

## **The Albany Skyway Project Request for Proposals**

### **Frequently Asked Questions**

**1) Are investors in Capitalize Albany eligible to participate?**

Yes, any qualified firm is eligible to submit a proposal.

**2) What other projects of this type/scale has Capitalize Albany managed in the past?**

Capitalize Albany Corporation is the City of Albany's economic development agency with a staff of seven experienced and dedicated professionals specialized in real estate, business, and strategic development; finance; public engagement; and strategic communications. A mission-driven public authority in operation since 1979, Capitalize Albany has led dozens of strategic planning efforts and managed the implementation of these strategies resulting in hundreds of millions of dollars of investment throughout the City of Albany. The largest and most recent study undertaken by Capitalize Albany is the Impact Downtown Albany strategy. This project, which came in before schedule and under budget, entailed managing a team of six consultants including urban planning, market analysis, engineering and marketing firms. The project also included managing, tracking and reporting on two state funding sources. The end result was a tactical revitalization strategy for Downtown and the Warehouse District that provided recommendations and overall analysis of Downtown's commercial, retail and residential market potential, a summary analysis of 23 opportunity sites, and a playbook for redevelopment. Capitalize Albany-led implementation of the strategy has already resulted in \$200+ million of investment.

**3) Do you require an engineer to be the prime consultant?**

The Respondent, combined with any subcontractors, must have the relevant knowledge, experience and capacity to perform the scope of work within the designated project timeline. A significant portion of the scope of work will require engineering expertise, and as such, an engineering firm must be an integral part of the project team.

**4) Who will own and maintain the park upon completion?**

This will be dependent upon the results of the feasibility study and the availability of construction funding. Funding for the project is actively being pursued.

**5) Is there an anticipated construction budget for the park?**

Developing a cost estimate for the full buildout of the Skyway is a critical component of the current scope of work.

**6) Can you clarify the amount of funding for this phase of design? The RFP mentions partial funding from a grant from the NYS Office of Parks, Recreation and Historic Preservation?**



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Please build your proposal based on the scope of work provided in the Request for Proposals.

- 7) **The RFP indicates goals for MWBE participation of 13% for MBEs and 17% of the contract value for WBEs, totaling 30% Minority and Women-Owned Businesses combined. Will Capitalize Albany allow for a shift in percentages as long as the successful Respondent achieves the 30% combined goal? For example, would 10% MBE and 20% WBE be acceptable?**

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. As this project will be partially funded through a grant from the NYS Office of Parks, Recreation, and Historic Preservation, the Minority and Women-Owned Business goals are dictated by the State as part of our grant contract. Prior to Capitalize Albany executing a contract with the successful Respondent, the State will review and approve the MWBE Grant Utilization Plan completed by the Respondent. The successful Respondent may be required to furnish an EEO policy statement, staffing plan, and reports showing the participation of various business enterprises of subcontractors and suppliers on the contract. It is the State's right to review and approve/reject these plans, including any modification that would alter the MWBE goals achieved.

- 8) **Does the 30% MWBE goal apply to the Environmental Protection Fund (EPF) grant portion only, or to all funding sources?**

Per guidance from the State, the MWBE goals are based off of the value of the EPF portion of the project only.

- 9) **Will there be an opportunity for approved firms admitted to the information session/webinar on Tuesday, December 19<sup>th</sup> to submit additional questions – in writing – after the meeting?**

Yes, we will respond to questions submitted to [development@capitalizealbany.com](mailto:development@capitalizealbany.com), as possible, through January 5, 2018. Responses will be added to this "Frequently Asked Questions" document and added to our website at [www.capitalizealbany.com](http://www.capitalizealbany.com).

- 10) **The Request for Proposals states, "The selected Consultant, without additional expense from Capitalize Albany Corporation, shall be responsible for obtaining any necessary permits or approvals and for complying with any applicable federal, state, and municipal laws, codes, and regulations in connection with the project." Does this mean that the cost of obtaining permits, approvals, and other compliance actions cannot be included in the Respondents' bids?**

Respondents should build their proposal to include all deliverables and costs that are required to successfully complete Phase I of the Albany Skyway project, as described in the Request for Proposals. Following the execution of the contract with the selected Consultant, Capitalize Albany shall not be held responsible for any additional expenses that are required to complete the subject scope of work and were not accounted for within the selected Consultant's original bid proposal, unless Capitalize Albany so approves.



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**11) The Request for Proposals did not indicate that a landscape architect is a required minimum qualification for Respondents. Do you envision landscape architecture to be a major component of the current scope of work?**

Phase I of the Albany Skyway project is the initial feasibility study of an elevated highway ramp that, upon conversion, would serve as a landscaped promenade, bike route, foot path and linear park. One of the key goals of this project is to provide cost estimates, a framework plan, and a conceptual design that (combined with broad support) provides a platform for obtaining funds for the phased final design and construction of the Albany Skyway. As such, the selected Consultant will be required to possess the capability and expertise necessary to accomplish these objectives and complete the scope of work as described in the Request for Proposals.

**12) The RFP scope under Task A stipulates, “The selected consultant will provide a detailed electronic survey of the site that shows topography, property lines, land ownership, utilities, and easements.” Please clarify the deliverable format that is requested for the “electronic survey” to be provided.**

At this time, specific formats for each deliverable in the current scope of work have not been specified. Capitalize Albany Corporation will work with the selected Consultant to determine the required formats out of those available for each deliverable. Generally speaking, all project deliverables will need to be provided in both hard copy and one or more electronic formats that are most accessible and appropriate for use by both Capitalize Albany Corporation and any relevant parties. For example, it is anticipated that the survey may be required to be delivered in both AutoCAD Civil 3D format and PDF format.