RESPONDENT WHICH DOES NOT INCLUDE THE VENDOR CERTIFICATION AND REQUIRED AFFIRMATIONS WILL BE DEEMED TO BE NON-RESPONSIVE, UNLESS A FULL WAIVER OF THE PARTICIPATION GOAL IS GRANTED IN ACCORDANCE WITH Exhibit J, Section A. IN THE EVENT THAT BNYDC DETERMINES THAT THE RESPONDENT HAS SUBMITTED AN M/WBE UTILIZATION PLAN WHERE THE VENDOR CERTIFICATION AND REQUIRED AFFIRMATIONS ARE COMPLETED BUT OTHER ASPECTS OF THE M/WBE UTILIZATION PLAN ARE NOT COMPLETE, OR CONTAIN A COPY OR COMPUTATION ERROR THAT IS AT ODDS WITH THE VENDOR CERTIFICATION AND AFFIRMATIONS, THE RESPONDENT WILL BE NOTIFIED BY BNYDC AND WILL BE GIVEN FOUR (4) CALENDAR DAYS FROM RECEIPT OF NOTIFICATION TO CURE THE SPECIFIED DEFICIENCIES AND RETURN A COMPLETED M/WBE UTILIZATION PLAN TO BNYDC. FAILURE TO DO SO WILL RESULT IN A DETERMINATION THAT THE PROPOSAL IS NON- RESPONSIVE. RECEIPT OF NOTIFICATION IS DEFINED AS THE DATE NOTICE IS E-MAILED (IF THE RESPONDENT HAS PROVIDED AN E-MAIL ADDRESS), OR NO LATER THAN FIVE (5) CALENDAR DAYS FROM THE DATE OF MAILING OR UPON DELIVERY, IF DELIVERED.**
- c) The successful Respondent (each Respondent who is awarded a Contract, a "Consultant") shall, within 30 days of entry into the Contract, submit a list of proposed persons or entities to which it intends to award subcontracts within the subsequent 12 months. In the case of multi-year contracts, such list shall also be submitted every year thereafter. BNYDC may also require the Consultant to report periodically about the contracts awarded by its direct Subcontractors or Subconsultants to indirect subcontractors or consultants (as defined in Section 6-129(c)(22)). In the event that the Consultant's selection of a Subcontractor or Subconsultant is disapproved, the Consultant shall have a reasonable time to propose alternate subcontractors or subconsultants.



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- 4) STATEMENTS SUBMITTED WITH REQUESTS FOR PAYMENT.
- a) The Consultant shall, with each voucher for payment, and/or periodically as BNYDC may require, submit statements, certified under penalty of perjury, which shall include, but not be limited, to:
 - i) the total amount the Consultant paid to its direct subcontractors or subconsultants, and, where applicable pursuant to Section 6-129(j), the total amount direct subcontractors subconsultants paid to indirect subcontractors or subconsultants;
 - ii) the names, addresses and contact numbers of each MBE or WBE hired as a subcontractor or consultant by the Contractor, and, where applicable, hired by any of the Consultant's direct subcontractors or subconsultants; and
 - iii) the dates and amounts paid to each MBE or WBE.
 - b) The Consultant shall also submit, along with its voucher for final payment:
 - i) the total amount it paid to subcontractors or subconsultants, and, where applicable pursuant to Section 6- 129(j), the total amount its direct subcontractors or subconsultants paid directly to their indirect subcontractors or subconsultants; and
 - ii) a final list, certified under penalty of perjury, which shall include the name, address and contact information of each subcontractor or subconsultant that is an MBE or WBE, the work performed by, and the dates and amounts paid to each.
 - c) If payments made to, or work performed by, MBEs or WBEs are less than the amount specified in the Consultant's M/WBE Utilization Form, BNYDC shall take appropriate action, in accordance with the enforcement provisions described in the Contract and in **Exhibit J**, Section G, unless the goals have been waived or modified by BNYDC in accordance with **Exhibit J**, Section A.
- 5) MODIFICATIONS BASED ON CONTRACT AMENDMENTS. Where an M/WBE Utilization Plan has been submitted, and the Respondent requests an amendment the value of which exceeds the greater of 10 percent of the Contract, as applicable, or \$500,000, BNYDC shall review the scope of work for the Contract, as applicable, and the scale and types of work involved in the amendment, and determine whether the Participation Goals should be modified.

Other M/WBE Requirements. The Contract and **Exhibit J** contain additional provisions related to the M/WBE requirements applicable to this RFP regarding, without limitation, waivers, modifications, substitutions, indefinite quantity contracts, progress reviews, evaluations and assessments, and enforcement. **PLEASE BE SURE THAT YOU REVIEW AND UNDERSTAND ALL OF THE REQUIREMENTS APPLICABLE TO THIS IFB AND THE CONTRACT PRIOR TO SUBMITTING YOUR PROPOSAL.**

G. PROPOSAL SUBMISSION REQUIREMENTS

Each Respondent to this RFP must submit its Proposal on or prior to the Proposal Deadline following the submission procedure set forth in this RFP.

Each Respondent shall submit separate sealed packages for each of the items set forth below.



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- 1) **Technical Proposal:** The Technical Proposal shall be submitted in a separate sealed package and shall include the information outlined in Subsection B below. Please include all assumptions, exclusions, scope limitations, and any anticipated work that the Consultant feels is necessary for the successful implementation of this Project but may be beyond the scope of the services described in the RFP along with justification for why it is necessary for BNYDC's consideration. The technical proposal shall not include any fee or other consultant costs required for the performance of the Project.
- 2) **Fee Proposal:** The Fee Proposal, as described in Subsection C below, shall be submitted in a separate sealed package.
- 3) Each Technical Proposal must contain the following information:
 - a) **Cover Letter:** The cover letter should summarize the Respondent's understanding of the project and include the company's name and address, and the name, title, address and telephone number of the person authorized to represent the responding firm.
 - b) **Previous Experience:** Provide no less than three and no more than five examples of relevant experience from projects completed within the last ten years. Relevant experience should illustrate projects of similar type, scale, context, and scope of services.
 - c) **Documentation of the firm's experience in providing consulting services to clients with projects similar in size, cost and/or type.** For each project, identify the design duration. Provide a minimum of three client references with phone numbers for projects most relevant to this submission, completed within the past five years. Provide name, title, telephone number and e-mail for each reference. Reference letters may also be submitted if available.
 - d) **Indication of the proposed Principal-in-charge, the project manager, and the main point-of-contact(s) for the duration of the project.**
 - e) **Describe firm's and team's experience with the permitting and approval process required for a project of this type, which may include but is not limited to, New York City Department of Small Business Services (NYC DSBS) Waterfront Permitting Unit and/or New York City Department of Buildings (NYC DOB), New York City Public Design Commission (PDC), New York State Department of Environmental Conservation (NYSDEC), United States Army Corp. of Engineers (USACE), utility agencies such as National Grid, Con Edison, FDNY and New York City Department of Environmental Protection (NYCDEP), or any other agency whose approval may be required for a project of this type, size, and complexity, along with the process to obtain a Notice or Certificate of Completion from either the NYC DSBS or NYC DOB.**



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- f) Provide an organizational chart and qualifications of the proposed project team including all sub-consultants. Include resumes for the proposed Principal-in-Charge, Project Manager and key staff for the respondent's firm as well as all sub-consultants, highlighting relevant qualifications. BNYDC must approve any changes to the project team, including all sub-consultants, subsequent to the submission of the Proposal.

The selected Respondent shall have all the necessary subconsultants and expertise on the team to provide the services noted in this RFP for all phases of the project.

- g) A descriptive presentation of Respondent's technical approach in compliance with **Exhibit G**, Scope of Services, of this RFP must be provided. The technical approach shall include but may not be limited to:
 - i) List of anticipated investigations needed to verify existing conditions.
 - ii) List of agency and/or permitting approvals from regulatory agencies having jurisdictional review
 - iii) List of deliverables for each phase of work
 - iv) Anticipated challenges to design, cost, schedule, and proposed solutions to overcoming these challenges to ensure project stays on track
 - v) Identify any scope of services not described herein that would be necessary to complete the Project.
- 4) In addition to the information described above, Respondent's Technical Proposal must include:
 - a) Declaration of Understanding (attached as **Exhibit A** hereto)
 - b) Confirmation of PASSPort compliance (attached as **Exhibit B** hereto)
 - c) Doing Business Data Form (attached as **Exhibit C** hereto)
 - d) Vendor Information Form (attached as **Exhibit D** hereto)
 - e) Acknowledged receipt of any Addendum to this RFP by attaching a signed copy of the Addendum to Respondent's Proposal.
 - f) If a Respondent desires any material or substantive change(s) to the form of Contract (attached as **Exhibit E** hereto), Respondent must include any such proposed change(s) in its response to this RFP.
- 5) Each Fee Proposal must contain the following information:



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- a) Respondents must propose a lump sum fee for completion of this project's base scope of services in its entirety, including overhead, profit, and staff direct labor. The lump sum fee must include all subconsultants for all phases of work. Fee for Add Alternate Scopes of Work will be billed either as a Total Fee (Not to Exceed) amount or on an hourly and/or unit price basis, as indicated on the Fee Proposal Forms in **Exhibit F**. When completing the Fee Proposal, please note the following:
 - i) Please provide a fee breakdown of how the lump sum fee was arrived in a table format that is broken down by project phase and associated tasks, listing both loaded and unloaded rates, as well as the estimated hours for all team members by name and title of position. These rates will be used for the duration of the project.
 - ii) Please provide a staffing schedule table that lists the loaded and unloaded hourly unit rates for all project team members broken out by title; these unit rates will be used for change orders throughout the duration of the project in the event there is any out of scope work.
 - iii) BNYDC must approve any changes to the project team subsequent to submission of the Respondent's Proposal. If there will be a personnel change, the new staff member must be equivalent to or more qualified than the original staff member he or she is replacing and will need to submit his or her loaded and unloaded rates for review by BNYDC. At no point in time shall the unit rate for the new staff member exceed the unit rate for the title or position approved for the original staff member that is being replaced, unless otherwise approved by BNYDC.
 - iv) For any services exceeding the total lump sum or total fee (not to exceed) amount, Consultant must seek the prior written approval of BNYDC.
 - v) Prior written approval is required from BNYDC for any Add Alternates, out of scope work, or additional services and will be billed at the unit prices / hourly rates, either as a lump sum total, total fee not-to-exceed amount, or Time and Materials, as indicated in the Fee Proposal Form in **Exhibit F**, unless otherwise noted or specified by BNYDC. In no event shall Consultant perform any of the Add Alternates, out of scope work, or additional services without the prior written consent of BNYDC.

H. PROPOSAL ADMINISTRATION

1) Pre-Submission Conference and Site Visit:

A **mandatory** pre-submission meeting with a site walk-through will be held at **10:00 AM at the Brooklyn Navy Yard on June 23, 2026**, at BNYDC's offices, 141 Flushing Avenue, Suite 801, Brooklyn, NY 11205.

- a) All prospective Respondents who plan to attend the pre-submission conference must pre-register using the following link:

[Barge Basin Rehabilitation Pre-Proposal Meeting – Fill out form](#)



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- b) Contact Stephen Pirrelli via email at bid@bnydc.org with any questions regarding this meeting and site visit.
 - c) A firm, which fails to attend both the pre-submission conference and the site visit, will not be permitted to submit a proposal.
- 2) Inquiries regarding this RFP:
- a) Any questions or explanations desired by Respondents regarding the meaning or interpretation of this RFP must be emailed and received by BNYDC no later than **5:00 PM on July 10, 2026**. BNYDC will evaluate the need to respond to inquiries. No verbal responses will be provided, and any information given to a prospective Respondent will be furnished to all prospective Respondents as an addendum to the RFP (an “Addendum”). All questions must be directed to the following via e-mail:
Stephen Pirrelli
Project Manager, Design and Construction
[E-mail: bid@bnydc.org](mailto:bid@bnydc.org)
- 3) Technical and Cost Proposal Submission Deadline:
- a) Respondents shall submit one (1) original hard copy of the Technical Proposal and one (1) original hard copy of the Cost Proposal prior to the Proposal Deadline.
 - b) Respondents shall also include electronic copies of both the Technical Proposal and Cost Proposal with their submission. Electronic copies must be provided in PDF format and may be submitted via USB drive or through a downloadable link.
 - c) Proposal envelopes shall be clearly labeled as follows:
“Design, Engineering and Construction Support Services for Barge Basin Rehabilitation”
 - d) Proposal shall be addressed to:
Alejandro Triana
Vice President, Design & Construction
Brooklyn Navy Yard Development Corporation
141 Flushing Avenue, Suite 801
Brooklyn, NY 11205
 - e) Any Proposal received after the Proposal Deadline will be considered for evaluation solely at the discretion of BNYDC.
- 4) Addenda:



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- a) Receipt of an Addendum to this RFP must be acknowledged by attaching a signed copy of the Addendum to the Proposal. Any Addendum shall become a part of the requirements for this RFP.

5) Interviews:

- a) Interviews may be held with any or all of the Respondents after receipt of Proposals. Interviews, if necessary, will be scheduled after BNYDC completes the initial review of Proposals.

I. SELECTION PROCESS

1. A BNYDC evaluation committee (the "Committee") will perform an evaluation of all proposals submitted by Respondents. The Committee will review, evaluate and score each Technical Proposal on its technical merits in accordance with established qualitative and quantitative criteria. This evaluation and scoring will determine the Respondent's technical rating ("Technical Rating"). A Respondent may be invited for an interview for the purpose of clarifying its Technical Proposal, if deemed necessary, after which its Technical Rating will be reviewed. Respondents will be ranked in accordance with the total evaluation score.
2. Technical Proposal Evaluation Criteria. The Technical Proposal evaluation criteria include, but are not limited to, the following:
 - a. The Project team's general capacity to perform the services required by this RFP;
 - b. Qualifications of the team's member(s), supporting staff, and sub-consultants to provide the Services;
 - c. References (including reference letters, if provided);
 - d. Respondent's experience contracting or doing business with the City and/or BNYDC;
 - e. Firm's understanding of the Project, technical proposal and approach, ability to identify and address challenges unique to waterfront sites, adequacy and adherence to all rules and regulations governing waterfront construction and permitting in the City of New York and other provisions of the RFP;
 - f. Firm's general organization and experience;
 - g. Project-related experience, with a focus and/or specialty in waterfront redevelopment, road reconstruction, resiliency measures, and site/ utility design; and



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141 Flushing Ave, Suite 801
Brooklyn, NY 11205

4. Reserved Rights: All Proposal material submitted becomes the property of BNYDC and BNYDC reserves the right at its sole discretion to:
 - a. Reject any and all Proposals received in response to this RFP at any time prior to signing of a contract with respect to the Services;
 - b. Award a contract to other than the lowest fee Respondent;
 - c. Waive, modify or correct any irregularities in Proposals received, after notification to the Respondent;
 - d. Change the structure of the proposed fee, if such is in the interest of BNYDC;
 - e. Negotiate the final scope, staff participation, and fee before entering into contract with successful Respondent;
 - f. Revise the fee as BNYDC may require subsequent to receipt of a Proposal for the Services;
 - g. Extend the time for submission of all Proposals after notification to all prospective Respondents;
 - h. Terminate negotiations with a selected Respondent and select the next most responsive Respondent, or take such other action as deemed appropriate if negotiations fail to result in a signed contract within a reasonable amount of time from the commencement of negotiations;
 - i. Terminate or modify the RFP process at any time and reissue the RFP;
 - j. Approve or reject any sub-consultants proposed by the Respondent; and
 - k. Request a change of any sub-consultant at any time in the contract process.

5. Contractual Requirements:
 - a. Any Respondent awarded a contract as a result of this RFP process will be required to sign a Contract substantially in the form as attached hereto as **Exhibit E**, except as otherwise provided for in this RFP.

 - b. Any information which may have been released verbally or in writing prior to the issuance of the RFP shall be deemed preliminary in nature and bind neither BNYDC nor the Respondent.

 - c. Any Respondent awarded a contract as a result of this RFP will be required to obtain clearance through the City's Procurement and Sourcing Solutions Portal ("PASSPort"). PASSPort moves the VENDEX process online, eliminating paper submissions. Since PASSPort clearance is a pre-requisite to BNYDC's award of a contract, Respondents are required to be registered and up-to-date in PASSPort prior to submitting their response to this RFP and to include their PASSPort identification number with submission of their Proposal. Non-compliance with these submission requirements shall result in the disqualification of the Proposal and/or the Respondent and/or the cancellation of any contract after its award.



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- d. Notice to Vendors: Pursuant to Local Law 34 of 2007, amending the City's Campaign Finance Law, the City is required to establish a computerized database containing the names of any "person" that has "business dealings with the city" as such terms are defined in the Local Law. In order for the City to obtain necessary information to establish the required database, vendors responding to this solicitation are required to complete the Doing Business Data Form attached as **Exhibit C** hereto and return it with this proposal. (If the responding vendor is a proposed joint venture, the entities that comprise the proposed joint venture must each complete a Data Form.) If the City determines that a vendor has failed to submit a Data Form or has submitted a Data Form that is not complete, the vendor will be notified by the agency and will be given four (4) calendar days from receipt of notification to cure the specified deficiencies and return a complete Data Form to the agency. Failure to do so will result in a determination that the proposal is non-responsive. Receipt of notification is defined as the day notice is e-mailed or faxed (if the vendor has provided an e-mail address or fax number), or no later than five (5) days from the date of mailing or upon delivery, if delivered.

K. Exhibits

The Exhibits listed below are available via the following SharePoint link:

[RFP Info Barge Basin Rehab](#)

If you encounter any issues accessing the documents, notify the BNYDC Project Manager listed below.

Stephen Pirrelli - Project Manager

E-mail: bid@bnydc.org

Phone: 929.337.1202

Exhibit A - Declaration of Understanding

Exhibit B - Confirmation of Passport Compliance

Exhibit C - Doing Business Data Form

Exhibit D - Vendor Information Form

Exhibit E - Form of Contract

Exhibit F - Fee Proposal Forms

Exhibit G - Scope of Services

Exhibit H - Supplemental Scope Information: Add Alternate 2
CAMP Air Monitoring & SMP QEP Services

Exhibit I - Supplemental Scope Information: Add Alternate 3
Asbestos Air Monitoring and Bulk Sampling Services

Exhibit K - Additional M/WBE Provisions

Exhibit L - M/WBE Utilization Form

BNYDC appreciates your interest in this RFP and looks forward to receiving your Proposal.