



Brooklyn Navy Yard
Development Corporation
BrooklynNavyYard.org

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

REQUEST FOR PROPOSALS FOR CONSTRUCTION MANAGEMENT SERVICES FOR BROOKLYN NAVY YARD BUILDING 203 BOILER PLANT AND BUILDING 365 SUBSTATION & BOILER PROJECTS

Release Date: October 7, 2026
Submission Deadline: December 4, 2026

Projects: Building 203 (formerly known as Building 41A) Boiler Plant
Building 365 (formerly known as Building 234) Substation
& Boiler
Address: 63 Flushing Ave, Brooklyn, NY 11205

Contact Information:
David Magdich
Project Manager, Design & Construction
bid@bnydc.org

A. EXECUTIVE SUMMARY

The Brooklyn Navy Yard Development Corporation (“BNYDC”) is seeking proposals for construction management services (“Proposals”) from entities (“Respondents”) interested in performing construction management services for replacement of the Building 203 Steam Generating Back-up Plant in its entirety and renovation of the Building 365 Substation & Boiler (the “Work”).

Subject to the availability of funds and responses to this Request for Proposals (“RFP”), BNYDC will select one construction management firm (“CM”) for the Project to be phased as follows (please note the below dates are subject to change at BNYDC’s discretion):

- Phase I – preconstruction and estimating services to begin March 2027
- Phase II- construction and post-construction services to begin October 2027

The CM will be responsible for the procurement and holding of all subcontracts, management and supervision during construction, final acceptance, and project closeout.

Respondents are invited to submit a Proposal for the Work described in this RFP. Locally Based Enterprises (“LBEs”) and Minority and Women-owned Businesses (“M/WBEs”) are encouraged to respond to this RFP. Respondents are also encouraged, if applicable, to include LBEs and



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M/WBEs as sub-consultants and sub-contractors. For more details, please refer to Article 40 of the form of contract attached hereto as Exhibit H.

This project is located within the Voluntary Cleanup Agreement (VCA) area of the Brooklyn Navy Yard (BNY) site. Therefore, the Respondent and all subcontractors must comply with all BNY Site Management Plan (SMP) requirements. A copy of the BNY Excavation Work Plan (EWP), Site Management Plan (SMP), Health and Safety Plan (HASP), and Community Air Monitoring Plan (CAMP) are attached hereto as Exhibit K.

This RFP contains the following:

- A. Executive Summary
- B. Pertinent Dates
- C. BNYDC Background
- D. Project Background
- E. Scope of Work
- F. Proposal Submission Requirements
- G. Proposal Administration
- H. Selection Process
- I. Contract Particulars
- J. Miscellaneous Conditions
- K. Exhibits
 - a. Exhibit A - Declaration of Understanding
 - b. Exhibit B - Confirmation of PASSPort Compliance
 - c. Exhibit C - Doing Business Data Form
 - d. Exhibit D - M/WBE Information Form
 - e. Exhibit E – Staffing Plan
 - f. Exhibit F – Fee Proposal
 - g. Exhibit G - Scope of Services
 - h. Exhibit H - Form of Contract
 - i. Exhibit I – Design Documents
 - j. Exhibit J – FEMA Rider
 - k. Exhibit K – Excavation Work Plan
 - l. Exhibit L – Confirmation of DOL Contractor Registration

B. PERTINENT DATES

- a. A mandatory pre-submission conference meeting will be held at **8:30 am on Tuesday, October 20, 2026**, at BNYDC's offices, located in Building 77, Suite 801, at 141 Flushing Avenue, Brooklyn, NY 11205. A site walkthrough will follow the



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- meeting. All Respondents who plan to attend the pre-submission meeting must register using the following link: [BNYDC Pre-Proposal Meeting – Fill out form](#)
- b. You must complete the registration form at least 24 hours prior to the start of the meeting.
 - c. Instructions for attending the meeting will be sent to everyone who registers for the meeting. Please note that parking passes will not be issued for this meeting.
2. All questions are due no later than 5:00 pm on November 13, 2026.
 3. All Proposals are due no later than 12:00 pm on December 4, 2026.
 4. BNYDC anticipates conducting interviews on or about January 4, 2027.
 5. BNYDC anticipates awarding a Contract on or about February 17, 2027.
 6. BNYDC anticipates the Work will start on or about March 2027.

C. BNYDC BACKGROUND

BNYDC is a not-for-profit corporation that serves as the real estate developer and property manager of the Brooklyn Navy Yard (the “Yard”) on behalf of its owner, the City of New York (the “City”). The 300-acre industrial park on the Brooklyn waterfront is home to over 500 businesses employing more than 13,000 people and generates more than \$2.5 billion per year in economic impact for New York City. 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

i. PROJECT BACKGROUND

Building 203 (formerly known as Building 41A) is located within the Brooklyn Navy Yard Industrial Park, adjacent to the Co-Generation Power Plant located in Building 202 (formerly known as Building 41). The existing Steam Generating Back-up Plant in Building 203 was used during the Co-Generation Plant’s breakdowns or downtimes during repairs and/or maintenance, as well as during peak demand for steam during the coldest winter days when needed.

Building 365 (Former Building 234) is located near the north-west corner of the Brooklyn Navy Yard, and includes both an electrical substation and steam boiler serving adjacent buildings.

During Hurricane Sandy, both locations were inundated with approximately 4 feet of salt water above floor level (AFL), damaging the boilers and associated equipment. Under this project, the Steam Generating Back-up Plant at Building 203 will be replaced in its entirety, and the Substation and Boiler at Building 365 will be renovated to replace damaged equipment and protect them from future storms.



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This project is funded by the Federal Emergency Management Agency (FEMA) Public Assistance Program Project Worksheet (PW) 4273. As such, please take note of the FEMA Rider attached as Exhibit J.

ii. PROJECT DESCRIPTION

The Project is divided into two Phases: pre-construction and estimating services (Phase I) with a duration of 90 calendar days, and construction and post-construction services (Phase II) with a duration of 1,358 calendar days, as described further below and in the Scope of Services attached hereto as Exhibit G. The CM's work in each phase will cover two parts of the Project:

- Part A: Demolition of existing Building 41A and construction of the new Building 203.
- Part B: Renovation of Building 365.

Please refer to Exhibit I for the current design of Part A and Part B.

E. SCOPE OF WORK

A description of the scope of work is presented in Exhibit G, Scope of Services, attached to this RFP.

F. PROPOSAL SUBMISSION REQUIREMENTS

Each Respondent shall submit, on or before the submission deadline date and time:

- One (1) sealed hard copy of Item 2 (Fee Proposal) set forth below.
 - An electronic copy of the Technical and Fee proposals in pdf format shall be submitted in two (2) separate e-mails to bid@bnydc.org. The e-mails should have the subject lines "BNYDC Buildings 203 and 365 Technical Proposal" and "BNYDC Buildings 203 and 365 Fee Proposal", respectively.
 - A hard copy of the Technical Proposal is not required under this RFP.
- I. Technical Proposal/Statement of Qualifications: A technical proposal/statement of qualifications (the "Technical Proposal") shall be submitted in separate sealed package and labeled accordingly on the outside of the package. It shall include the information outlined in this section below. The Technical Proposal shall not include any fee or other consultant costs required for the performance of the Project.

The Technical Proposal shall contain the following information:



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1. Cover Letter: A (maximum one page) letter summarizing the Respondent's understanding of the Project and the key points of the Respondent's Proposal. Include the firm's full name and address and the name and contact information of the person authorized to represent the Respondent in all aspects of contract negotiations.
2. Previous Experience/ Qualifications:
 - a. Provide a summary of the firm's experience. (maximum two (2) pages)
 - b. Provide examples of five (5) relevant projects in terms of type, size and/or cost for which the firm has provided construction management services within the last ten years. For each project, note the specific services performed (whether as joint venture or as prime), start and completion dates, a client reference with phone numbers, construction cost, and the names of the firm's staff assigned to each project. For each of these projects, describe how your firm met or exceeded MWBE contracting and local community hiring goals (maximum two (2) pages per project). At least one example should include logistical challenges or site constraints similar to the ones anticipated at Buildings 203 and 365;
 - c. Prepare and submit a detailed statement of your approach to the Project; your understanding of the purpose and scope of the Project; your ability to complete the Project within the proposed schedule and budget based on factors such as staff resources, Project Management plan and organizational commitment, logistical difficulties of planning and construction adjacent to occupied facilities and active utilities; and your ability to manage concurrent complex projects, involving multiple subcontractors, and MWBE contracting and local community hiring goals (maximum two (2) pages);
 - d. Submit an organizational chart for the firm and each sub-consultant, indicating key Project staff members and their level of responsibilities; a chart of the Project organization with the names of all staff that will be working on the Project; a list of personnel to be assigned, their skill classification and function on the Project; and detailed resumes of key Project staff members showing related experience. The organizational chart must also include a sub-consultant or team member that will monitor compliance with the MWBE goals of BNYDC.
 - e. Provide a detailed, coordinated schedule demonstrating the time frame for completion of the entire Project, including for pre-construction, construction, and closeout services. Such Project Schedule should detail time frames for major construction operations, as well as



interrelationships between significant subcontracts and/or components of the work (maximum (2) two pages).

3. Completed and signed Declaration of Understanding (attached as Exhibit A).
 4. Completed and signed Confirmation of PASSPort Compliance (attached as Exhibit B).
 5. Completed and signed Local Law 34 Doing Business Data Form (attached as Exhibit C).
 6. Completed M/WBE Information Form (attached as Exhibit D).
 7. Completed and signed Staffing Plan (attached as Exhibit E).
 8. NEW YORK STATE DEPARTMENT OF LABOR (“DOL”) CONTRACTOR REGISTRATION COMPLIANCE: Respondents are required to be registered with the DOL prior to submitting a response to this RFP. Each Respondent must attach the applicable Certificate(s) of Registration to the Confirmation of DOL Contractor Registration Compliance Form (attached hereto as Exhibit L).
 9. Acknowledgment of any Addenda (acknowledged receipt of any Addendum to this RFP by attaching a signed copy of the Addendum to the Proposal).
- II. Fee Proposal: A fee proposal (the “Fee Proposal”), as described in this section below, shall be submitted in a separate sealed package and labeled accordingly on the outside of the package.

Each Respondent shall submit a Proposed Fee/ Fee Table in the form attached hereto as Exhibit F to this RFP for all services to be rendered on the Project. The Fee Proposal shall consist of the following:

1. Preconstruction staffing costs
2. Estimated costs including:
 - a. CM staffing costs
 - b. General conditions
 - c. Proposed fixed fee, inclusive of all Overhead and Profit to remain fixed for the Project’s duration
 - d. Insurance
3. Staffing costs for construction and post construction
4. Costs for General Conditions itemized for construction and post construction



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5. Fee Table for each increment of proposed construction cost indicated on the form. The Fixed Fee is to include all Overhead and Profit and will remain fixed, irrespective of the Project's duration. The Fixed Fee for the construction and post-construction phase (Phase II) will be determined after the pre-construction phase (Phase I) based upon the Fee Table submitted with the proposal, shared savings based upon initial bids and BNYDC's budget, and time and cost incentives.
6. Multipliers: The Respondent shall indicate their proposed multiplier for overhead to be applied to the respective maximum hourly rates above. Also indicate the multiplier used for subconsultants, as appropriate.
7. The Allowances for General Conditions are for direct reimbursement of the CM/Build Contractor's actual costs without any mark-up unless otherwise provided for, which may include, but is not limited to the following itemized list:
 - a. Field Office / Trailers
 - b. Utility Charges (for Field Office)
 - c. Field Office Furniture
 - d. Reproduction/Fax Equipment & Service
 - e. Field Office Supplies
 - f. Telephones
 - g. Postage, Messenger, Printing
 - h. Bottled Water & Cooler
 - i. Survey
 - j. Permits & Fees
 - k. Janitorial/Cleaning Services
 - l. Rubbish Removal (for Field Office)
 - m. Miscellaneous Carpentry
 - n. Project Signs
 - o. Progress Photos
 - p. Computers/Networking /Software
 - q. Blueprints
 - r. Temporary Toilets
 - s. Such other services as deemed necessary by BNYDC
 - t. Miscellaneous Expenses

G. PROPOSAL ADMINISTRATION

1. Pre-Submission Conference:
A mandatory pre-submission conference meeting will be held at **8:30 am on Tuesday, October 20, 2026**, at BNYDC's offices, located in Building 77, Suite 801, at 141 Flushing Avenue, Brooklyn, NY 11205. A site walkthrough will follow the meeting. All Respondents



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who plan to attend the pre-submission meeting must register using the following link:
[BNYDC Pre-Proposal Meeting – Fill out form](#)

Attendance at the mandatory pre-submission meeting is a condition precedent to BNYDC acceptance of a Proposal. Therefore, if you have not attended the mandatory pre-submission conference, you are not allowed to submit a Proposal.

2. Inquiries:

Any questions or explanation desired by Respondents regarding the meaning or interpretation of this RFP must be emailed and received by BNYDC no later than **5:00pm on November 13, 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:

David Magdich
Project Manager, Design & Construction
bid@bnydc.org

3. Submission Deadline:

Respondents shall submit an electronic copy of both the Technical Proposal and the Fee Proposal as well as one hard copy of the Fee Proposal on or before **12:00pm on December 4, 2026** (the “Proposal Deadline”). Any Proposal received after the Proposal Deadline will be considered for evaluation solely at the discretion of BNYDC. Proposals shall be delivered to:

John Coburn
Vice President & Lead Architect, Design & Construction
141 Flushing Avenue
Suite 801
Brooklyn, NY 11205
bid@bnydc.org

4. Addenda:

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. Contract Revisions: If a Respondent desires any material or substantive change(s) to the form of contract attached hereto as Exhibit H, Respondent must include any such proposed change(s) in its response to this RFP.



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H. SELECTION PROCESS

A BNYDC evaluation committee will review, evaluate and score all Proposals. The selection of the CM will be based upon an evaluation of the following:

- a. Qualifications and quality of staff assigned to the Project, including subconsultants, as well as the terms under which the Respondent will commit its personnel;
- b. Related experience of the Respondent in providing services on projects of similar scope, use, size and complexity; demonstrated success in providing CM services as reflected via references from clients on completed projects of similar scope and intent;
- c. Proposed approach to providing services and the Respondent's understanding of the Project schedule and budget;
- d. Demonstrated commitment to MWBE contracting and conformance on projects with local community hiring goals;
- e. Proposed Fees for the Project, as described in Section E, Proposal Submission Requirements.

I. CONTRACT PARTICULARS

Upon selection, the successful Respondent shall execute a Construction Management Contract substantially in the form attached hereto as Exhibit H (the "Contract"). If a Respondent desires any material or substantive change(s) to the Contract, it must include any such proposed change(s) in its response to this RFP. The contents of the selected Proposal, together with this RFP and any formal questions and answers provided during the RFP process, will be incorporated into the final contract at BNYDC's discretion.

1. **LIQUIDATED DAMAGES.** The contractor shall be charged a certain amount per calendar day for delay of substantial completion, as further described in the form of contract attached hereto as Exhibit H.

J. MISCELLANEOUS CONDITIONS

1. Non-binding Acceptance of Qualifications: This RFP does not commit BNYDC to award a contract for any work or services described herein.
2. Incurring Costs: BNYDC is not liable for any costs incurred in the preparation of a response to this RFP.
3. Modifications: Respondents may be asked to make such revisions, additions or deletions to their Proposals as may be required by BNYDC.



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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 Work;
 - 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 competitively bid proposal for the Work;
 - 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 H, 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.
 - 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



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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.

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



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Exhibit A
Declaration of Understanding

Please access [B203 & B365 CM RFP Exhibits](#)



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Exhibit B

Confirmation of PASSPort Compliance

Please access [B203 & B365 CM RFP Exhibits](#)



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Exhibit C
Doing Business Data Form

Please access [B203 & B365 CM RFP Exhibits](#)



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Exhibit D
M/WBE Information Form

Please access [B203 & B365 CM RFP Exhibits](#)



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Exhibit E
Staffing Plan

Please access [B203 & B365 CM RFP Exhibits](#)



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Exhibit F
Fee Proposal

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Exhibit G
Scope of Services

Please access [B203 & B365 CM RFP Exhibits](#)



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Exhibit H
Form of Contract

Please access [B203 & B365 CM RFP Exhibits](#)



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Exhibit I

Design Documents

Design Documents are available at the links below for Part A and Part B. These documents are provided for **reference only**, in order for Respondents to gain a general understanding of the scope and complexity of the proposed construction work.

Note that this RFP does not require Respondents to provide an estimate of construction costs based on these design documents, as that effort will be part of the Preconstruction Services performed by the selected CM.

Please access [B203 & B365 CM RFP Exhibits](#)



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Exhibit J
FEMA Rider

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Exhibit K

Excavation Work Plan

This project is located within the Voluntary Cleanup Agreement (VCA) area of the Brooklyn Navy Yard (BNY) site. Therefore, the Respondent and all subcontractors must comply with all BNY Site Management Plan (SMP) requirements.

A copy of the BNY Excavation Work Plan (EWP), Site Management Plan (SMP), Health and Safety Plan (HASP), and Community Air Monitoring Plan (CAMP) can be accessed by clicking the link below:

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Exhibit L

Confirmation of DOL Contractor Registration

Please access [B203 & B365 CM RFP Exhibits](#)