

**Project:**        **South Battery Park City  
Resiliency Project: Construction  
Management Services RFP  
(the “RFP”)**

**Date:**            **December 30, 2019**

**RE:**              **Addendum #1**  
**# of**              **100**  
**Pages:**

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The following additions and revisions are hereby made to the RFP for the South Battery Park City Resiliency Project: Construction Management Services (the “Project”):

1. The South Battery Park City Resiliency Concept Drawings, as presented during the December 20, 2019 Pre-Proposal Meeting and attached to this Addendum, hereby replace and supersede the Concept Drawings that currently constitute Exhibit B-1 to the RFP.
2. The Sign-in Sheets from the December 20, 2019 Pre-Proposal Meeting (including names and contact information for the Pre-Proposal Meeting attendees) are attached to this Addendum, and shall hereby constitute Exhibit I to the RFP.

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By signing the line below, I am acknowledging that all pages of this Addendum #6 have been received, reviewed and understood, and will be incorporated into the Proposal submitted. This document must be attached to the Proposal for consideration.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Number of pages received: \_\_\_\_\_ <fill in>

Distributed to: All prospective Proposers

**Exhibit B-1 of RFP (Revised)**

**South Battery Park City Resiliency Project: Construction Management Services  
Updated Concept Drawings**

(attached)

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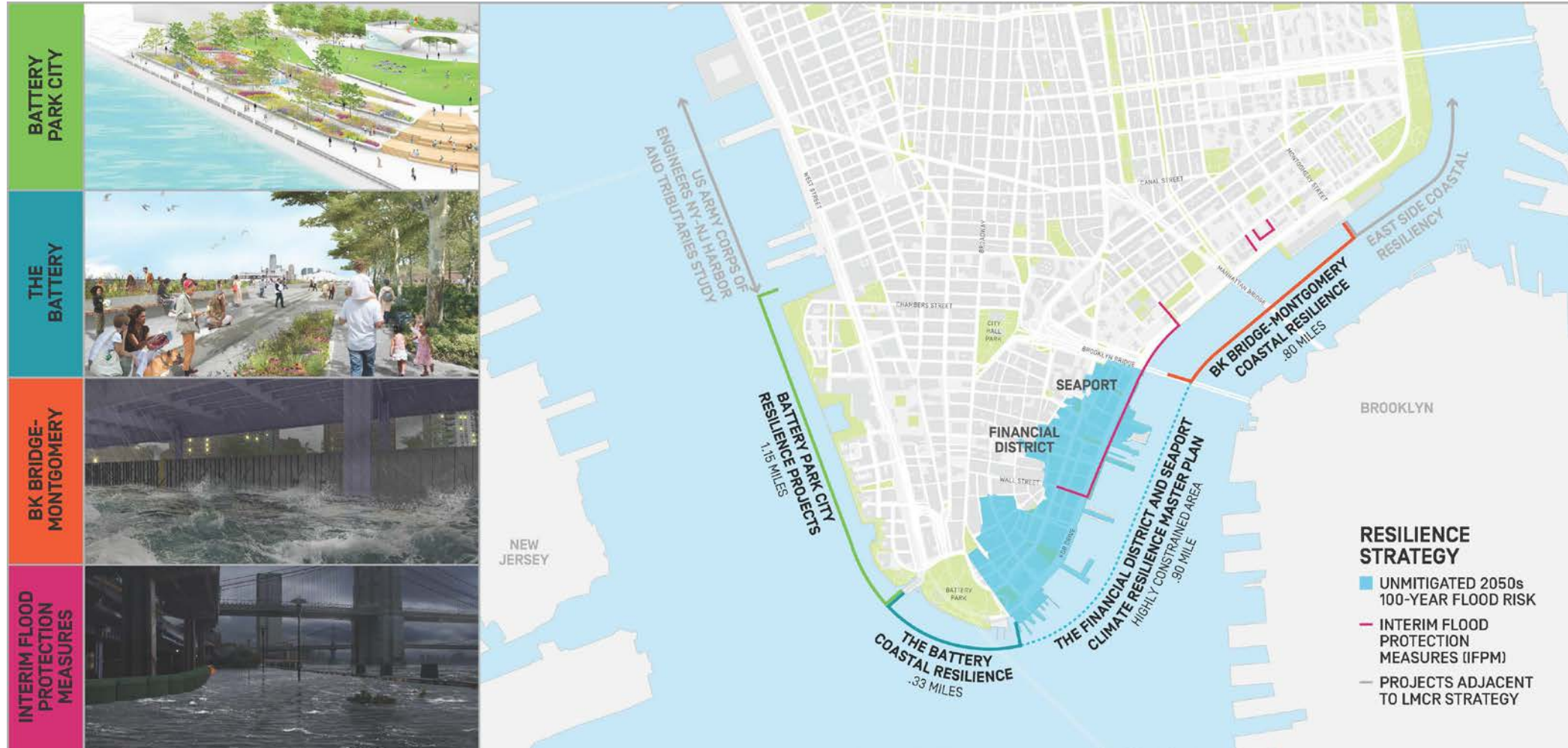
# **SOUTH BATTERY PARK CITY RESILIENCY**

## **CONCEPT DRAWINGS**

# LOWER MANHATTAN COASTAL RESILIENCY PLANS

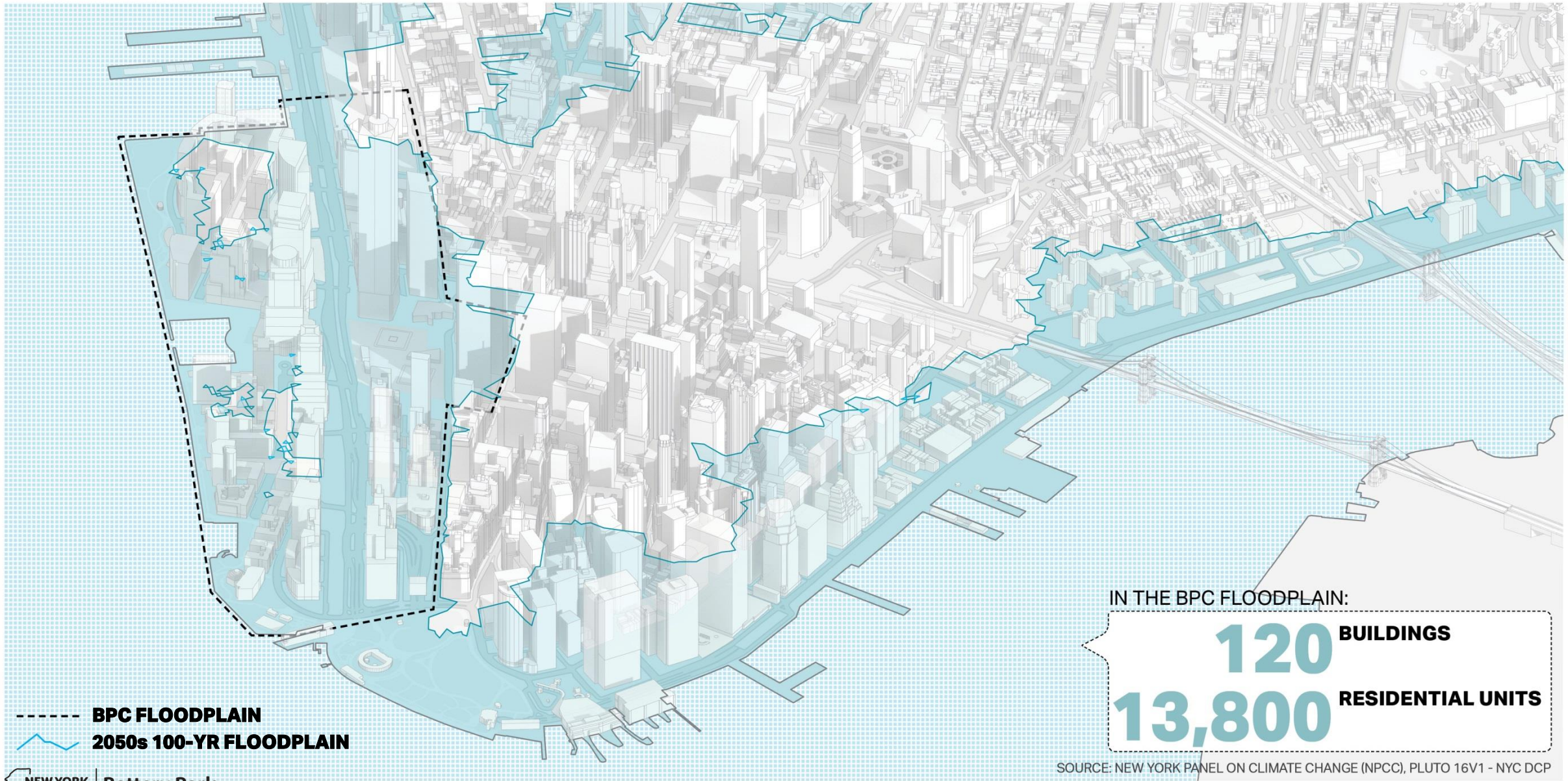
21

- THE CITY IS IMPLEMENTING \$500M IN ON-LAND CAPITAL PROJECTS AND ADVANCING A MASTER PLAN FOR FIDI-SEAPORT
- CAPITAL PROJECTS TO PROTECT 70% OF THE SHORELINE OF LOWER MANHATTAN AND MASTER PLAN FOR REMAINING 30%



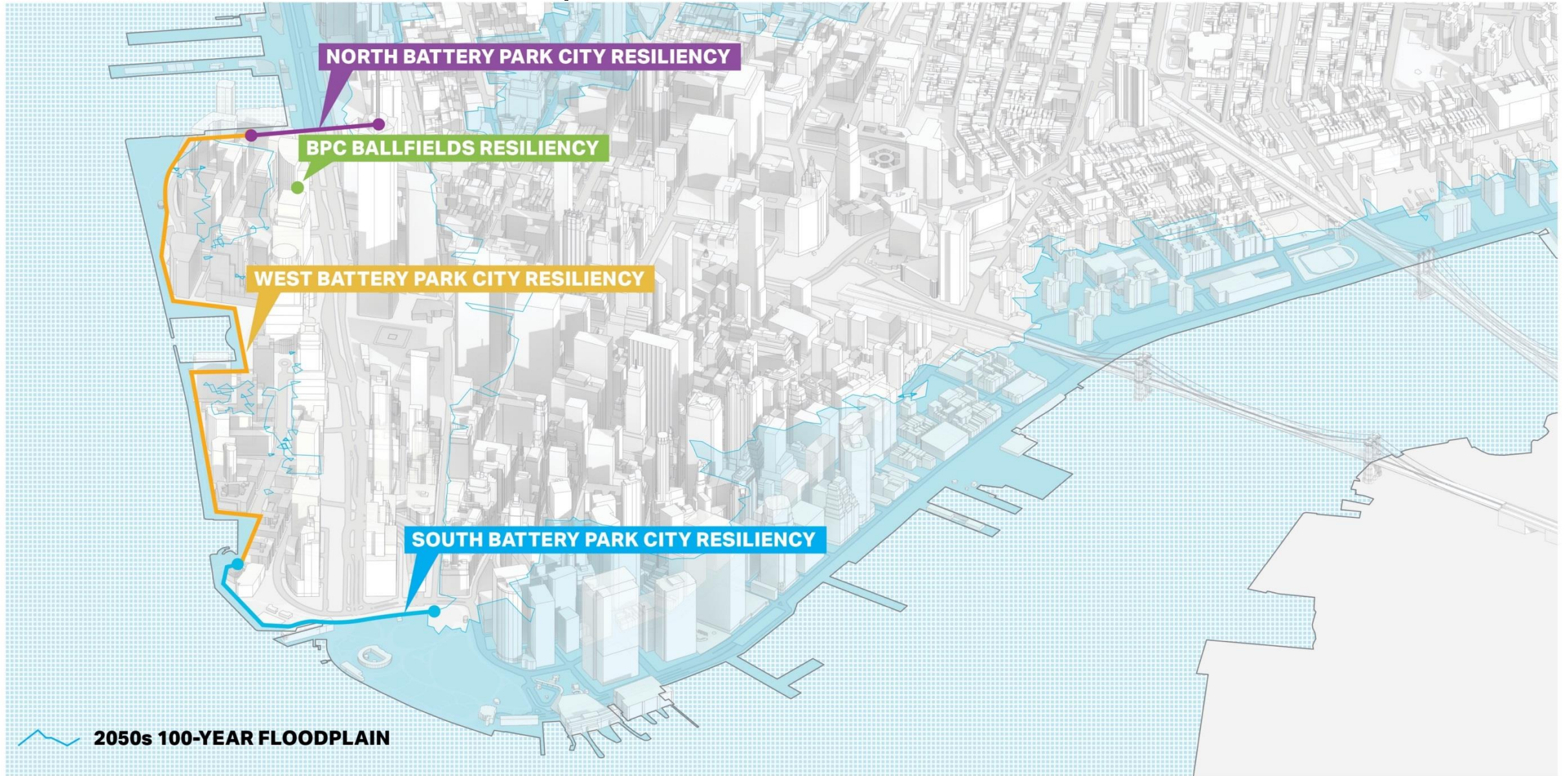


# 2050s 100-YEAR STORM



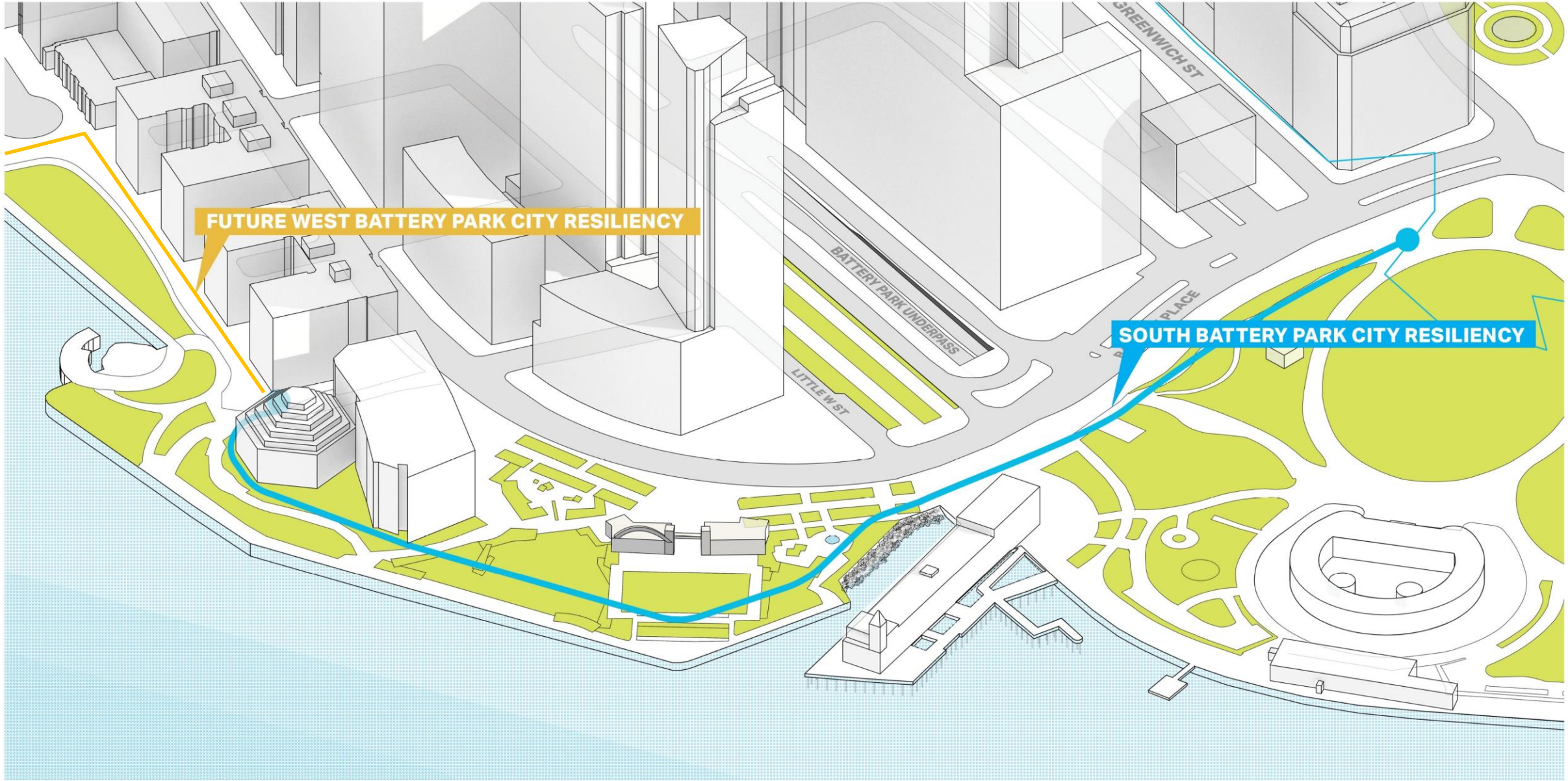


# INTEGRATED PROJECTS | BATTERY PARK CITY

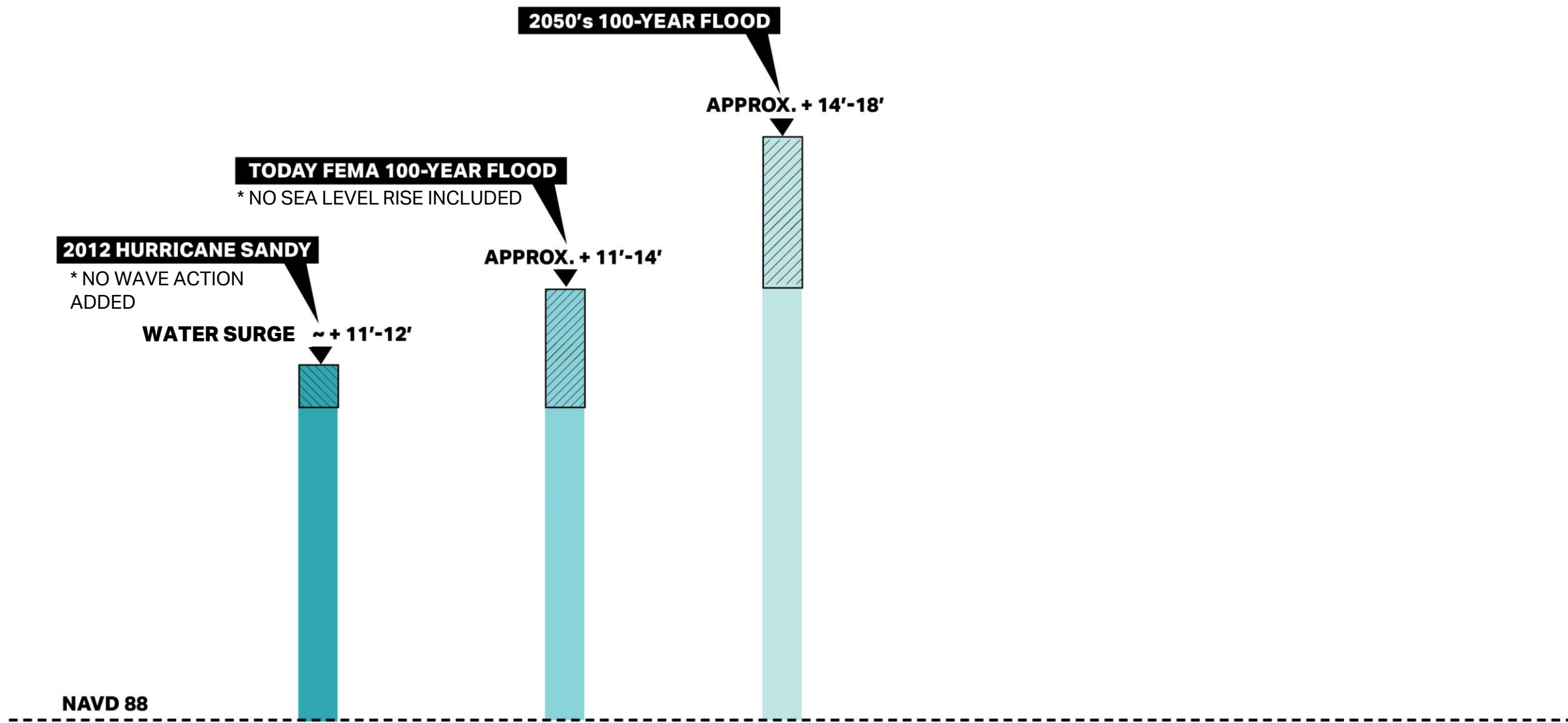




# 2050s 100-YEAR | PROPOSED ALIGNMENT



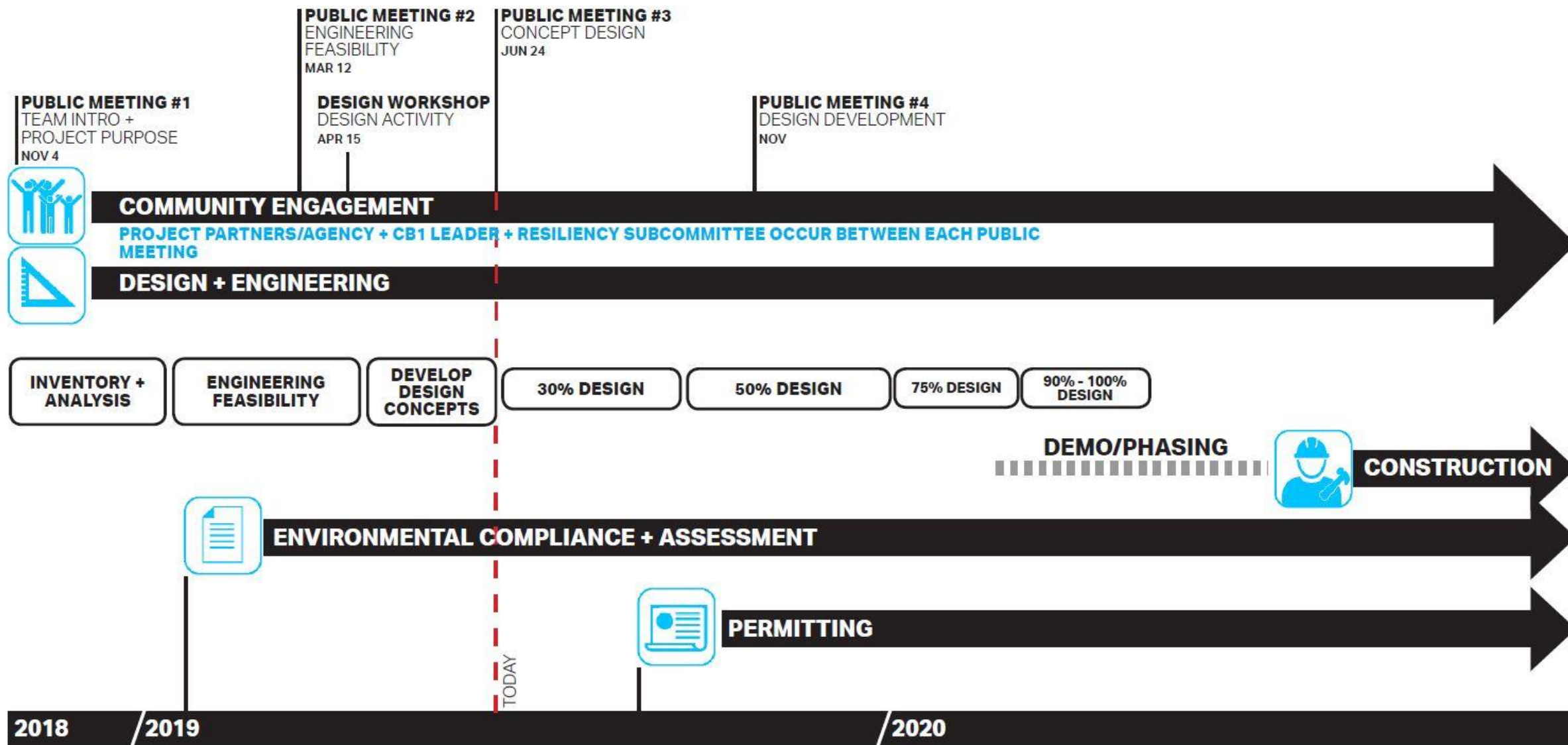
# DESIGN FLOOD ELEVATION (DFE) COMPARISON



**\* 2050 DFE TO BE VERIFIED WITH TOPO**

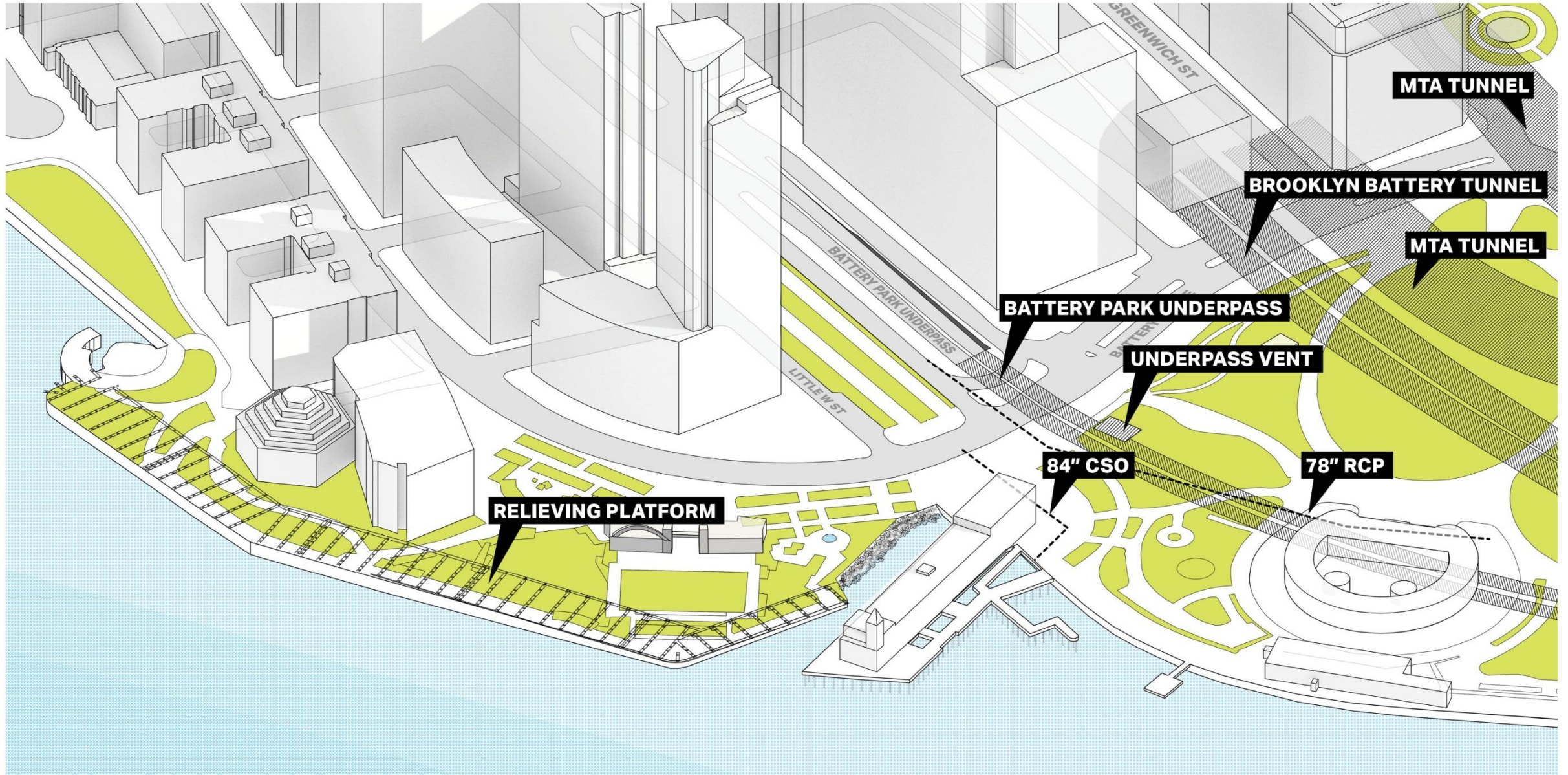


# PROJECT MILESTONES





# SUBSURFACE





# UNDERSTANDING THE CONCEPTS (all has to fit...)

- Raising the contours to meet DFEs and HOIs
- Retaining Preferred Alignment Location
  - 1) Effective
  - 2) Passive
  - 3) Deployables where only necessary
- New Building Location = Pushed back to maximize park space
- Retaining Current Priority Programming
- Fitting Future Priority Programming
- Maintaining Design Legacy
- Design Excellence
- Sustainability
  - a) Low carbon, water & energy conservation, enhanced ecological habitats
  - b) ILFI ZERO CARBON and WEDG certification in Wagner Pavilion and Park
- Universal Access



# UNDERSTANDING THE FOOTPRINT | EXISTING CONDITIONS

**MUSEUM OF JEWISH HERITAGE & 1st PLACE**  
BPCA  
DOT

**WAGNER PARK**  
BPCA

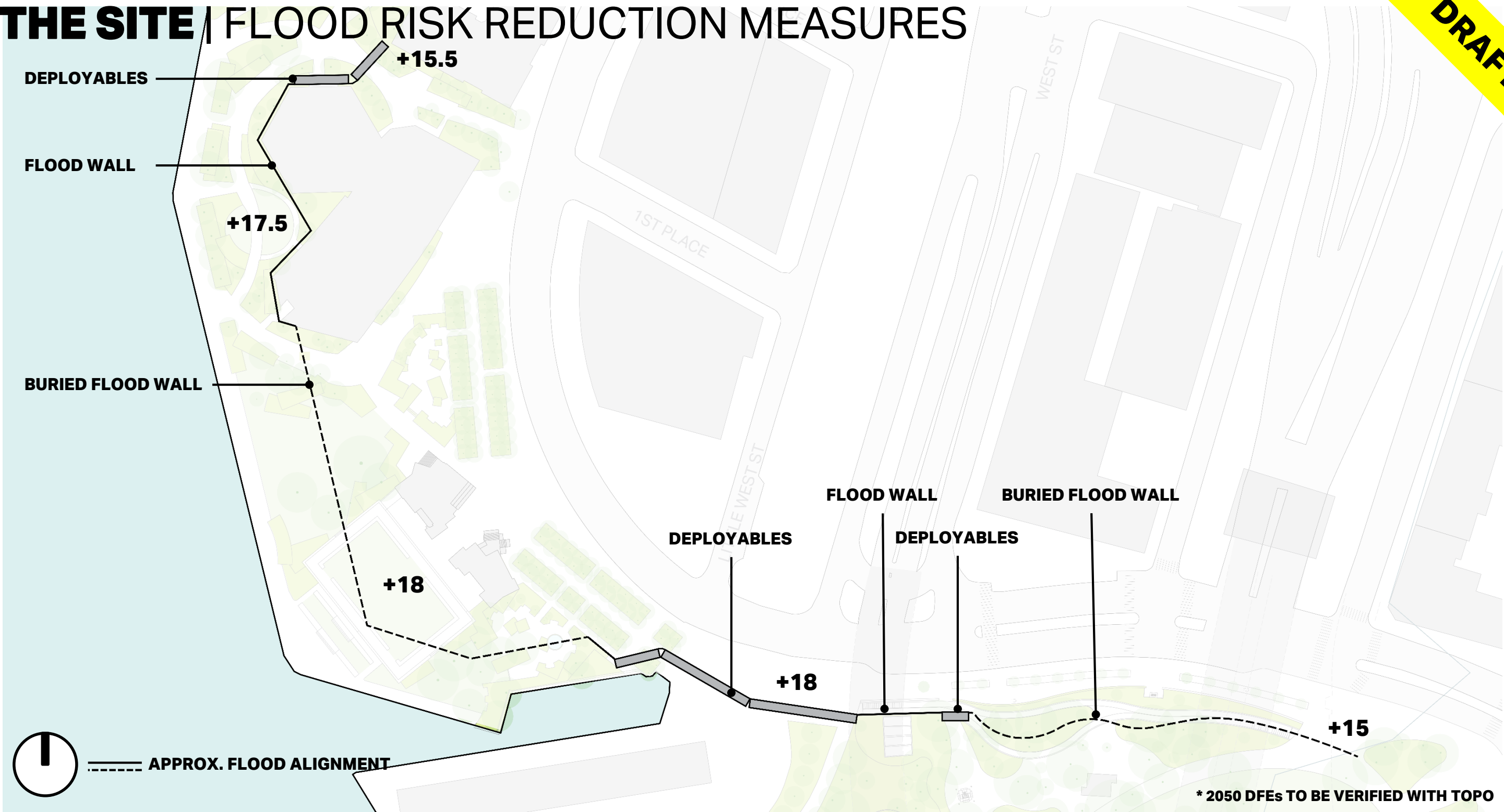
**PIER A PLAZA**  
DOT  
SBS (EDC)  
(BPCA)

**THE BATTERY**  
DOT  
DPR



# THE SITE | FLOOD RISK REDUCTION MEASURES

DRAFT

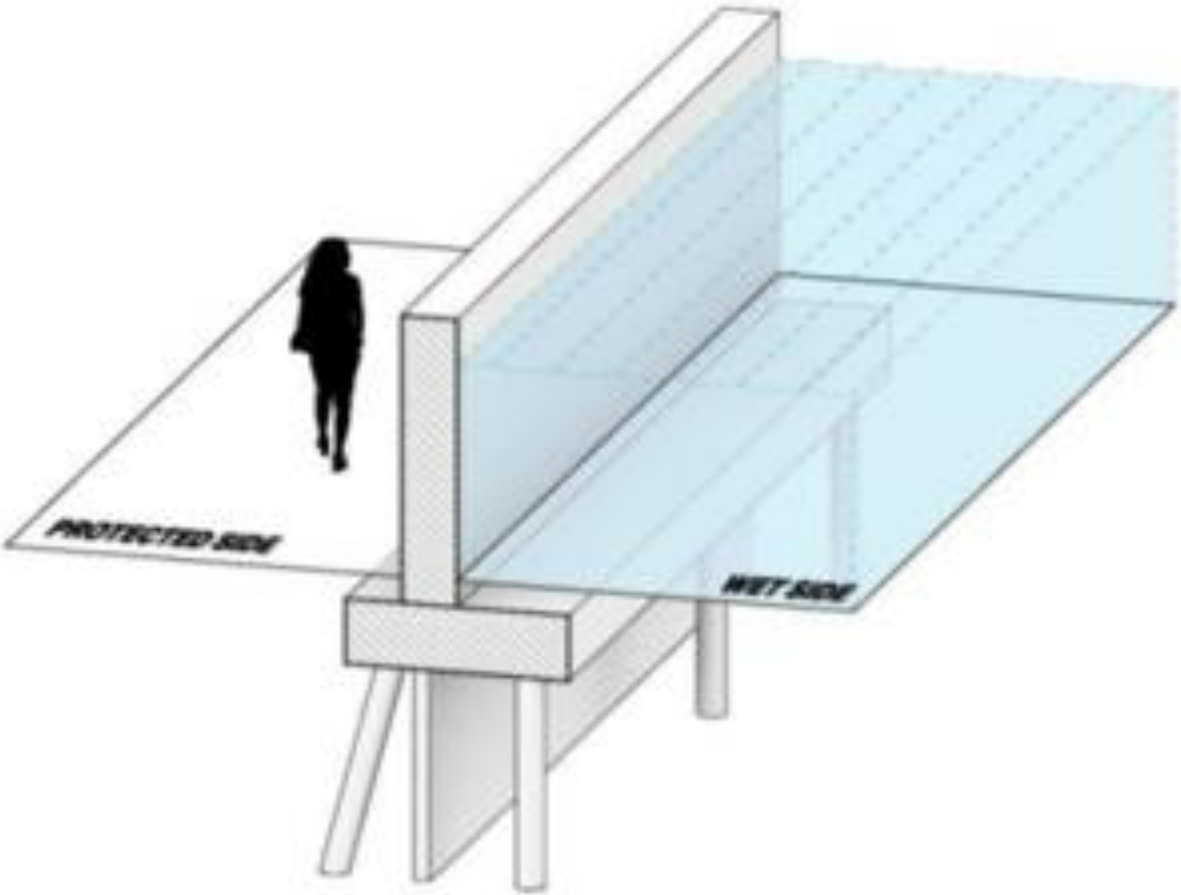


APPROX. FLOOD ALIGNMENT

# STRUCTURAL OVERVIEW| STRUCTURAL DESIGN

DRAFT

PASSIVE RISK REDUCTION



ACTIVE RISK REDUCTION





# CONCEPTUAL MASTER PLAN

**MUSEUM OF JEWISH HERITAGE & 1st PLACE**  
BPCA  
DOT

**WAGNER PARK**  
BPCA

**PIER A PLAZA**  
DOT  
SBS (EDC)  
(BPCA)

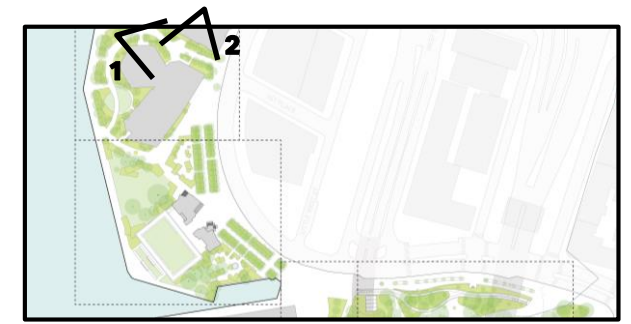
**THE BATTERY**  
DOT  
DPR



**1<sup>st</sup> PLACE**



# 1<sup>st</sup> PLACE | EXISTING CONDITIONS

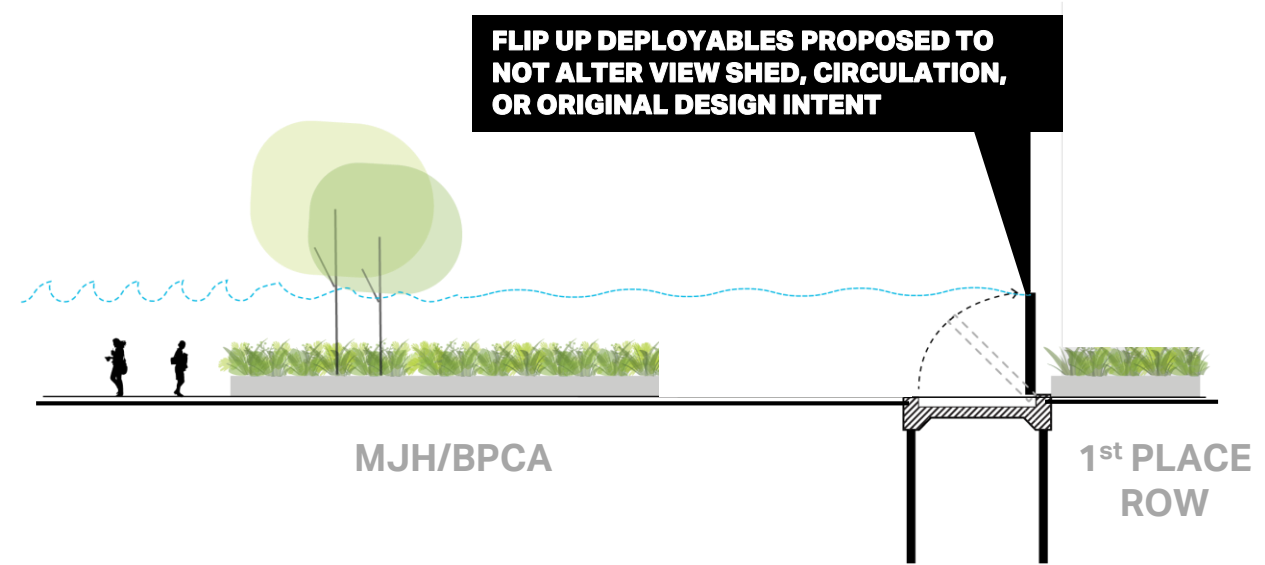


**1. VIEW LOOKING EAST**



**2. VIEW LOOKING SOUTHWEST**

# 1<sup>st</sup> PLACE | PROPOSED CONDITIONS





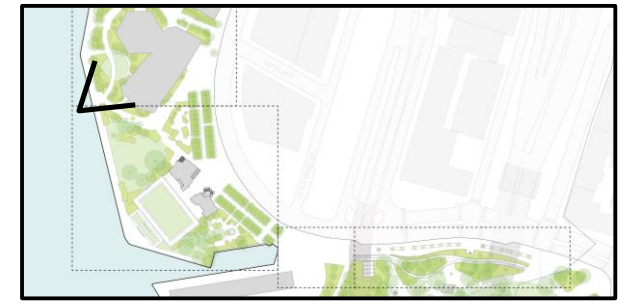
# MUSEUM OF JEWISH HERITAGE

# MUSEUM OF JEWISH HERITAGE | BPCA





# MUSEUM OF JEWISH HERITAGE | BPCA



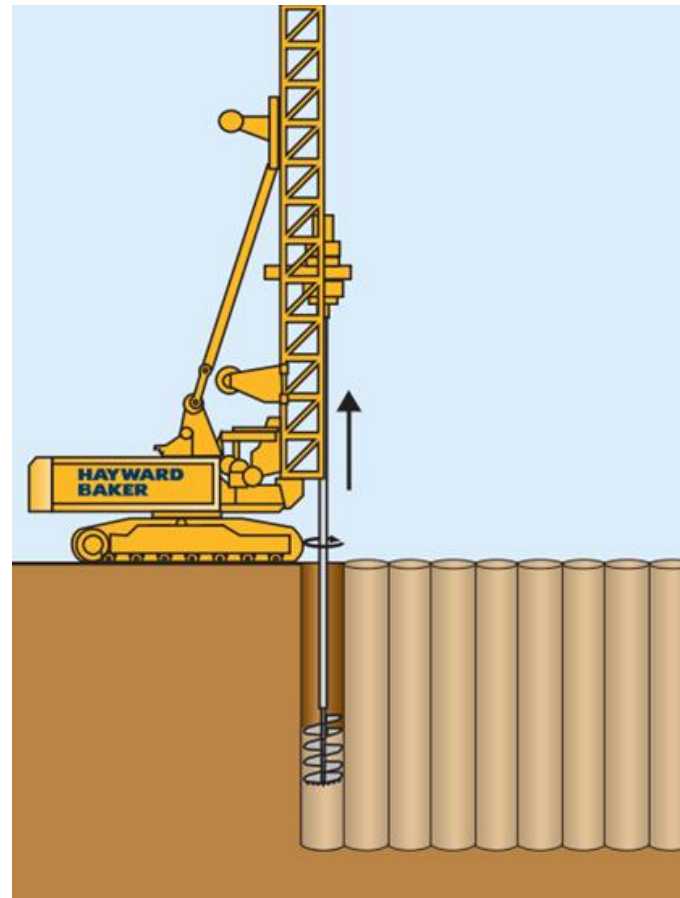


# MUSEUM OF JEWISH HERITAGE | STRUCTURAL ENGINEERING

DRAFT

**Challenge:** Proximity to building and relieving platform

**Solution:** Utilize a foundation with a small footprint that can also serve as a seepage barrier



From: [www.haywardbaker.com](http://www.haywardbaker.com)

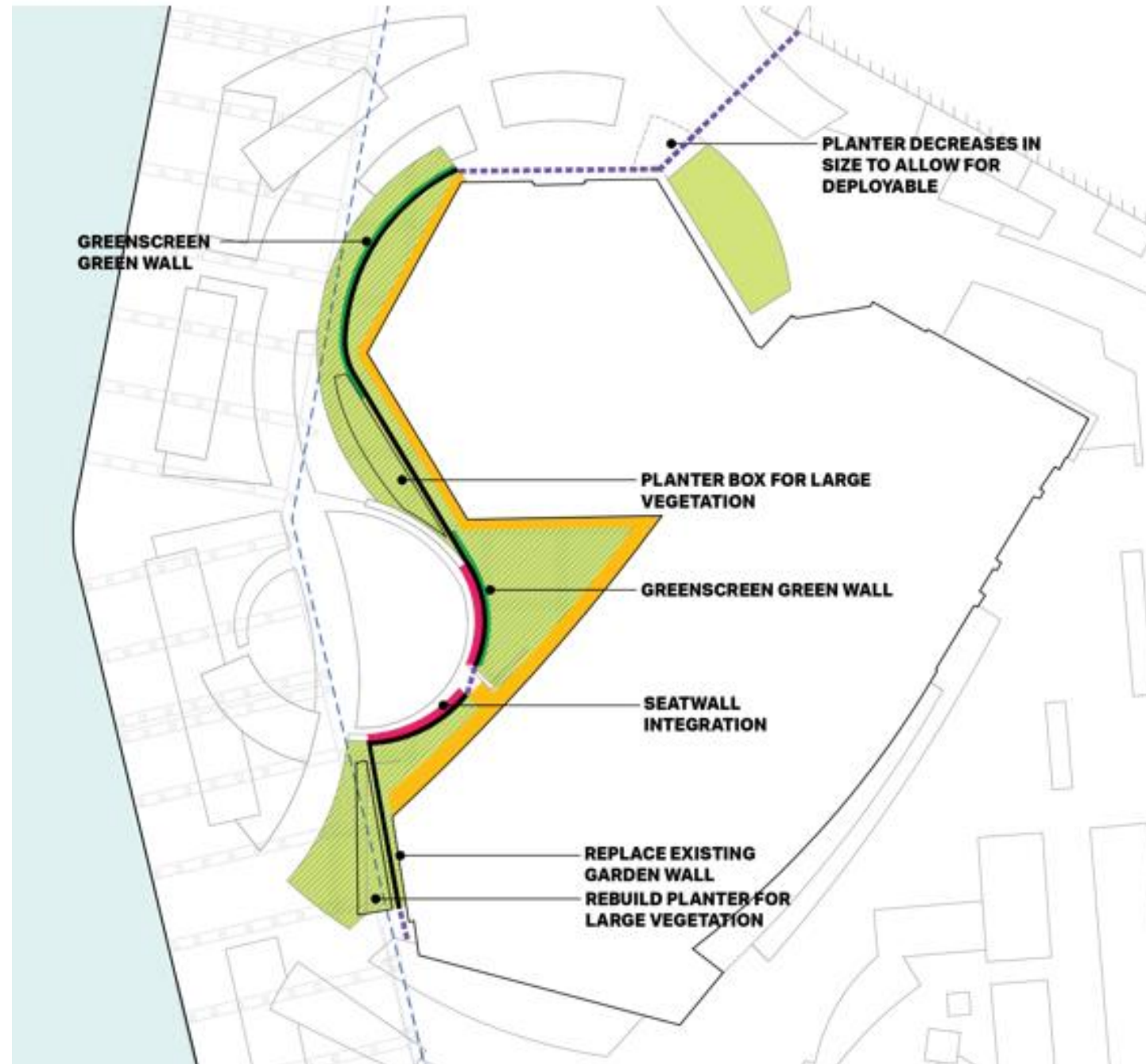
**Challenge:** Maintaining views to and from building

**Solution:** Utilizing Floodproof Glass where possible



# CONCEPTUAL STUDIES | LANDSCAPE INTEGRATION SUMMARY

DRAFT



## Recommended Landscape Integration

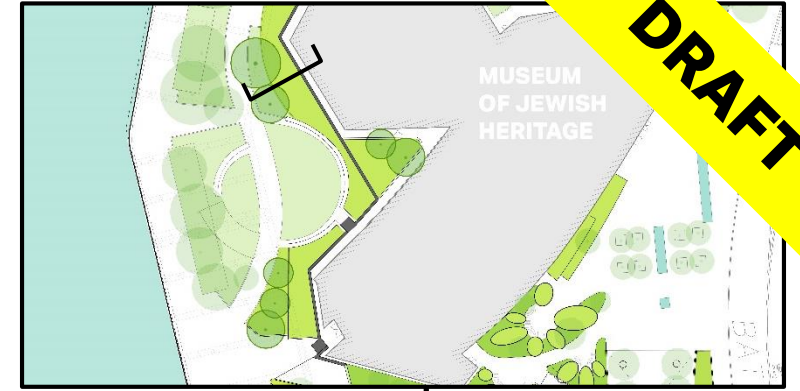
- Combination Fixed Flood Wall with Flood Glass
- Flip up Deployable

## Benefits of Landscape Integration Option

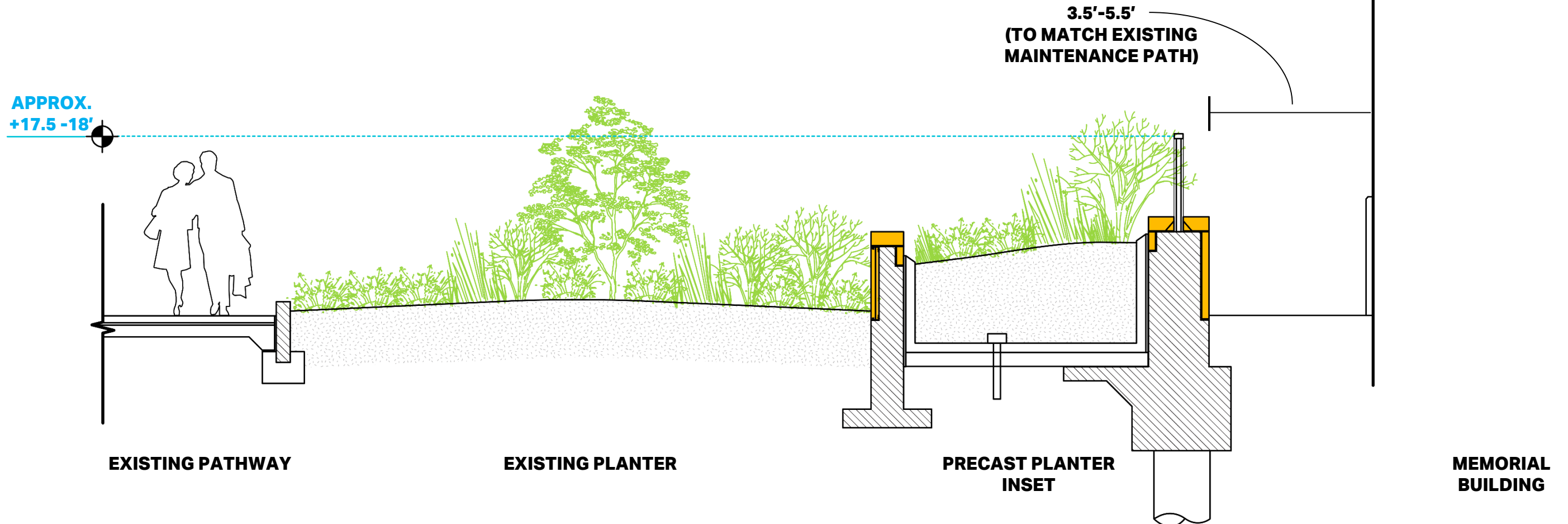
- Lower Cost
- Less Duration
- Lower Impact to Museum
- Can conceal in landscape to reduce aesthetic impact
- Less Complex O&M and FEMA Accreditation

# PROPOSED DESIGN | WALL BUILDING RELATIONSHIP

## OPTION 1 – MAINTAIN MAINTENANCE PATH



**DRAFT**



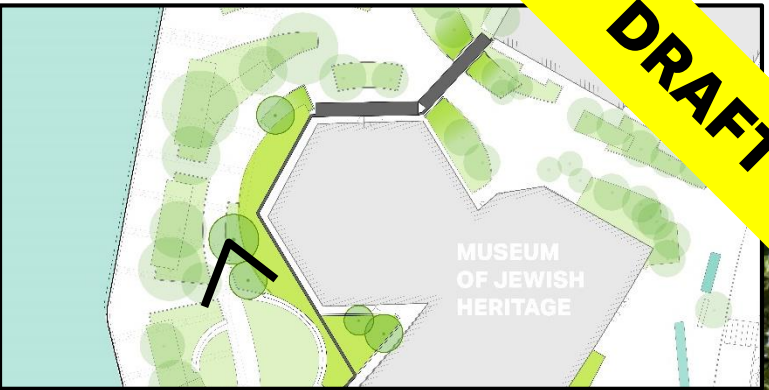






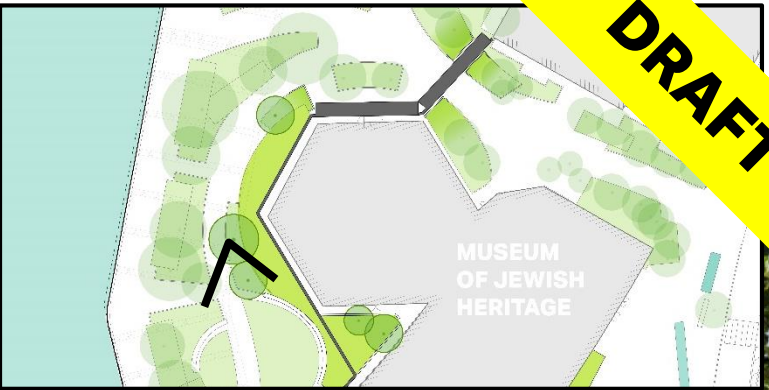








DRAFT





# WAGNER PARK

# WAGNER PARK | BPCA



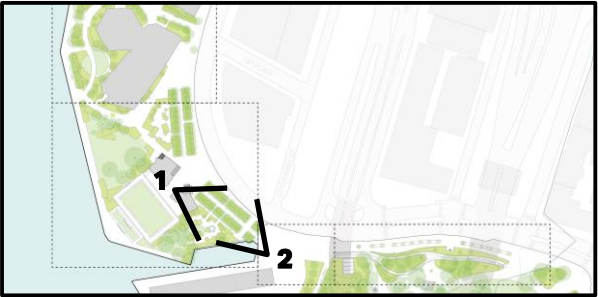


# WAGNER PARK | BPCA





# WAGNER PARK | BPCA



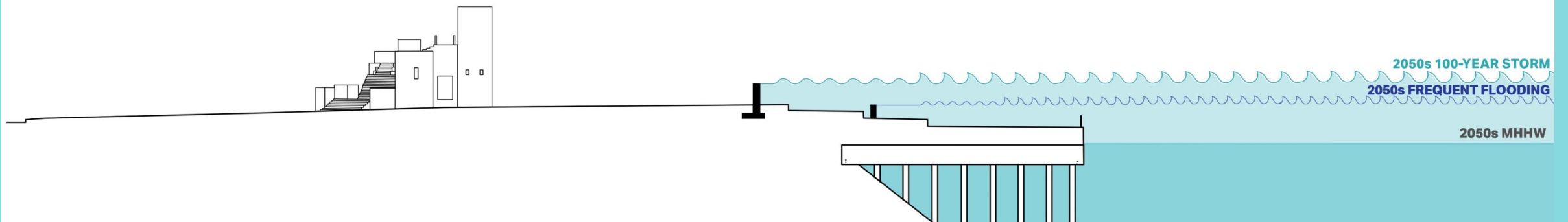
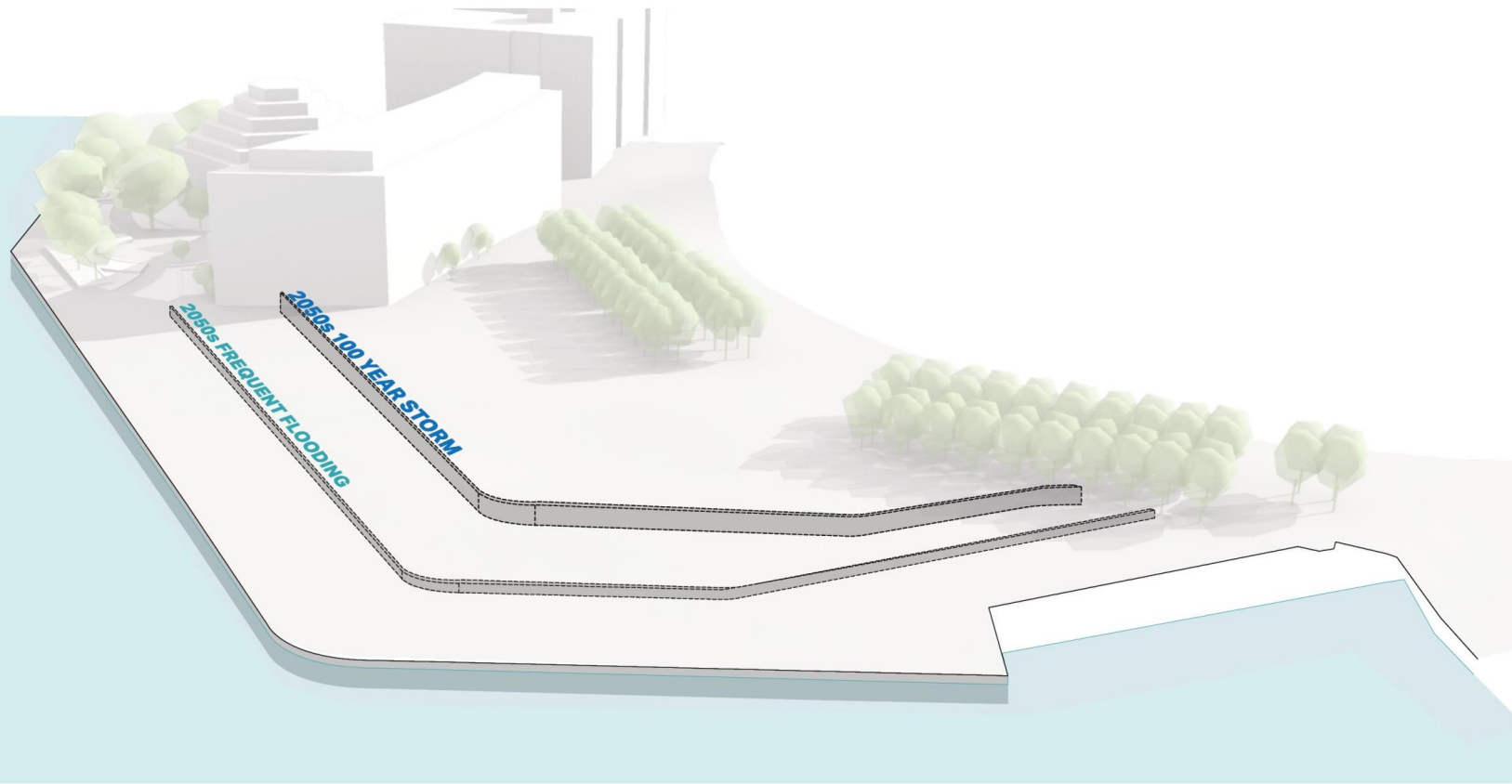
1. SOUTH GARDEN

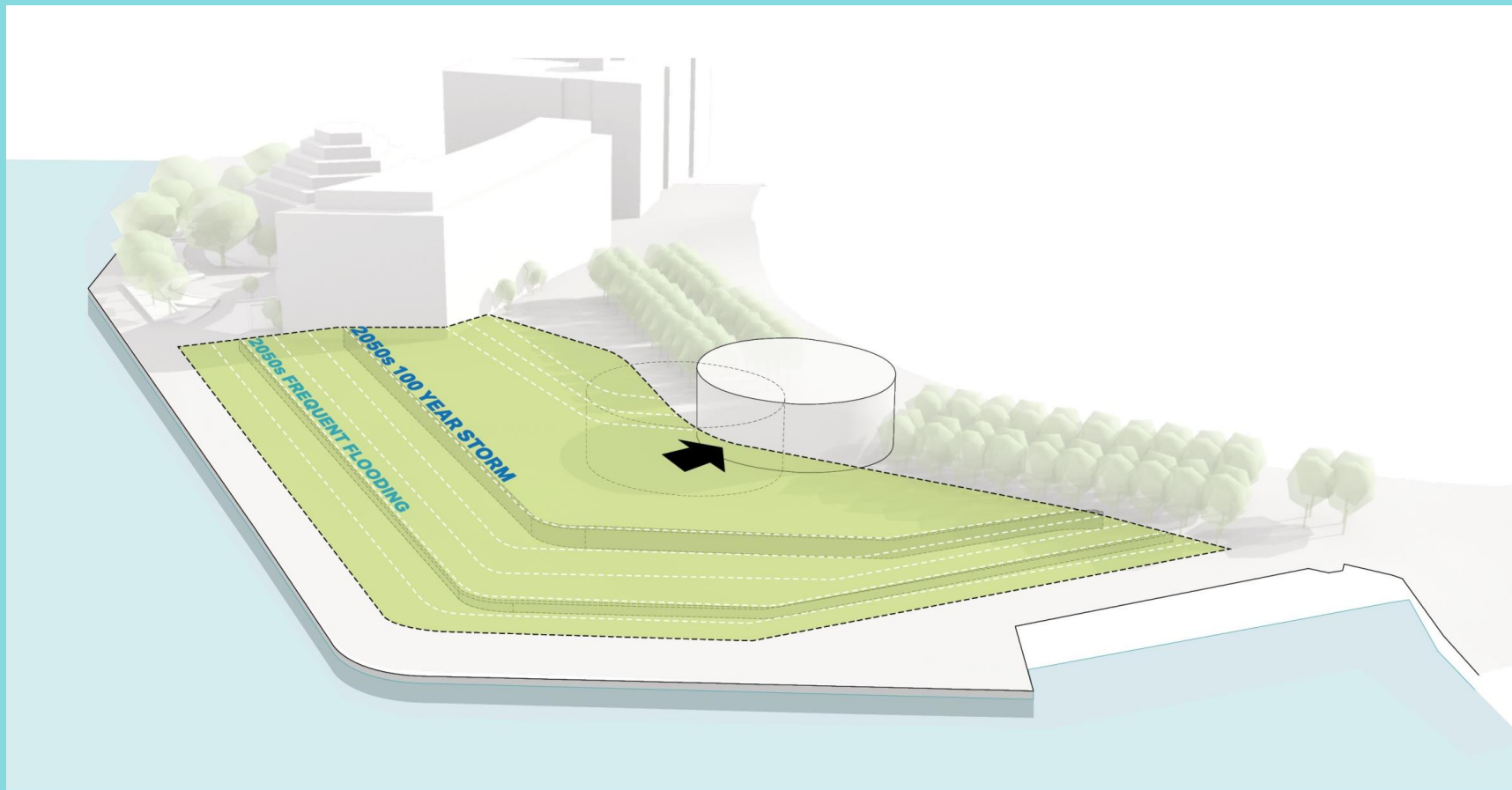


2. TREE ALLEE



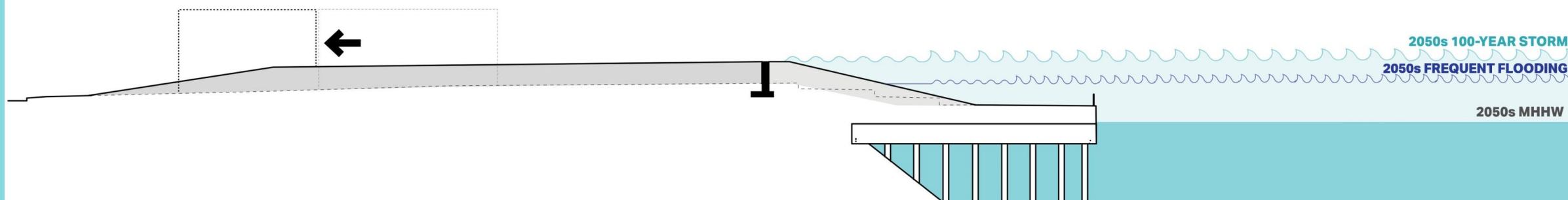
# 1 MAXIMIZE PROTECTED AREA



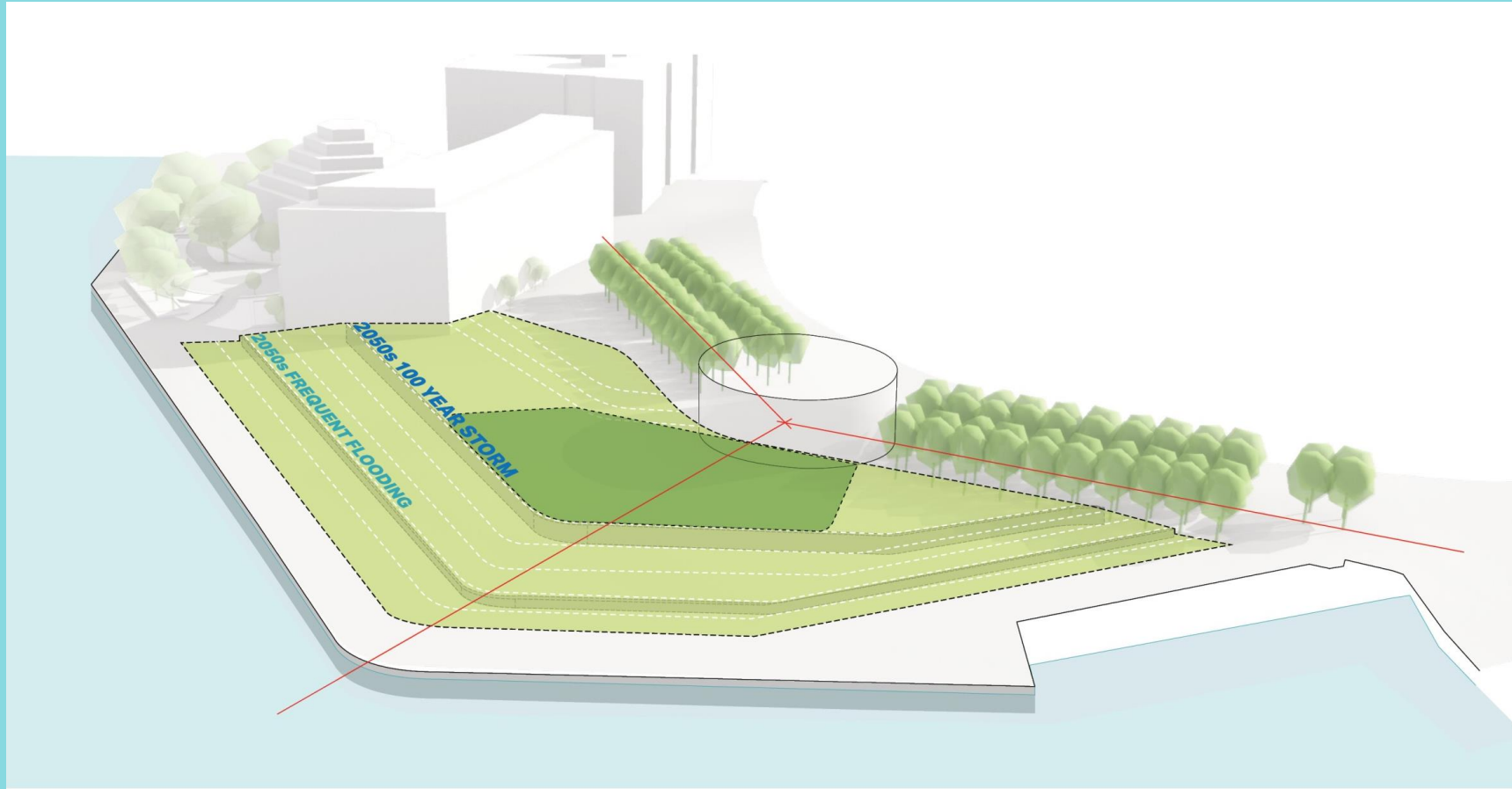


**1 MAXIMIZE PROTECTED AREA**

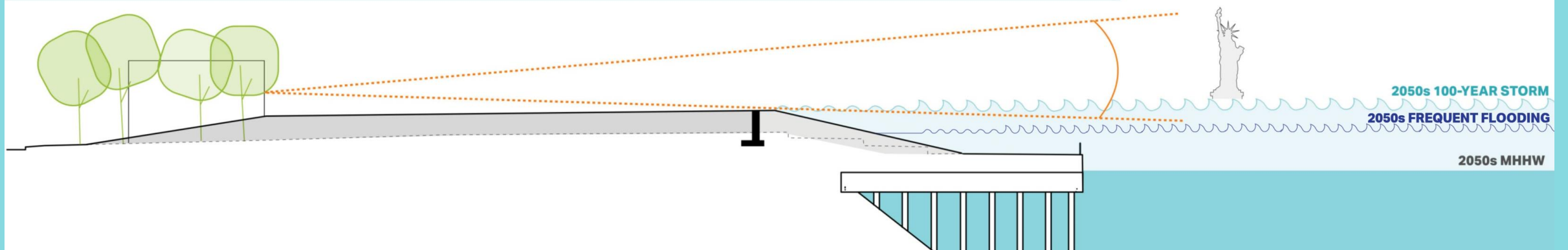
**2 MAXIMIZE PUBLIC SPACE**

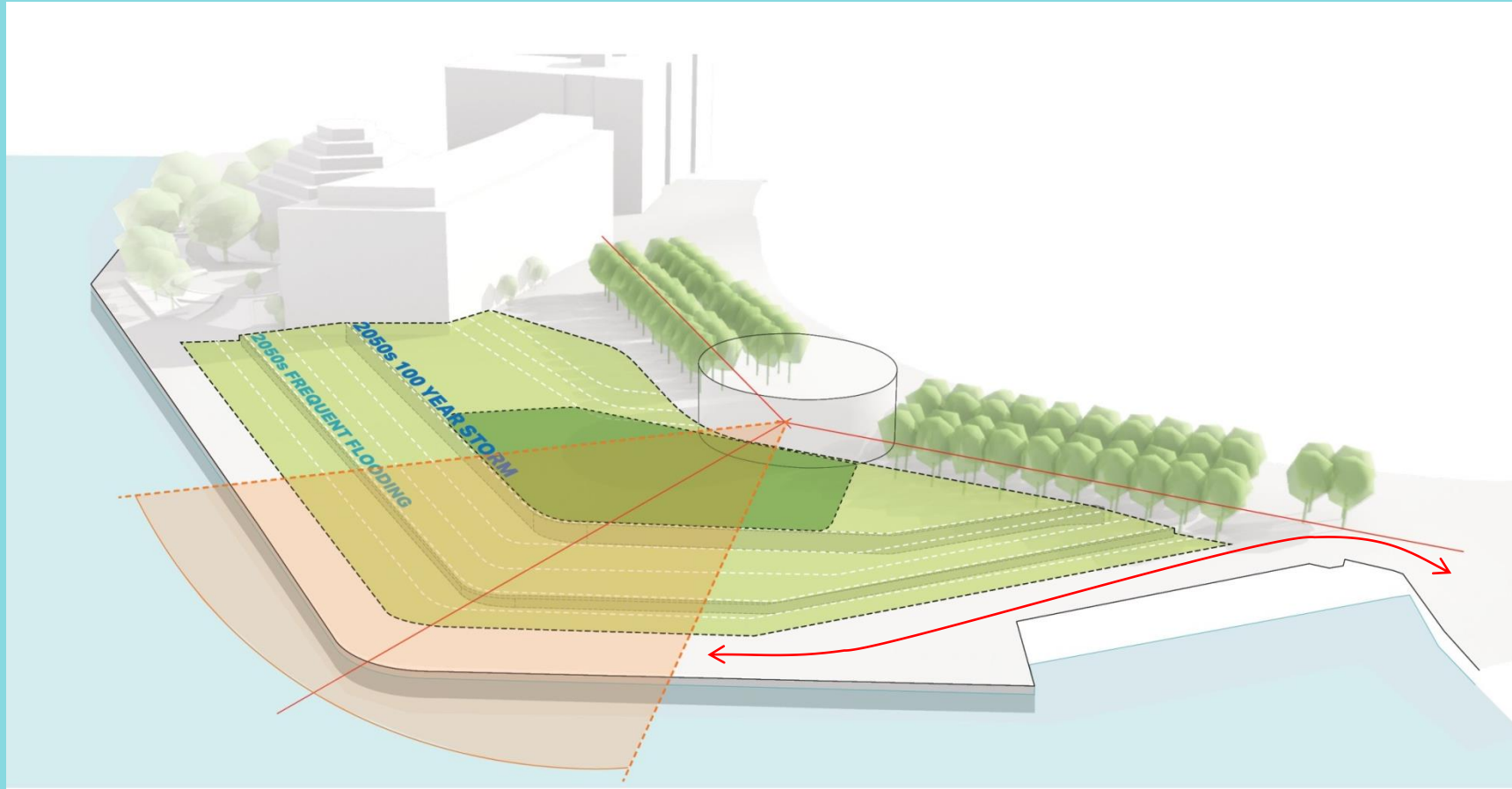




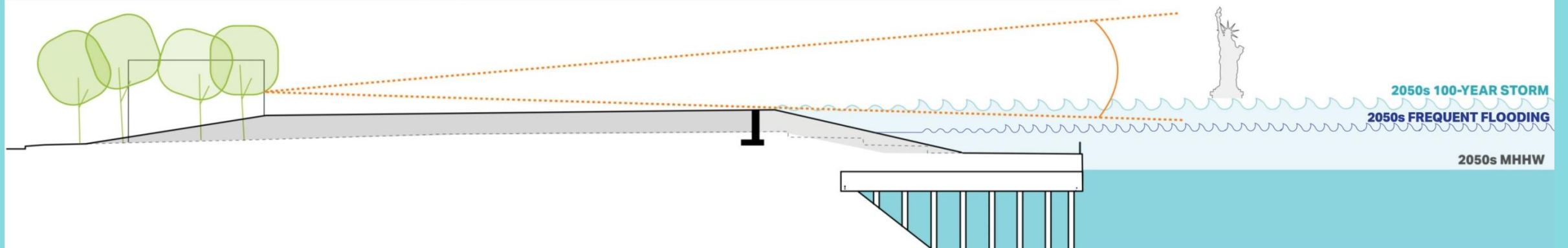


- 1 MAXIMIZE PROTECTED AREA**
- 2 MAXIMIZE PUBLIC SPACE**
- 3 MAINTAIN DESIGN LEGACY**





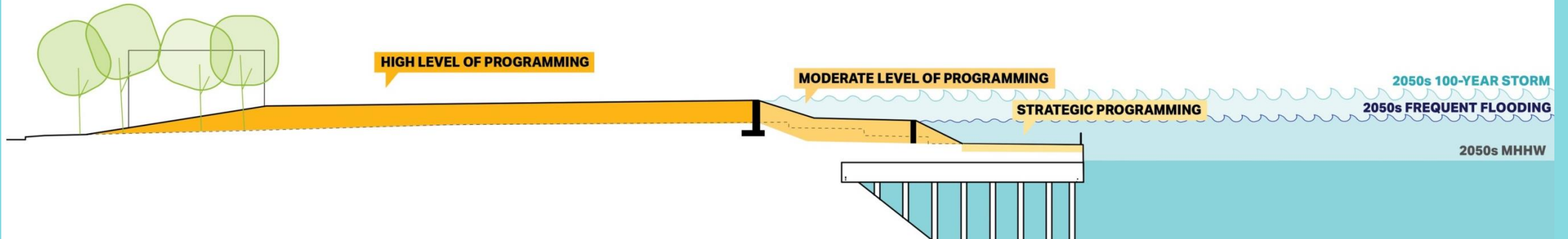
- 1 MAXIMIZE PROTECTED AREA**
- 2 MAXIMIZE PUBLIC SPACE**
- 3 MAINTAIN DESIGN LEGACY**
- 4 MAINTAIN VIEWS AND ACCESS TO WATERFRONT**







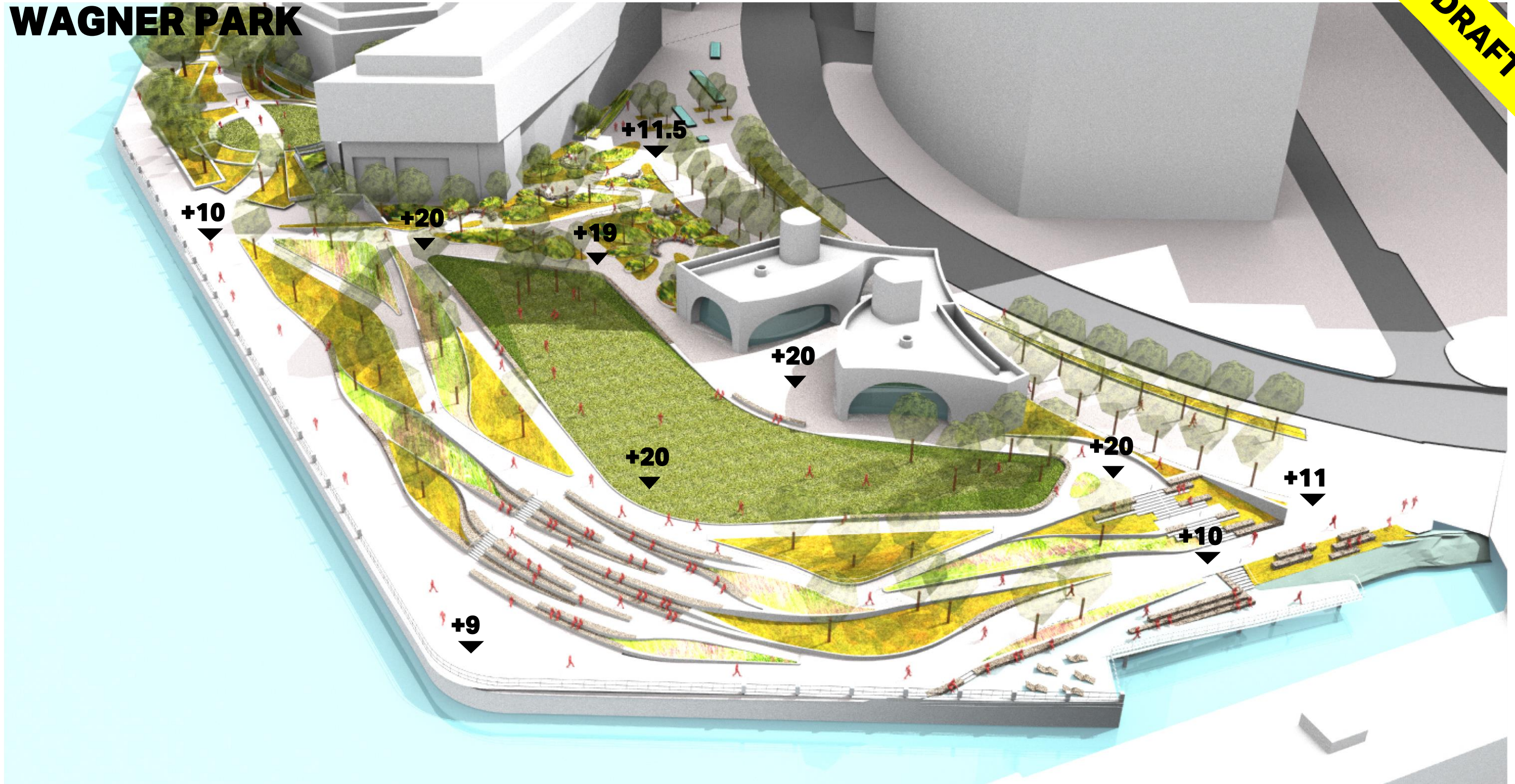
- 1 MAXIMIZE PROTECTED AREA**
- 2 MAXIMIZE PUBLIC SPACE**
- 3 MAINTAIN DESIGN LEGACY**
- 4 MAINTAIN VIEWS AND ACCESS TO WATERFRONT**
- 5 CREATE AN ADAPTABLE SITE**





# WAGNER PARK

DRAFT



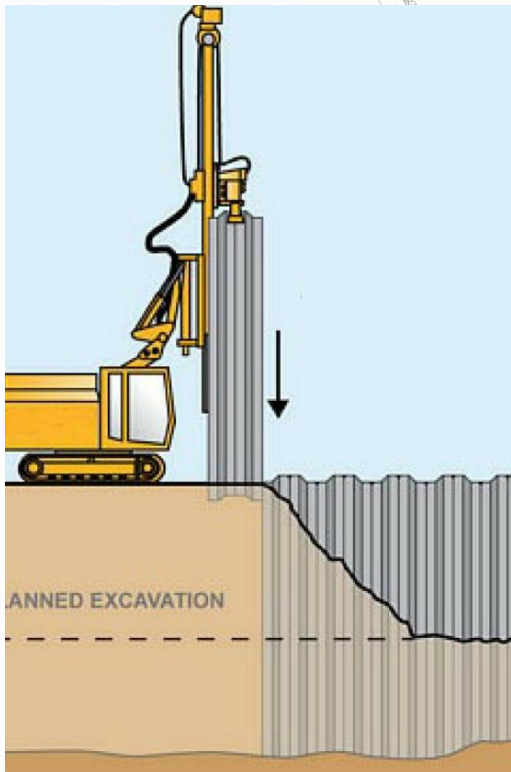


# WAGNER PARK | STRUCTURAL ENGINEERING

DRAFT

## PASSIVE PROTECTION – OUT OF SIGHT

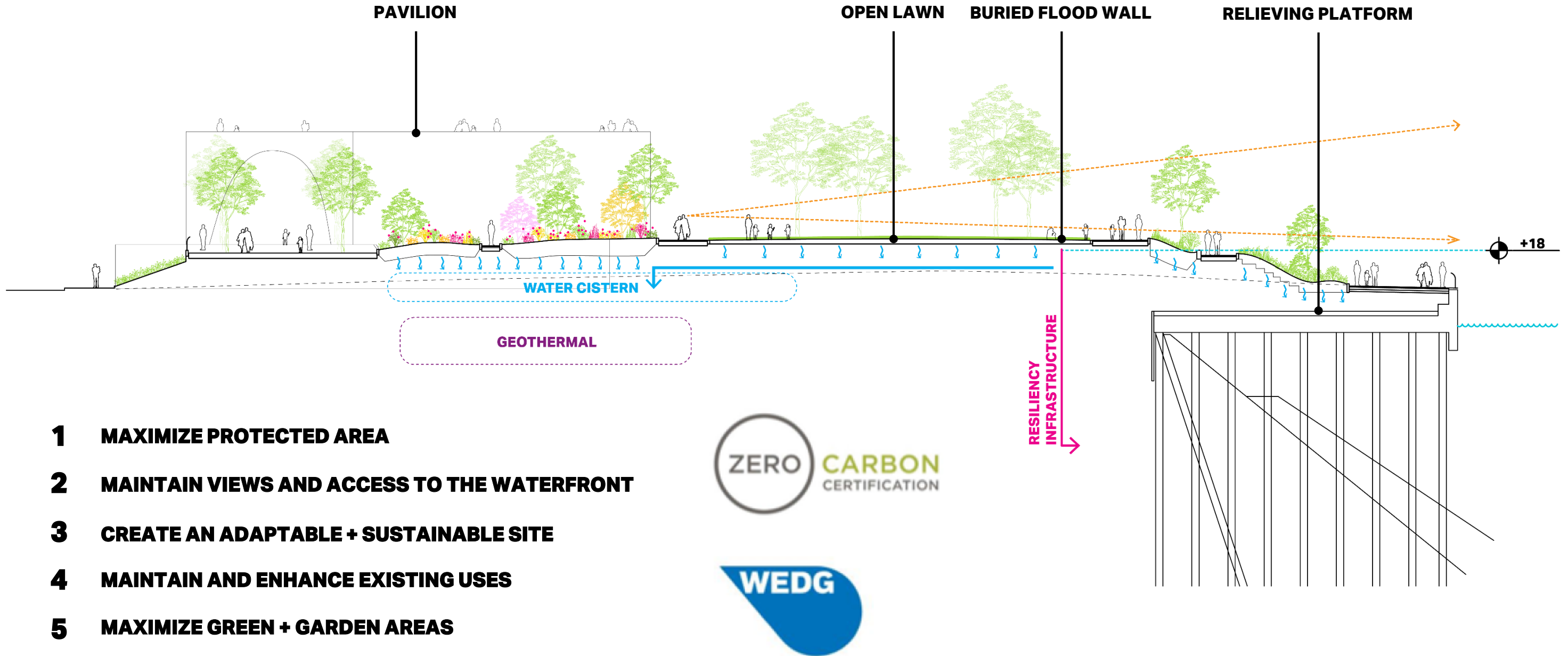
### SHEET PILE



From: [www.haywardbaker.com](http://www.haywardbaker.com)

# WAGNER PARK

**DRAFT**



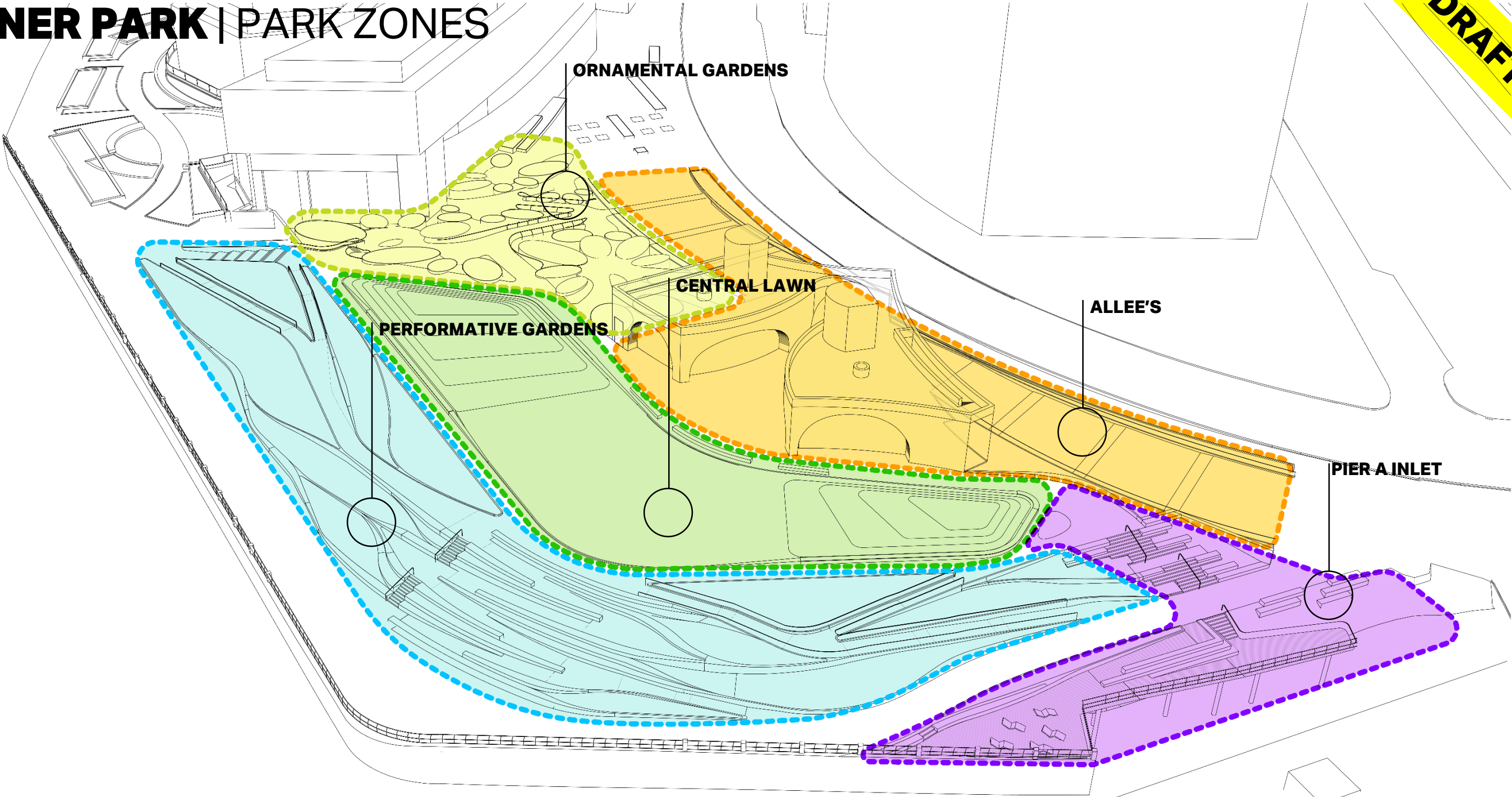
- 1 MAXIMIZE PROTECTED AREA**
- 2 MAINTAIN VIEWS AND ACCESS TO THE WATERFRONT**
- 3 CREATE AN ADAPTABLE + SUSTAINABLE SITE**
- 4 MAINTAIN AND ENHANCE EXISTING USES**
- 5 MAXIMIZE GREEN + GARDEN AREAS**





# WAGNER PARK | PARK ZONES

DRAFT



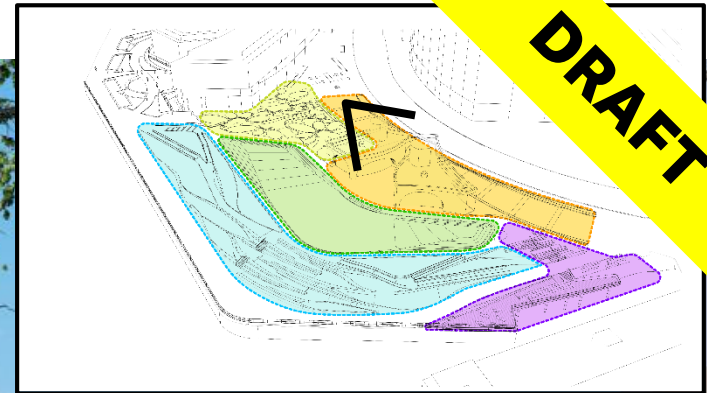
# WAGNER PARK | ALLEES

**DRAFT**



- **ALLEES PROVIDE UNIVERSAL ACCESS TO PARK LEVEL**
- **ARRIVAL INTO PARK THROUGH PAVILION**





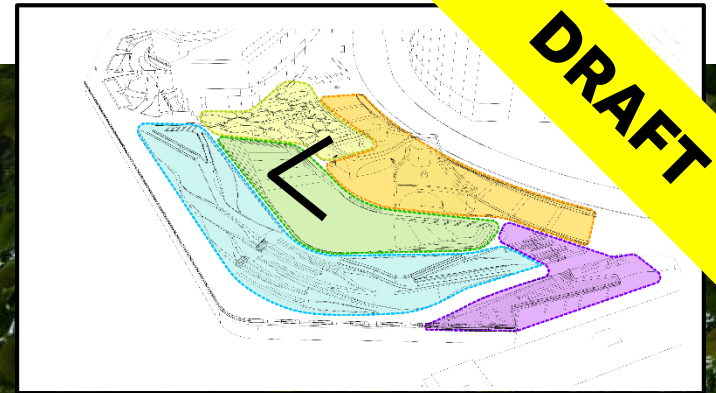


# WAGNER PARK | LAWN + PLAZA

DRAFT

- **LAWN OFFERS EXPANSIVE VIEWS OF HARBOR AND STATUE OF LIBERTY**
- **CENTRAL OPEN AREA WITHIN LAWN AND PLAZA PROVIDE SPACE FOR EVENTS AND PROGRAMMING**
- **FLANKING THE CENTRAL OPEN SPACE ARE SHADED AREAS FOR REST AND PASSIVE ACTIVITIES**
- **PATHWAY CIRCLING LAWN PROVIDES ACCESS TO ALL AREAS OF PARK**

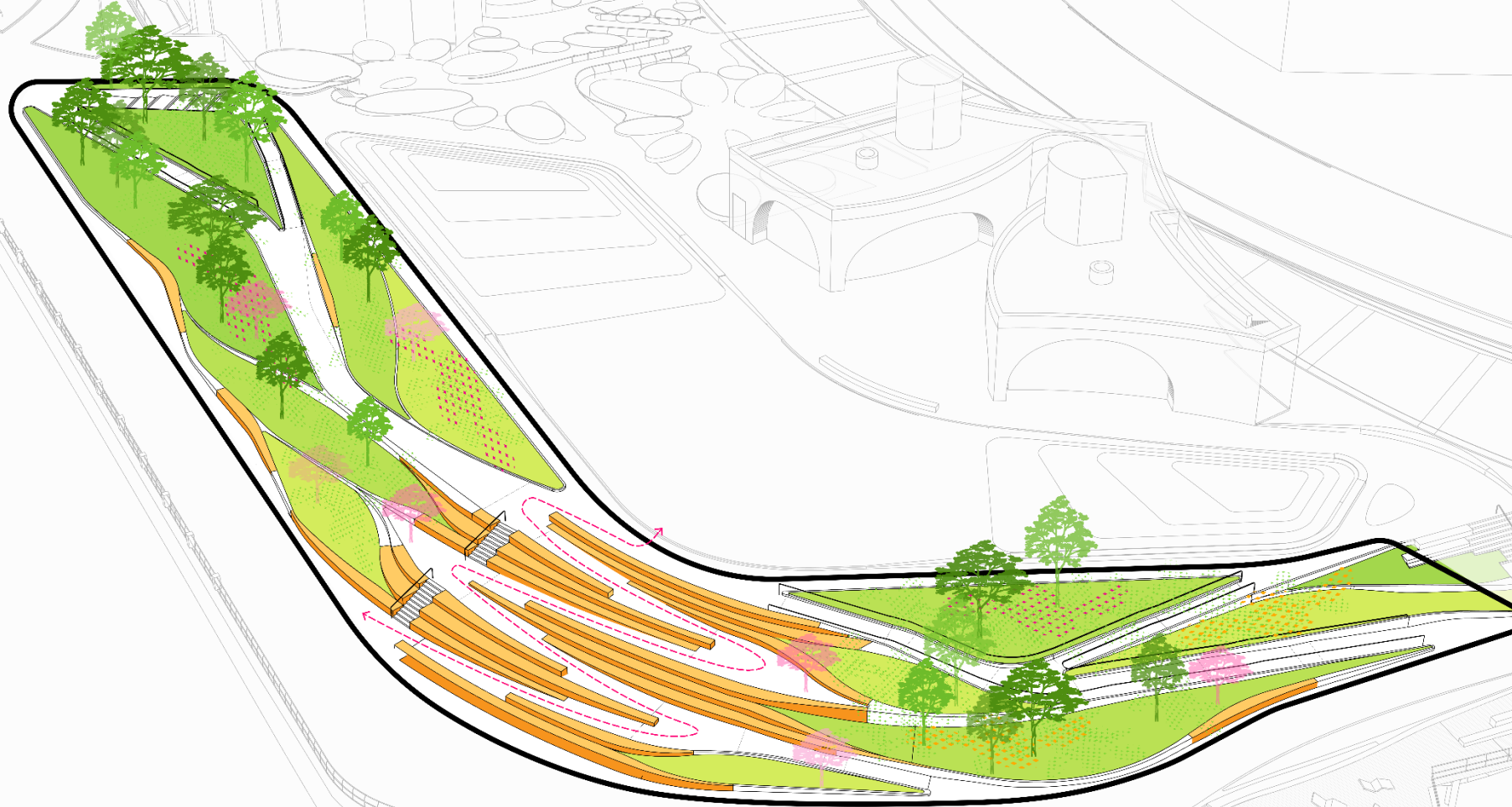






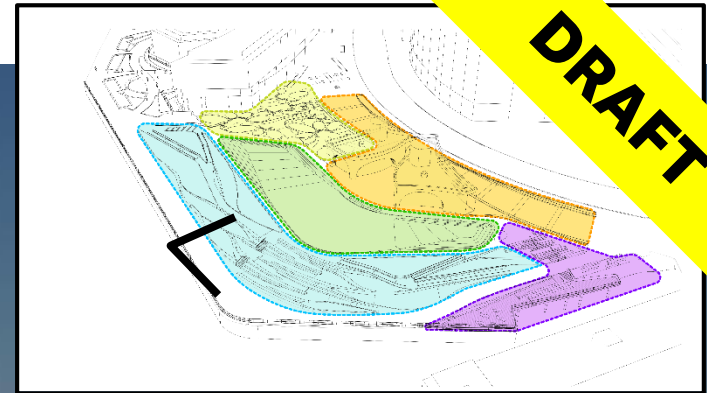
# WAGNER PARK | PERFORMATIVE GARDENS

DRAFT



- **UNIVERSALLY ACCESSIBLE PATHWAYS BRING USERS THROUGH SLOPED PERFORMATIVE GARDEN PLANTERS**
- **AN EVENTS TERRACE PROVIDES OPPORTUNITIES FOR EVERYDAY SEATING AND EVENT VIEWING WHILE ALSO PROVIDING ACCESS FROM THE ESPLANADE TO THE CENTRAL LAWN**





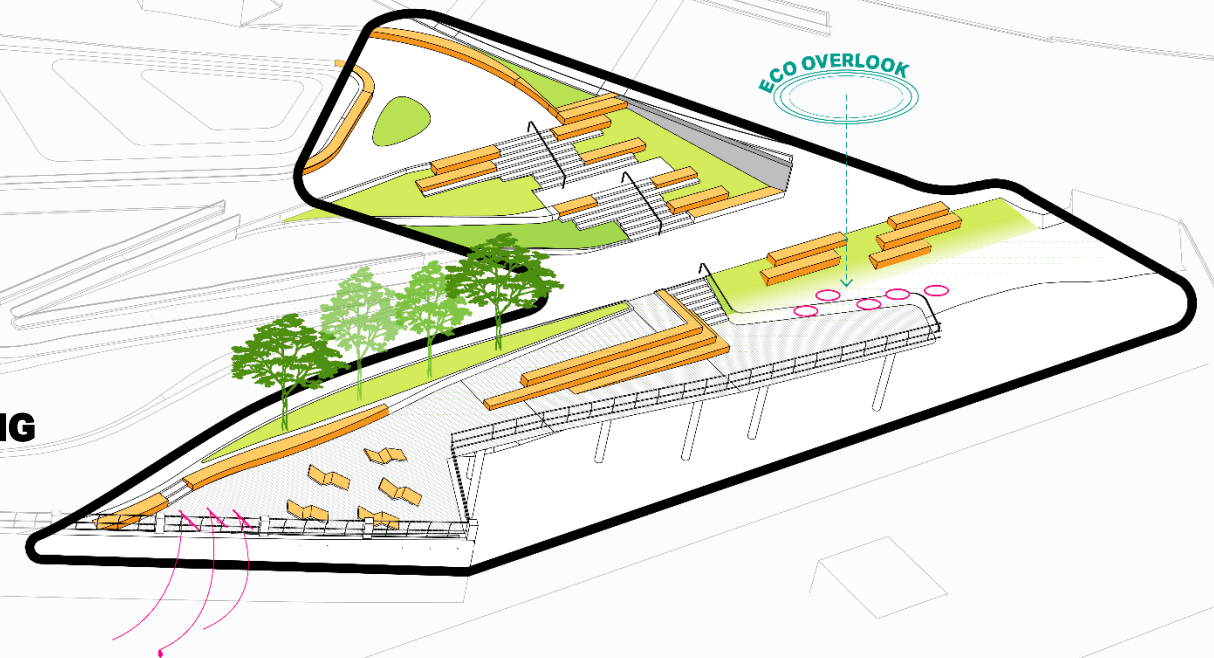
**DRAFT**



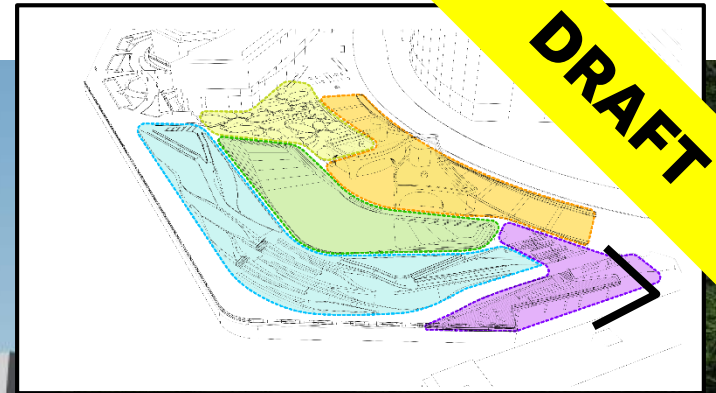
# WAGNER PARK | PIER A INLET

DRAFT

- **AN ECOLOGICAL EDGE WITH INTEGRATING SEATING AND VEGETATION IS ADDED**
- **AN OVERLOOK IS INCORPORATED TO LOOK OVER WATER AND ECO EDGE FOR LEARNING OPPORTUNITIES**
- **A FISHING STATION IS INCORPORATED FOR FISH CLEANING AND POLE HOLDERS**
- **THE SOUTHERN STAIR ENTRANCE TO THE PARK PROVIDES ADDITIONAL SEATING FOR ECO EDGE LEARNING OPPORTUNITIES**







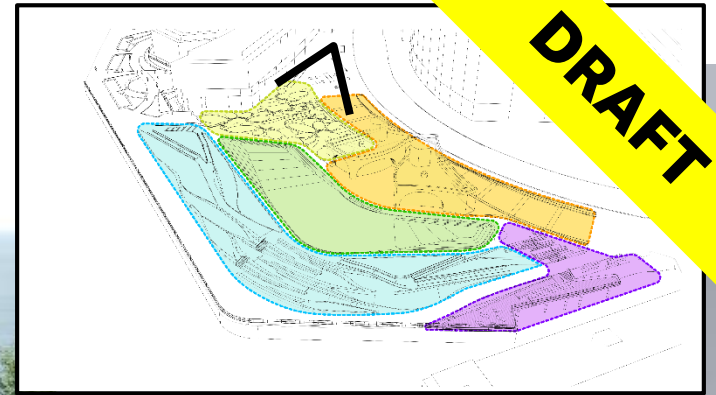


# WAGNER PARK | NORTHERN GARDENS

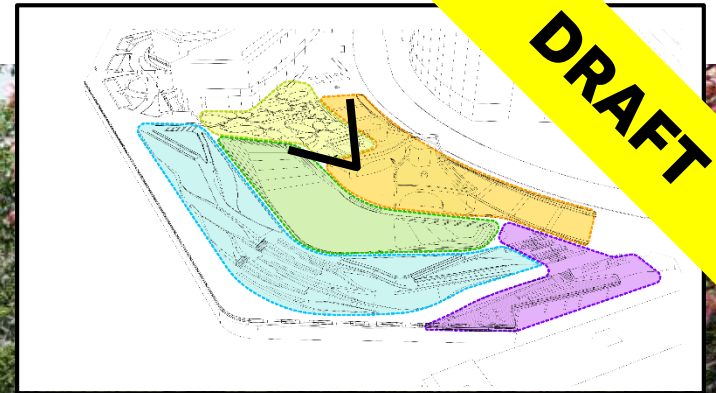
DRAFT

- 
- **LARGE AND SMALL GARDEN ROOMS ARE INCORPORATED TO PROVIDE INTIMATE SPACES**
  - **PLANTERS AND TREES OF MULTIPLE HEIGHTS AND SIZES ENHANCE ROOM EXPERIENCE**
  - **ORNAMENTAL PLANTING, REMNANT OF LYNDEN MILLERS GARDEN PALETTE, TO BE INCORPORATED**
  - **AN ARRAY OF PLANTING TEXTURES, SIZES, AND COLORS USED FOR SEASONAL INTEREST**
  - **UNIVERSALLY ACCESSIBLE PATHS MOVE ALL USERS THROUGH SPACES**







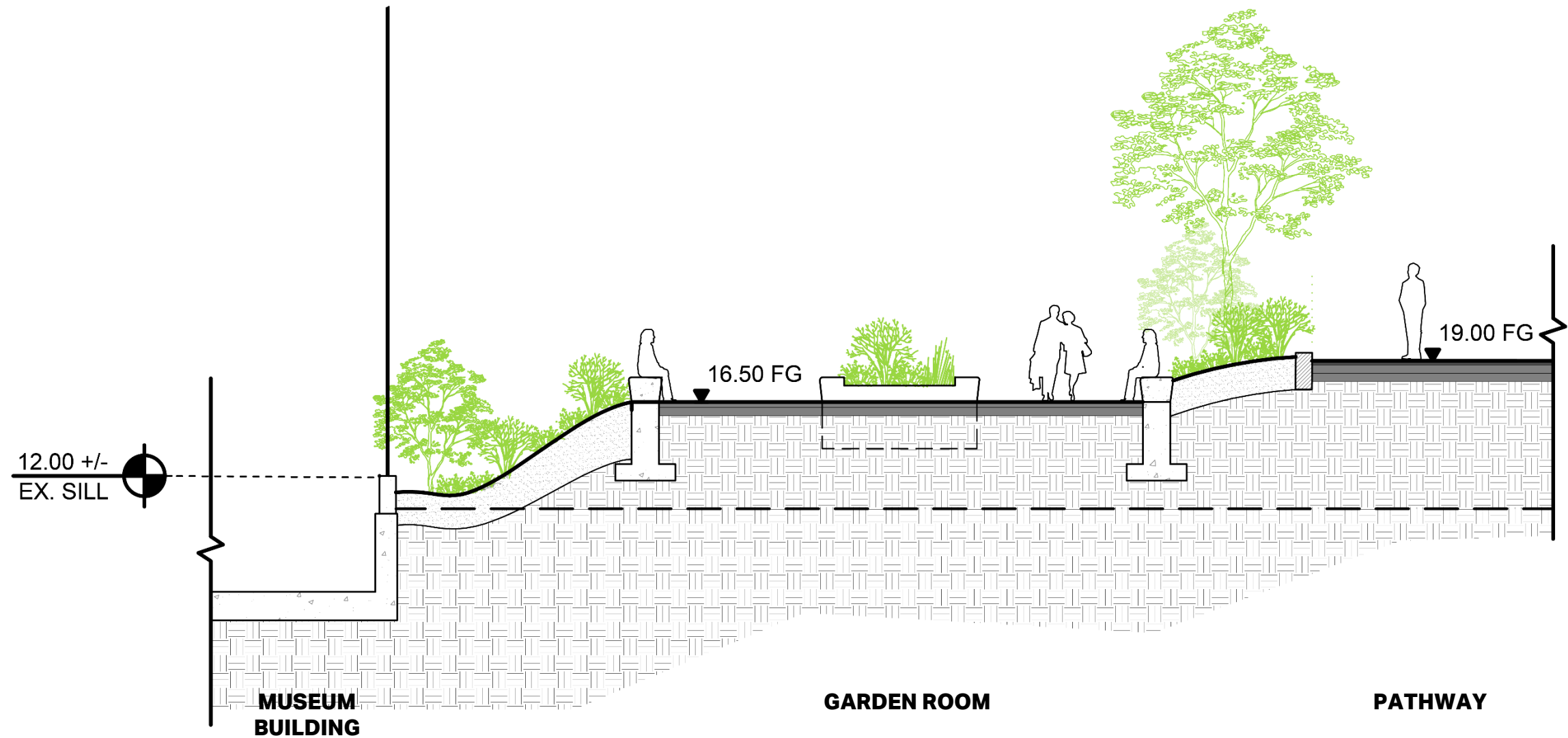


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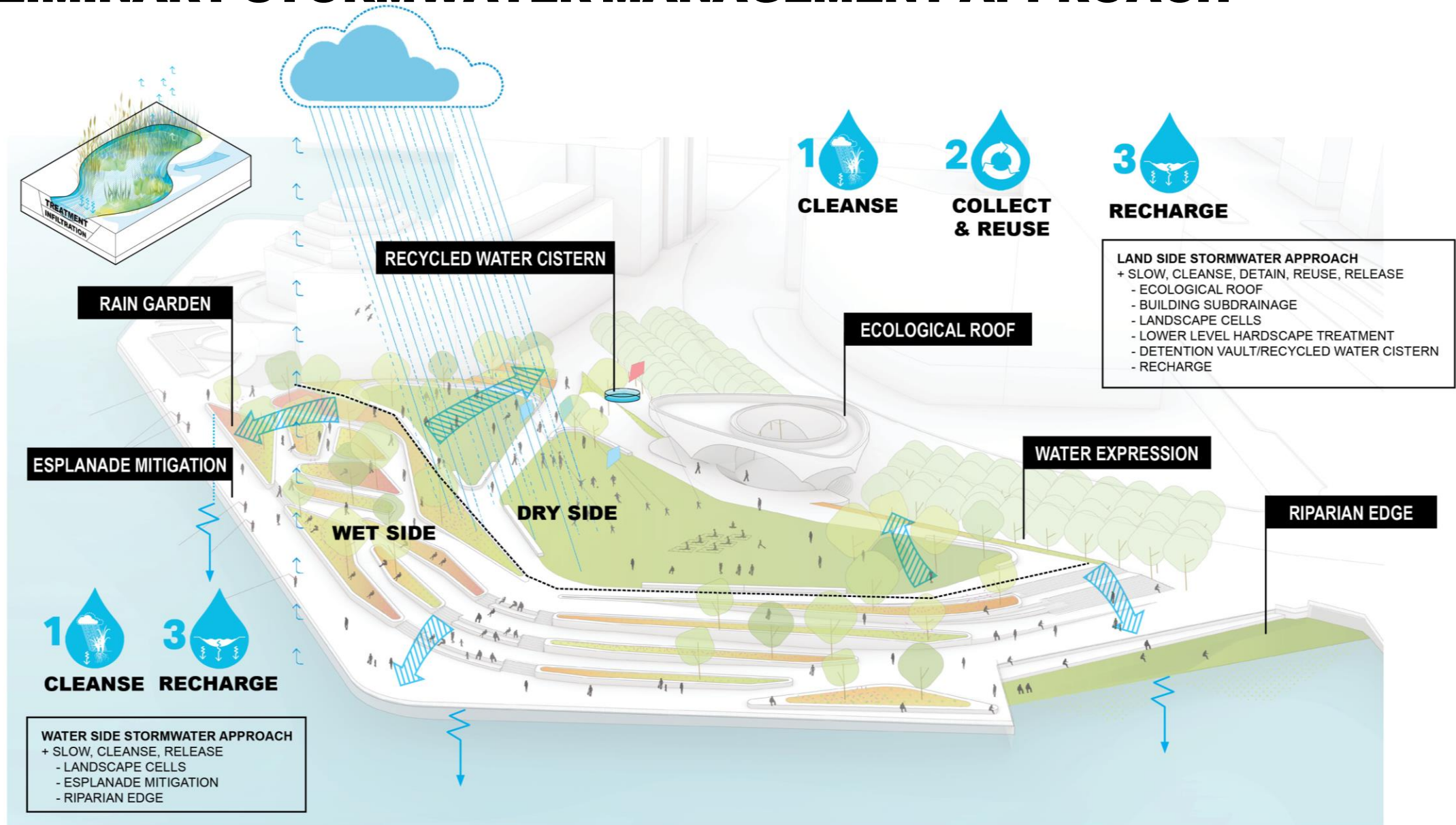
# WAGNER PARK | MJH TRANSITION

DRAFT



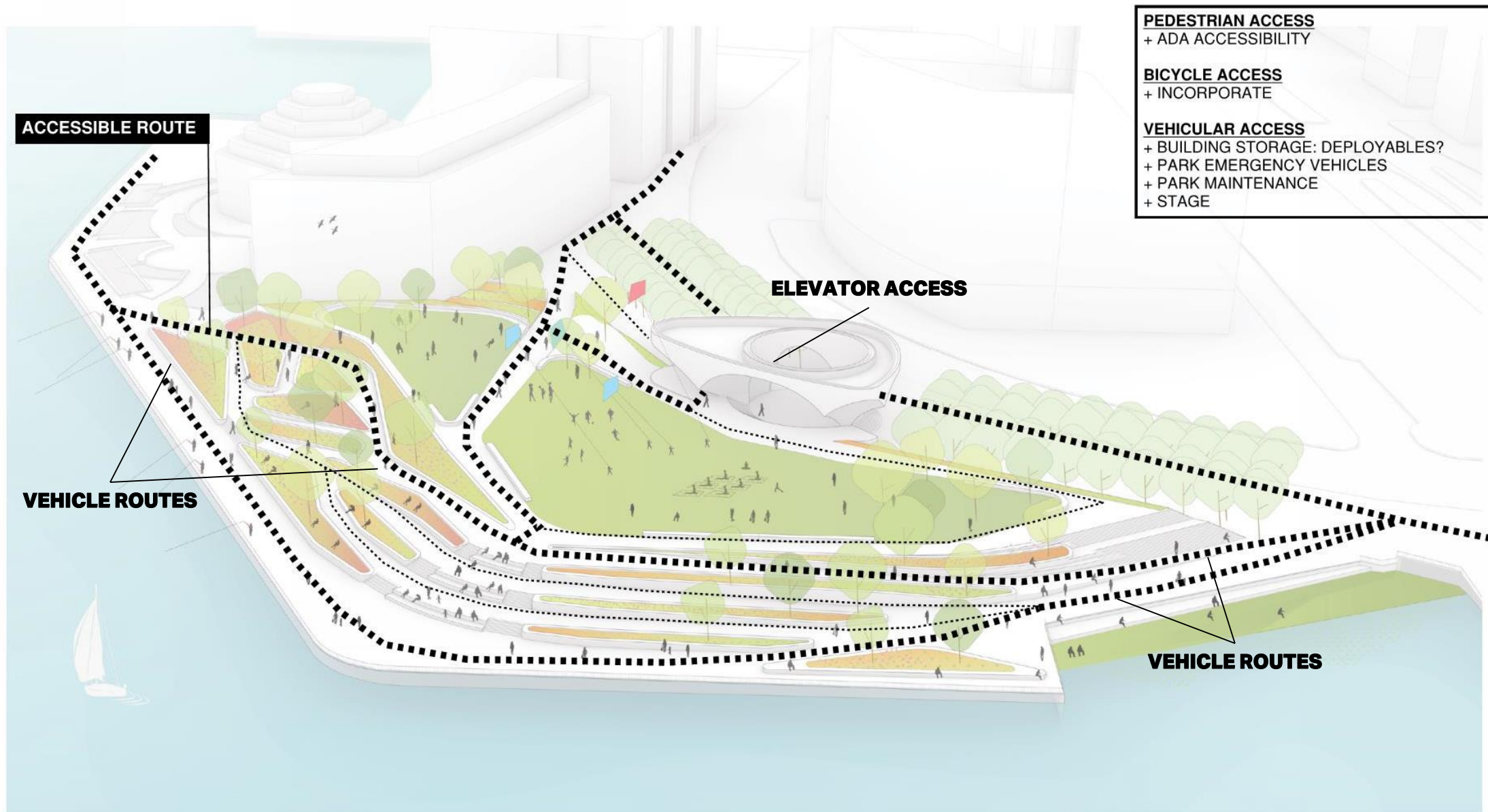


# PRELIMINARY STORMWATER MANAGEMENT APPROACH



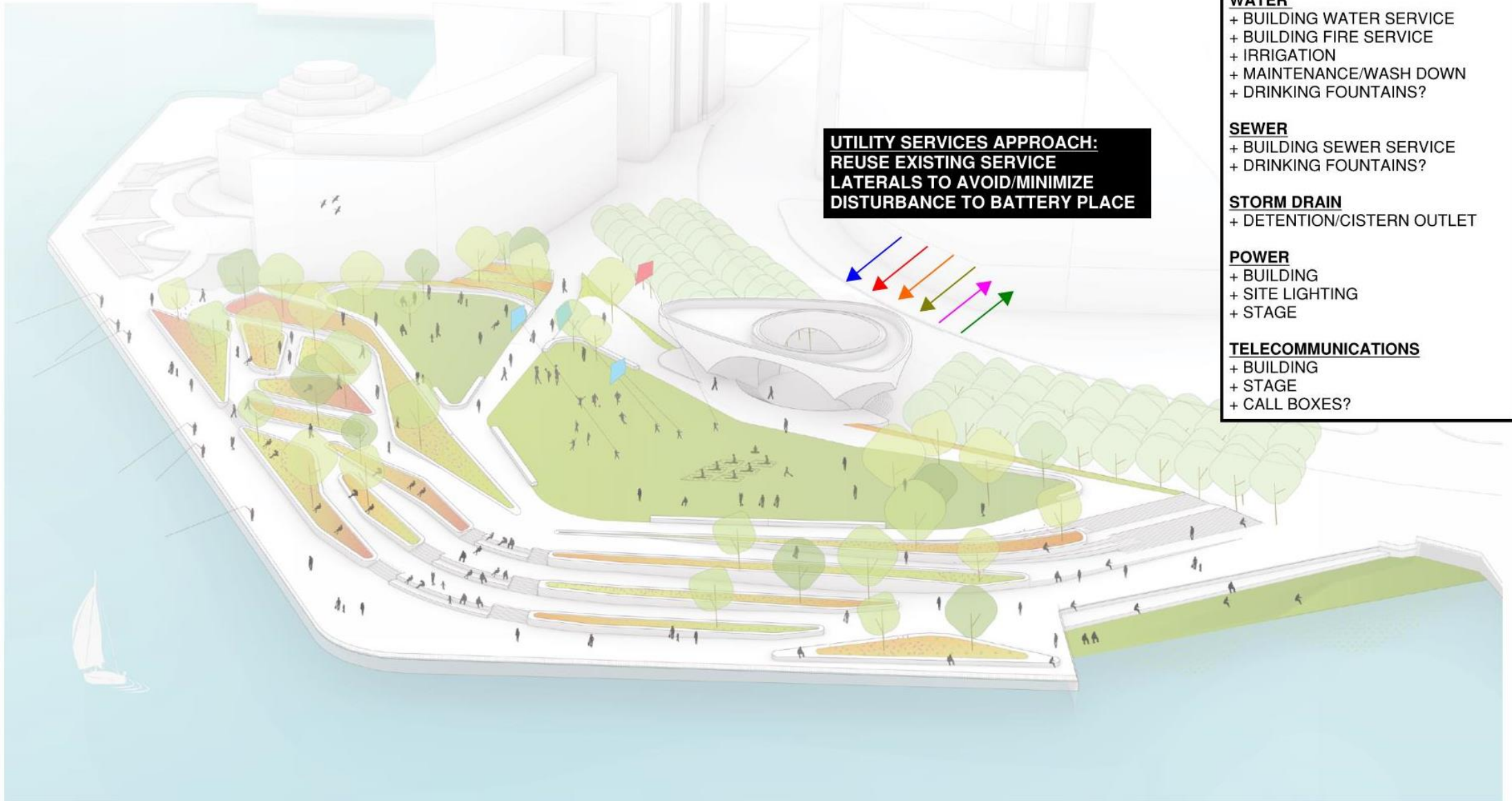


# ACCESS CONSIDERATIONS





# UTILITY PROVISIONING





# PAVILION STUDIES



# THE BATTERY| PAVILION

DRAFT

















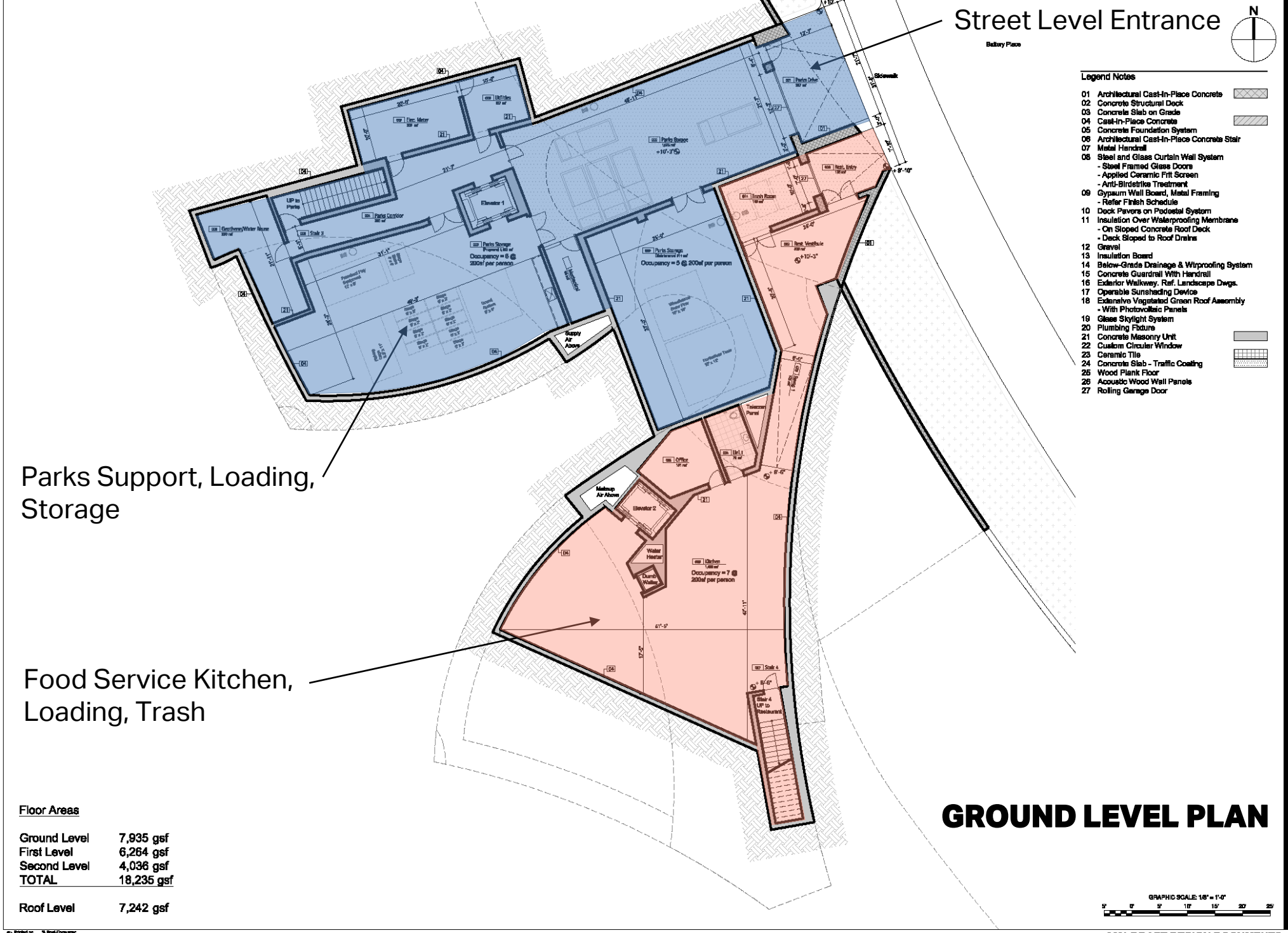
**DRAFT**





DRAFT

ANSI D 22" x 34"

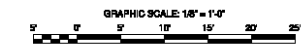


Parks Support, Loading, Storage

Food Service Kitchen, Loading, Trash

Floor Areas	
Ground Level	7,935 gsf
First Level	6,264 gsf
Second Level	4,036 gsf
TOTAL	18,235 gsf
Roof Level	7,242 gsf

## GROUND LEVEL PLAN



30% DRAFT DESIGN DOCUMENTS

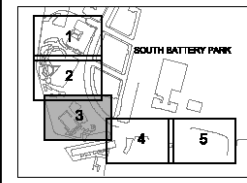
**AECOM**

PROJECT  
**SOUTH BATTERY PARK  
RESILIENCY DESIGN  
SERVICES**

CLIENT  
**HUGH L. CAREY  
BATTERY PARK CITY  
AUTHORITY**

CONSULTANT  
**AECOM**  
AECOM DESIGN AND ENGINEERING  
605 3rd Ave., 2nd Floor, New York, NY 10016  
212.673.3000 fax 212.673.3000  
SUB-CONSULTANT  
**THOMAS PHIFER AND PARTNERS**  
180 Varick Street, Suite 1110,  
New York, NY 10014  
212.337.0334  
www.thomasphefer.com

### KEY PLAN



### REGISTRATION

PRELIMINARY  
NOT FOR CONSTRUCTION  
ISSUE/REVISION

IR	DATE	DESCRIPTION

### PROJECT/TERM CONTRACT NUMBER

Contract No. 18-2586

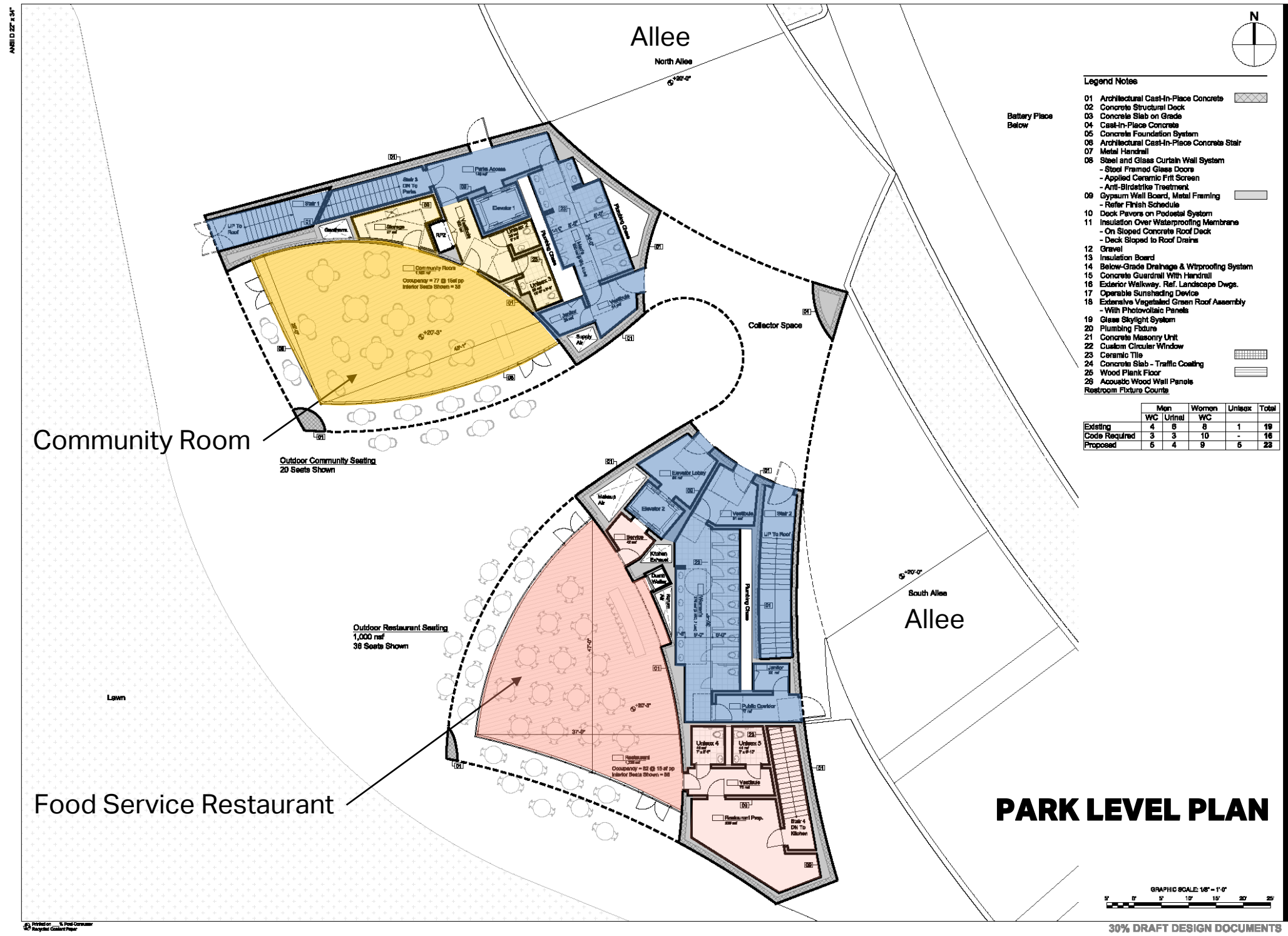
### SHEET TITLE

GROUND LEVEL PLAN

### SHEET NUMBER

A101





**AECOM**  
PROJECT  
SOUTH BATTERY PARK  
RESILIENCY DESIGN  
SERVICES  
CLIENT  
HUGH L. CAREY  
BATTERY PARK CITY  
AUTHORITY  
CONSULTANT  
AECOM  
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SUB-CONSULTANT  
THOMAS PHIFER AND PARTNERS  
180 Vesey Street, Suite 1110,  
New York, NY 10014  
212.387.0334  
www.thomasphef.com

**KEY PLAN**

**REGISTRATION**

DATE	DESCRIPTION
2019-08-24	30% Draft Design Submission

**PRELIMINARY  
NOT FOR CONSTRUCTION**  
**ISSUE/REVISION**

DATE	DESCRIPTION
2019-08-24	30% Draft Design Submission

**PROJECT/TERM CONTRACT NUMBER**  
Contract No. 18-2586  
**SHEET TITLE**  
FIRST LEVEL PLAN  
**SHEET NUMBER**  
A102





## CLIENT

HUGH L. CAREY  
BATTERY PARK CITY  
AUTHORITY

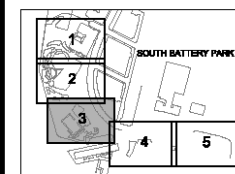
**CONSULTANT**

**AECOM DESIGN AND ENGINEERING**  
806 3rd Ave, 2nd Floor, New York, NY 10017  
212.673.2000 tel [www.aecom.com](http://www.aecom.com)

SUB-CONSULTANT

THOMAS PHIFER AND PARTNERS  
180 Varick Street, Suite 1110,  
New York, NY 10014  
212.337.0334  
[www.thomaspnfr.com](http://www.thomaspnfr.com)

## KEY PLAN



## REGISTRATION

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**ISSUE/REVISION**

	2019-09-24	30% Draft Design Submission
WR	DATE	DESCRIPTION

PROJECT/TERM CONTRACT NUMBER

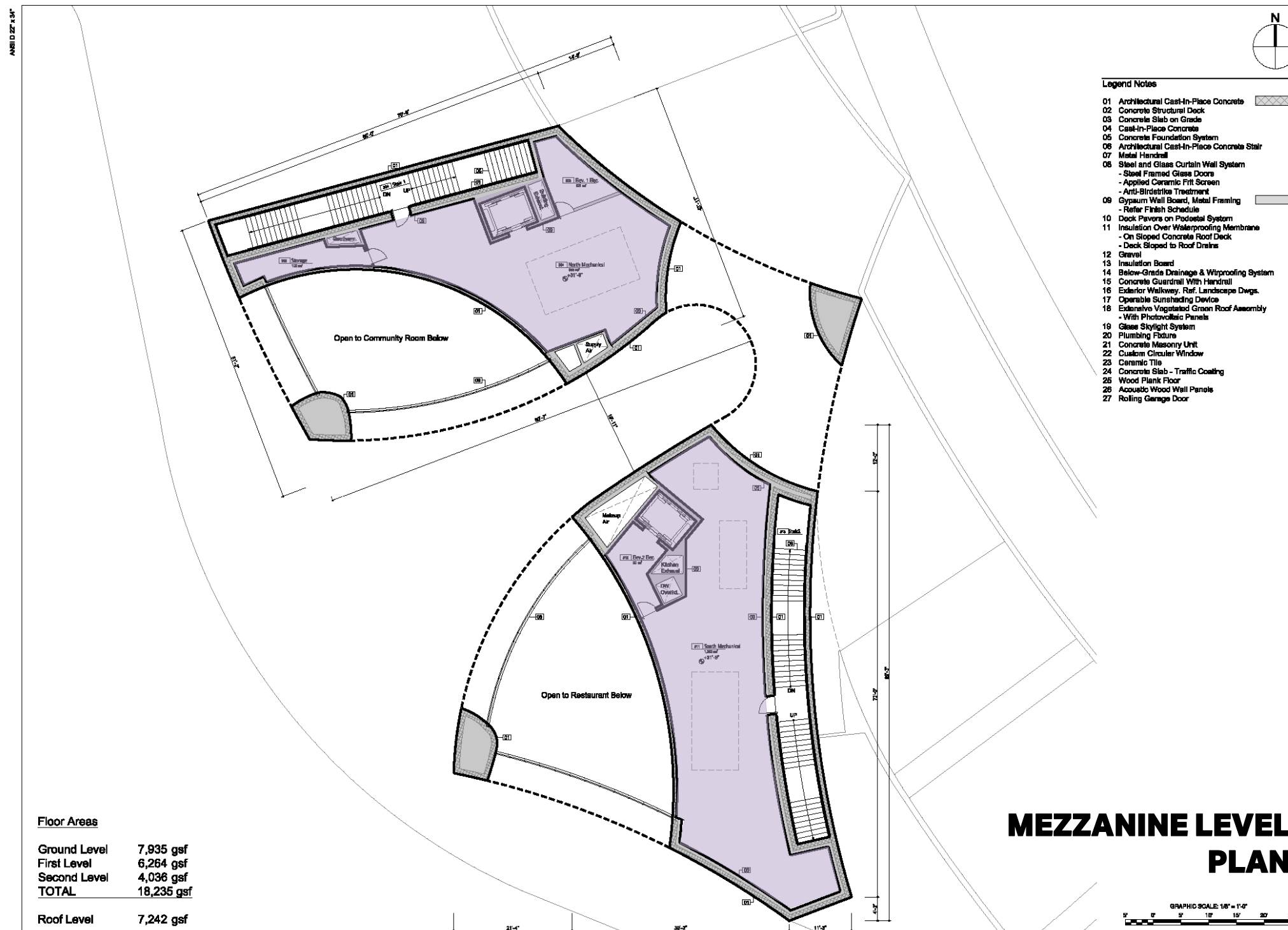
**Contract No. 18-2588**

**SHEET TITLE**

## SECOND LEVEL PLAN

**SHEET NUMBER**

A103



### Floor Areas

Ground Level	7,935 gsf
First Level	6,264 gsf
Second Level	4,036 gsf
<b>TOTAL</b>	<b>18,235 gsf</b>

**Roof Level**            **7,242 gsf**

## MEZZANINE LEVEL PLAN

GRAPHIC SCALE: 1/8" = 1'-0"

A horizontal graphic scale bar with alternating black and white segments. Above the bar, the text "GRAPHIC SCALE: 1/8" = 1'-0"" is printed. The bar is marked with vertical lines and numbers: 0, 5, 10, 15, and 20, representing feet.

### 30% DRAFT DESIGN DOCUMENTS



## CLIENT

HUGH L. CAREY  
BATTERY PARK CITY  
AUTHORITY

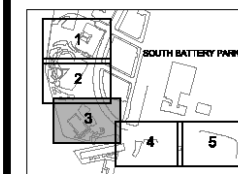
## CONSULTANT

**AECOM**  
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806 3rd Ave, 2nd Floor, New York, NY 10017  
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SUB-CONSULTANT

THOMAS PHIFER AND PARTNERS  
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New York, NY 10014  
212.337.0334  
[www.thomaspghifer.com](http://www.thomaspghifer.com)

## KEY PLAN



## REGISTRATION

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**ISSUE/REVISION**

	2019-09-24	30% Draft Design Submission
VR	DATE	DESCRIPTION

PROJECT/TERM CONTRACT NUMBER

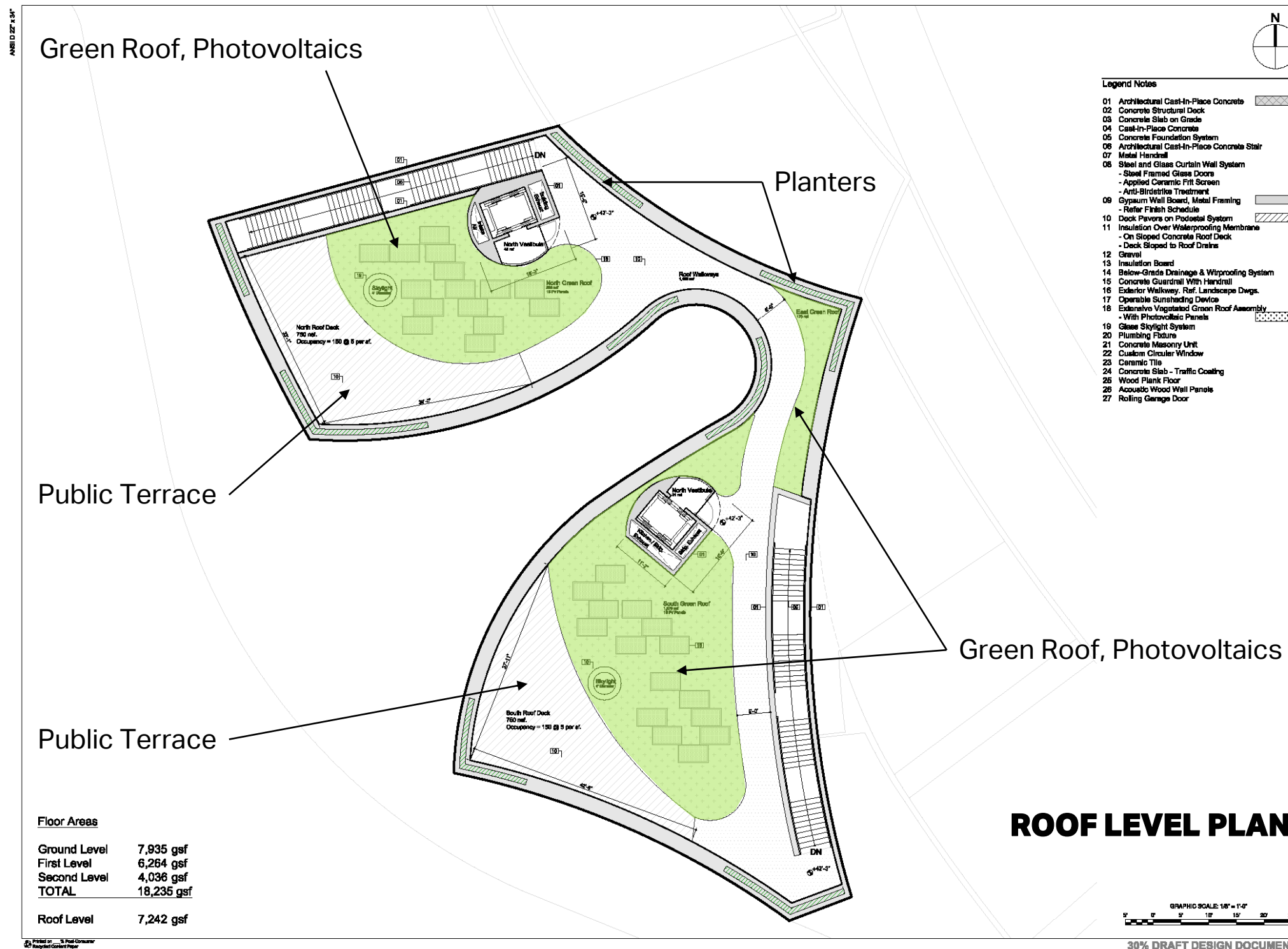
Contract No. 1A-2586

**SHEET TITLE**

### ROOF LEVEL PLAN

**SHEET NUMBER**

A104





DRAFT

AECOM

PROJECT  
SOUTH BATTERY PARK  
RESILIENCY DESIGN  
SERVICES

CLIENT

HUGH L. CAREY  
BATTERY PARK CITY  
AUTHORITY

CONSULTANT

AECOM

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SUB-CONSULTANT

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212.337.0384  
www.thomasphipps.com

KEY PLAN



REGISTRATION

PRELIMINARY  
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ISSUE/REVISION

DATE	DESCRIPTION
2019-08-24	30% Draft Design Submission

PROJECT/TERM CONTRACT NUMBER

Contract No. 18-2588

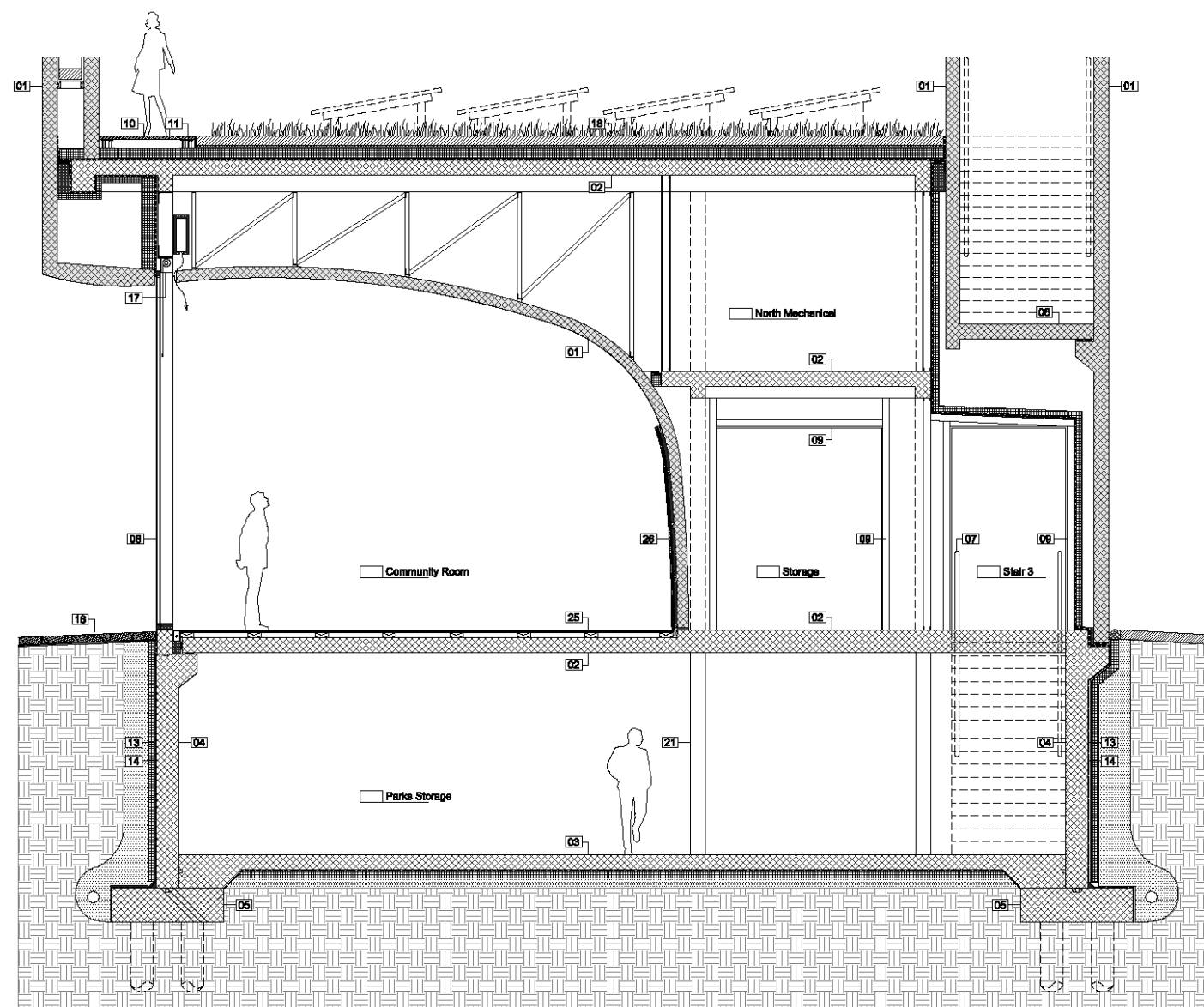
SHEET TITLE

WALL SECTIONS

SHEET NUMBER

A401

ANSI D 22 x 34"



- Legend Notes
- 01 Architectural Cast-In-Place Concrete
  - 02 Concrete Structural Deck
  - 03 Concrete Slab on Grade
  - 04 Cast-In-Place Concrete
  - 05 Concrete Foundation System
  - 06 Architectural Cast-In-Place Concrete Stair
  - 07 Metal Handrail
  - 08 Steel and Glass Curtain Wall System
    - Steel Framed Glass Doors
    - Applied Ceramic Frit Screen
    - Anti-Birdstrike Treatment
  - 09 Gypsum Wall Board, Metal Framing
  - 10 Deck Pavers on Pedestal System
  - 11 Insulation Over Waterproofing Membrane
    - On Sloped Concrete Roof Deck
    - Deck Sloped to Roof Drains
  - 12 Gravel
  - 13 Insulation Board
  - 14 Below-Grade Drainage & Waterproofing System
  - 15 Concrete Guardrail With Handrail
  - 16 Exterior Walkway, Ref. Landscape Dwgs.
  - 17 Operable Sunshading Device
  - 18 Extensive Vegetated Green Roof Assembly
    - With Photovoltaic Panels
  - 19 Glass Skylight System
  - 20 Plumbing Fixture
  - 21 Concrete Masonry Unit
  - 22 Custom Circular Window
  - 23 Ceramic Tile
  - 24 Concrete Slab - Traffic Coating
  - 25 Wood Plank Floor Over Wood Sub-Frame
  - 26 Acoustic Wood Wall Panels

+45'-0" Parapet  
3'-0"  
+42'-3" Roof Level  
10'-0"  
+31'-9" Second Level  
2'-0"  
+29'-3" Ceiling  
8'-0"  
+20'-3" First Level  
10'-0"  
+10'-3" Ground Level

GRAPHIC SCALE: 3/8" = 1'-0"  
1' 0' 1' 2' 3' 4' 5' 6'

30% DRAFT DESIGN DOCUMENTS



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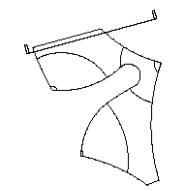


PROJECT  
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KEY PLAN



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NOT FOR CONSTRUCTION

ISSUE/REVISION	
2018-08-24	30% Draft Design Submission
VR	DESCRIPTION

PROJECT/TERM CONTRACT NUMBER  
Contract No. 18-2588

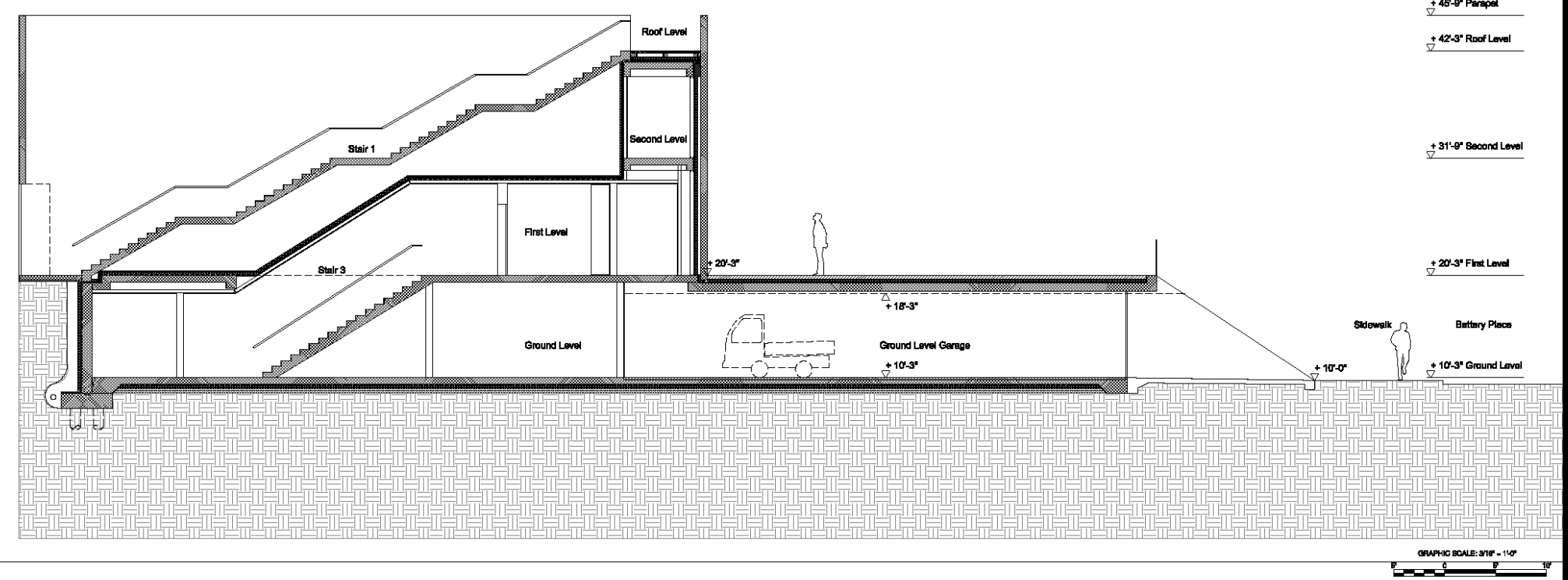
SHEET TITLE

WALL SECTIONS

SHEET NUMBER

A400

ANSI D 22" x 34"



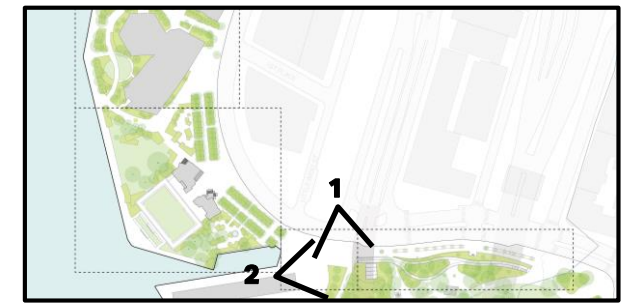
Printed on 30% Draft Design Documents  
Registered Contract Paper



# PIER A PLAZA



# PIER A PLAZA



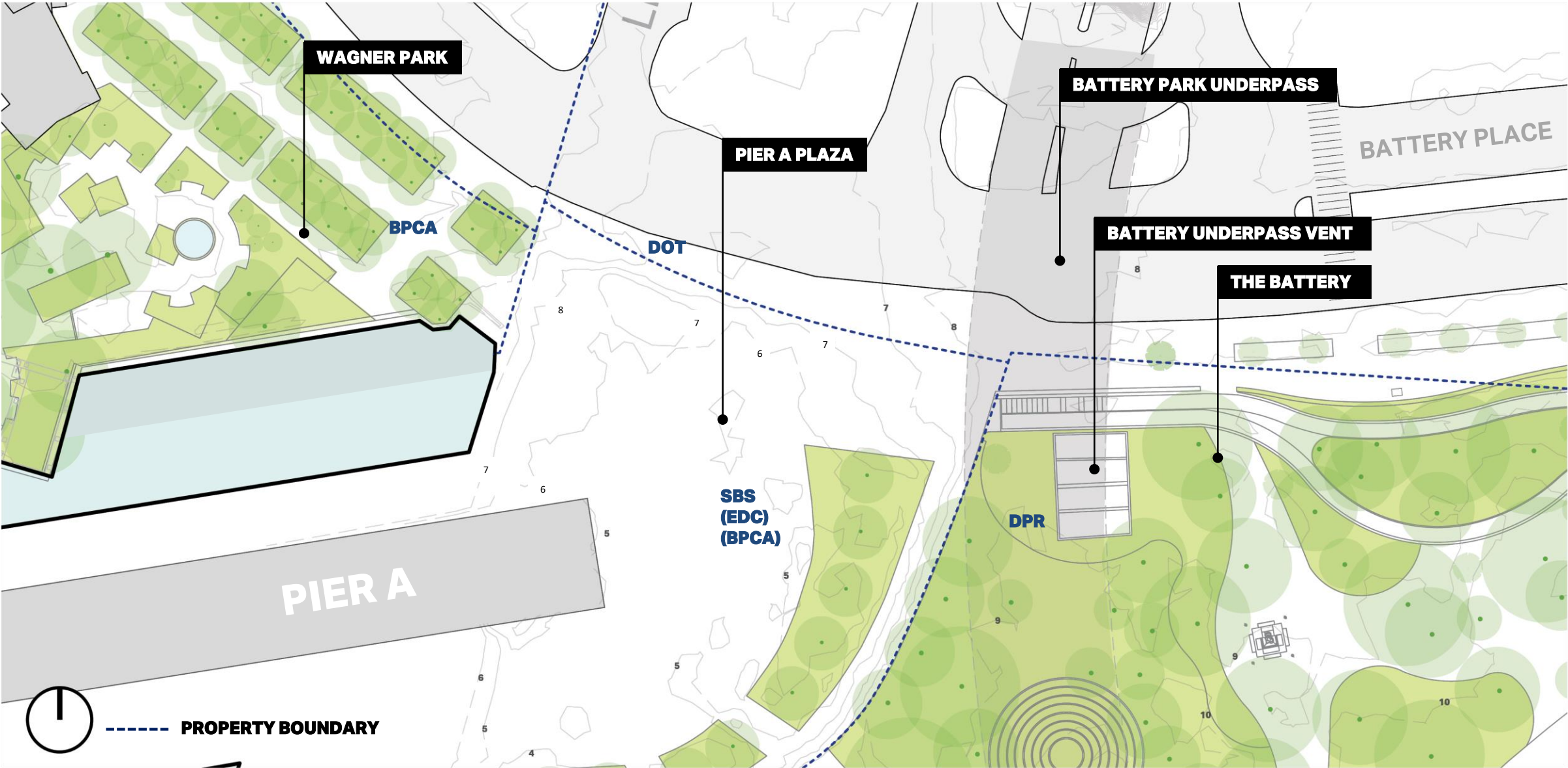
**1. VIEW LOOKING SOUTH FROM BATTERY PLACE**



**2. VIEW LOOKING EAST FROM PIER A PLAZA**

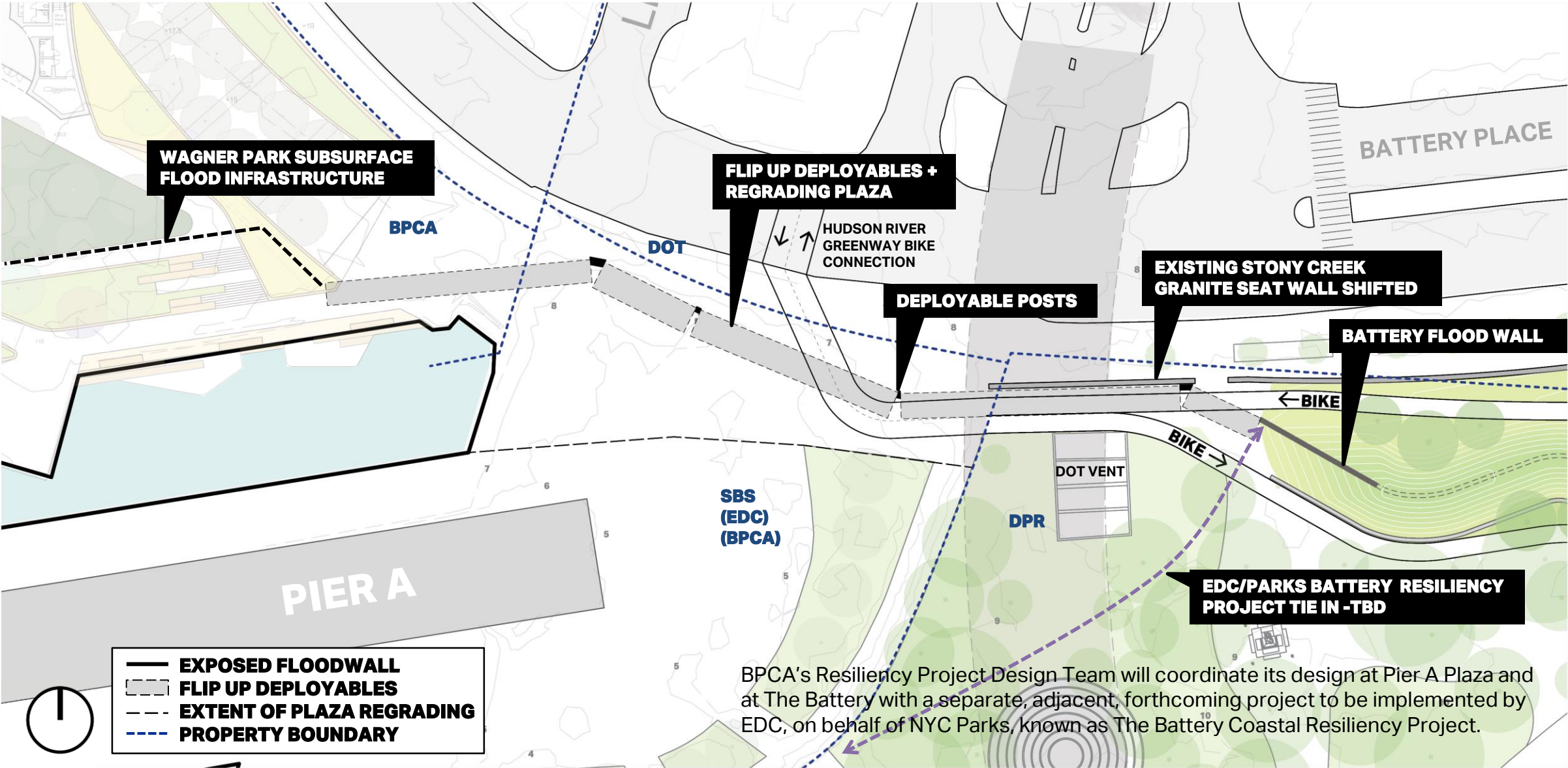


# PIER A PLAZA | EXISTING CONDITIONS



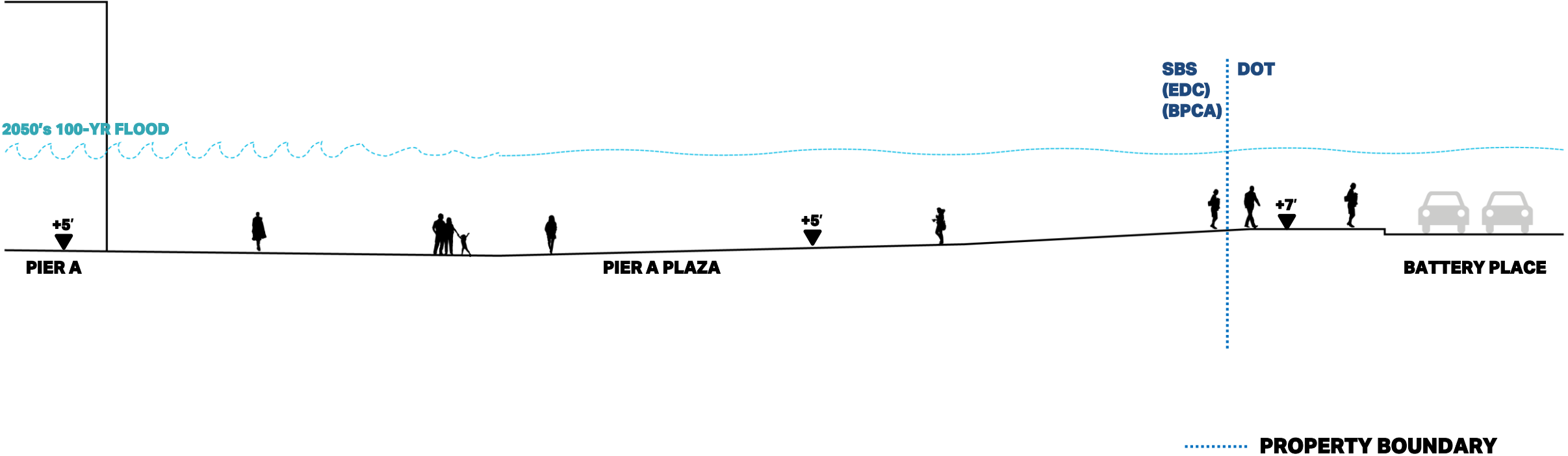
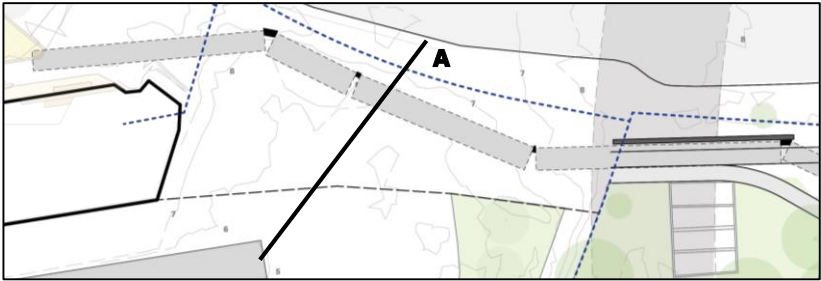


# PIER A PLAZA | PROPOSED CONDITIONS



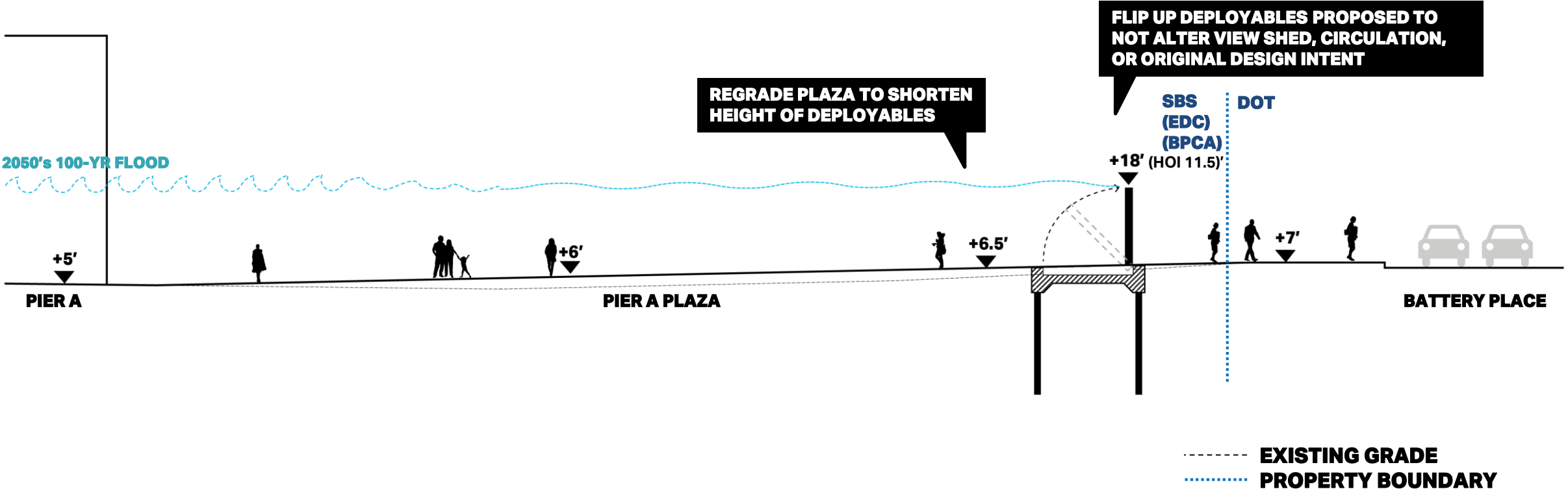
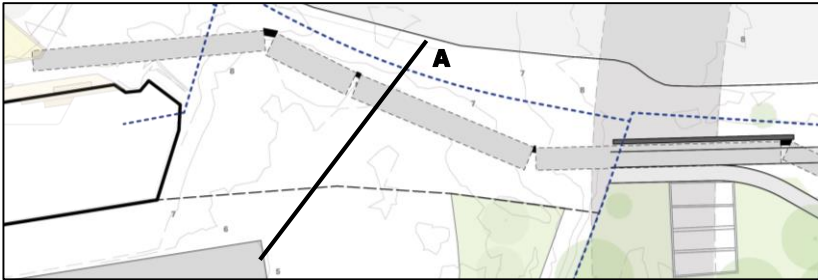


# PIER A PLAZA | EXISTING CONDITIONS





# PIER A PLAZA | PROPOSED CONDITIONS

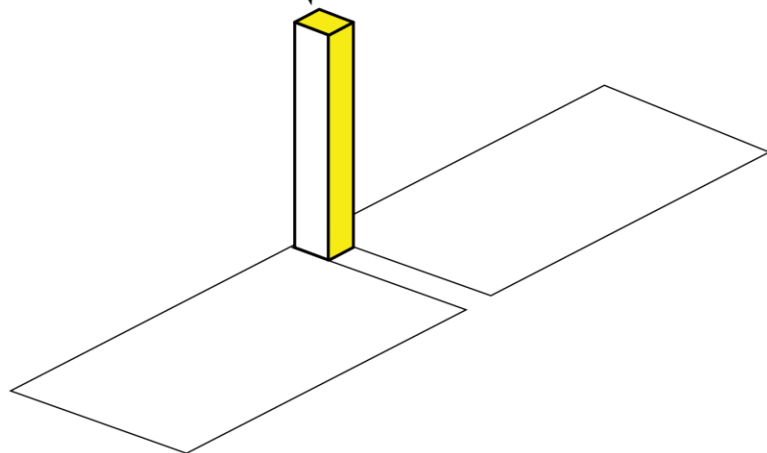




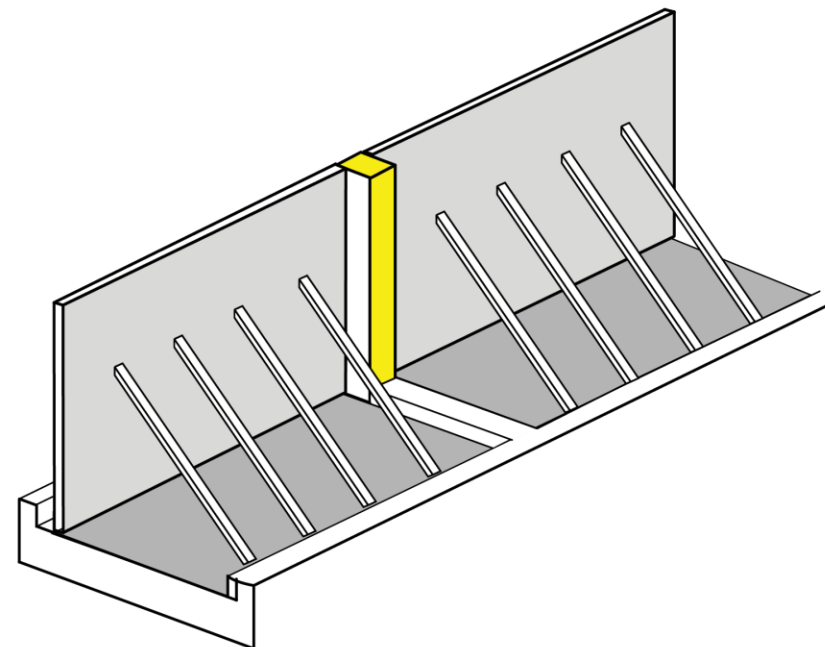
# PIER A PLAZA | FLIP UP DEPLOYABLE COLUMN OPTION

\* WHETHER COLUMNS / POSTS ARE PERMANENT TO BE DETERMINED BY MANUFACTURER

COLUMNS CAN BE PROGRAMMED  
AND CAN CHANGE SIZE AND SHAPE  
DEPENDING ON PROGRAM



**NORMAL CONDITIONS**



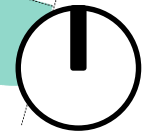
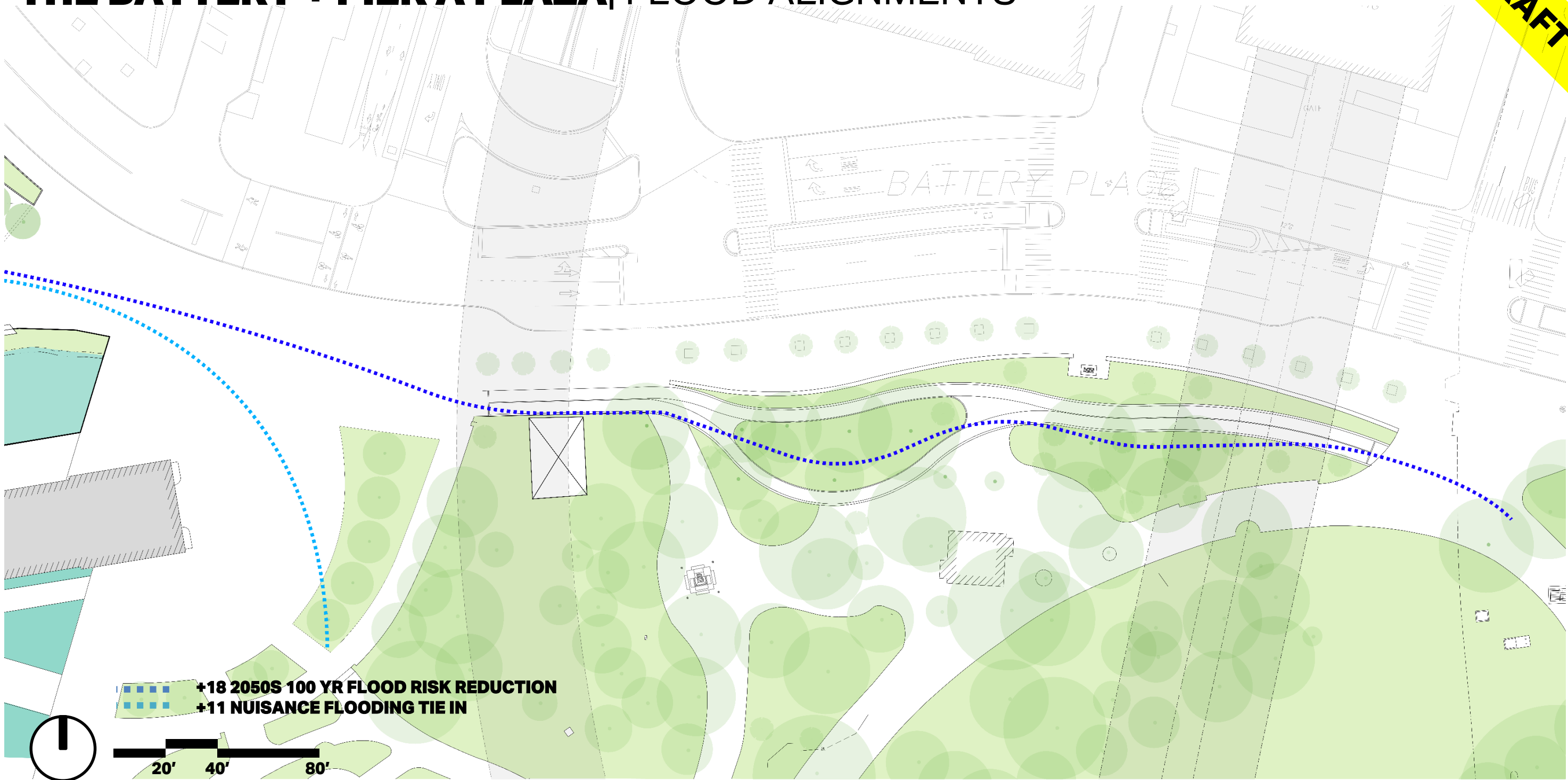
**DEPLOYED**

 **SIZE AND SHAPE VARIABILITY**



# THE BATTERY + PIER A PLAZA | FLOOD ALIGNMENTS

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Battery Park  
City Authority

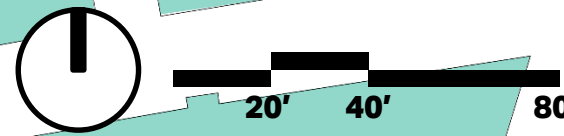
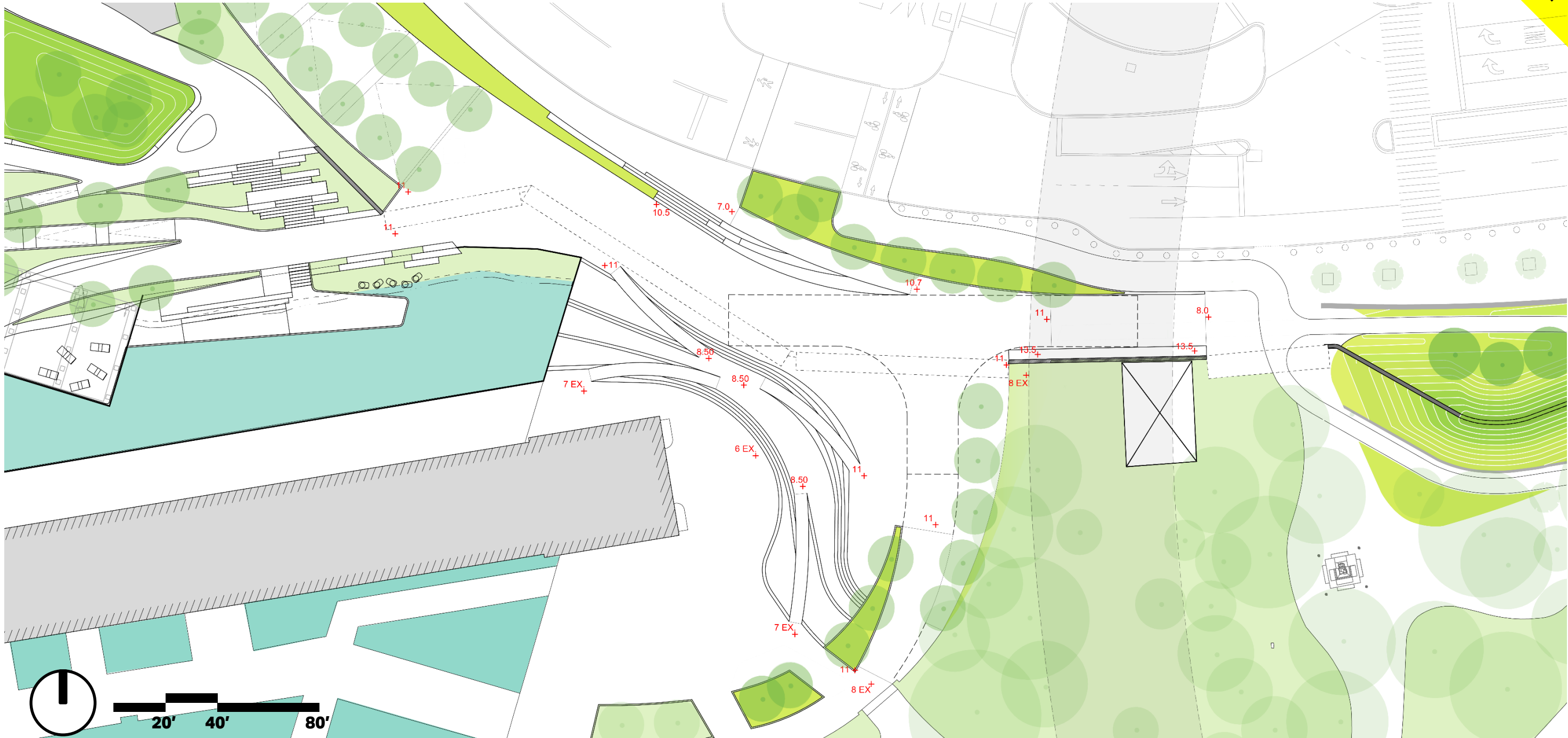
DRAFT FOR INTERNAL REVIEW ONLY

AECOM



# PIER A PLAZA| HYBRID STUDY 1

DRAFT

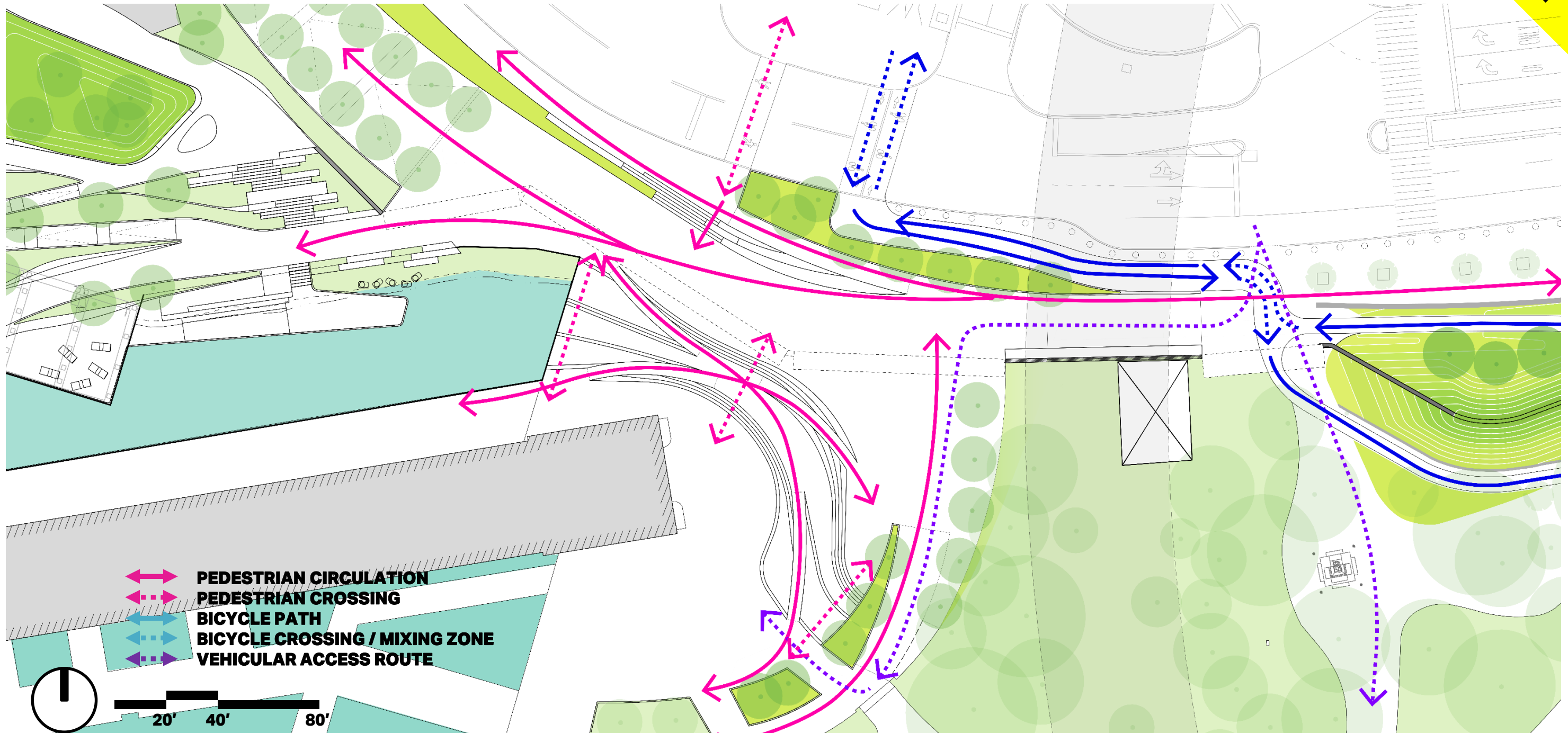




# PIER A PLAZA | HYBRID STUDY 1

## CIRCULATION

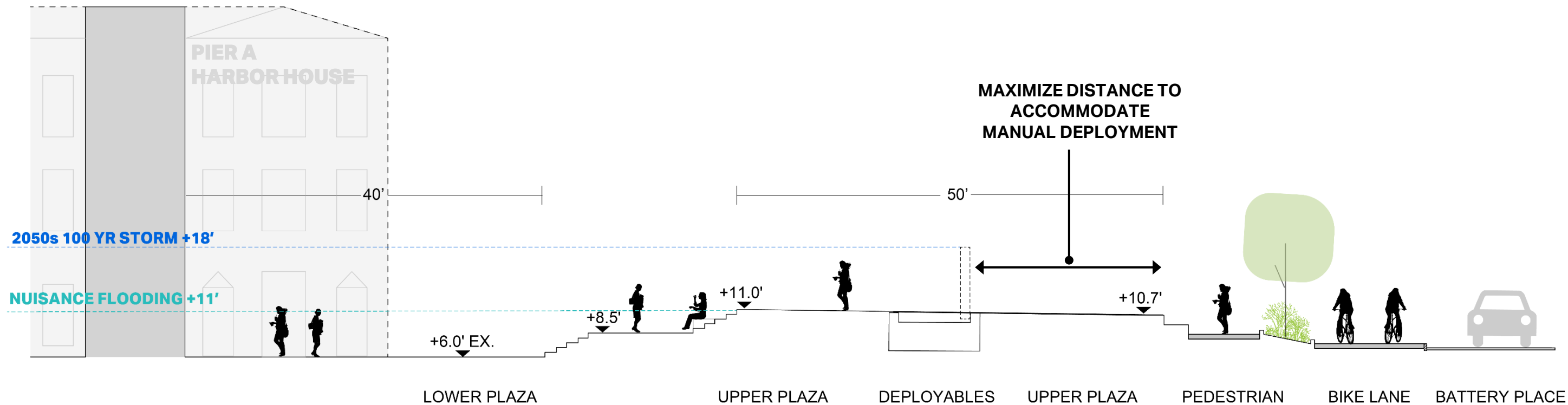
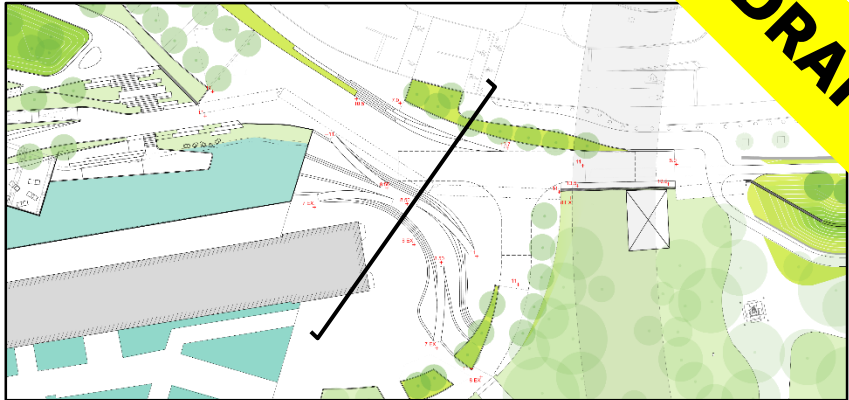
DRAFT





# PIER A PLAZA

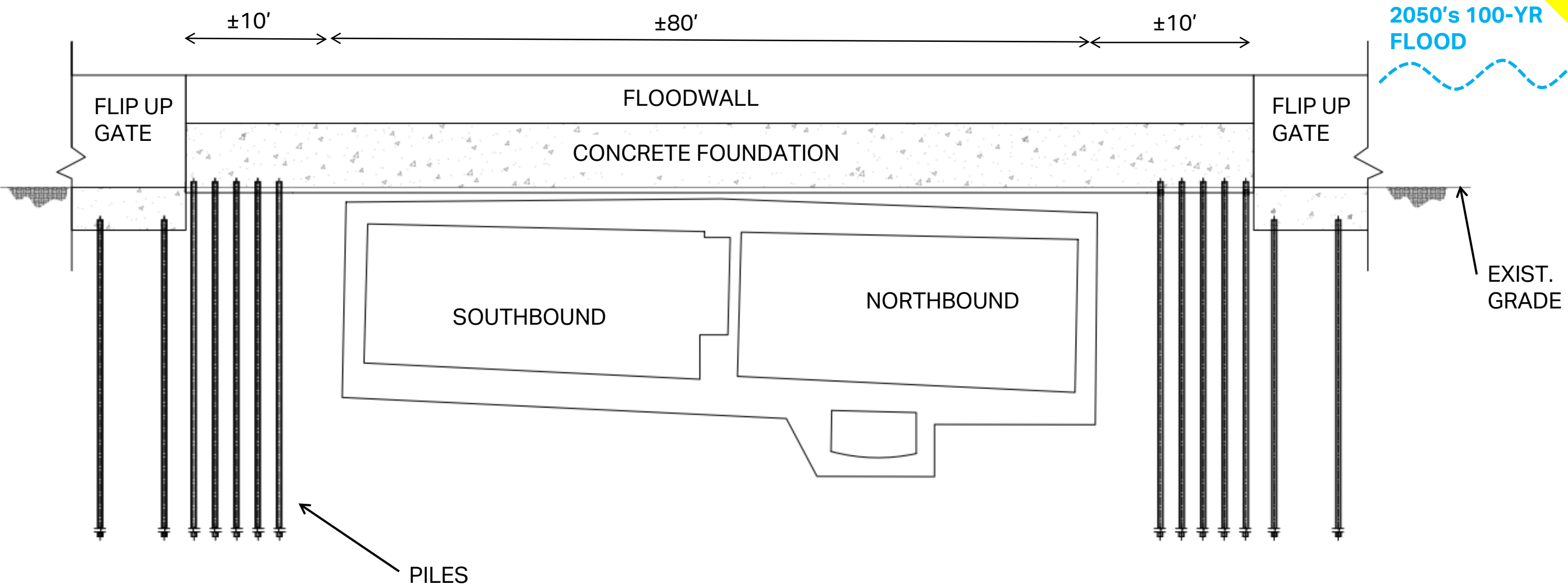
## SECTION AT PIER A





# PIER A PLAZA| STRUCTURAL ENGINEERING

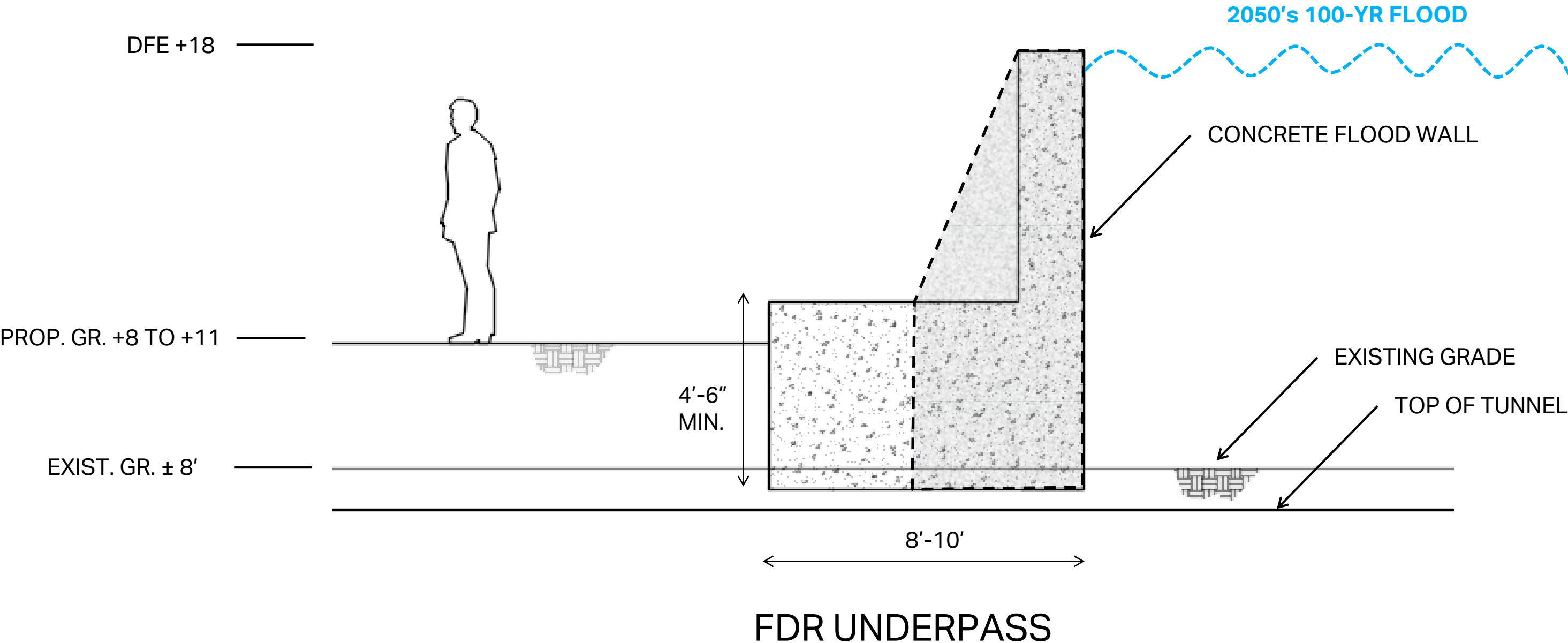
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# PIER A PLAZA| STRUCTURAL ENGINEERING

DRAFT

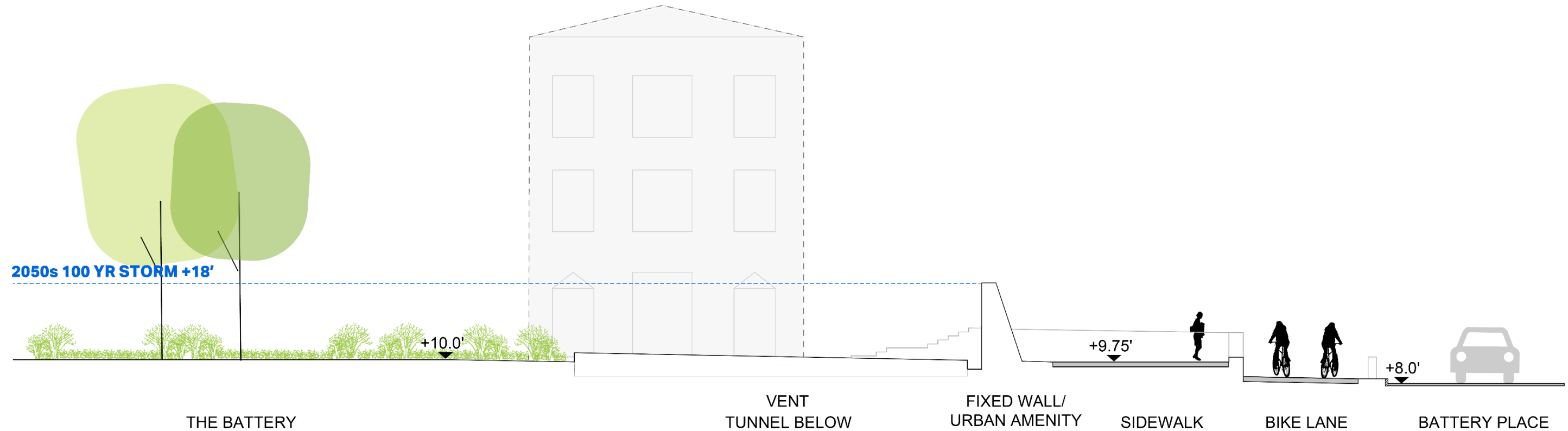




# PIER A PLAZA

## SECTION AT WALL & VENT

**DRAFT**

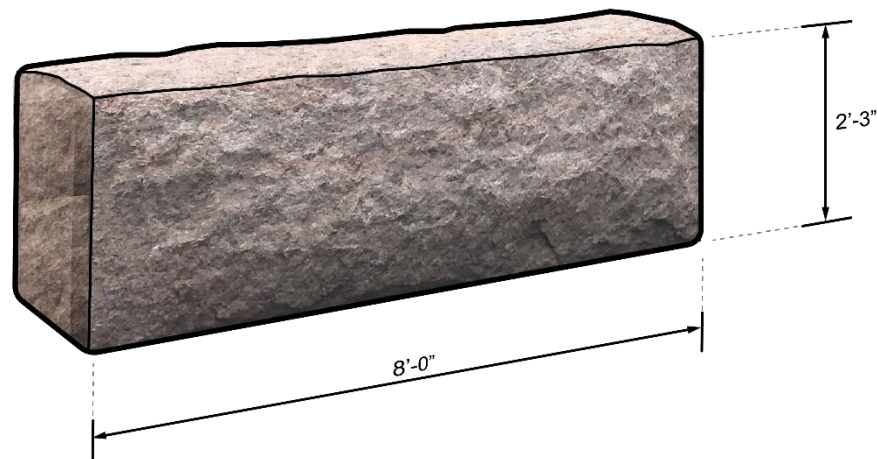




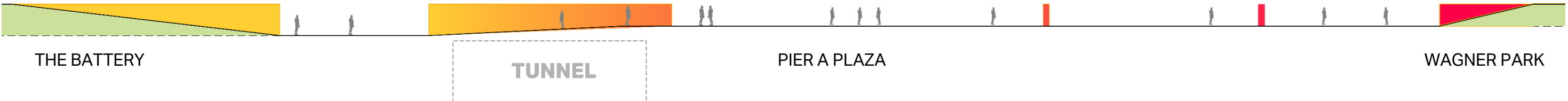
# THE BATTERY + PIER A | EXPOSED FLOODWALLS

FURTHER DETAILS IN DEVELOPMENT

DRAFT



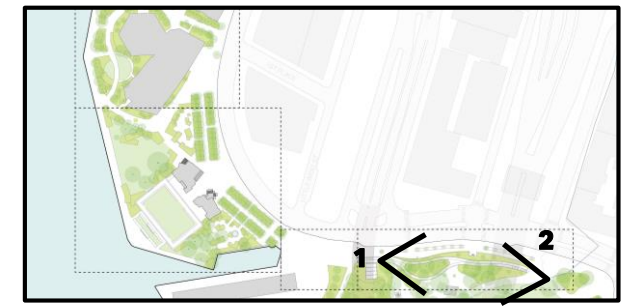
EXISTING STONY CREEK GRANITE WALL PROPORTIONS  
TO INFORM CLADDING ON BATTERY FLOODWALL





# THE BATTERY

# THE BATTERY



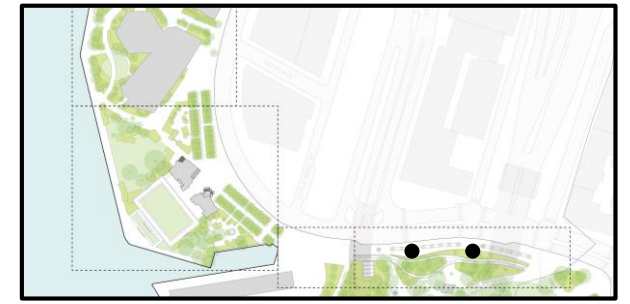
**1. VIEW LOOKING EAST FROM BIKEWAY**



**2. VIEW LOOKING WEST FROM INSIDE THE BATTERY**



# THE BATTERY | EXISTING MONUMENTS



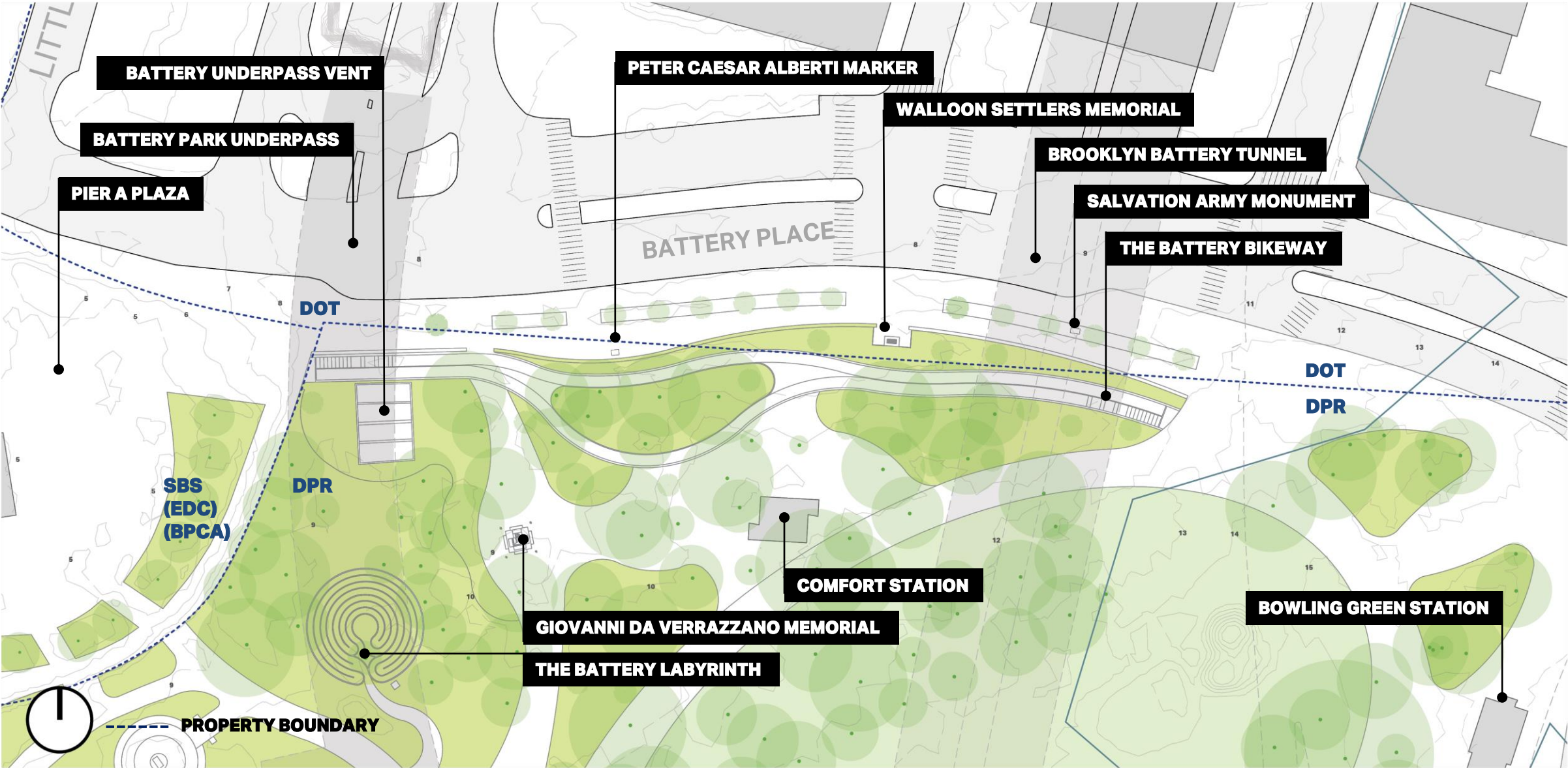
**WALLOON SETTLER'S MONUMENT**



**PETER CAESAR ALBERTI MARKER**



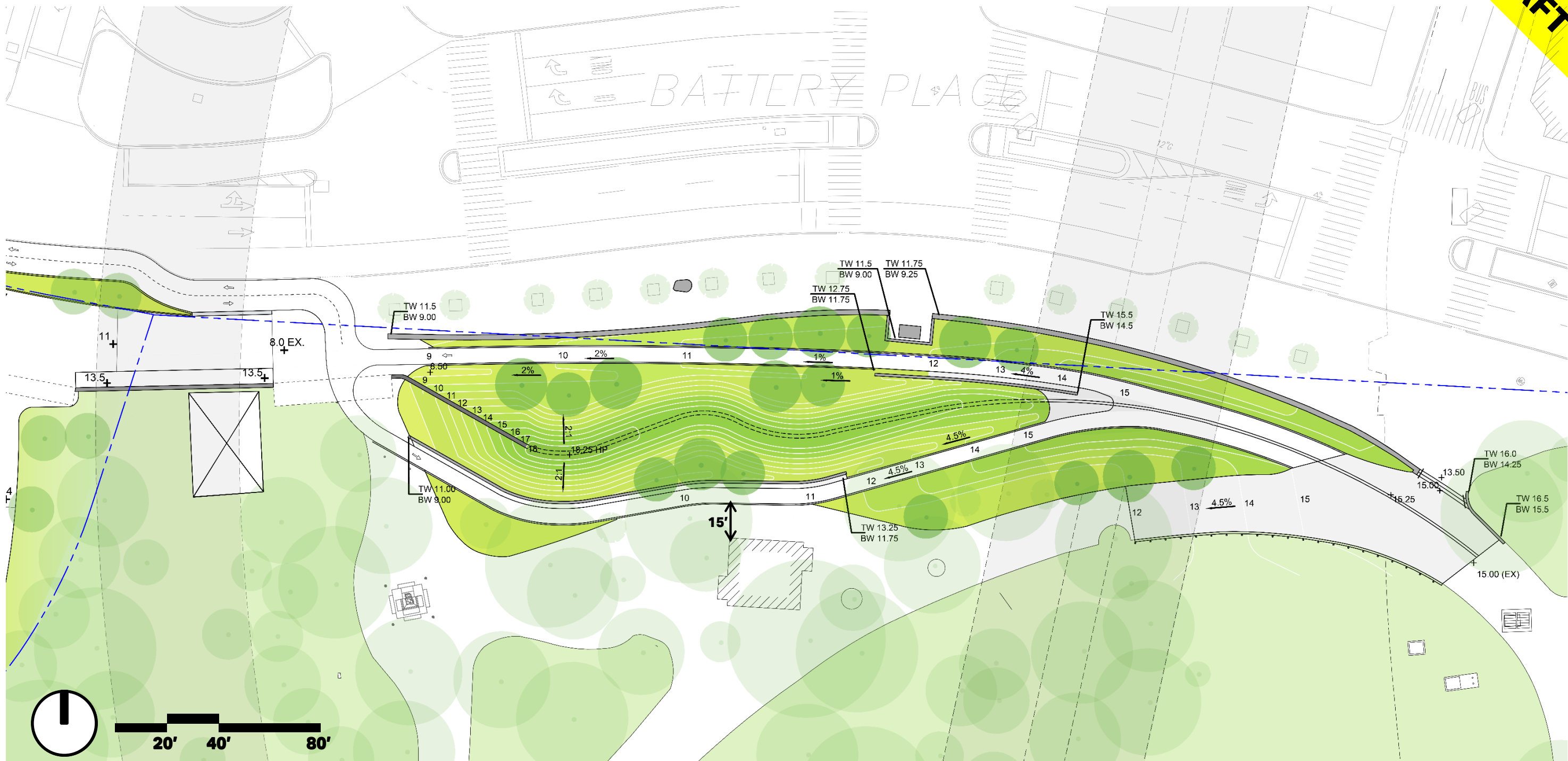
# BATTERY BIKEWAY| EXISTING CONDITIONS





# THE BATTERY

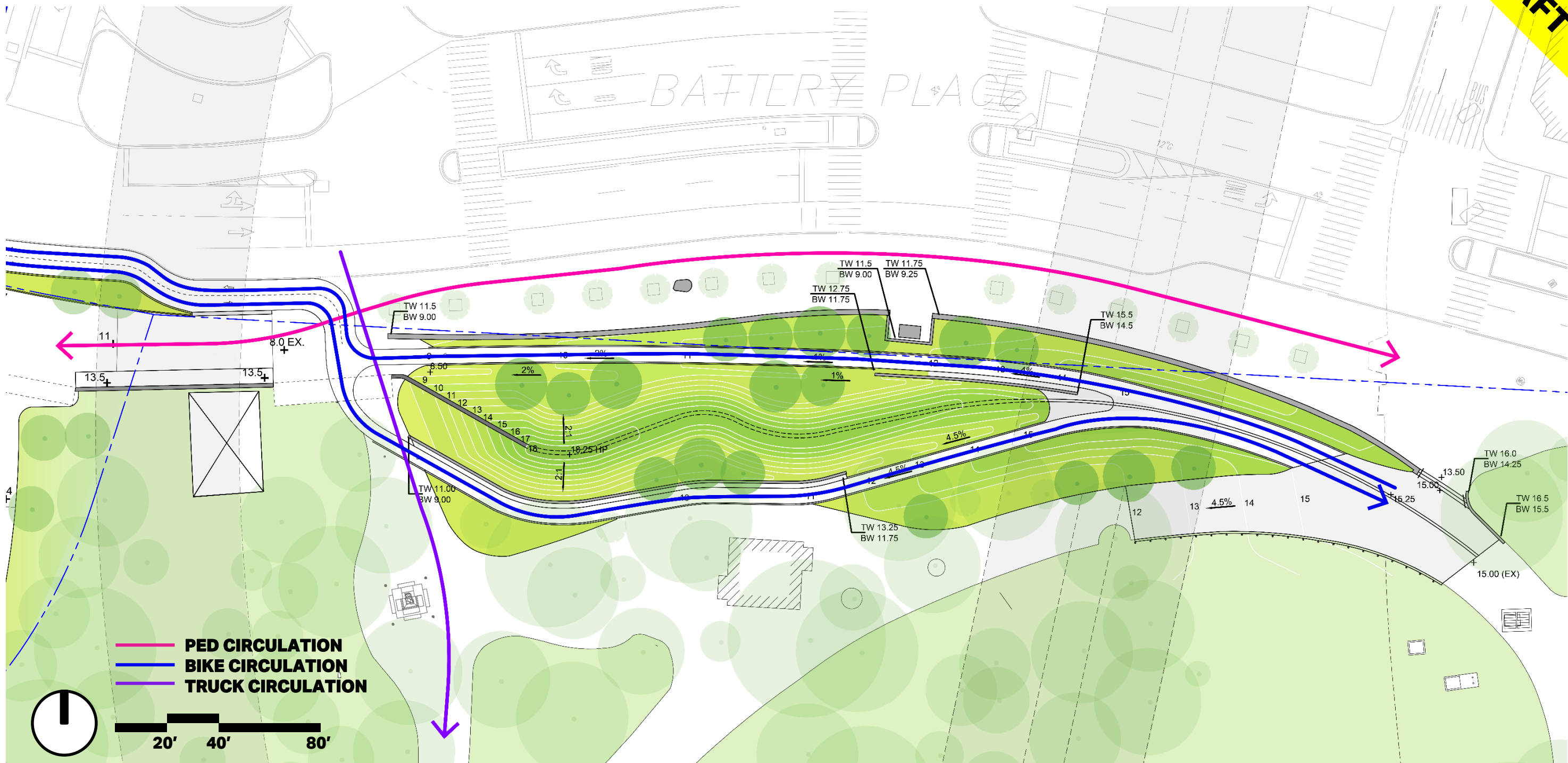
DRAFT





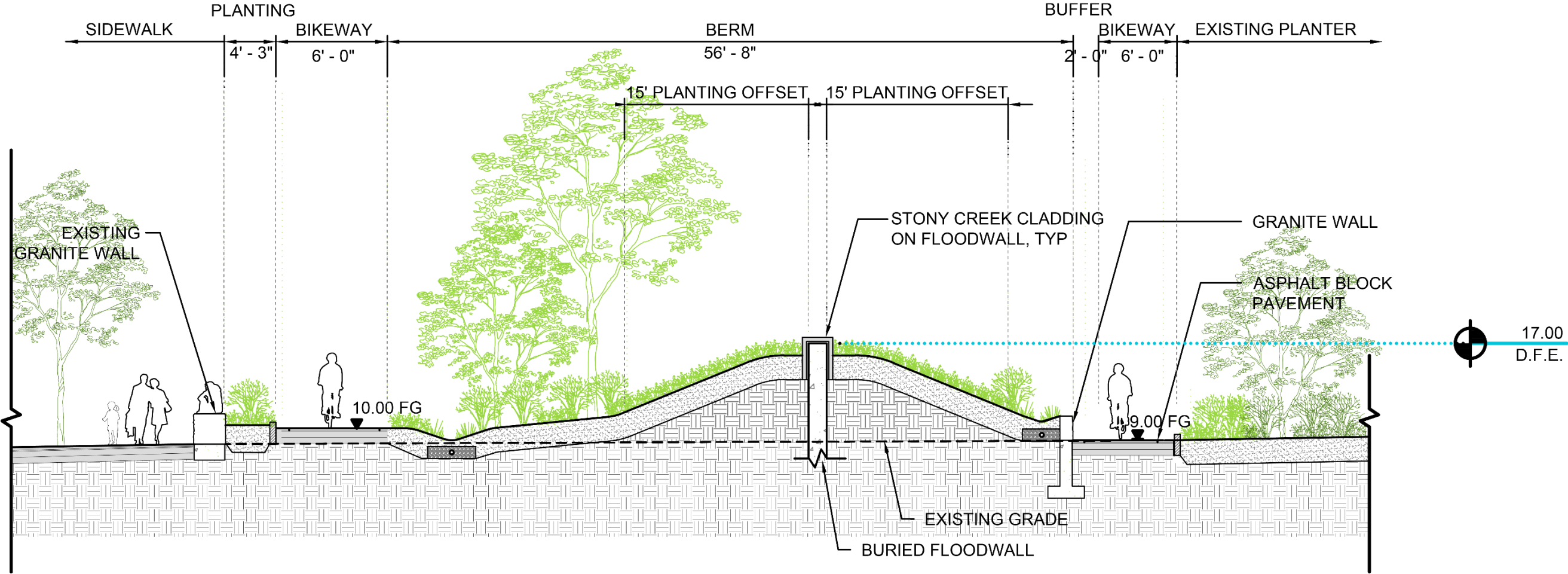
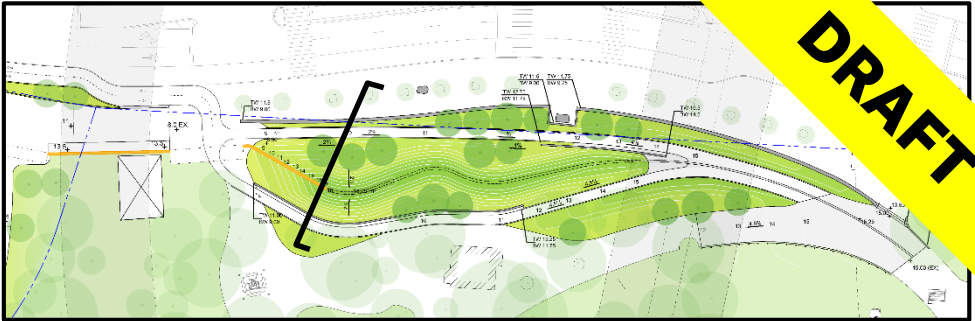
# THE BATTERY | CIRCULATION

DRAFT



# THE BATTERY

UPDATED SECTION INCLUDES WIDENED BIKELANES AND 2' CLEARANCE FROM VERTICAL STRUCTURES







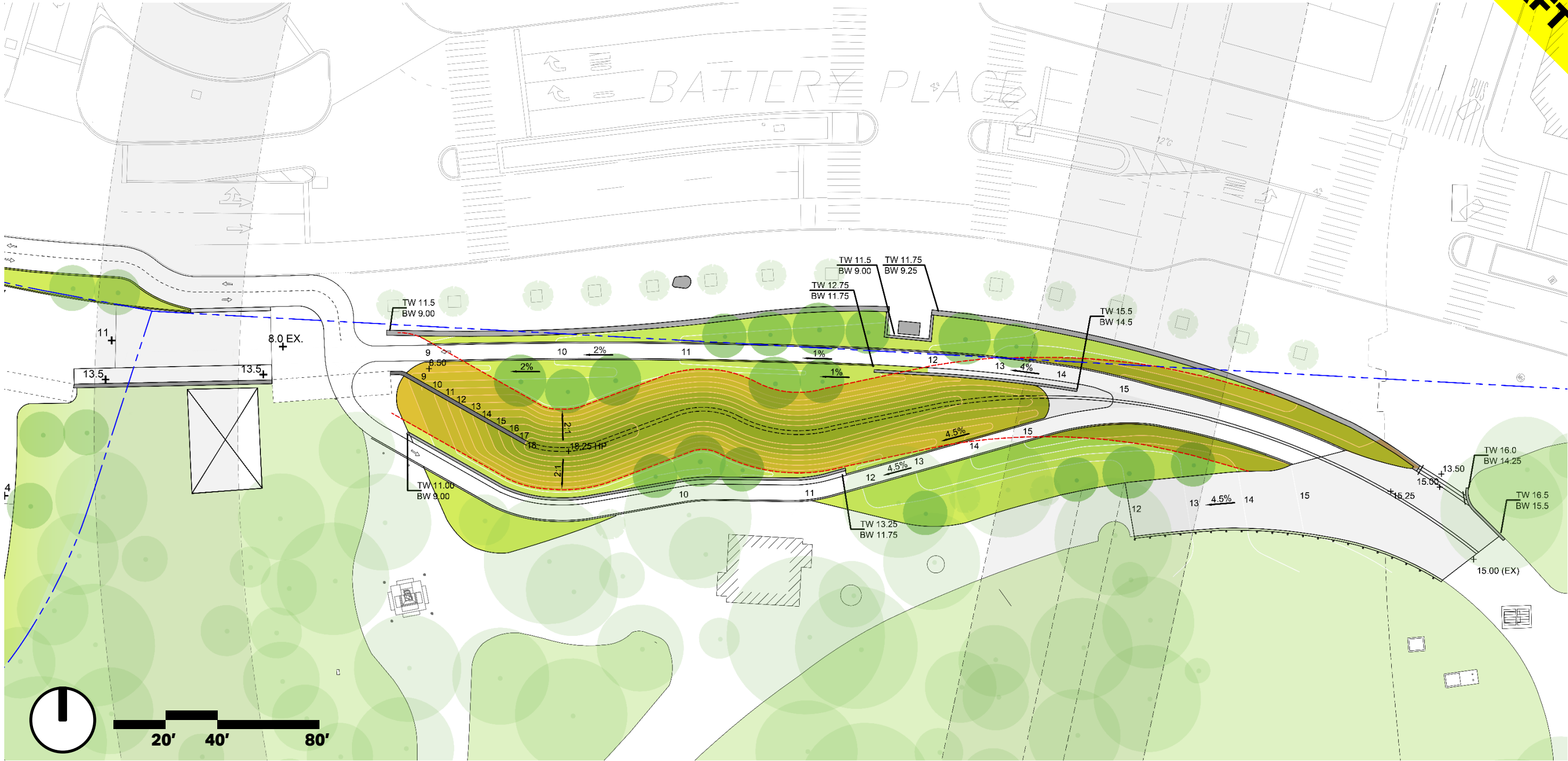
# KEY MAP

DRAFT



# THE BATTERY | PLANTING

DRAFT





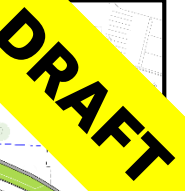
# KEY MAP

DRAFT





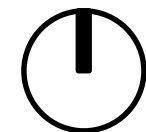
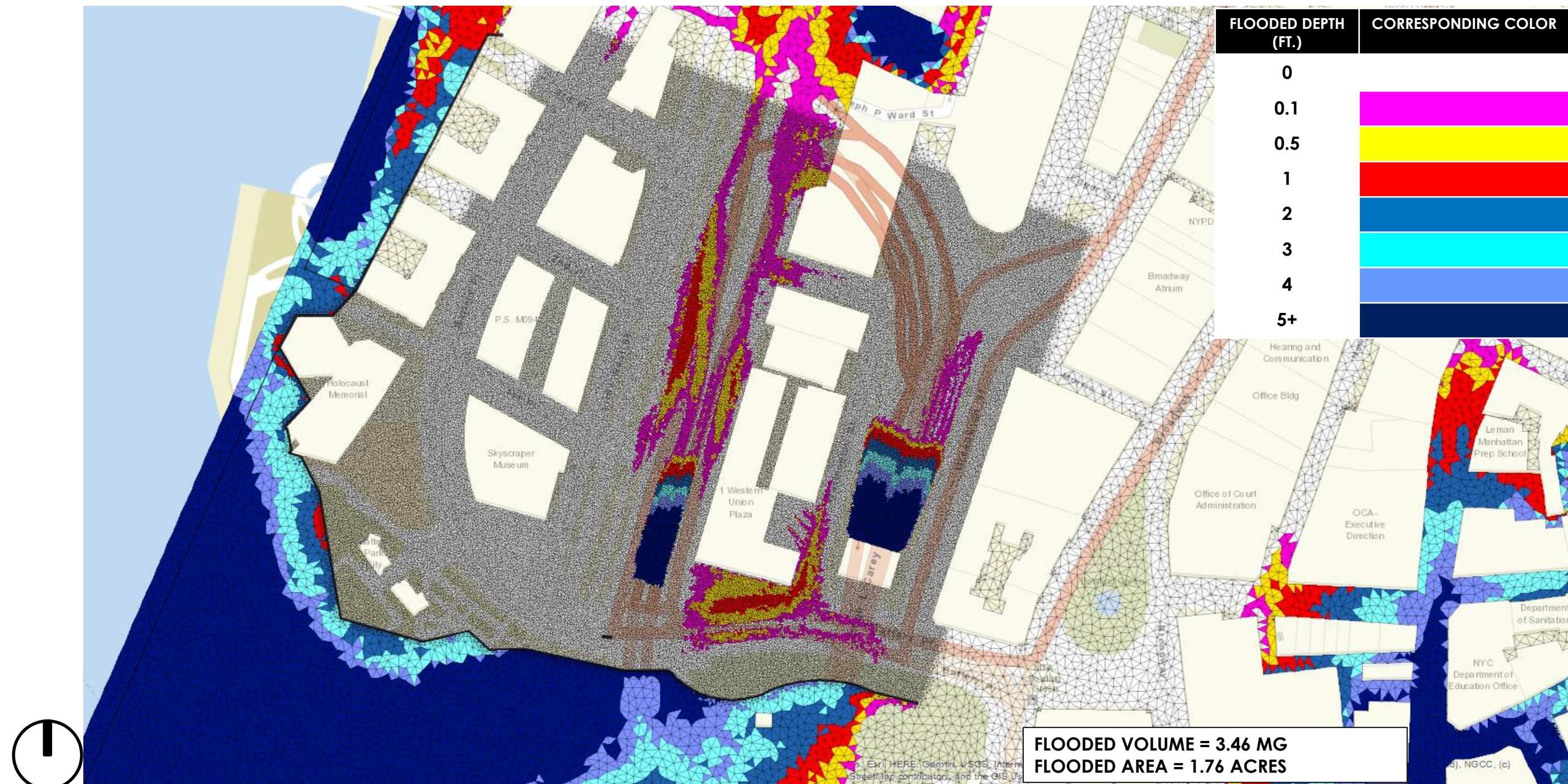
## FURTHER DETAILS IN DEVELOPMENT





# INTERIOR DRAINAGE| 2050 SIMULATION

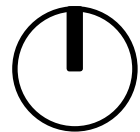
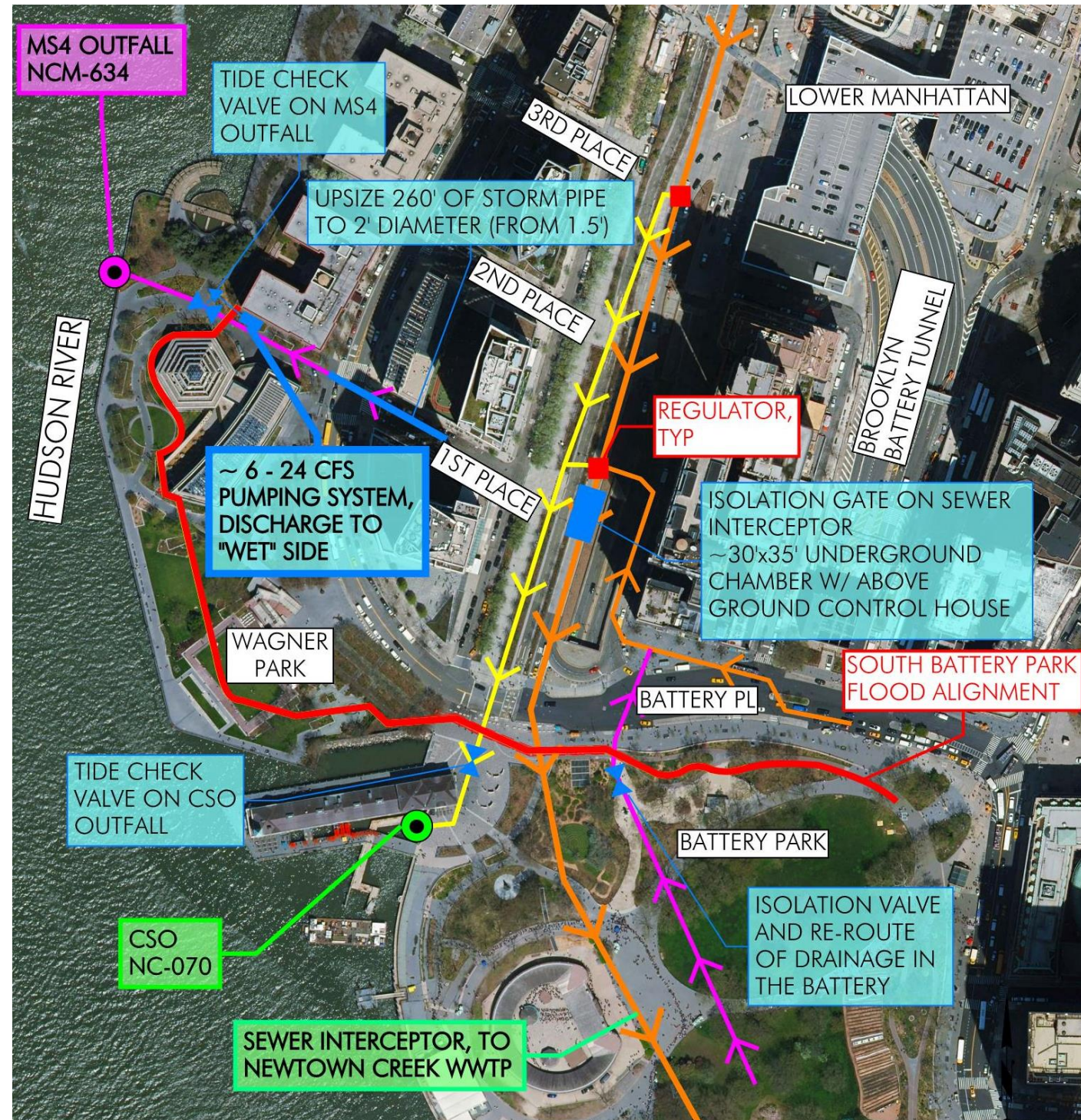
DRAFT





# INTERIOR DRAINAGE| POTENTIAL MITIGATION STRATEGIES

DRAFT





**Exhibit I of RFP**

**South Battery Park City Resiliency Project: Construction Management Services  
Sign-in Sheets from Pre-Proposal Meeting**

(attached)

[NO FURTHER TEXT ON THIS PAGE]



Battery Park City Authority



Battery Park  
City Authority

## South Battery Park City Resiliency Project: Construction Management Services- Pre-Proposal

December 20, 2019

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Battery Park City Authority



Battery Park  
City Authority

## South Battery Park City Resiliency Project: Construction Management Services- Pre-Proposal

December 20, 2019

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Battery Park City Authority



Battery Park  
City Authority

# South Battery Park City Resiliency Project: Construction Management Services- Pre-Proposal

December 20, 2019

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