



RFP 19-11: Third Avenue & Barracks Pump Station Upgrade

Addendum #3: Response to Questions

12-30-2019

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

1. For this RFP, the scope includes securing DEC and Rensselaer County DOH approvals together with all other permits and approvals including NYSDOT highway work permits and SWPPP, if needed. Moreover, survey, geotech, and archaeological work may be required with consultants secured through the Town's procurement process, which involves issuance of RFPs. And, private land acquisition as well as a NYSDOT use and occupancy permit may be necessary. The schedule indicates Notice to Proceed for the selected consultant on February 7, 2020 with a design phase extending to April 2020 and bidding in May 2020. Experience indicates that three months for the outlined design, RFP processes and subsequent work, land acquisition, and permitting is likely insufficient. Please describe the driver behind the schedule as well as means and methods contemplated or enacted by the Town to expedite these processes to conform to the schedule.

The tentative schedule should be considered a target. The schedule is driven by the anticipated construction schedule for Regeneron's Tempel Lane Campus expansion project. Based on information provided by Regeneron, the Town expects initial flows from the phase 2 development (Manufacturing Building) to commence in the second quarter of 2020 with a certificate of occupancy following in the second quarter of 2021. The Town has completed a feasibility study, which includes a discussion of permitting. A boundary and topographic survey produced as part of the feasibility study are also available. We encourage offerors to include their best estimate of schedule and additional services that may be needed, such as survey, geotech, and archaeological work, in their proposals.

2. Please clarify the design schedule desired. The proposal indicates February 2020 to April 2020, which is only two (2) months. This will not be sufficient time for preliminary efforts such as site survey and geotechnical investigations to be planned and completed.

Please see the response to Question 1.

3. What construction duration does the Town anticipate for this RFP? In order to compare the proposal fees, the Town may wish to have each consultant price the same construction effort and duration. An example for this RFP may be 18 or 24-months duration.

Please see RFP 19-11 Addendum #2 issued on 12/30/2019.

4. Related to #2 above, what level of construction inspection is desired by the Town? (full-time vs part-time) Full time inspection (40 hours /week) may not be required for the entire construction effort, but if not specified, the fees from consultants could vary significantly based on their own assumptions.

Please see RFP 19-11 Addendum #2 issued on 12/30/2019.

5. When are final questions due for the RFP? The RFP states December 23rd, but the last date for the Town to post addenda is December 20th. Maybe the dates should be switched?

The deadline for questions was December 23, 2019 and the schedule for the Town to post question responses and addenda (if any) is December 30, 2019.

6. What type of recent survey data does the Town have in its possession for the two pump station sites? The RFP is unclear as to whether these data are from an actual field survey by a licensed surveyor and show property boundaries and other site features.

Boundary and topographic surveys of the Third Avenue Pump Station site and Barracks Road Pump Station site were completed in August 2019. Existing conditions surveys are included with the Feasibility Study reports.PDF and DWG files of the complete survey data of the 3rd Ave and Barracks Rd sites are available from the Town upon request.

7. The RFP outlines design and construction inspection as required tasks but bid support and construction admin are optional. Is it the Town's intent to have a separate engineering firm administer the bidding and construction tasks?

The pump station improvements will be implemented in accordance with the Agreement Between the Town of East Greenbush and Regeneron Pharmaceuticals, Inc. executed on June 24, 2019 ("Agreement"). In accordance with that Agreement, the Town, at the Town's expense (funded through and limited to the extent of the Town's Water/Sewer GEIS mitigation funds as set forth in Paragraph 5 of this Agreement), will contract with a third-party engineer for a detailed engineering design of and preparation of bid specifications for replacement of the Pump Stations in accordance with the recommendations set forth in the Pump Station Feasibility Study.

Upon completion of the Pump Station Design and Bid Specifications and the Town's evaluation and acceptance of same, the Developer, at its sole expense, will undertake the recommended replacement or upgrades, as the case may be, to the Pump Stations. The Developer will retain an engineer to provide a report and "As-Built" drawings to the Town, in a form reasonably satisfactory to the Town, certifying that the sanitary flows and operation of the Pump Stations are within the parameters identified by the Town, the Pump Station Feasibility Study, and the Pump Station Design and Bid Specifications. The Town will employ a construction inspector to verify that the facilities meet the applicable Town standards.

It is the Town's intent that the work to be performed under this RFP is completed in the most effective and efficient manner within the framework set forth in the aforementioned Agreement. The Town recognizes that design and bid specs are routinely carried out by the same designer but also that alternative approaches may be necessary given the public-private partnership created under the

Agreement, and this RFP has been written to provide flexibility in this regard. The Town has coordinated the services sought under this RFP with Regeneron and anticipates continue to coordinate the completion of the tasks listed as Optional with Regeneron.

8. Are there record or design plans for each pump station available from the Town?

No, the Town is not in possession of record or design plans for either the Third Avenue or Barracks Road Pump Station.