

## REQUEST FOR PROPOSALS

### PROJECT: A CONCEPTUAL DESIGN PLAN FOR THE HASTINGS-ON-HUDSON SHORELINE

#### SCHEDULE

Schedule of Events	Date	Location
RFP Release		
Deadline for Questions	4:00 PM	
Sealed Proposals Due to the Village	4:00 PM	Village of Hastings-on-Hudson 7 Maple Avenue Hastings-on-Hudson, NY 10706
Potential Interviews		TBD
Notification of Consultant Selection		
Approximate Project Start		
Approximate Project Completion		

#### CONTACT

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#### I. Project Summary

The Village of Hastings-on-Hudson, NY is soliciting proposals from qualified consultants or teams of consultants to develop a conceptual design plan for a sustainable and accessible Hudson River shoreline, on vacant industrial property owned by BP America , Inc. and its

subsidiary Atlantic Richfield Company (“BP”) located in the Village of Hastings-on-Hudson, New York. The “Site” is defined as the approximately 0.5 mile stretch of the Hudson River shoreline and its associated 100 feet of upland area measured from Mean Low Tide (**See Figure 1**). The project will be funded with assistance from a Local Stewardship Planning grant from the New York State Department of Environmental Conservation’s (NYS DEC) Hudson River Estuary Program. This project is specifically focused on the BP site, as BP is required to undertake the remediation of PCB’s and other contaminants on its property and has agreed to cooperate and coordinate with the Village of Hastings on Hudson (“the Village”) in the design of the shoreline with regard to its remedial design. It has been agreed that a portion of the BP shoreline will be incorporated into a Village-owned park. However, the planning process will also consider the future use of the shoreline on properties just to the south of the BP property owned by Exxon Mobil and Uhlich Color Company (**See Figure 2**) since they may affect the use of the BP site.

The consultant will be requested to address the following elements in the conceptual site plan:

1. The location of water-related recreational and commercial uses (boat access, fishing piers, etc.);
2. The location and conceptual design of an esplanade or trail along the shore (“walkway”), in addition to other potential recreational uses in the sloped area and 100’ setback;
3. A concept for shoreline stabilization, planting and habitat restoration of the sloped shoreline;
4. Flood control measures to help mitigate the impact of flooding, sea level rise and tidal surges.

The BP property is a New York State Superfund site and is subject to a remedial action plan approved by the NYS DEC in 2013 (pursuant to a Record of Decision (“ROD”) and administrative Consent Order) and a Consent Decree that is being finalized between BP, the Village, and the Hudson Riverkeeper Fund Inc. The NYS DEC has strongly recommended that much of the BP shoreline be reconstructed using an “ecologically-enhanced, engineered” shoreline treatment that resists erosion, enhances the intended use of the site by the public and improves the habitat value of the site for fish and wildlife species of the Hudson River Estuary.

The project design will address present day conditions as well as account for the projected increase in the frequency of extreme storms and sea level rise. The design process will require involvement of many stakeholders including the Village, the property owner BP, NYS DEC’s Hudson River Estuary Program and Department of Environmental Remediation, the Riverkeeper, Scenic Hudson, and, if possible, other state and federal regulatory authorities having jurisdiction over the redevelopment of the Site.

Opportunities for public input will also be an important part of the process.

## **II. Background**

### *A Unique Waterfront (in progress)*

#### *History*

With the construction of the Croton Aqueduct in 1837-1842 and the opening of the New York and Hudson Railroad line, Hastings-on-Hudson transformed from a farming village to a residential suburb and industrial center. During the nineteenth century, diverse manufacturing industries—sugar refining, marble quarrying, paver manufacturing and chemical industries--developed along the waterfront, with new industries employing recent immigrants and taking

advantage of the Hudson River location close to New York City. In the late 1800's and early 1900's, fill was deposited to reclaim land from the river to expand the industrial area. The fill consisted largely of gravel, slag, broken concrete, large stone, brick, glass and timber set on top of marine silt, beneath which lies basal sand. This former industrial land built largely on fill is the site of this project.

Wire and cable manufacturing, which was done on the northern section of the Site from 1919 to 1977, contaminated the soil and groundwater with PCB's and metals. This 28 acre parcel is now owned by BP. The southern two parcels, totaling 14 acres, were used to manufacture dyes and pigments, and to store petroleum. Chlorobenzene, metals, oil and petroleum contaminate these parcels, which are now owned by Exxon/Mobil and Uhlich Color Company. The southern parcels, known as the Tappan Terminal site, are in the process of being remediated pursuant to a consent order with NYS DEC.

#### *Previous Village Study*

A Waterfront Infrastructure Committee (WIC) was appointed by the Village Board of Trustees in March 2012 to assist in providing the Village's infrastructure recommendations to BP as they begin the remedial design for their property. BP has already indicated willingness to cooperate with the Village in its remedial design, taking into account the WIC's recommendations.. The WIC issued its Final Report in April 2015, with recommendations for and mapping of pedestrian paths, roads, pedestrian and vehicular bridges, utility tunnels for sewer, stormwater, drinking water, electric power etc., and more. The project described in this RFP proposes to build on the WIC's infrastructure report and the feedback they received from the community through a recreational uses survey.

Differing in focus from the WIC Report, this project will produce a shoreline conceptual design that identifies shoreline stabilization needs, human use priorities and habitat improvement opportunities at the Site.

### **III. Project Goal**

The overall goal of this project is to provide access to the waterfront and the river for residents and visitors, protect the Hudson River and stabilize its shoreline, and provide protections from projected sea level rise, within the confines of the remedial plan. The desired outcome of the project is for BP to incorporate the conceptual shoreline design into its remedial design.

The concept plan must consider the following:

1. Water-related uses and walkway: A minimum of 6.25 and an additional 8 acres of the BP site will become Village-owned parkland and it is anticipated that all or most of it will be adjacent to the river and above spring high tide. The final location of the parkland will be determined in the remedial design, but this shoreline study may propose the location and height above sea level of this parkland.

Water-related uses such as a kayak launch, a fishing pier, esplanade or boardwalk, a ferry dock, floating docks for commercial or transient boats, a boathouse and café, and possibly a beach for swimming may be considered along with other facilities already identified in the recreational uses survey carried out by the WIC and others that could be suggested in community workshops. These uses could be constructed by the Village or by a private owner at a future date. The purpose of locating them at this time is to integrate their locations and design into BPs shoreline remedial design and reconstruction.

A walkway along the river will be planned as a part of the sloped shoreline and the upland open space may include such recreational uses as nature trails, picnic grounds, event and performance spaces, playgrounds and sports fields. While this project is focused on the shoreline design and is not intended to include a complete park plan or plan for future redevelopment, the project will establish planning parameters for upland areas, to build on the effort started in the WIC's Final Report to lay out trails and/or roadways, such that access to the river is not entirely dependent on the future redevelopment planning.

In addition to the shoreline treatment, incorporation of the project's conceptual design will guide BP to include foundations for a road and/or walking paths for residents and visitors to reach the waterfront during the years prior to redevelopment of the Site. The Village may ask BP to build some of the recreation facilities while they are in their construction phase to expedite the public's access to the river, as opposed to waiting for the redevelopment.

2. Shoreline stabilization: The Site sits adjacent to the Hudson River and is subject to erosional forces due to storm events, tidal fluctuations and associated wave action. The BP site is currently supported by a deteriorating sheet pile bulkhead. The ROD issued by NYS DEC calls for a new sheet pile bulkhead at the northwest corner of the site to contain new fill that is intended to encapsulate PCB contamination located too deep to safely and cost-effectively remove. The Consent Decree further states that the bulkhead shall be installed such that a future dock or pier could be constructed.

South of the northwest corner, the ROD states that the shoreline "will either be a steel bulkhead or construction of a sloped shoreline cover system. The sloped shoreline cover system will be designed and constructed such that no additional fill material will be placed into the Hudson River, and will require the removal of sediment or fill below the current sediment or water elevation for placement of a cover system. The sloped shoreline cover system will be designed with the following layers: an isolation layer of soil or geotextile designed to prevent the migration of contaminated soil particles into the Hudson River; an erosion protection layer; and a habitat/surface substrate layer. The habitat/surface substrate layer will be designed to restore aquatic, intertidal and stream bank habitats while taking into account erosional forces, such as waves and currents."

In February 2014 the Village commissioned a review of the potential for construction of a vegetated, sloped shoreline (see "Draft Site Elevation" document). The review found that a hybrid approach of both hard and soft features would be beneficial for this Site. A living shoreline was proposed to tie into the bulkhead at the northwest corner with a designed smooth transition. The living shoreline plus a riparian buffer was recommended, combining high and low marsh features.

The Consultant is asked to consider these ideas, but provide its own recommendations regarding the construction of this shoreline so that it meets the stabilization, remediation and habitat requirements of the NYS DEC, other stakeholders and regulatory agencies, while also accommodating the Village's river access and recreational needs.

3. Flood protection and sea level rise: Another desired outcome of the project is for BP to prepare the Site for climate change and to combat flooding. BP has agreed to accommodate pre-Sandy predictions for a 500-year storm event and sea level rise by filling the Site to a post-remediation base flood elevation of at least 11 feet NAVD. If new FEMA maps indicate that the

site must be raised to accommodate higher base flood elevations, this will be left to a future owner to undertake. .

4. The remedial requirements: The conceptual design must protect the integrity of the Site remedy set forth in the ROD and the Consent Decree.

#### **IV. Scope of Work**

The recommended scope of work is described below, but applicants may formulate and present their own approach to the tasks in their proposals:

##### **TASK 1: Site Analysis and Review**

- Review all relevant information including but not limited to items listed in Section IX: Resources, and any other pertinent materials relating to the Site;
- Visit the site (with Village and BP representatives) to verify existing conditions.
- Review available information relating to the physical environment and ecological resources of the site and adjacent aquatic habitats in the Hudson River;
- Review engineering surveys of coastal conditions, FEMA maps, sea level rise studies, wind analysis and other documents related to the projected future conditions;
- Conduct at least one meeting with project stakeholders and BP representatives to discuss design objectives and incorporate their interests.

##### **TASK 2: Public Input & Design Alternatives**

- In order to educate and prepare the public for the design workshop, develop a display of non-site specific design alternatives based on the former WIC survey and DEC shoreline stabilization recommendations. These may be images, videos, sketches, etc., which illustrate several options for meeting each of the project goals above and will be on display to the public or posted to the Village website before the workshop.
- Assist in facilitating one (1) community workshop in the Village to introduce the planning effort, identify community interests and gather input on the preferred design alternatives.
- Create (3) three alternative conceptual site plans incorporating results from the first community workshop and prepare a design summary memorandum laying out project goals, design criteria and program elements that inform the Conceptual Design. These scenarios will include, but not be limited to, the following key design drivers: post remedial site conditions/constraints, final site elevations and flood protection measures, roadway and infrastructure resiliency, shoreline treatments and transitions, the location and elevation of the walkway, public access and recreation features and facilities, and the final desired landform.
- These alternatives will be used for discussion with the Village, BP and its remedial design engineers, and other stakeholders. The preferred alternative will be chosen based on the consensus of all stakeholders. Meeting notes will be prepared documenting key discussion points.
- Attend one (1) follow-up community meeting to present the preferred alternative to the public and gain input. At this workshop the consulting team will make a formal presentation to Village leaders, project stakeholders and the public, laying out the key site constraints and issues to be addressed, comparable sites and precedents, and the preferred conceptual design scenario.
- Throughout the tasks above, the Shoreline Advisory Committee will convene the meetings, invite project stakeholders and the public, and provide facilitation assistance.

##### **TASK 3: Final Report**

- Develop a final summary report for all tasks which includes at a minimum: background; description of existing conditions; project goals; summary of community priorities; summary of NYSDEC, BP's and other project stakeholders' input; limitations or challenges; regulatory guidelines and restrictions; description of the three alternative plans and justification for selection of the preferred alternative; identification and explanation of "ecologically enhanced, engineered" shoreline features and their expected value to the local ecology and park visitors, and an overview of management and maintenance requirements. Graphic materials should include: a conceptual plan that illustrates the preferred alternative and its shoreline treatment and landform (with contour lines), landscape and vegetation, and recreational and river access features; 3D renderings; images of precedents; and cross-sections as required to explain the concept.
- Provide five (5) printed copies of the preferred alternative conceptual shoreline design along with one (1) digital copy in .pdf format;
- Provide five (5) printed copies of the written report along with one (1) digital copy in .pdf format;

## **V. Proposal Requirements**

Proposals should include a cover letter, title page, narrative (3-page maximum), timeline, itemized budget and description of qualifications. Proposals that do not contain all of the information requested and/or do not meet the format requirements will be eliminated from consideration.

### **Cover Letter:**

Please include a one-page cover letter, printed on official letterhead and signed by an authorized representative of the firm or institution, with each proposal.

### **Title Page:**

- Title: Use the project title as it appears throughout the proposal.
- Project Leader: Provide the name, title, and affiliation of the project leader
- Contact Information: Provide the complete contact information for the Project Leader, including mailing address, telephone numbers, e-mail address, and website address.
- Federal Tax Identification Number

### **Proposal Narrative:**

The proposal narrative must not exceed three (3) consecutively numbered pages. The three pages must include all of the following information: problem description, objectives, methodology, expected deliverables and end-products, and defined roles and responsibilities of project participants and subconsultants.

### **Budget:**

The project fee and expenses shall not exceed \$50,000. Provide a detailed budget broken down by the number of man-hours allotted for each task, and provide the title, base hourly rate, and multiplier of each employee to be utilized. Include an explanation of how expenses and indirect costs are estimated or calculated. Justify subcontracts, if any.

### **Qualifications:**

The applicant chosen for this project should possess the professional expertise and certifications in the relevant subject areas and have a strong track record in delivering projects of this nature and facilitating successful working relationships with municipal, state, and federal

agencies. In addition, the applicant must meet the DEC's state contract goal for Minority and Women-owned Business Enterprise (MWBE) participation of 30%.

Applications shall include identification of a New York State Licensed Engineer, Architect and/or Landscape Architect as the project leader and a list of support staff and/or subconsultants. Applicants must be able to demonstrate experience in the planning and design of recreational and water-related uses, community-based planning and outreach, riverine stabilization, resilient shoreline design, habitat enhancement, environmental remediation and redevelopment, and the Hudson River estuary. Provide resumes and complete contact information for each of the additional staff or subconsultants who will significantly contribute to the project and provide examples of similar projects completed.

#### **VI. Submission Process**

Proposals must be submitted no later than 4:00 PM EST on the date specified on page 1. No late submissions will be considered. Applicants must submit their proposals (three copies) in paper form in a sealed envelope submitted to the Village offices by mail or hand delivered.

#### **Requests for Clarifications:**

Requests must be submitted in writing via email to XXXX. Your request should include: your name, affiliation, email, and phone number, and any questions you would like answered. Questions will be answered and all answers given to all proposers. It is not necessary to submit a question in order to receive all of the questions and answers.

#### **VII. Notification of Awards**

Prior to the award of the project, qualified applicants may be asked to participate in an interview, the date of which is to be determined.

The award recipient may be asked to submit a revised work plan, timeline, and budget. Projects cannot start until the contract is signed by both parties. The Village will not pay for expenses incurred prior to a contract being in place.

#### **VIII. Proposal Evaluation Process**

The Village will screen all proposals to ensure they meet all requirements of this RFP. If a proposal is found to be incomplete, the proposal will be eliminated from the competition. Proposals will be evaluated on the applicant's demonstrated ability to deliver both content and processes appropriate for this project.

The review team will evaluate the proposals based upon the following criteria:

1. Hudson River and/or Tidal Estuary Experience (40%)
2. Planning and Design Capabilities (25%)
3. Completeness and Adequacy of Proposal (15%)
4. Public Participation Experience (10%)
5. Appropriate Budget Breakdown (10%)

Applicants who do not meet the MWBE requirement will not be considered.

## **IX: Resources**

The purpose of this section is to provide background information, and is not all inclusive. Documents can be found on the Village's website ([www.hastingsgov.org](http://www.hastingsgov.org)).

### **Key Documents:**

- Waterfront Infrastructure Committee (WIC) Report dated 04/01/2015
- Waterfront Pre-Design Report dated 8/10/2015
- NYS DEC Waterfront Update 06/2015
- "Draft Site Elevation and "Living Shoreline Review', Harbor at Hastings Site" memorandum dated 02/2014

### **Additional Pertinent Documents:**

- Waterfront Consent Decree dated 01/07/2016, revised XXXX
- Comprehensive Plan updated 03/2016
- LWRP Harbor Management Plan (Draft LWRP, Part 4) dated 04/2007
- NYSDEC Record of Decision for the BP Site dated XXXXX
- NYSDEC Record of Decision on the Tappan Terminal Site dated 09/18/2006

### **Other Documents:**

- Sustainable Shorelines Project: <https://www.hrnerr.org/udson-river-sustainable-shorelines>