



**Town of East Greenbush
Finance Department**

225 Columbia Turnpike
Rensselaer, New York, 12144

**RFP 19-10: Tempel Lane Extension Project: Utility, Roadway Design, Bid Support,
and Construction Inspection**

Addendum #2: Response to Questions

12-31-2019

Questions are numbered and reproduced in regular type face. Responses are provided in italics.

1. Given the heavy holiday period for the next two weeks not only for our in house staff but also potential sub consultants, would the Town consider a proposal due date extension to 1/16/2020 to account for this heavy vacation period and lost time needed to coordinate and communicate as a team for the development of an efficient proposal?

Thank you for your request. However, the Town is not prepared to issue a proposal due date at this time.

2. The RFP calls out an MBE/WBE requirement at 15% for each. Would any combination of the 30% requirement between the MBE and WBE firms be acceptable? Please advise.

The project is grant-funded and this funding carries with it the M/WBE participation goals stated in the RFP. The goals attach to the overall program of improvements, of which the work requested under this RFP one component. It is the Town's intent to comply fully with the funding requirements for procurements and contracts in which this grant funding will participate.

3. Is the construction schedule indicating when the Town would like this project to be completed? Please advise. Is there a Construction Cost Estimate available? Please advise.

The construction schedule is a target and planning-level estimate of when the work is may be completed. As stated in the RFP, offerors are encouraged to review RFP, including the scheduled provided, and suggest modifications based on their experience with similar projects. The construction cost estimate developed during application to Empire State Development for grant funding is provided as Exhibit A in the Agreement Between the Town of East Greenbush and Regeneron Pharmaceuticals, Inc. ("Agreement") and is estimated as follows: \$2.91 M to build the new Town roadway, \$1.10 M to build one new bridge along the new roadway, and \$0.6 M to extend a 16" water line yielding an estimated total of \$4.61 M.

4. Will the Geotechnical Report prepared by Dente dated 8/10/2016 be made available?

This project is part of a public-private partnership with Regeneron Pharmaceuticals and Empire State Development. As part of the development of its Tempel Lane Campus project, Regeneron developed certain information relating to Tempel Lane Extension, some of which has been made available as part of this RFP. The Town has coordinated with Regeneron in the development of the project and will continue to do so throughout. If the geotechnical report is made available to the Town, a separate Addendum will be issued.

5. What is the expected construction duration for Task 3 Construction Phase Services? Is full-time inspection required?

The Town expects construction of the new roadway and associated utilities and stormwater management to be completed in one construction season. The Town, as the project sponsor and roadway owner, anticipates that full-time construction administration and inspection will be needed. However, offerors are encouraged, per the RFP, to propose modifications which, in their judgement, are necessary to complete the project. Section 12.7 subparagraph "j" of the RFP requires that proposals include a breakdown of cost by task.

6. Are there any particular concerns pertaining to the dam?

The RFP includes scope for a "Dam repair plan, as appropriate." It is anticipated that an evaluation of the dam would be necessary in order to determine if repairs are needed. It is anticipated that this evaluation would be coordinated with involved entities, such as Regeneron (as property owner) and NYSDEC.

7. What will be the coordination requirements for the proposed improvements for Third Avenue Extension that are not part of this contract?

As the requirements are presently understood, this coordination would minimally involve exchange of technical information pertaining to roadway alignment and stormwater management. The final proposed alignment of the new Tempel Lane Extension to be developed under this RFP is necessary to design the mitigation project at its intersection with the existing 3rd Ave Extension. In addition, stormwater from the proposed 3rd Ave Extension mitigation may need to be managed by facilities designed and constructed under this RFP. As indicated in the RFP, offerors are encouraged to include in their proposals modifications that, in their judgement, may be necessary to complete the work advertised under this RFP.

8. Is the grant funding application available?

The application is not currently available. Should it become available, the Town will post it as an addendum to this RFP. The Incentive Proposal, signed by the Town and approved by Empire State Development, is included in the Appendix A materials and is available from the Town upon request.

9. Is an as-built survey required for the Records Drawing deliverable under Task 3.1?

Record plan means the final, as-constructed plan, prepared after construction, showing that the project was built in substantial conformance with the design plans and bid specifications. The Town anticipates that, yes, preparing the record plan would require an as-built survey.

10. Is there any flexibility with the breakout of MBE and WBE requirements to achieve the 30% aggregate goal?

Please see the response to Question 2.

11. -Is the addition of lanes on Third Ave part of this project?

The design, bidding, and construction phase services sought by the Town does not include the proposed mitigation project improvements at the intersection of the proposed Tempel Lane Extension and the existing Third Avenue Extension. However, this RFP does include scope for a) coordination of the two projects and b) grant administration services relating to the overall program of grant-funded improvements. The proposed mitigation project improvements along Third Avenue Extension are expected to be completed by others but with ESD grant funding participating.

12. -How much private property taking will be necessary and on precisely how many individual properties?

The extent to which additional privately owned lands, if any, will be required to construct the project will be determined as part of the preparation of final design plans for the proposed Tempel Lane Extension. Pursuant to the Agreement between the Town and Regeneron, Regeneron will provide to the Town any such right-of-way or easement required (i.e., as identified on the final Tempel Lane Extension design plans) on real property owned or controlled by Regeneron.