

Request for Proposals

Charlestown Navy Yard Infrastructure Assessment Engineering Services

The Boston Redevelopment Authority (“BRA”)/Economic Development Industrial Corporation (“EDIC”) is issuing a Request for Proposals (“RFP”) for a consultant team to provide engineering services at the Charlestown Navy Yard (CNY). This area encompasses 135 acres of a former naval base in Boston’s Charlestown neighborhood. The focus of this assessment will be infrastructure in the public realm.

The BRA is requesting proposals from consultant teams that have experience in coastal engineering, marine and terrestrial infrastructure, and landscape architecture to assess the existing public infrastructure of the CNY with the intent of determining the necessity and feasibility of capital improvements required to comply with the Charlestown Navy Yard Master Plan and other public realm plans and Chapter 91 licenses; to prepare for planned sea level rise by enhancing district-wide resilience; and to facilitate placemaking activities and attractions.

Execution of the contract will be contingent on availability of funds. If any respondent believes that any article in the attached Consultant Contract requires modification or is otherwise unacceptable to the respondent, such respondent should indicate such in the response to this RFP. Otherwise, the terms of the attached Consultant Contract, in its entirety, will be assumed to be acceptable.

Request for Proposals Availability

This RFP will be available for download starting on (day), (month) (date), 2016 from the BRA’s website at (hyperlink).

An informational conference will be held on (day), (month) (date), 2016 at (time) in the (location). Attendance is not required, but encouraged.

Proposal Submission Deadline

All responses to this RFP must be returned no later than 12:00 noon on Friday, (month) (day), 2016, to:

Teresa Polhemus
Executive Director/Secretary
Boston Redevelopment Authority
One City Hall Square, Room 910
Boston, MA 02201-1007

Fee proposals must be submitted under separate cover and in a sealed envelope. Absolutely no responses will be accepted after the due date and time. The BRA reserves the right to reject any or all bids. The award of this contract is subject to approval by the BRA Board.

INTERVIEWS WILL BE HELD THE WEEK OF (month) (day), 2016.

DRAFT

SECTION I: PROJECT OVERVIEW

Background

During the peak of World War II, over 50,000 people worked in the Charlestown Navy Yard, constructing destroyers, frigates, and landing ship tanks. The die-lock method of chainmaking was developed in the CNY and research and development of naval technologies were a key activity in the CNY and the Boston area.

The BRA acquired the CNY in 1978 after the Boston Naval Shipyard was decommissioned in 1974. Today, the CNY is a vibrant, mixed-use neighborhood with over 1,200 housing units, 1.5 million square feet of office and institutional uses, and over 10 acres of open space, including an extensive section of HARBORWALK, the 47-mile, mostly-continuous system along Boston's waterfront. In addition, it has an active water's edge and sheet, with multiple active wharfs, marinas, and docks. However, much of these structures and this infrastructure dates back to World War II and has been subject to intensive use and coastal elements over the decades. Furthermore, maintenance of the public realm has been maintained by various entities based upon project approvals.

In 2007, the BRA submitted and received approval for their "Water-Dependent Use Management Plan for Charlestown Navy Yard" (available as "Supplemental Materials" to this RFP), which included a catalogue and cursory assessment of the then-existing conditions. An updated and more comprehensive assessment is now required in order to inform capital improvement investments necessary to comply with Charlestown Navy Yard Master Plan and other public realm plans and Chapter 91 licenses; to prepare for planned sea level rise by enhancing district-wide resilience; and to facilitate future placemaking activities on the water's edge.

Site area

The Charlestown Navy Yard is a 135-acre former Naval Base in the Charlestown neighborhood of Boston. The CNY is bounded by the USS Constitution National Historic Park to the south, Boston Harbor to the east, the Little Mystic Channel to the north, and Chelsea Street to the west. The CNY lies less than one mile from the heart of downtown Boston, with direct access via bus and boat to the Financial District.

The area of study for this scope of services includes:

- Piers 3, 4, 5, 10, & 11;
- Dry Docks 2 & 5;
- The extent of the HARBORWALK, including the bulkhead and seawall between Pier 3 and the Little Mystic Channel;

- All BRA-owned streets and pedestrian networks within the Charlestown Navy Yard, including First and Second Avenues and Eighth and Thirteenth Street; and
- Shipyard Park.

(hold for map)

Participation

BRA Consultants are deemed special municipal employees and are required to abide by such a designation as set forth in the Consultant Contract. The selected consultant shall be expected to assemble a project team in compliance with such "special municipal employee" status.

The BRA/EDIC will be responsible for direct management of the Consultant(s). Under the direction of the BRA Waterfront Planning staff, the Consultant should expect to meet with and present its work to BRA/EDIC staff and representatives from the Boston Public Works Department (PWD) and other City Departments.

Scope of Services

The proposed scope of services shall include the following three (3) tasks. These tasks are described in greater detail in Section II.

- Task 1:** Review existing plans and reports;
- Task 2:** Existing conditions assessment of public realm;
- Task 3:** Consistency inspection of existing uses;
- Task 4:** Assessment of existing landscape.

Consultant Team: Composition & Responsibility

BRA Consultants are deemed special municipal employees and are required to abide by such a designation as set forth in the Consultant Contract. The selected consultant shall be expected to assemble a project team in compliance with such "special municipal employee" status.

The consultant team shall be multi-disciplinary with an engineering firm with a licensed Professional Engineer (PE) as the lead consultant. It must include team members with the following expertise: coastal engineering, marine infrastructure, flood hazard mapping, climate change resilience and preparedness planning, landscape architecture, Chapter 91 permitting and compliance, and other specialties as deemed appropriate by the team. The BRA will carefully review the suggested team to carry out this scope and reserves the right to suggest additional consultants to the selected team.

The consultant team will work closely with the BRA/EDIC, PWD, and other City staff, as well as additional stakeholders.

DRAFT

Section II: Scope of Services

The tasks below are included with the goal of developing a comprehensive analysis of the existing conditions of the Charlestown Navy Yard. This analysis will be used to understand how the BRA/EDIC can continue to enhance the vibrancy of the CNY by increasingly activating the water's edge and watershed with public attractions and placemaking.

The consultant will be required to have knowledge and expertise in the following areas: coastal engineering, marine infrastructure, flood hazard mapping, climate change resilience and preparedness planning, Chapter 91 permitting and compliance, landscape architecture, and other specialties as deemed appropriate by the team.

Scope of Services/Tasks

Respondent teams are asked to review the outlined Scope of Services ("Scope") and prepare a written response to the RFP that conveys their qualifications, their understanding of the scope, relevant project experience, and their approach to the scope of work, which includes any proposed modifications/alterations to it.

The team must be led by a Project Manager with expertise and practical experience in managing a multi-disciplinary consultant team to an effective and efficient outcome.

Prior to commencing the tasks listed below, the consultant shall put forth an adequately detailed schedule outlining task start and end dates. This schedule shall include any requirements of staff participation by noting staff level and expected staff time for the relevant task.

Scope of Work

- Task 1: Review existing plans and reports;
- Task 2: Existing conditions assessment of public realm;
- Task 3: Consistency inspection of existing uses;
- Task 4: Assessment of existing landscape.

For each scope task, we have developed a draft approach as subtasks. The respondent should outline any proposed modifications/alterations to this scope and draft approach. A summary report is expected upon the completion of each of these tasks.

Task 1: Review existing plans and reports;

- Task 1.1: Review existing plans, including neighborhood-wide and public realms, as provided by BRA/EDIC staff.

Task 2: Existing conditions assessment of public realm:

Task 2.1: Structural analysis of entire study area, including existing load capacity, expected lifespan, proposed improvements with a specific emphasis on climate resilience, and estimated costs.

Task 2.2: Existing utility survey and condition report of entire study, with proposed improvements with a specific emphasis on climate resilience, and estimated costs.

Task 2.3: Assess the condition of surface treatments of all BRA-owned streets and pedestrian networks within the Charlestown Navy Yard, including First and Second Avenues and Eighth and Thirteenth Street and the HARBORWALK; outline proposed improvements and estimated costs.

Task 2.4: Assess existing and planned water-dependent use infrastructure, including piles, floating docks, etc. on Piers 3, 4, and 5, and the HARBORWALK.

Task 2.5: Map existing wayfinding and other public signage.

Task 3: Consistency inspection of existing uses;

Task 3.1: Review all Chapter 91 licenses and written determinations within the study area;

Task 3.2 Document current instances of non-compliance with Chapter 91 licenses, with a particular focus on the conditions of the HARBORWALK and wayfinding;

Task 3.3 Document current instances of inconsistency with public realm and master plans; **Task 3.4:** If necessary, develop a scope and budget for each incidence of non-compliance with the applicable Chapter 91 license where the BRA/EDIC is listed as the licensee, co-licensee, or temporary designee.

Task 4: Assessment of existing landscape areas with the Navy Yard.

Task 4.1: Assess landscape areas in Shipyard Park, the HARBORWALK, First and Second Avenues, and Eighth and Thirteenth Streets, including tree, shrub, and ground cover types and locations, sizes, health rating, planting conditions, and quality and extent of planting soil. Provide guidance on resilient landscape improvements.

Task 4.2: Assess condition of splash pad and fountain, with proposed improvements and estimated costs.

Project Schedule

The anticipated schedule is tentative.

- RFP Available (day), (month) (date), 2016.
- Informational conference (time), (day), (month) (date), 2016.
- Proposals Due at BRA 12:00 noon, Friday, (month) (day), 2016.
- Interviews week of (month) (date), 2016.
- Select Consultant and BRA Board authorizes execution of Consultant Contract, (day), (month) (day), 2016.
- Contract executed (month) 2016.
- Scope of work completed by (month) (year).

All deliverables will become the property of the BRA.