



Webinar Session

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The Albany Skyway Request for Proposals

Tuesday, December 19, 2017 3:00 p.m.





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Who is on today's call?

- **Sarah Reginelli**

President, Capitalize Albany Corporation

- **Ashley Mohl**

Senior Economic Developer, Capitalize Albany Corporation

- **Andy Corcione**

Economic Developer, Capitalize Albany Corporation





Agenda

1. Capitalize Albany Corporation

- A. Who Are We?
- B. What Do We Do?

2. Project Background

- A. City of Albany Overview
- B. Impact Downtown Albany Overview

3. The Albany Skyway Project

- A. Existing Conditions
- B. Project Overview
- C. Requirements
- D. Timeline

4. Proposal Requirements

- A. Respondent Minimum Qualifications
- B. Submission Components
- C. Submission Process
- D. Evaluation Criteria

5. Questions

- A. Frequently Asked Questions
- B. Question and Answer





What is Capitalize Albany Corporation?



- **Mission**
 - facilitate strategic economic development and stimulate transformative investment throughout the City of Albany, making New York's Capital a vibrant place to thrive.
- **Structure**
 - Registered 501(c)(3)
 - NYS PAAA-compliant Public Authority
 - Investor Base
 - Formal MOU with City of Albany
 - Management agreement with IDA/CRC





the Capital of the World
is more than just a star on the
Empire State. Albany offers
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CAPITALIZE ALBANY CORPORATION

The City of Albany is prime for investment and Capitalize Albany Corporation can help maximize your opportunity.

Capitalize Albany is the City's 501(c)(3) economic development arm, coordinating all economic development functions and resources citywide. Powered by investors composed of Albany's community and business leaders, Capitalize Albany is a catalyst for economic growth by matching projects with the right partners, tools and resources to stimulate transformational local real estate development and business investment.

OUR SERVICES & SUPPORT

BUSINESS DEVELOPMENT

- FACILITATOR FOR SMALL BUSINESS START-UP, RETENTION & ATTRACTION RESOURCES
- SMALL BUSINESS LOAN PROGRAM THROUGH CHAMBER OF COMMERCE
- DOWNTOWN ALBANY RETAIL GRANT PROGRAM
- AMPLIFY ALBANY GRANT PROGRAM

REAL ESTATE DEVELOPMENT

- REAL ESTATE LOAN FUND
- SITE SELECTION
- COORDINATION WITH COMMUNITY PARTNERS
- LIAISON WITH CITY AGENCIES AND INDUSTRIAL DEVELOPMENT AGENCY

STRATEGIC DEVELOPMENT

- CITY OF ALBANY NEIGHBORHOOD REVITALIZATION PLAN IMPLEMENTATION
- ECONOMIC DEVELOPMENT PLANNING
- ADVOCATE FOR FEDERAL, STATE & REGIONAL ECONOMIC DEVELOPMENT INITIATIVES

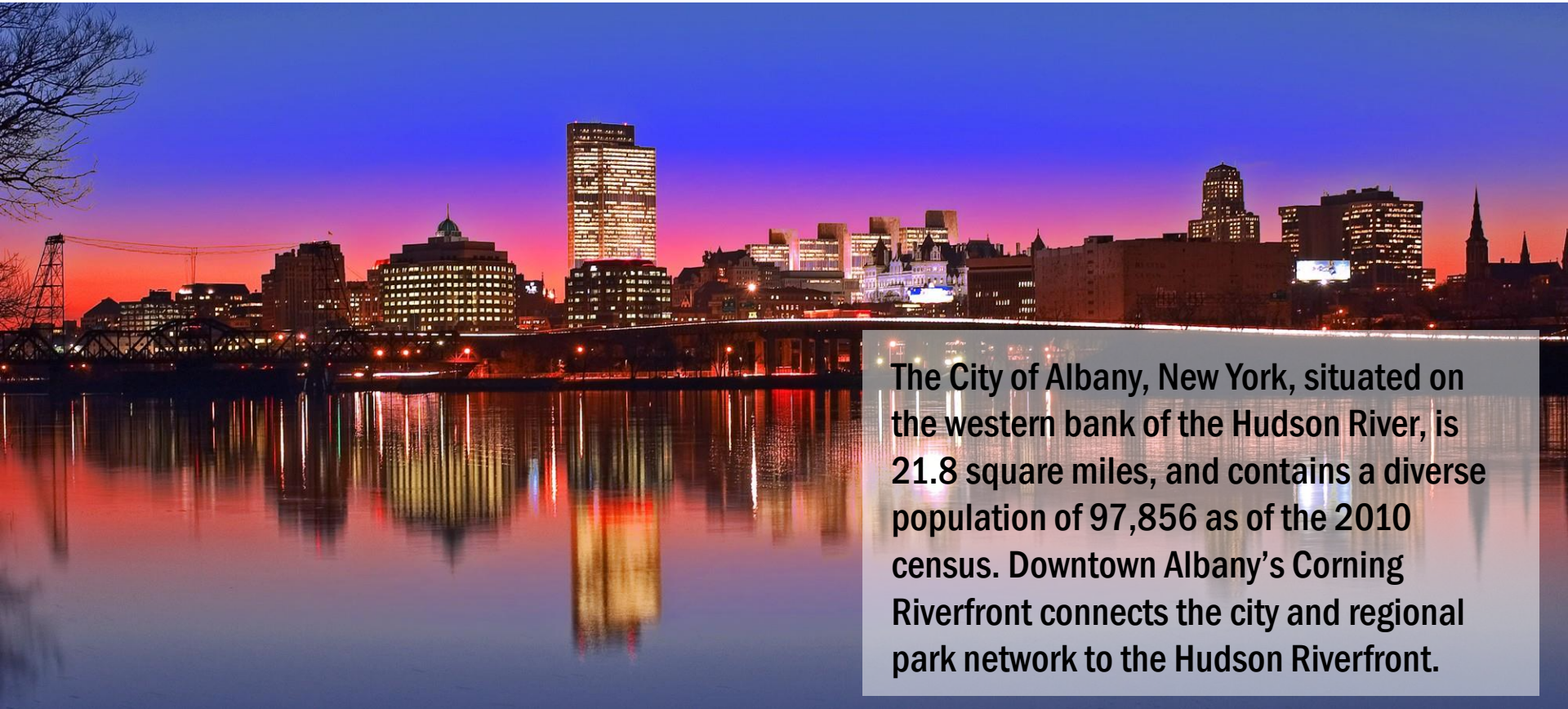
The team at Capitalize Albany Corporation strives to inspire investment in the City through its dedication to excellence in these service areas. This publication provides a snapshot of Albany's incredible momentum in 2016, highlighting the success of our strategic initiatives, each guided by a goal-oriented plan and developed with public input.





Project Background

City of Albany Overview



The City of Albany, New York, situated on the western bank of the Hudson River, is 21.8 square miles, and contains a diverse population of 97,856 as of the 2010 census. Downtown Albany's Corning Riverfront connects the city and regional park network to the Hudson Riverfront.

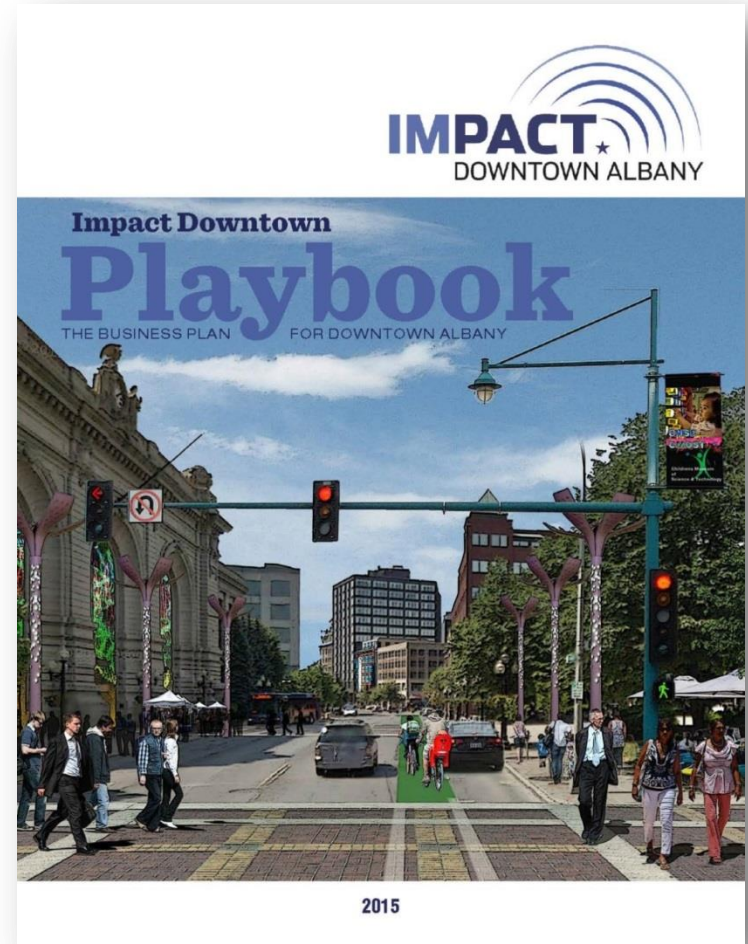




Project Background

Impact Downtown Albany Overview

- In September of 2014, Capitalize Albany Corporation and a consultant team led by Goody Clancy embarked on the development of a downtown tactical revitalization strategy, branded Impact Downtown.
- A market-driven, action-oriented strategy that positions Downtown, its adjacent warehouse district and waterfront as the ideal urban center.



THE CORNING RIVERFRONT



THE CORNING RIVERFRONT | IMPLEMENTATION PRECEDENT

Many communities are turning once forgotten, inaccessible waterfronts into centers for community recreation, through partnerships between private recreation organizations and public and private waterfront property owners. Oklahoma City created a community rowing facility and riverfront events space

OKLAHOMA CITY, OK



serving community members of all ages and incomes. In Cambridge, MA, a canoe and kayak rental dock in a former industrial canal is a popular amenity for local technology-focused workforce and the community at large.

CAMBRIDGE, MA



THE CORNING RIVERFRONT | VISION CONCEPTS

- 8** The Corning Riverfront comes to Broadway as a landscaped entrance from Maiden Lane, while signage, lighting and outdoor dining continue the park connection to Ten Eyck Park.

ACTION ITEMS INCLUDE:

- Install new landscape, lighting and signage marking the Broadway gateway from Maiden Lane (under way)
- Increase bike access
- Make improvement + pedestrian bridge + enhance users' experience, including improved visibility of river from walkway



- 9** Albany gains new opportunities to dine by the river, bike the Canalway Trail, learn to row, understand river ecology, and much more.

ACTION ITEMS INCLUDE:

- Complete new recreational path connections to the South End Waterfront and Warehouse District
- Convert surplus Quay Street lane into parking
- Solicit developer and operator partners for new riverside dining and boat/bike rental facilities
- Secure funding to verify and implement appropriate steps to improve pond environment
- Implement waterfront master plan



- 10** An active "high line" linear park transforms this underutilized highway ramp into Clinton Square's connection to recreation, dining, culture and nature at the Corning Riverfront.

ACTION ITEMS INCLUDE:

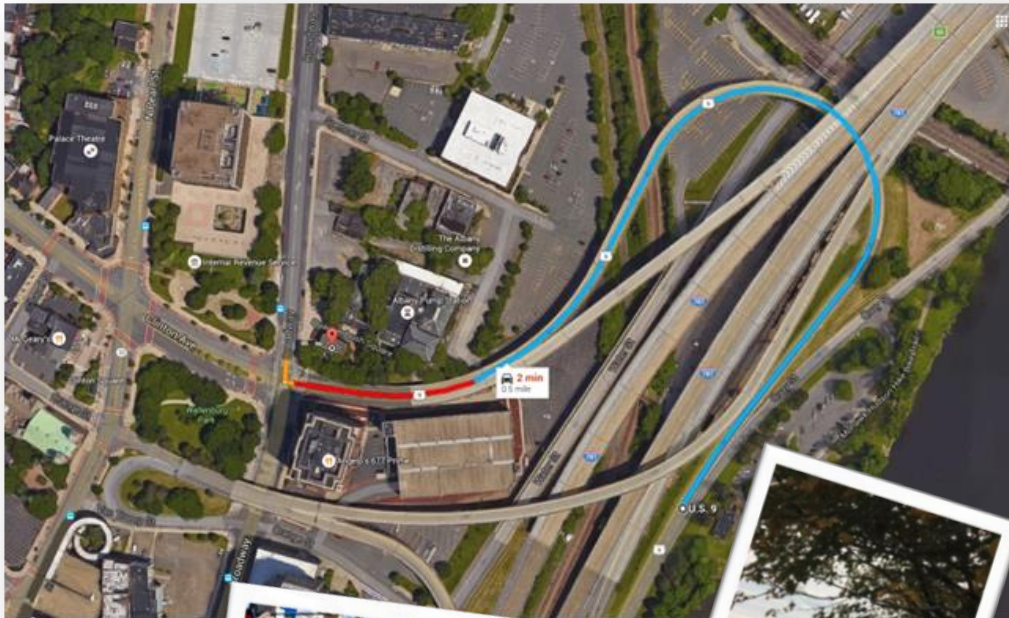
- Work with NY DOT to verify feasible design and timeframe for ramp conversion to park
- Work with NY DOT and OGS to implement new street connecting Quay and Centre Streets, enabling conversion of existing Quay Street-Colonie Street segment into added park space
- Apply for state and federal funding for the creation of the linear park





The Albany Skyway Project

Existing Conditions



- The subject property is a 0.5 mile section of underutilized elevated interchange ramp in the City of Albany.
- The property consists of the northbound exit ramp from Quay Street to Clinton Avenue.
- Within close proximity to recreation areas (bike, boating, park and music entertainment).
- The Corning Preserve attracts 150,000 visitors annually.
- The proposed project would connect to a multimillion dollar park improvement project currently underway.

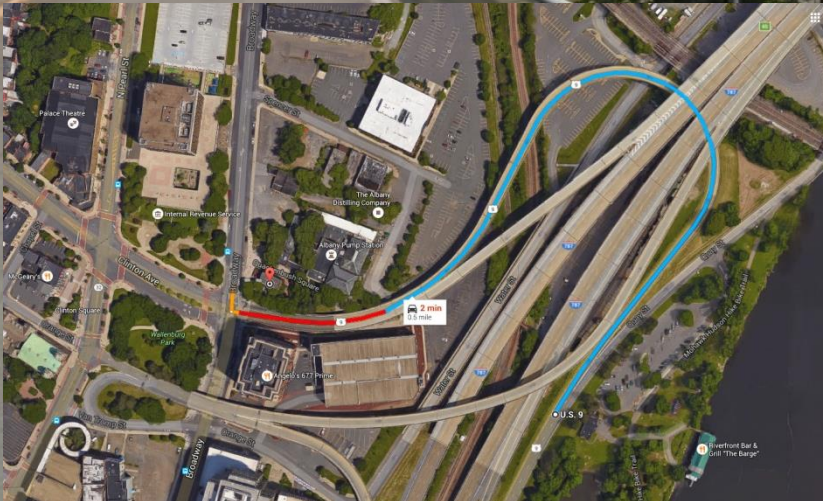




The Albany Skyway Project

Project Overview

Phase 1 consists of planning, traffic studies, environmental assessments, development of plans, surveys, mapping, impact assessments, public outreach and related feasibility study activities, as further outlined in the RFP document.





The Albany Skyway Project

Requirements

- This project is funded in part by a grant from the NYS Office of Parks, Recreation and Historic Preservation through Title 9 of the Environmental Protection Act of 1993.
- Under Article 15A, Executive Law, the State of New York is committed to providing Minority and Women Owned Business (MWBE) equal opportunity to participate in government contracts.
- The following goals have been set for this project: **13% of the contract value for MBE's and 17% of the contract value for WBE's.**
- Either with their bid or within seven business days of notification of selection, Participants must submit the Grants MWBE Utilization Plan, Contractor's Solicitation Log and evidence of their good faith efforts. Respondents that do not comply will be deemed non-responsive and their proposal may be rejected.
- The final project design must meet Federal standards and comply with the National Environmental Policy Act (NEPA).





The Albany Skyway Project

Timeline

- **RFP Issue Date** December 7, 2017
- **Information Session** December 19, 2017
- **Proposal Submittal Deadline** January 12, 2018
- **Notify Consultants Selected to Interview (if requested)** Week of January 15, 2018
- **Interviews (if requested)** Week of January 22, 2018
- **Selected Consultant Notified** Week of January 29, 2018
- **Project Duration** February 2018 – June 2018





Request for Proposals

Respondent Minimum Qualifications

- Have capable and demonstrable experience consulting and engaging with public/private entities as it relates to highway, road and bridge design, planning and engineering consulting services.
- Have a minimum of five (5) years of experience performing or providing services of this type.
- All interested firms shall have sufficient, readily available resources in the form of trained personnel, support services, specialized consultants and financial resources to carry out the work without delay or shortcomings.
- Located and authorized to do business in the United States.





Request for Proposals

Submission Components

- Letter of Submittal
- Team Profile, Qualifications and Experience
- Project Approach, Scope of Work and Deliverables
- Cost Effectiveness; References and Quality of Performance History
- Certified Minority and Women-owned Business Enterprise status
- Non-Collusive Bidding Certification.
- All of the aforementioned components of the response are further detailed in the attached Request for Proposals.





The Albany Skyway

Submission Process

- Respondents shall submit one (1) printed original and three (3) printed copies of their proposal, as well as an electronic (.pdf) copy no later than **5 p.m. EST, Friday, January 12, 2018** to:

Andy Corcione
Economic Developer
Capitalize Albany Corporation
21 Lodge Street
Albany, New York 12207
development@capitalizealbany.com

- Proposals shall be submitted in 8½ x 11 inch bound format (11 x 17 inch fold outs for diagrams or spreadsheets are acceptable).
- The proposal must be submitted in a sealed envelope, the outside of which must be marked as follows: “Proposal Enclosed – Albany Skyway Design, Planning & Engineering Consulting Services”.





Request for Proposals

Evaluation Criteria

- **Qualifications and experience with similar projects, including experience with highway, road and bridge design, planning and engineering consulting services;**
- **Qualifications and experience of the specific staff assigned to the project;**
- **Demonstrated capacity analyzing and providing a detailed study, recommendations and a detailed implementation plan for similar transformative projects;**
- **Demonstrated understanding of the Project and awareness of the economic, social and environmental conditions present;**
- **Demonstrated capacity to communicate complex information with diverse stakeholders;**
- **Demonstrated ability to meet strict deadlines;**
- **Quality and completeness of the proposal;**
- **Cost effectiveness of the proposal; and**
- **Quality of references.**





Frequently Asked Questions

- Are investors in Capitalize Albany eligible to participate?
- What other projects of this type/scale has Capitalize Albany managed in the past?
- Do you require an engineer to be the prime consultant?
- Who will own and maintain the park upon completion?
- Is there an anticipated construction budget for the park?
- Will there be an opportunity for approved firms admitted to the information session/webinar to submit additional questions – in writing – after the meeting?





Question and Answer

- Please type your questions into the chat window within the GoToMeeting webinar now.





Additional Questions?

Email questions to:

Andy Corcione or Ashley Mohl

development@capitalizealbany.com

Visit www.CapitalizeAlbany.com for updates.

