



**BAM Park**  
**Civil Engineering and Landscape Design Services**  
**Request for Proposals**  
**January 6, 2014**

The Downtown Brooklyn Partnership (“Partnership”) is seeking civil engineering and landscape architecture services for the redesign of BAM Park (“Park”) in Brooklyn. The property is owned by the New York City Department of Housing Preservation and Development (“HPD”). The Downtown Brooklyn Partnership has been authorized by HPD to oversee the design and reconstruction of the Park. The completed Park will be maintained by the NYC Department of Parks and Recreation. The project will be funded primarily by a grant from the Empire State Development Corporation.

Minority-Owned Business Enterprises (“MBE”) and Women-Owned Business Enterprises (“WBE”) are encouraged to submit Proposals. The Downtown Brooklyn Partnership has established a goal to allocate 38% of the aggregate design and construction budget for this project to M/WBE contractors. See more information in Section IX, 10 of this RFP.

**I. Description of the Downtown Brooklyn Partnership**

**Downtown Brooklyn Partnership** is a not-for-profit local development corporation that serves as the primary champion for Downtown Brooklyn as a world-class business, cultural, educational, residential, and retail destination.

Working together with the three business improvement districts (BID) that it manages – the MetroTech BID, Fulton Mall Improvement Association, and Court-Livingston-Schermerhorn BID – the Partnership’s diverse activities include attracting new businesses and improving the environment for existing companies; facilitating the construction of public spaces and streetscapes that promote an active and cohesive community; supporting and promoting Downtown Brooklyn’s cultural assets; and encouraging a unified sense of place and an engaged civic community.

**II. BAM Park Site Information**

The Project Area for BAM Park is a 14,000 square foot, triangular park, located at the intersection of Fulton Street and Lafayette Avenue in Brooklyn, NY (Block 2019) (“Project Area”). A map of the Project Area is included in Addendum 1. Photographs of the Project Area are available in Addendum 2. The Project Area sits atop the Fulton Street G train station and adjacent to subway lines along Lafayette Avenue and St. Felix Place, and there is an entrance to the subway at the Park’s northeast corner. The Park is currently closed to the public due to subsurface conditions that made the Park unsafe for pedestrians. A preliminary analysis of underground conditions was completed by Langan Engineering and Environmental Services in June 2012. A summary of this report is included in Addendum 3. The full

report can be downloaded from DowntownBrooklyn.com at the following link:  
<http://assets.downtownbrooklyn.com/documents/Geotech-and-Environ-Letter-Report-2012-06-20.pdf>.

### **III. Project Goals**

The Downtown Brooklyn Partnership seeks to redesign, excavate and reconstruct BAM Park in order to reopen it to the public. While the land is owned by HPD and the reconstructed Park will be managed by the New York City Department of Parks and Recreation, the Downtown Brooklyn Partnership will undertake the design and construction of the Park. This Request for Proposals seeks to identify a firm or consortium of firms to develop a design, create construction drawings, and secure approvals for the design of a new Park at the intersection of Fulton Street and Lafayette Avenue (“Project”). It is anticipated the Project will take 9 months. The services necessary to build the Park will be secured through a future Request for Proposals.

The Project shall meet several goals:

- 1) Adhere to design requirements for NYC Department of Parks and Recreation and other relevant agencies;
- 2) Establish a plan to remediate the subsurface conditions that have caused the Park to be unsafe
- 3) Strengthen the visual and physical connections between BAM Park and the surrounding neighborhoods, including the Cultural District and future plans for neighborhood improvements such as Fowler Square and the Cultural District development projects;
- 4) Create inviting spaces to congregate and opportunities for performance space in the new Park
- 5) Ensure clear pathways for pedestrian mobility through and around Park;
- 6) Ensure meaningful participation of M/WBEs totaling 38% of all contributions for design and construction. Of the 38% of budget allocated to M/WBE, the Partnership seeks participation from Minority Business Enterprises in the amount of 25% of the full project budget to and 13% of the fully project budget from Women Business Enterprises, as outlined in Section IX, 10 of this RFP.

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

#### **1. Task 1: Review and Coordination**

The selected consultant shall:

- Assemble and review all available site data for the Project Area;
- Conduct formal interviews with all agencies and other interested governmental and non-governmental personnel, as directed by the Partnership, in order to ascertain all concerns, issues, problems and programs directly related to the Project Area;
- Fully coordinate all activities necessary to complete the Project, including development of schematic designs and construction drawings and secure community support and approvals from relevant agencies.

#### **2. Task 2: Survey/Analysis**

It is anticipated that the selected consultant will undertake some or all of the following survey and analysis and any other necessary analysis. All survey and analysis work must be completed by a party with appropriate qualifications and the work must be done in a manner that is compliant with City agency formatting.

- Topographic Survey

- Utility Survey
- Test Pit Program

### 3. Task 3: Schematic Design

The selected consultant shall synthesize the relevant data assembled under Tasks I and II into a functional design for the Project Area.

- The design shall include, but not be limited to the following:
  - Subsurface interventions
  - Plans to protect subway and other infrastructure
  - Plans to protect existing adult trees
  - Landscape materials and a planting and irrigation scheme
  - Pavement materials and a paving scheme
  - Railings and any other decorative elements
  - Plans for lighting, seating, and other site furniture
  - Allow for possible future kiosk or other structures in the park
  - Maintenance and protection of traffic
- The selected consultant shall provide cost estimates for the design and any design alternatives at least once during the Schematic Design phase and at three times during the Project.
- The selected consultant shall perform community outreach, as directed by the Downtown Brooklyn Partnership, and coordinate agency reviews. To the extent feasible, concerns of the community groups and agencies shall be incorporated into the design alternatives as per the direction of the Partnership.
- **The selected contractor will be responsible for all design and approvals necessary to secure permits from necessary government entities. It is anticipated this work will extend through Tasks 3 and 4.** Those entities will include: NYC Department of Parks and Recreation, Metropolitan Transportation Authority, NYC Department of Transportation, NYC Landmarks Preservation Commission, NYC Public Design Commission, NYC Department of Buildings. Additionally, the property is owned by the NYC Department of Housing Preservation and Development. Thus, approval from NYC Department of Housing Preservation and Development is required. NYC Department of Parks and Recreation will maintain the Park once it's complete, thus their approval is required. Finally, the Project is primarily funded through a grant from the Empire State Development Corporation; thus their approval is required.

### 4. Task 4: Design Development

The selected consultant shall synthesize the relevant data assembled under Tasks I, II, III to validate, develop, and refine the design.

- The refined design should include:
  - Demolition drawings
  - Materials selection for site furniture, lighting, pavement, and all other aspects of the Park, including concrete, reinforcement, joints, masonry, steel, wood and engineered wood products.
  - An examination of appropriateness and efficiency of proposed design
  - Fulfillment of programmatic spatial and adjacency requirements
  - Assessment of appropriateness with respect to utility and other subsurface conditions.
- The selected consultant shall provide cost estimates for the design and any design alternatives at least once during the Design Development phase and at three times during the Project.
- Continue securing approvals necessary to secure permits from necessary government entities.

## **5. Task V: Construction Drawings and Specifications**

The selected consultant will prepare final construction documents, including drawings and specifications, for regulatory approval and bidding for construction services.

- The construction drawings shall include:
  - All necessary dimensions and specifications clearly shown so as to enable prospective bidders to make accurate and reliable estimates of quantities, quality, and character of the labor and materials required to complete the Project construction;
  - Plans, drawings, and written design specifications to perform any necessary remedial work;
  - Phasing plan;
  - Site plan with major grade elevations, land contours, materials, and dimensioned location of primary site features;
  - Builders' pavement plan;
  - Planting plan;
  - Protection and removal plans;
  - Site materials plan;
  - Details of key site design elements;
  - Site demolition and removals plan;
  - Site grading shall indicate existing and new grade elevations and land contours, at appropriate intervals;
  - Site lighting and electrical plan;
  - Site irrigation plan;
  - Civil engineering;
  - Maintenance and protection of traffic scheme for the Project work, including but not limited to, drainage, traffic signals, and related matters, which shall be developed in detail and shall include plans, drawings, details and/or written descriptions as necessary.
- The selected consultant shall provide cost estimates for the design at least once during the Construction Drawing and Specifications phase and at three times during the Project.
- Continue securing approvals necessary to secure permits from necessary government entities.

## **6. Task VI: Construction Oversight**

Following the completion of the engineering and design phase, the Downtown Brooklyn Partnership will conduct a search to secure park construction services.

- The Consultant will be expected to provide regular oversight of construction to ensure it meets the specifications set forth by the approved design.

## V. Submission of Proposals

Completed proposals should be submitted via mail or email no later than 5:00pm on Thursday, February 6, 2014 to the following address. Three hard copies and one electronic copy of all proposal documents must be submitted.

Katie Lyon  
Deputy Director, Real Estate + Planning  
Downtown Brooklyn Partnership  
1 MetroTech Center North, Suite 1003  
Brooklyn, NY 11201  
[klyon@downtownbrooklyn.com](mailto:klyon@downtownbrooklyn.com)

**An information session will be held on Wednesday, January 22 at 11am at 1 MetroTech Center North, Suite 1003. To RSVP, please contact Katie Lyon at 718-403-1618 or [klyon@downtownbrooklyn.com](mailto:klyon@downtownbrooklyn.com).**

## VI. Proposal Content

Applicants' proposals should at a minimum include the following content:

- A statement of team/firm's qualifications, including relevant experience and resumes of applicable staff;
- Cost estimate for the Project;
- Timeline for the Project (at this time, we expect the Project to take approximately nine months to complete);
- Description of 3 – 5 previous projects which are relatively similar in scope and size;
- Contact information for at least three previous clients or organizations that can serve as references, which should include:
  - Name and current telephone number for contact that commissioned the project;
  - Start and completion dates for the project;
  - Final cost of the project;
  - Explanation of the project and how it relates to the proposed project;
  - Photographs and/or drawings for the project
- A statement indicating the firm's plan to meet the M/WBEs participation goal of 38%, as outlined in Section IX, 10 of this RFP.

## VII. Selection Criteria

The Downtown Brooklyn Partnership plans to select applicants on the basis of various factors including, but not limited to price, previous experience with park design, M/WBE status, and familiarity with the area. The Downtown Brooklyn Partnership reserves the right to waive irregularities and reject any or all proposals in its sole and absolute discretion.

## VIII. General Conditions, Terms, Limitations and Requirements

In addition to those stated elsewhere, this RFP is subject to the specific conditions, terms, limitations and requirements stated below:

**1. Proposal as Offer to Contract.** Unless a specific exception is noted, submission of a proposal in response to this RFP shall constitute an offer on the part of the successful respondent to execute a contract with Downtown Brooklyn Partnership. The supporting documents and all other items attached as exhibits to this RFP shall be incorporated into the contract. Respondent's proposal shall remain open for acceptance and shall remain firm and binding upon the respondent for at least 60 days after the date on which the proposals are received, except that Downtown Brooklyn Partnership may by written notice to the respondent extend that date for an additional 45 days.

**2. News Releases.** Recipients of this RFP shall make no news or press release pertaining to this RFP or anything contained or referenced herein without prior written approval from the Downtown Brooklyn Partnership and any necessary city agencies. All news and press releases pertaining to this RFP must be made in coordination with Downtown Brooklyn Partnership.

**3. Costs.** The Downtown Brooklyn Partnership shall not be liable for any cost incurred by the respondent in the preparation of its proposal or for any work performed by the respondent prior to the execution and delivery of the contract. The Downtown Brooklyn Partnership is not obligated to pay any costs, expenses, damages or losses incurred by any respondent at any time unless expressly agreed to in writing.

**4. Rights.** This is a "Request for Proposals" and **not** a "Request for Bids". The Downtown Brooklyn Partnership shall be the sole judge of whether a proposal conforms to the requirements of this RFP and of the merits and acceptability of the individual proposals. Notwithstanding anything to the contrary contained herein, the Downtown Brooklyn Partnership reserves the right to take any of the following actions in connection with this RFP: amend, modify or withdraw this RFP; waive any requirements of this RFP; require supplemental statements and information from any respondents to this RFP; award a contract to as many or as few or none of the respondents as the Downtown Brooklyn Partnership may select; to award a contract to entities who have not responded to this RFP; accept or reject any or all proposals received in response to this RFP; extend the deadline for submission of proposals; negotiate or hold discussions with one or more of the respondents; permit the correction of deficient proposals that do not completely conform with this RFP; waive any conditions or modify any provisions of this RFP with respect to one or more respondents; reject any or all proposals and cancel this RFP, in whole or in part, for any reason or no reason, in the Downtown Brooklyn Partnership's sole discretion. The Downtown Brooklyn Partnership may exercise any such rights at any time, without notice to any respondent or other parties and without liability to any respondent or other parties for their costs, expenses or other obligations incurred in the preparation of a proposal or otherwise. All proposals become the property of the Downtown Brooklyn Partnership.

**5. Applicable Law.** This RFP and any contract, subcontract or any other agreement resulting here from are subject to all applicable laws, rules, regulations and executive orders, policies, procedures and ordinances of all Federal, State and City authorities, as the same may be amended from time to time, including without limitation, equal employment opportunity laws.

**6. Modifications.** Nothing stated at any time by any representative of Downtown Brooklyn Partnership or of any other entity shall effect a change in, or constitute a modification to the RFP.

**7. Additional Work.** The Downtown Brooklyn Partnership, in its sole discretion, may choose to work with the selected Consultant and/or hire its services for projects other than or that exceed the Scope of Services described herein. The Downtown Brooklyn Partnership's decision to do so may be based on the firm's relevant experience and its successful performance under the contract.

**8. Proposals From Principals.** Only proposals from principals will be considered responsive. Individuals in representative, agency or consultant status may submit proposals only at the direction of certified principals, where the principals are solely responsible for paying for such services.

**9. Disclaimer.** The Downtown Brooklyn Partnership and its respective officers, directors, agents, members and employees make no representation or warranty and assume no responsibility for the accuracy of the information set forth in this RFP. Further, the Downtown Brooklyn Partnership does not warrant or make any representations as to the quality, content, accuracy or completeness of the information of this RFP once it has been downloaded or printed from this or any server, and hereby disclaim any liability for any technical errors or difficulties of any nature that may arise in connection with any electronic medium utilized by respondents or potential respondents in connection with or otherwise related to the RFP.

**10. Minority and Women-owned Business Enterprise Participation.** The Downtown Brooklyn Partnership is dedicated to furthering the participation of minority and women-owned businesses ("M/WBE") in all of its projects and enterprises. Special consideration will be given to participation of firms that are certified as M/WBE by the New York State Department of Economic Development, as ESDC's Non-Discrimination and Contractor and Supplier Diversity policy shall apply to this project. The policy states that the selected vendor shall (i) ensure meaningful participation of M/WBEs totaling 38% of all contributions relating to ESDC and NYS DED, (ii) be required to make Good Faith Efforts to solicit and utilize M/WBEs for any contractual opportunities generated in connection with the Project and (iii) make Good Faith Efforts to maximize M/WBE participation in the project. Of the 38% of budget allocated to M/WBE, the Partnership seeks participation from Minority Business Enterprises in the amount of 25% of the full project budget to and 13% of the fully project budget from Women Business Enterprises. Only vendors certified as M/WBE businesses by the New York State Department of Economic Development will be counted towards meeting this goal.

While the goal for M/WBE participation is specific to certification through the New York State Department of Economic Development, the Partnership welcomes additional participation from businesses certified by the New York City Department of Small Business Services, the Port Authority of New York and New Jersey as women or minority-owned in connection with the Services to be performed under the Contract.



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**5. Applicable Law.** This RFP and any contract, subcontract or any other agreement resulting here from are subject to all applicable laws, rules, regulations and executive orders, policies, procedures and ordinances of all Federal, State and City authorities, as the same may be amended from time to time, including without limitation, equal employment opportunity laws.

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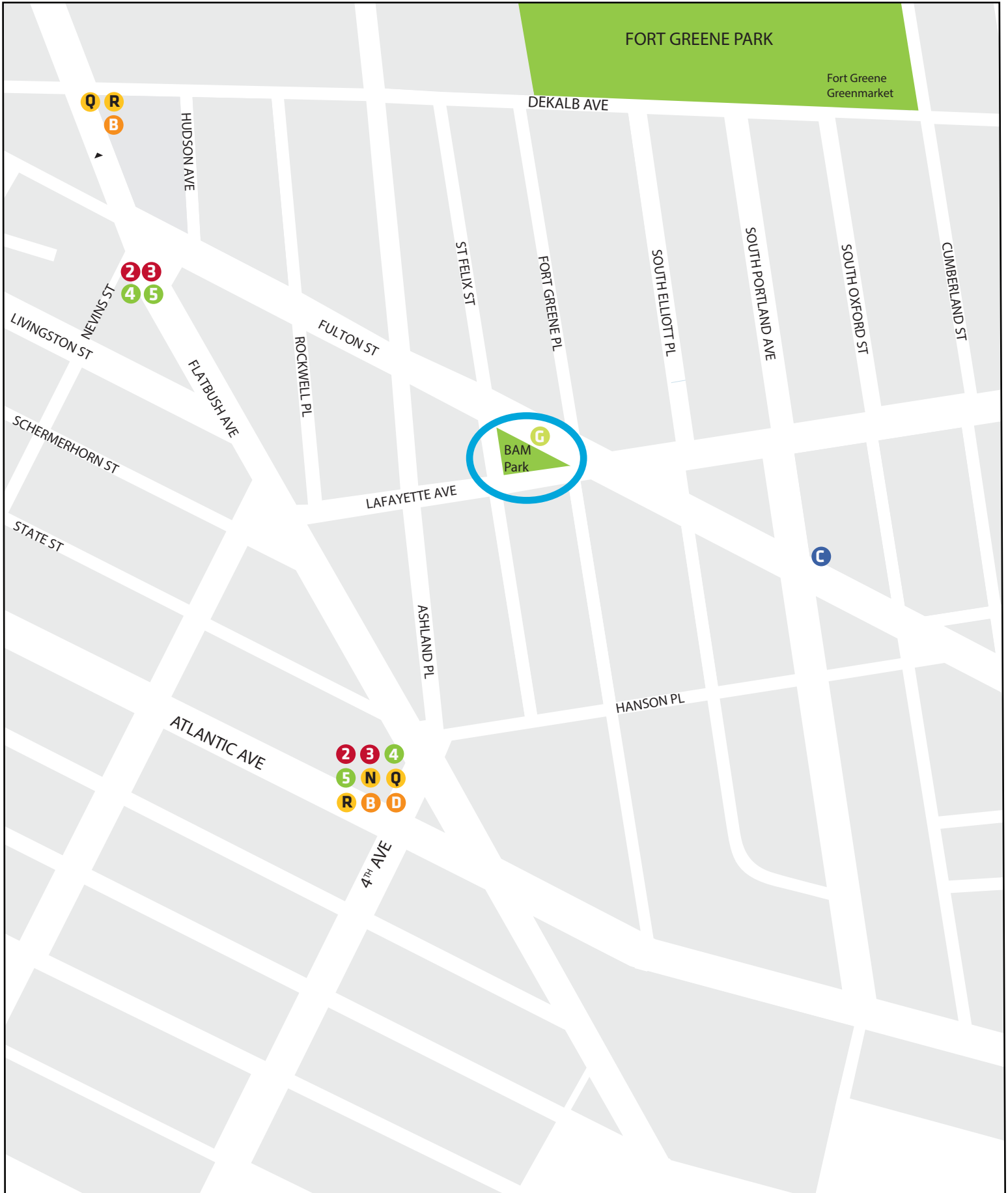
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**10. Minority and Women-owned Business Enterprise Participation.** The Downtown Brooklyn Partnership is dedicated to furthering the participation of minority and women-owned businesses ("M/WBE") in all of its projects and enterprises. Special consideration will be given to participation of firms that are certified as M/WBE by the New York State Department of Economic Development, as ESDC's Non-Discrimination and Contractor and Supplier Diversity policy shall apply to this project. The policy states that the selected vendor shall (i) ensure meaningful participation of M/WBEs totaling 38% of all contributions relating to ESDC and NYS DED, (ii) be required to make Good Faith Efforts to solicit and utilize M/WBEs for any contractual opportunities generated in connection with the Project and (iii) make Good Faith Efforts to maximize M/WBE participation in the project. Of the 38% of budget allocated to M/WBE, the Partnership seeks participation from Minority Business Enterprises in the amount of 25% of the full project budget to and 13% of the fully project budget from Women Business Enterprises. Only vendors certified as M/WBE businesses by the New York State Department of Economic Development will be counted towards meeting this goal.

While the goal for M/WBE participation is specific to certification through the New York State Department of Economic Development, the Partnership welcomes additional participation from businesses certified by the New York City Department of Small Business Services, the Port Authority of New York and New Jersey as women or minority-owned in connection with the Services to be performed under the Contract.

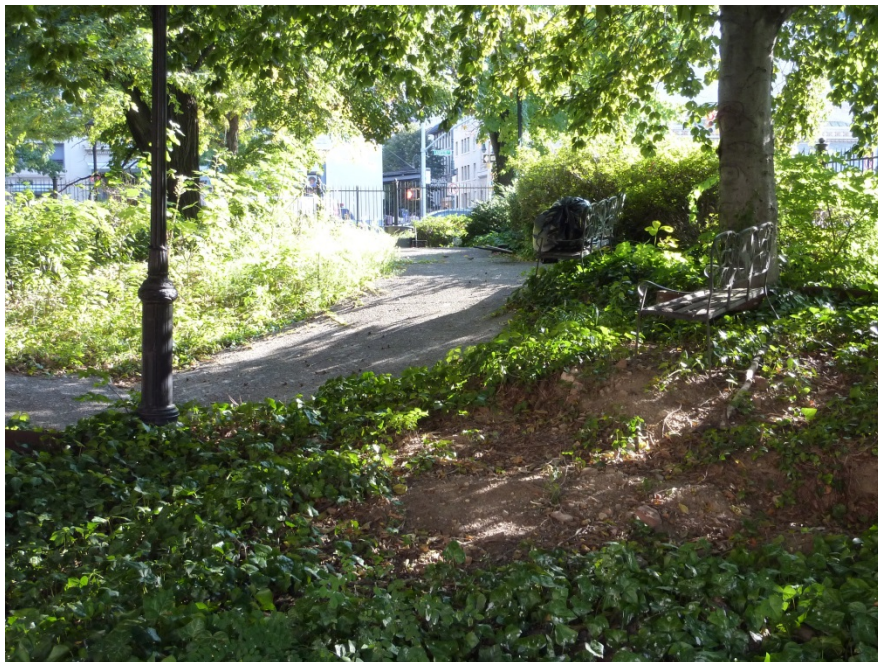


# Addendum 1: BAM Park Map

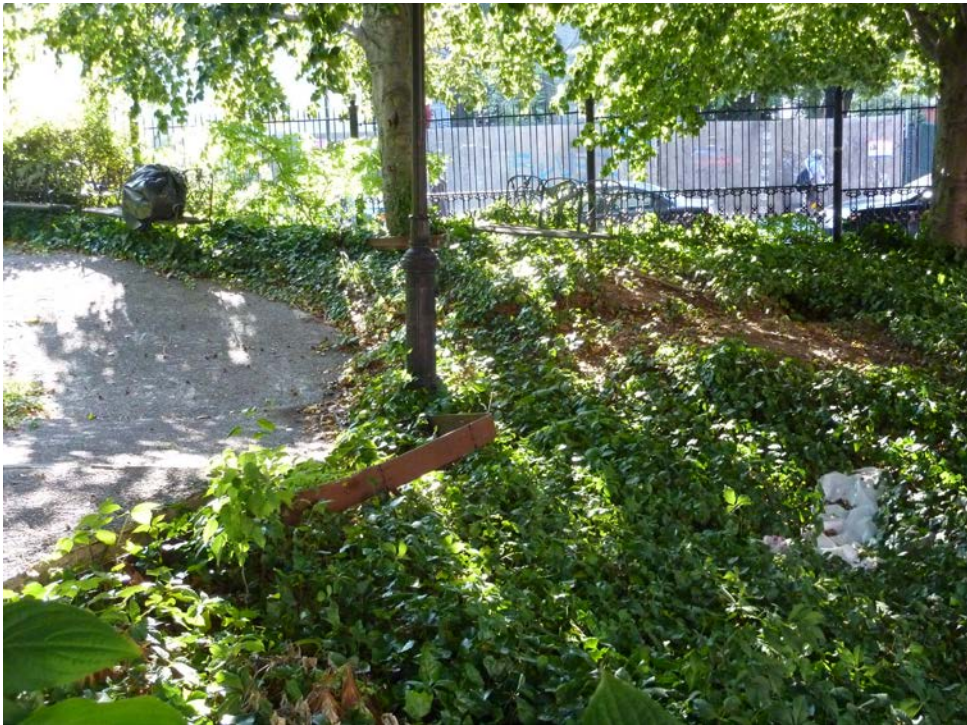




## Addendum 2: BAM Park Photographs









## **Addendum 3: Summary of Geotechnical Report**

See following page.

20 June 2012

Carl Gillen  
Brooklyn Academy of Music  
30 Lafayette Avenue  
Brooklyn, NY 11217

**RE: Geotechnical and Environmental Engineering Letter-Report  
BAM Park  
Brooklyn, NY  
Langan Project No.: 170183301**

Dear Mr. Gillen:

This letter-report presents the results of our geotechnical and environmental engineering study for the BAM Park in Brooklyn, New York. The purpose of the study is to evaluate subsurface conditions and to develop recommendations for future redevelopment of the park. Our understanding of the project, the results of the field investigation and a summary of our recommendations are presented herein.

This report was prepared by Langan Engineering and Environmental Services, PC (Langan) in accordance with our proposal to Jonathan Jones of the Brooklyn Academy of Music dated 19 December 2011. Special inspections were performed by Langan in accordance with the New York City Building Code (Building Code). All elevations presented herein are referenced to the Borough President of Brooklyn Highway Datum (BPBD)<sup>1</sup>.

## **SITE DESCRIPTION**

The project site is currently developed as a park on the triangular block bordered to the north by Fulton Street, to the south by Lafayette Avenue and to the west by Saint Felix Place (as shown on Drawing No. 1). Review of historic Sanborn maps (provided in Appendix A) revealed that the Site was formerly occupied by row houses from before 1887 until about 1979. Between 1982 – 1986 the buildings were demolished and the park was constructed.

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<sup>1</sup> BPBD is 2.560 ft above the U.S. Coast and Geodetic Survey Datum mean sea level at Sandy Hook, New Jersey, 1929, (NGVD).

Subway structures, extending as deep as 60 ft below grade front the site to the west and south of the site. The structures are about 2 to 5 ft from the site perimeter.

Within the last ten years the park has been closed to visitors due to apparent differential settlement (cracked walk ways, rotated brick ledges, etc.) throughout the park. We understand that currently BAM would like to redevelop the site into an operational park.

## **SUBSURFACE INVESTIGATION**

The subsurface investigation consisted of drilling one test boring and excavating three test pits.

### **Test Borings**

The boring, identified as B-1, was drilled by Warren George Inc. (WGI) on 26 and 29 May 2012, under the full-time special inspection of a Langan engineer. The boring was drilled to a depth of 52 feet below the ground surface using a track mounted drill rig. Bedrock was not encountered in the boring. The approximate location of the boring is shown on Drawing No. 2.

The boring was advanced through soil using rotary drilling techniques with a tri-cone roller bit and drilling mud. Four-inch-diameter steel casing provided soil support when necessary. Standard Penetration Resistances (N-values)<sup>2</sup> were measured and soil samples were obtained continuously through the upper 12 feet of the borehole and typically at 5-foot-intervals thereafter. Soil samples were obtained using a standard two-inch-diameter split spoon sampler driven by a 140-pound donut hammer in accordance with ASTM D-1586 (Standard Penetration Test, SPT). Recovered soil samples were visually examined and classified in the field in accordance with Unified Soil Classification System (USCS), and assigned classification numbers in accordance with the Building Code.

Soil classifications, Standard Penetration Resistances, and other field observations were recorded on field logs. A copy of the Langan field boring log was reproduced in Appendix B.

### **Test Pits**

Three test pits, identified as TP-1, TP-2 and TP-3, were excavated at the site by Warren George Inc. on May 23 and 24, 2012 under the full-time special inspection of a Langan Engineer. Test pits were excavated using a small rubber-tire backhoe to depths of approximately 4.5 feet below the existing ground surface. The purpose of the test pits was to investigate and

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<sup>2</sup> The Standard Penetration Test (SPT) is a measure of soil density and consistency. The SPT N-value is defined as the number of blows required to drive one foot of 2-inch-diameter split-spoon sampler after an initial penetration of 6 inches using a 140-pound hammer falling freely from 30 inches.

document the existing subsurface conditions and identify potential sources of settlement. Approximate locations of the test pits are shown on Drawing No. 2. All test pits were backfilled upon completion. The test pit logs are provided in Appendix C.

## **SUBSURFACE CONDITIONS**

The general subsurface soil profile consists of miscellaneous fill overlying a boulder pocket overlying dense sand with various amounts of silt and gravel. The boulder pocket was encountered about 12 ft below existing grade and extended to a depth of about 17 ft below existing grade. The top of the dense sand stratum was encountered at a depth of about 17 ft below existing grade. A representative soil profile is shown in Drawing No. 3. Descriptions of each subsurface stratum are given below in order of increasing depth.

### **Uncontrolled Fill [Class 7]<sup>3</sup>**

Uncontrolled fill described as brown, coarse-to-fine sand with traces of silt and other miscellaneous fill and demolition debris (soil with brick, concrete, lumber, etc.), was encountered in the boring to a depth of about 11 ft below the existing ground surface. N-values in the fill ranged from about 6 to 24 blows per ft (bpf) and averaged about 14 bpf. The fill is generally loose to medium-dense.

The uncontrolled fill is classified as Building Code Class 7; Uncontrolled Fills.

### **Boulder Pocket**

A boulder pocket was encountered below the fill layer at about 12 ft below the existing ground surface and extended to a depth of about 17 ft below the existing ground surface. The boulders appeared to be on the order to 1 to 2 ft based on the resistance during drilling.

### **Sand [Class 3]**

A layer of brown coarse-to-fine sand with varying amounts of silt, and fine gravel was encountered below the boulder pocket. Top of the sand stratum was encountered at about 17 ft below grade, and extended to the termination of the boring. N-values in the sand typically ranged from about 56 to 111 bpf, and averaged about 80 bpf, suggesting a dense deposit.

The sand layer is classified as Building Code Class 3A dense Granular Soils.

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<sup>3</sup> Numbers in brackets indicate classification of materials in accordance with the New York City Building Code.

## **Test Pit Observations**

### Test Pit TP-1

Test pit TP-1 was excavated 11 ft from the Fulton Street sidewalk. The test pit was excavated to a depth of 4 ft below existing grade. The soil encountered was medium to dark brown, medium to fine sand with boulders and demolition debris (soil with brick, concrete, lumber, etc.) This is classified as Building Code Class 7; Uncontrolled Fills. The PID reading for the soil ranged from 0.0 to 0.2 ppm. A composite sample and a grab sample were collected for environmental testing. The grab sample was collected at 2 to 4 ft below the existing ground surface.

### Test Pit TP-2

Test pit TP-2 was excavated 20 ft from the Fulton Street sidewalk. The test pit was excavated to a depth of 4.5 ft below existing grade. The excavated soil consisted of brick, lumber, tile, metal and plastic. This is classified as Building Code Class 7; Uncontrolled Fills. The PID reading for the soil ranged from 0.0 to 0.5 ppm. A composite sample and a grab sample were collected for environmental testing. The grab sample was collected at 1 to 3 ft below the existing ground surface.

### Test Pit TP-3

Test pit TP-3 was excavated 16 ft from the Lafayette Street sidewalk. The test pit was excavated to a depth of 4 ft below existing grade. The excavated soil consisted of brick, boulders, tree roots (1 to 2-inch-diameter), metal and plastic. This is classified as Building Code Class 7; Uncontrolled Fills. The PID reading for the soil ranged from 0.0 to 0.3 ppm. A composite sample and a grab sample were collected for environmental testing. The grab sample was collected at 1 to 2 ft below the existing ground surface.

## **ENVIRONMENTAL CONDITIONS**

Environmental samples were collected from test pits TP-1 through TP-3. Samples were collected at various depths to characterize historic urban fill material at depths ranging from 1 to 4.5 feet below grade. Soil samples retrieved from each test pit were visually classified for soil type, grain size, and texture. Each sample was screened for visual, olfactory, and instrumental evidence of petroleum impacts. Instrument screening for the presence of total organic vapors was performed with a hand-held photoionization detector (PID). Following sample collection, the Contractor backfilled the test pits to grade.

Grab samples were biased at test pit intervals where contamination was most apparent (i.e., odor and elevated PID readings). In the absence of apparent contamination, grab samples representative of the soil to be excavated were collected at discrete intervals. The following table summarizes soil sample location, depth, and classification:

<b>Location</b>	<b>Depth (ft bgs)</b>	<b>Soil Classification</b>
TP-1	2 to 4	Fill
TP-2	1 to 3	Fill
TP-3	1 to 2	Fill

Composite samples were collected by combining soil from five points of the test pit. The following table summarizes the composite soil samples, test pit and depth interval, and soil classification:

<b>Composite Sample</b>	<b>Test Pit and Depth Interval (ft bgs)</b>	<b>Soil Classification</b>
TP-1-052312	TP-1 (1 to 4)	Fill
TP-2-052312	TP-2 (1 to 4.5)	Fill
TP-3-052312	TP-3 (1 to 4)	Fill

Soil samples were collected into laboratory-supplied containers and transported via courier to Alpha Analytical Laboratories in Westborough, Massachusetts under standard chain-of-custody protocol. Samples were stored in a cooler chilled to approximately 4 degrees Celsius. York is certified by the New York State Department of Health (NYSDOH) Environmental Laboratory Accreditation Program (ELAP).

Each of the three grab soil samples was analyzed for Target Compound List (TCL) volatile organic compounds (VOCs) by Environmental Protection Agency (EPA) Method 8260 and Total Petroleum Hydrocarbons (TPH) Gasoline Range Organics (GRO) via EPA Method 8015B. Composite soil samples were analyzed for TCL semi-volatile organic compounds (SVOCs) by EPA Method 8270, polychlorinated biphenyls (PCBs) by EPA Method 8082, pesticides by EPA 8081A, herbicides by EPA 8151, Target Analyte List (TAL) metals by EPA Methods 6010B/7471A, and TPH Diesel Range Organics (DRO) via EPA Method 8015B. Additionally, the composite soil sample collected from test pit TP-2 was analyzed for Toxicity Characteristic and Leaching Procedure (TCLP) lead. The aforementioned waste characterization analyses are acceptable by most disposal facilities for soil characterization.

## Analytical Results

Laboratory analytical results were compared to 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs). Analytical results are summarized below and in Table 1. Complete laboratory analytical reports are provided in Appendix D.

- VOCs, Herbicides, and PCBs: VOC, herbicide, and PCB concentrations did not exceed Unrestricted Use SCOs.
- SVOCs: Benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene exceeded SCOs in soil samples collected from test pits TP-1 and TP-2. Additionally, dibenzo(a)anthracene exceeded the SCO in soil samples collected from test pit TP-1.
- Pesticides: Dieldrin, 4,4'-DDE, 4,4'-DDD, and 4,4'-DDT were detected at concentrations exceeding SCOs in soil samples collected from test pits TP-1, TP-2, and TP-3.
- Metals: Lead and mercury were detected at concentration exceeding SCOs in soil samples collected from test pits TP-1, TP-2, and TP-3. Additionally, test pit TP-1 contained concentrations of zinc that exceeded SCOs, test pit TP-2 contained concentrations of arsenic, barium, and cadmium that exceeded SCOs, and test pit TP-3 contained concentrations of arsenic and zinc that exceeded SCOs. Test pit TP-2 contained a lead concentration of 1,400 mg/kg and was indicative of potentially hazardous lead. Additional analyses on the sample were completed for Toxicity Characteristic and Leaching Procedure (TCLP) lead. The sample contained a TCLP lead concentration of 2.2 mg/L, which is below the Resource Conservation and Recovery Act (RCRA) hazardous waste limit of 5 mg/L for lead.

## CONCLUSIONS AND RECOMMENDATIONS

The proposed construction will consist of park and site structures, benches and other site features. The new structures will be built in areas where fill material is present. New structures are typically founded directly on native soils of Building Code Class 3 or better; or structures are supported on piles installed into these satisfactory bearing materials. However, the anticipated loads are understood to be nominal. We recommend that the structures are supported on the existing fill on conventional shallow foundations, subject to the following requirements:

1. The demolition debris within the uncontrolled fill material and the underlying boulders appears to be the reason for the differential settlement at the site. This would be due



to the random nature of the fill placement. The heterogeneous nature of the material seems to have led to a difference in the rate of settlement across the site. Furthermore, the tree roots may have led to the lifting of some of the pavement slabs.

2. We recommend the entire site is over-excavated 4 feet below grade and replaced with clean  $\frac{3}{4}$ -inch crushed stone, proof-rolled, and wrapped in geofabric (geofabric to cover entire subgrade). Since this ground replacement technique does not extend below the entire depth of the uncontrolled fill, the bearing capacity will be limited to 1 ton per square foot (tsf) for any proposed benches, light pole bases, etc. The anticipated total and differential settlements should be limited to  $\frac{3}{4}$  inch. The major portion of the settlement is expected to occur during construction.
3. Fill observed throughout the Site contains metals, SVOCs and pesticides, at concentrations exceeding SCOs. As a result, the material is regulated by New York State solid waste regulations. Additional sampling may be required for disposal of excess site soil and fill generated during development. Types and frequency of additional samples will depend on requirements of the selected disposal facility. Soil that is excavated during the proposed renovation must be disposed at a facility that is permitted to accept this material.

### **Impact on Adjacent Subway Structures**

The proposed construction is directly adjacent to the NYCT subway tunnel along St. Felix Street and Lafayette Avenue and station along Fulton Street. As such, review and approval of the proposed foundation design, excavation, and construction by the NYCT will be required as part of the New York City Department of Building construction permitting process. This review process may take up to 1 to 2 months and should be considered in the project schedule. NYCT is likely to request a pre-construction conditions photographic documentation and an optical survey of the subway tunnel and station sections fronting the property, and monitoring of those during foundation construction.

### **LIMITATIONS**

The conclusions and recommendations provided in this report are based on subsurface conditions inferred from a limited number of borings and test pits. Recommendations provided are contingent upon one another and no recommendation should be followed independent of the others.

This report has been prepared to assist the owner, architect and structural engineer in the design process of the new construction and is only applicable to the envisioned project

discussed herein. Any proposed changes in structures or their locations should be brought to our attention so that we can determine whether such changes affect our recommendations. Langan cannot assume responsibility for use of this report for any areas beyond the limits of this study or for any projects not specifically discussed herein.

Information on subsurface strata and groundwater levels shown on the logs represents conditions encountered only at the locations indicated and at the time of investigation. If different conditions are encountered during construction, they should immediately be brought to our attention for evaluation as they may affect our recommendations.

### **CLOSURE**

We trust that this report will prove helpful for your development. If you have questions, feel free to give us a call.

Sincerely,

**Langan Engineering & Environmental Services, PC**



Jared M. Green, PE  
Senior Project Manager

JMG



Alan R. Poeppel, PE  
Vice-President

Enclosures:

#### **DRAWINGS**

- 1 Site Location Map
- 2 Boring and Test Pit Location Plan
- 3 Section A-A
- 4 Section B-B

#### **APPENDICES**

- A Sandborn Maps
- B Langan Boring Logs,
- C Test Pit Sketches and Photographs
- D Laboratory Results