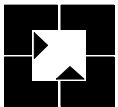


# Demolition of Yankee Stadium



**Request for Qualifications**  
**Hazardous Material Abatement, Demolition and Related**  
**Engineering Services**  
**September 2, 2008**



New York City  
Economic Development  
Corporation

**NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
YANKEE STADIUM DEMOLITION  
REQUEST FOR QUALIFICATIONS  
FOR THE PROVISION OF HAZARDOUS MATERIAL ABATEMENT, DEMOLITION  
AND RELATED ENGINEERING SERVICES  
NYCEDC CONTRACT NO. 25810006  
PROJECT CODE NO. 2581**

## ***REQUEST FOR QUALIFICATIONS***

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**I. INVITATION TO SUBMIT STATEMENT OF QUALIFICATIONS AND  
BACKGROUND INFORMATION**

- A.** New York City Economic Development Corporation (“NYCEDC”) invites you to submit a Statement of Qualifications (“SOQ”) for the provision of hazardous material abatement, demolition and related engineering services (the “Services”) in connection with the Demolition of Yankee Stadium (“DOYS”) in the Bronx, New York. NYCEDC is issuing this Request for Qualifications (“RFQ”) to determine the most efficient means for the scheduling and completion of the DOYS Services within the City’s budgetary limitations. The purpose of this RFQ is to solicit SOQs from prospective firms to perform the DOYS Services as described in greater detail below. NYCEDC will issue a Request for Proposals (“RFP”) to selected firms that have responded to this RFQ based upon the selection criteria described in Section V of the RFQ, the City’s evaluation of the most-advantageous means to complete the DOYS Services and the availability of adequate City funding. NYCEDC’s evaluation of the SOQs will be done in consultation with members of the Project Team described below. The Services are expected to be completed within 18 months.
- B.** Currently in its last season, Yankee Stadium sits on a nine (9) acre parcel bounded by E. 161<sup>st</sup> Street to the north, Ruppert Place to the west, E. 157<sup>th</sup> Street (currently closed to vehicular traffic) to the south, and River Avenue to the east. The City intends to construct a new nine-acre park to be named as Heritage Field in the footprint of the stadium. The NY Yankees will continue to occupy the existing stadium until on or about February 28, 2009. It is expected that no physical abatement or demolition activities will be allowed within the stadium until the NY Yankees have fully vacated the stadium.

The DOYS Services will require extensive coordination and collaboration with private developers and construction management teams working in the adjacent areas, including Tishman Speyer for the NY Yankees, Bronx Parking Development Company, LLC for the construction of new Yankee Stadium parking garages, LiRo Program and Construction Management, PC for City utility upgrades, as well as State public authorities and agencies, including New York State Metropolitan Transit Authority (“NYSMTA”) and New York State Department of Transportation (“NYSDOT”). DMJM Harris/Tishman (“DHT”) is the City’s program manager in

charge of coordination and oversight of this project and the on-going projects in this area.

NYCEDC has contracted with the design and engineering firm, Stantec Consulting, Inc. (“Stantec”), for all contract documents associated with the DOYS Services, Heritage Field and many of the other City projects adjacent to the existing stadium. The overall coordination of reviews, approvals and general progress of the City’s work for this project and adjoining projects are performed by a “Project Team” comprised of NYCEDC, the Mayor’s Office, NYCDPR, Stantec, DHT and various City Agencies.

## **II. PRELIMINARY DESCRIPTION OF DOYS SERVICES**

The DOYS Services will include all or portions of the following:

### **A. Permits and Approvals:**

The DOYS Services will require extensive permitting and approvals with associated documentation and management thereof by some or all of the following Agencies and entities:

- NYC Department of Buildings
- NYC Department of Environmental Protection
- NYC Department of Transportation
- NYC Transit Authority
- NYC Department of Sanitation
- NYC Office of Emergency Management
- NYC Fire Department
- NYC Police Department
- NYSTMTA
- NYSDOT
- NYS Department of Environmental Conservation
- NYS Department of Labor
- Con Edison
- Verizon
- Time Warner

### **B. Hazardous Material Abatement**

The City has completed asbestos and hazardous material surveys of the existing stadium and identified the approximate extents of abatement and removal of hazardous materials required. Copies of the surveys would be provided in the RFP process. Material quantities range from 60,000 square feet of asbestos containing roofing, to 30,000 square feet of asbestos containing floor tiles. Other materials would include electrical panels and transformers, florescent light ballasts and heating fuel. Protective measures for cutting through materials with lead paint, etc. would also be required. Prior to full structural demolition, all abatement and removals required for NYCDEP and NYSDEC

(if required) sign-offs must be completed as part of the DOYS Services. The DOYS Services will include the following:

- Review all environmental engineering specifications and contract documents associated with all permitting, removal and abatement of hazardous materials for completeness;
- Bidding and awarding to pre-qualified abatement and hazardous removal subcontractors to complete the abatement and hazardous removals work, if the DOYS firm cannot perform this work itself; and
- All subcontract (if work is subcontracted) oversight, coordination, and permit compliance.

### **C. Selective Demolition**

The City is evaluating aspects of selective demolition for the purpose of re-sale and re-use of key stadium components. The scope of selective demolition or salvage operations ranges from all of the stadium seating to large elements such as the NY Yankee frieze and Bat, and utilities such as boilers. The selected firm should have the capacity to perform the selective demolition if required by NYCEDC.

The selective demolition may include some or all of the following:

- Salvage of items for re-sale or re-use;
- Safe transportation of salvaged items to final destination(s) for re-sale or re-use; and
- Protection/storage of the salvaged items until they are safely transferred to another responsible party for re-sale or re-use.

### **D. Building Demolition**

The DOYS Services would include all aspects of building demolition work, including:

- Utility disconnects and/or relocation;
- Maintenance and protection of all public and private utilities and City infrastructure;
- Scaffolding;
- Demolition sequencing and hauling schedules;
- Crushing/recycling operations within the contract limits;
- Compliance with all City Local Ordinances and regulations relating to noise, dust control and low-sulfur emissions;
- Labor harmony;
- All equipment, labor and materials necessary to complete structural demolition;
- Temporary structures and utilities; and
- Regular meetings with Agencies, private utilities, and the Project Team.

### **E. Safety**

The firm ultimately selected through the RFP must provide full safety education and compliance oversight for all personnel and subcontractors working on the job. All relevant protection of the general public must be in place and maintained continuously and seamlessly throughout the performance of the DOYS Services.

#### **F. Documentation**

All DOYS Services documentation (electronic and hard copies) must be high-quality (photographic, written and drawn), including existing conditions, job progress, shop drawings and as-builts.

**Should the City determine that the DOYS Services are deemed the most effective means of completing this work, NYCEDC will issue an RFP to the firms found qualified for the DOYS Services. The RFP will contain a full description of the scope of services and include all associated contract documents and project surveys and reports.**

### **III. DOYS SCHEDULE**

The anticipated DOYS schedule, based upon the NY Yankees being completely out of the stadium on or about February 29, 2009, is as follows:

- Permitting – Start upon award of Contract (anticipated to be January 2009) with anticipated duration of 6 months
- Abatement of Hazardous Materials – Upon NY Yankees vacating the stadium with an anticipated duration of 3-4 months
- Selective Demolition – March to May 2009
- Building Demolition – 9 to 12 month duration – but to be complete by Spring 2010

**The Building Demolition schedule will overlap the NY Yankees 2009 and possibly part of 2010 game seasons. The City has entered into a construction moratorium agreement with the NY Yankees in which the streets and sidewalks around the project site must be made available and safe for public use at least four (4) hours prior to, during, and two (2) hours after each Yankee home game, and any Yankee Stadium special event (defined as an event with a minimum of 10,000 people in attendance) (collectively, the “Restricted Game Day Period”). All contractor and subcontractor employees shall make reasonable efforts to rely on public transportation to get to the Project site during the Restricted Game Day Period in order to mitigate traffic congestion. All demolition work shall be performed during the hours of 7 am to 3:30 pm, Monday through Friday unless otherwise approved by NYCEDC and the NYC Department of Buildings.**

#### **IV. DOYS FIRM REQUIREMENTS**

The firm selected through the RFP shall retain, lead and directly supervise the activities of all personnel and subcontractors as necessary to perform and complete the DOYS Services. The selected firm, including its staff and subcontractors, must have expertise in the following areas:

- Permitting
- Site and Public Health and Safety
- Scaffolding
- Structures
- Demolition sequencing
- Demolition technologies and equipment
- Project Management

#### **V. SELECTION CRITERIA**

NYCEDC, in consultation with the Project Team, will determine which firms or individuals are qualified to perform the required DOYS Services and eligible to receive an RFP. NYCEDC's determination will be based upon the following factors as demonstrated in your SOQ:

- The firm's demonstrated experience and expertise in similar demolition projects and services;
- The firm's composition and experience including, without limitation, demonstrated excellence in the coordination and implementation of similar projects;
- The firm's familiarity with public approvals, permitting and its experience working with multiple City Agencies;
- The firm's record regarding accidents and lost work days on construction projects in general and demolition projects in particular over the last 3 years;
- The firm's involvement and expertise in cutting edge solutions for recycling of materials, mitigation of adverse demolition impacts through careful coordination of activities and sequencing of work; and
- The firm's resources: equipment and staff available for the DOYS Services.

#### **VI. WOMEN AND MINORITY OWNED BUSINESS ENTERPRISE AND DISADVANTAGED BUSINESS ENTERPRISE PARTICIPATION**

Women and minority business enterprises (W/MBEs) and disadvantaged business enterprises (DBEs) are encouraged to respond. All respondents are urged to include methods for facilitating the participation of businesses that are certified by the New York City Department of Small Business Services (DSBS) as a W/MBE in their SOQs.

#### **VII. SUBMITTAL REQUIREMENTS**

##### **A. Components of SOQ**



**VENDEX:** Please complete and submit a Business Entity Questionnaire and a Principal Questionnaire for each principal of the respondent, or a Certificate of No Change if applicable. See [www.nyc.gov/vendex](http://www.nyc.gov/vendex) for further information. In addition, you may email any questions that you may have about the VENDEX process/forms to [YSDemoRFQ@nycedc.com](mailto:YSDemoRFQ@nycedc.com).

**Letter of Interest / Executive Summary:** Please indicate your understanding of the scope of the DOYS Services and your general approach to the DOYS Services (three pages maximum).

If you are subcontracting a portion of the work, please list proposed subcontractors.

Provide contractor's license number.

What items would you intend to prepare on site for recycling?

Describe noise control plan.

Describe dust control plan.

Describe traffic management plan for non-game days, and game days.

- **Firm's Principals' Information:** Resumes, credentials, experience of firm's principals to be assigned to the DOYS Services.
- **Firm's Critical Staff Information:** Resumes, credentials, experience of firm's staff to be assigned to the DOYS Services. Provide a staff chart indicating positions, names of individuals proposed and show reporting links
- **Resumes:** Provide resume(s) for your full-time on-site safety professional
- **Firm's Relevant Experience:** Include information on no more than five (5) projects completed by your firm that are most similar to this project.
- **Firm's Subcontractors' Principals' Information:** Resumes, credentials, experience for principals to be assigned to this Project for each subcontractor that your firm would employ. Subcontractors should submit information relative to licensing, insurance, asbestos/lead coverages.
- **Firm's Subcontractors' Relevant Experience:** Include information on no more than five (5) projects completed by each subcontractor your firm would employ.
- **Firm's Ability to Insure the DOYS Services:** Submission of your firm's capacity to insure for pollution, general, and excess liability. Submit letter from your insurance company (not broker) confirming insurability with a copy of a certificate indicating maximum limits for Asbestos, Lead, Pollution, Railroad Protective, GL, WC, and Excess Liability coverages.
- **Firm's Bonding Capacity:** Submission of your firm's capacity to provide performance bonds for the DOYS Services. Submit letter from your bonding company, not your broker, indicating that the bonding company is rated A:X or better by A.M. Best Company (or other rating that meets NYCEDC requirements) and that they will issue a bond to cover the total cost of the contract including any contract changes for the duration of the project.

**NOTE: ALL MATERIALS MUST BE IN 8½ X 11 FORMAT**

- B. **Number of Copies:** Twelve (12)
- C. Submission Deadline: No later than 4:00 p.m. on Friday, September 26, 2008.
- D. **Manner:** Registered or Certified Mail or by Hand
- E. **Submit to:**

New York City Economic Development Corporation  
 110 William Street, 4th Floor  
 New York, NY 10038  
 Attn: Maryann Catalano  
 Agency Chief Contracting Officer

**Label on Envelope:** “Yankee Stadium Demolition RFQ”

F. **Questions/Clarifications:** Respondents may submit questions and/or request clarifications in writing to NYCEDC no later than 4:00 pm on September 15, 2008. Questions should be directed to [YSDemoRFQ@nycedc.com](mailto:YSDemoRFQ@nycedc.com). Any questions or requests for clarifications received after this date will not be answered. All questions received before the above-listed deadline will be answered no later than 4 pm on September 19, 2008, and NYCEDC shall post such answers on its website at [www.nycedc.com](http://www.nycedc.com), so as to be available to all respondents, if NYCEDC determines that such answers provide material clarification to the RFQ.

**VIII. ANTICIPATED SELECTION SCHEDULE**

ISSUE RFQ	<u>SEPTEMBER 2, 2008</u>
QUESTIONS DUE	<u>SEPTEMBER 15, 2008</u>
ANSWERS DISTRIBUTED	<u>SEPTEMBER 19, 2008</u>
SOQ DUE	<u>SEPTEMBER 26, 2008</u>
SELECTION OF QUALIFIED FIRMS	<u>OCTOBER 10, 2008</u>

**IX. ADDITIONAL INFORMATION**

- This RFQ is not intended as a formal offering for the award of a contract or for participation in any future solicitation.
- NYCEDC does not intend to grant or issue any agreements on the basis of this RFQ.
- NYCEDC, the City and their officials, officers, agents and employees make no representation or warranty and assume no responsibility for the accuracy of the information set forth in this RFQ.

- No information contained in submitted submissions shall be deemed confidential and such information may be shared with other governmental entities. Therefore, please do not submit any information that may be deemed proprietary in nature.
- Neither NYCEDC nor the City shall be liable for any costs incurred by any respondent in the preparation, submittal, presentation or revision of its submission. Neither NYCEDC nor the City shall be obligated to pay and shall not pay any costs in connection with the preparation of such submissions.
- All submissions shall become the property of NYCEDC and the City and shall not be returned.
- NYCEDC at its sole discretion reserves, without limitation, the right to:

Withdraw the RFQ at any time;

To discuss various approaches with one or more respondents (including parties not responding to the RFQ);

Use the ideas and/or submissions in any manner deemed to be in the best interests of NYCEDC and the City, including but not limited to soliciting competitive submissions relating to such ideas or proposals and/or undertake the prescribed work in a manner other than that which is set forth herein; and

Change any terms of the RFQ.