



*****January 2, 2025 – Update*****

RFP# AACA2403 AI Tech Specialty Steel Site Master Plan/GEIS: Addendum

Advance Albany County Alliance's RFP #AACA2403 for the AI Tech Specialty Steel Site Master Plan/GEIS questions

1. Page 4 of the RFP references the Alliance's "EPA Technical Assistance Reuse Assessment". Can this document be made available? Can you share the Alliance's EPA Technical Assistance Reuse Assessment?
 - [Revitalization-Ready Guide - Chapter 3: Reuse Assessment | US EPA](#)
2. Who does the Alliance anticipate to be the SEQR lead agency?
 - [introduction-to-seqr.pdf](#) page 4. **AACA, as it is Albany County's Local Development Corporation, will be the SEQR lead agency.**
3. Does the Alliance have a targeted schedule for completion of the Scope of Work put forth in the RFP?
 - **One year with a possible extension**
4. Does the project have a budget? What is your budget for these services?
 - **There is no pre-determined budget for this project; applicants are required to propose one based on their assessment and project needs.**
5. What are the funding sources of this project and who is handling any grant administration?
 - **Currently funded by AACA with possible grants from National Grid and/or NYS ESD**
6. Can you share your standard consultant agreement?
 - **There is no standard consultant agreement at this time, though the scope of work will be inline with the RFP.**
7. Can you provide a summary of the remediation work and Soil Management Plan completed by the NYSDEC and all future work required?

- **NYSDEC's Final Design and Contract Documents for the site are expected to be completed and shared by the Spring of 2025**
8. Are there any WBE/MBE/SDVOB requirements?
- **AACA does not discriminate on the basis of race, color, religion, sex, national origin, age, disability, or any other protected status. We actively encourage and welcome bids from Minority and Women-Owned Business Enterprises (MWBE) and Service-Disabled Veteran-Owned Businesses (SDVOB), fostering an inclusive environment for all potential vendors.**
9. Please let us know how you would like the 1 electronic copy delivered. On a flash drive included with the 2 hard copies or via email.?
- **An electronic copy stored on a flash drive and shared with the hard copies could supplement the emailed electronic copy.**



**AI Tech Specialty Steel Site
Master Plan/Generic Environmental Impact
Statement**

Request for Proposals (“RFP”)

RFP# AAC2403

Requested by

Advance Albany County Alliance Local Development
Corporation

December 9, 2024

Contents

1. RFP Overview 5

2. Project Location 5

3. Scope of Work..... 6

4. General Proposal Requirements 8

5. Term of Contract 9

6. Submission and Selection Process 9

7. Additional Information..... 10

8. Additional Terms and Conditions..... 10

9. Compliance with Applicable Laws..... 11

10. Ownership of Proposals/Freedom of Information..... 11

11. Incurred Costs 11

12. Severability..... 11

13. Oral Presentation/Interview 11

14. Assigning/Transferring of Agreement..... 11

15. Amending or Canceling Request..... 11

16. Waiver of Informalities..... 12

17. Termination 12

18. Non-Collusive Proposal Certificate and Acknowledgement; Bidder Responsibility and
New York State Finance Law §§139-j and 139-k 12

1. RFP Overview

The Advance Albany County Alliance Local Development Corporation (“AACA” or “Alliance”) has identified the former Al Tech Specialty Steel site in Colonie, NY bordering the Town of Watervliet, as a priority site for redevelopment due to its size, energy availability and location. The property is a superfund site that has been partially remediated by NYSDEC. Specifically, the AACA is looking to attract high capital, high employment manufacturing opportunities to the site in strategic industries such as clean manufacturing, semiconductor supply chain and life sciences. Understanding that speed to market is a major factor in the site selection process, the AACA is looking to advance pre-development site planning and permitting work in order to make the site shovel ready.

Proposals are being solicited from Planning and Engineering firms, to provide planning, engineering, and design services for a Master Plan/Generic Environmental Impact Statement (GEIS) for the Al Tech Steel Site. The Master Plan and GEIS will develop a Plan for the approximate 57.7 acre site that will be under Alliance ownership.

The intent of this project is to accomplish the following objectives:

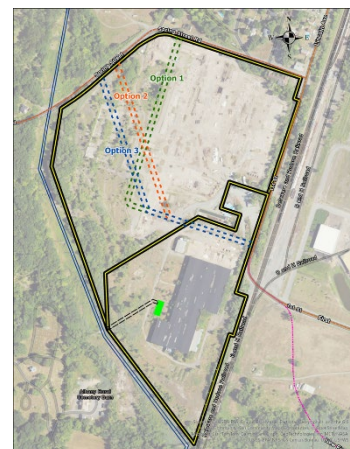
- Develop a Master Plan to guide capital investment in the site’s infrastructure in a manner consistent with targeted markets, market demand, and site attributes. The Master Plan will be designed to be an adaptable plan that will be reviewed and updated as needed.
- Engage the public through the State Environmental Quality Review (SEQR) GEIS process in the development of the site plan.
- Develop and complete the permitting and necessary due diligence materials to market the site as pre-permitted and provide the application materials necessary to certify the site as “Shovel Ready” under New York State’s FAST NY program.

2. Project Location

The Alliance’s redevelopment efforts focus on the two parcels that comprise the 57.7 acre “Main Plant Area”:

- 2A Lincoln Avenue (Tax Map No. 44.1-1-7.2)
- 201 Spring Street Road (Tax Map No. 44.1-1-7.1)
Watervliet, NY 12189

The 57.7 acre property includes a 150,000 sf former extraction building that has the potential to support single-use or multiple-use tenants.



3. Scope of Work

The work to be undertaken will include but not be limited to the following tasks.

Task 1: Draft and Final Generic EIS

The Scope of Services for the AI Tech Site GEIS will be prepared pursuant to SEQR and the SEQR Technical Manual. The Consultant will produce all the materials necessary to complete the Generic Environmental Impact Statement to the satisfaction of permitting agencies and the Lead Agency. **Proposers will be responsible for completing, either directly or with assistance from subcontractors, all supporting studies determined during EIS scoping to be necessary to complete the GEIS (e.g. traffic, noise etc.).** The following components are expected to be addressed through the GEIS statutory framework:

- Scoping
- Public involvement and hearings
- SEQRA Lead Agency Coordination
- Permitting agency regulatory reviews
- Assessment of the existing environment
- Assessment of potential environmental impacts
- Mitigation Measures
- Alternative Analysis
- Thresholds for Future Environmental Review
- Unavoidable Adverse Impacts
- Necessary permits
- DGEIS - The Consultant shall prepare the DGEIS which shall describe the Proposed Action and Study Area, evaluate the existing conditions within the Study Area, the potential impacts of the Proposed Action, and the mitigation that would be proposed to address such impacts. Alternatives to the Proposed Action, conditions and criteria under which future actions will be undertaken or approved shall also be included.
- FGEIS - The Consultant shall prepare a Final Generic Environmental Impact Statement (FGEIS) that includes a response to the comments received on the DGEIS, any refinements or clarifications made to the Proposed Action, and any clarification to the DGEIS. SEQRA Documentation - The Consultant shall review all documents and prepare all notices as required for SEQRA purposes
- Completion of a Findings Statement

Task 2: Site Master Plan

Building upon the previous efforts in the Alliance's EPA Technical Assistance Reuse Assessment, the Consultant will provide further guidance for the development of the site. The plan(s) should demonstrate maximum build-out potential including demonstrate maximum build-out potential including infrastructure layout. The Site Master Plan is expected to include:

- Transportation planning- including traffic analysis, internal and external transportation layout, and potential rail connections

- Zoning analysis to assess the impact of the Site’s zoning requirements with respect to developing the site and attracting the targeted sectors
- Analysis of completed and proposed site clean-up work necessary to understand site limitations and impact on site layout.
- Utility planning necessary to route the needed utilities into the site at the appropriate levels. Coordination and collaboration between the consultant and utility companies will be necessary to incorporate utility providers’ engineering feasibility studies into the final Master Plan document.
- Market based parcel sizes
- Environmental constraint areas including wetlands
- Geo-tech constraint areas
- Stormwater management
- Site grading
- Opportunities for installation of renewable energy that can serve future users/tenants of the site
- A flexible parcel plan of the preferred development scenario selected by the team that addresses the potential market demand for commercial and industrial real estate, which maximizes the development potential of the site and optimizes the construction of new roads and infrastructure to service the site.
- Development of a detailed conceptual site plans which depict the following parcels, roads, utility corridors, natural preservation areas and buffers, site amenities, environmental constraints, zoning requirements including massing, setbacks and parking.
- Cost estimates for the preferred site plan broken down by project type (road, sewer, water, etc.)

Task 3: ALTA survey

For completing an ALTA/NSPS Land Title Survey that includes, but is not limited to, the following tasks:

- Boundary Survey: Identify and document all boundary lines and corners.
- Improvements: Show all buildings, structures, fences, parking areas, and other improvements.
- Easements: Locate and show all easements, rights-of-way, and encroachments as indicated in the title commitment.
- Utilities: Identify utility lines, access points, and service areas (above ground and underground).
- Topographic Information: Provide a topographic survey with contour lines and spot elevations.
- Flood Zone Identification: Indicate the presence of flood zones as determined by the applicable FEMA maps.
- Access Points and Streets: Identify all public and private streets, access points, and rights-of-way.
- Encroachments: Note any visible or apparent encroachments or discrepancies.

- Title Commitment Review: Include items specified in the title commitment provided by SMPR Title Agency.
- Legal Description: Provide an accurate legal description based on the survey results.
- Certification: Certification as required by the 2021 ALTA/NSPS Standards, including signatures and seals by a licensed New York State land surveyor.
- The final deliverables will include digital copies (AutoCAD and PDF formats) and a signed paper copy.

Task 3: Implementation Plan

Provide assistance with information gathering and application requirements for New York’s Shovel Ready certification, including:

1. Review the appropriate development profile;
2. Complete the Shovel Ready Self Evaluation Checklist and document any and all action steps necessary to meet the program’s requirements.
3. Assemble the necessary information to document the Self Evaluation Checklist and the application
4. Assist with completing the application.
5. Provide an Infrastructure Master Plan Schedule with in-depth analysis of funding strategies for each activity. Consultants should address federal and state grants and loans, TIF bond anticipation notes, developer financing arrangements, assessment agreements, and developer guarantees among other financial approaches.

4. General Proposal Requirements

In order for the Alliance to perform a uniform review process proposals must address the following items:

SECTION I:

Title Page - The title page should reflect the Request for Proposal subject, name of the proposer, address, telephone number and contact person.

Table of Contents - The Table of Contents must indicate the material included in the proposal by section and page number.

SECTION II:

Qualification / Experience - The Qualification / Experience section must address proposer’s qualifications and experience to carry out the requested service, inclusive of, but not limited to: qualification to do business in NYS, number of years in business and length of experience. Firms, or their principals responding to this RFP, must be licensed to practice engineering in New York State. Proposals should include an organizational chart, identifying the project manager and team members with their titles. All proposed sub-consultants must also be identified, along with their project managers and key personnel. As part of the proposal, teams should provide a detailed case study of one project that best demonstrates their capacity to complete this project successfully or otherwise highlights the team’s strengths.

Resumes - Resumes of professional staff members who will be involved in the Alliance engagement must be included in this section. The project team should have a full range of relevant planning, environmental, and engineering expertise

SECTION III:

References - The References section must include references for at least two similar type projects. This section should include descriptions of the selected projects that demonstrate the proposer’s capacity to complete this project successfully or otherwise highlights the team’s strengths.

SECTION IV:

Plan Implementation - The Plan Implementation Section must address the Scope of Services in terms of the proposer’s plan to carry out the requested service. This section should include a brief summary explaining the proposer’s approach to the project outlining key products and tasks to be provided in response to the Scope of Work outlined above. Proposals should include a schedule for each major component of the work and a detailed breakdown of staff-hours for assigned personnel for each proposed task included in the Scope of Work.

SECTION V:

Cost Proposal Section - The Cost Proposal Section must include all costs associated with the proposer’s plan to carry out the requested service. The consultant contract will be a fixed price or lump sum cost contract. Therefore, all proposals must contain a Lump Sum Cost Proposal for the scope of work delineated, inclusive of all expenses. Proposals must include a breakdown of the costs by the tasks outlined in the scope of work.

5. Term of Contract

The contract period shall be one year. Upon mutual agreement of the AACA and the Contractor, the agreement may be renewed for up to two (2) additional one (1) year renewal terms, in two (2) consecutive one-year intervals.

6. Submission and Selection Process

Two printed copies and one digital copy of the proposal must be submitted no later than 4:00pm on Wednesday, January 29, 2025 to:

Advance Albany County Alliance
ATTN: Clayton Besch
111 Washington Avenue
Suite 100
Albany, NY 12210
518-447-5602
cbesch@advancealbanycounty.com

The AACA does not assume the responsibility or liability for costs incurred by firms responding to this RFP or to any subsequent requests for proposals, interviews, additional information, submissions, etc. prior to issuance of a contract.

A final decision will be made in accordance with the AACA's procurement policy and the firms will be ranked on the following evaluation criteria (from most to least important):

- Project Approach and Familiarity with Area and Project
- Relevant Project Experience and References
- Qualifications of Project Team and Capacity to Perform Project
- Practicality of Budget

AACA will be responsible for the selection of the consultant.

7. Additional Information

To be included in future updates related to this RFP please complete this form

<https://forms.office.com/r/pyUqFFD1bY?origin=lprLink>.

All questions regarding this RFP must be submitted in writing to Clayton Besch, cbesch@advancealbanycounty.com, no later than 4:00pm on Monday December 23, 2024.

Responses will be provided in the form of an addendum to this RFP that will be made available to all prospective respondents.

Clayton Besch
Project Manager
Advance Albany County Alliance
111 Washington Avenue
Suite 100
Albany, NY 12210
518-447-5602
cbesch@advancealbanycounty.com

8. Additional Terms and Conditions

The AACA will not reimburse any firm or individual for any costs associated with the submittal of proposals or in the negotiation of a final agreement for the work being considered.

The successful consultant will be expected to enter into a standard consultant agreement for this project. If the consultant has any reservation to entering into the standard agreement, then reservations will be disclosed at the time that the proposal is submitted.

9. Compliance with Applicable Laws

The successful consultant shall comply with all applicable federal, state and local laws and regulations as may be applicable. Respondents are advised to review all applicable federal and state regulations prior to submitting a proposal.

The firm also agrees it will hold AACA harmless from any action which may arise out of any act by the firm concerning lack of compliance with these laws and regulations.

10. Ownership of Proposals/Freedom of Information

All proposals submitted in response to this RFP are to be the sole property of AACA and shall be subject to the provisions of New York State Freedom of Information Statute. Reports and materials developed by the successful respondent under a contract that may result from this RFP are considered public information and may not be copyrighted.

11. Incurred Costs

This request for proposal does not commit AACA to award a contract or to pay any costs incurred in the preparation of a response to this request. AACA will not be liable in any way for any costs incurred by respondents in replying to this RFP.

12. Severability

If any terms or provisions of this Request for Proposal shall be found to be illegal or unenforceable, then such term or provision shall be deemed stricken and the remaining portion of this document shall remain in full force and effect.

13. Oral Presentation/Interview

Respondents who submit a proposal in response to this RFP may be required to give an oral presentation or interview of their proposal to AACA. This provides an opportunity for the respondent to clarify or elaborate on the proposal. These are fact-finding and explanation sessions only and do not include negotiations. AACA will schedule the time and location of these presentations/interviews. AACA may or may not choose to conduct these presentations/interviews.

14. Assigning/Transferring of Agreement

Any successful respondent is prohibited from assigning, transferring, conveying, subletting or otherwise disposing of the resulting agreement of its rights, title, or interest therein or its power to execute such an agreement to any other person, company or corporation without prior consent and approval in writing from AACA.

15. Amending or Canceling Request

AACA reserves the right to amend or cancel this RFP, prior to the due date and time, for any or no reason in the sole discretion of the Alliance. AACA reserves the right to decide not to consider any or all the firms submitting information in response to this request.

16. Waiver of Informalities

AACA reserves the right to reject any and all responses to this Request for Proposal (or any part thereof) and to waive any bid informalities and/or technicalities, all in the sole discretion of the Alliance.

17. Termination

AACA may terminate any contract(s) or any part of any contracts resulting from this process at any time for: cause, default, or negligence on the part of the selected respondent; or if the selected respondent fails, in the opinion of the IDA, to meet the general terms and conditions of any resulting contract or to provide a level of service that is deemed to be in the best interest of the IDA.

18. Non-Collusive Proposal Certificate and Acknowledgement; Bidder Responsibility and New York State Finance Law §§139-j and 139-k

Please see the below certain forms which must be completed and submitted with your bid to the Advance Albany County Alliance Local Development Corporation (“Authority”).

Non-collusion statement. Pursuant to Public Authority Law §2878, each Bidder must complete the “NON-COLLUSION PROPOSAL CERTIFICATE PURSUANT TO NEW YORK STATE PUBLIC AUTHORITY LAW § 2878” and submitted with the bidder’s response to this RFP.

Bidder Responsibility and New York State Finance Law §§139-jAnd 139-k. Pursuant to State Finance Law §§139-j and 139-k, this request for proposals (“RFP”) includes and imposes certain restrictions on communication between the Authority and an Offeror/bidder during the procurement process. An Offeror/bidder is restricted from making contacts from the earliest notice of intent to solicit offers (in this instance, the release of this RFP) through final award and approval of the resultant contract by the Authority (“restricted period”) to other than designated individuals unless it is a contact that is included among certain statutory exceptions set forth in State Finance Law §139-j(3)(a). Only email inquiries are allowed. **The designated individual for this RFP is Clayton Besch of the Authority at cbesch@advancealbanycounty.com.** Authority employees are also required to obtain certain information when contacted during the restricted period and make a determination of the responsibility of the Offeror/bidder pursuant to these two statutes. Certain findings of non-responsibility can result in rejection for contract award and in the event of two findings within a 4 year period, the Offeror/bidder is debarred from obtaining governmental Procurement Contracts. Additionally, the above law requires certain affirmations to be provided to the Authority by bidders and that certain provisions be contained within any contract/award resulting from this RFP. Specifically, the following forms/information is provided:

1. The Authority must obtain from all Offerors/bidders the required affirmation (“**Compliance with NYS Finance Law §139-j**”) of understanding and agreement to comply with procedures on procurement lobbying restrictions regarding permissible Contacts in the restricted period for a procurement contract in accordance with State Finance Law §§139-j and

139-k. The affirmation is provided below and must be completed and returned to the Authority when submitting a bid.

2. The Authority must include a disclosure request ("**Offeror Disclosure of Prior Non-Responsibility Determinations**") regarding prior non-responsibility determination in accordance with State Finance Law §139-k in its solicitation of proposals or bid documents or specifications or contract documents, as applicable, for procurement contracts. The required form is provided below and is to be completed and returned to the Authority when submitting a bid.

3. The Authority must obtain from all Offerors/bidders a required certification ("**Bidder Certification**") that the information is complete, true and accurate regarding any prior findings of non-responsibility, such as non-responsibility pursuant to State Finance Law §139-j. The Offeror/bidder must agree to the certification and provide it to the procuring Government Entity. This certification is provided below and must be completed and returned to the Authority when submitting a bid.

4. New York State Law §139-k(5) provides that every procurement contract award subject to the provisions of State Finance Law §§139-k and 139-j shall contain a provision authorizing the Authority to terminate the contract in the event that the certification is found to be intentionally false or intentionally incomplete. An example of such language is provided below:


The Authority reserves the right to terminate this contract in the event it is found that the certification filed by the Bidder in accordance with New York State Law §139-k was intentionally false or intentionally incomplete. Upon such finding, the Authority may exercise its termination right by providing written notification to the Bidder in accordance with the written notification terms of this contract.

**NON-COLLUSION PROPOSAL CERTIFICATE
PURSUANT TO NEW YORK STATE PUBLIC AUTHORITY LAW § 2878**

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto, certifies as to its own organization, under penalty of perjury, that to the best of knowledge and belief:

- (1) The prices in the bid have been arrived at independently, without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other proposer or with any competitor;
- (2) Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the proposer and will not knowingly be disclosed by the proposer prior to the opening, directly or indirectly, to any other proposer or to any competitor; and
- (3) No attempt has been made or will be made by the proposer to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

(date)



(signature)

(printed name and title)

(name of firm)

STATE OF _____)
COUNTY OF _____) SS:

On the __ day of _____, 2024, before me, the undersigned, a notary public in and for said state, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to this document and acknowledged to me that he/she executed the same in his/her capacity and that by his/her signature, the individual or the person/entity upon behalf of which the individual acted, executed this document.

Notary Public

**BIDDER INFORMATION AND CERTIFICATION REQUIRED PURSUANT TO NEW YORK STATE
FINANCE LAW §§139-j AND 139-k**

1. **Compliance with NYS Finance Law §139-j.** Offeror affirms that it understands and agrees to comply with the procedures of the Authority relative to permissible Contacts as required by State Finance Law §139-j.

By: _____ Date: _____
Signature

Name: _____

Title: _____

Contractor Name: _____

2. **Offeror Disclosure of Prior Non-Responsibility Determinations.**

Name of Individual or Entity Seeking to Enter into the Procurement Contract:

Address: _____

Name and Title of Person Submitting this Form: _____

Date: _____

A. Has any Governmental Entity made a finding of non-responsibility regarding the individual or entity seeking to enter into the Procurement Contract in the previous four years? (Please circle):

No Yes

If yes, please answer the following questions:

B. Was the basis for the finding of non-responsibility due to a violation of State Finance Law §139-j? (Please circle):

No Yes

C. Was the basis for the finding of non-responsibility due to the intentional provision of false or incomplete information to a Governmental Entity? (Please circle):

No Yes

D. If you answered yes to questions A thru C, please provide details regarding the finding of non-responsibility below.

Governmental Entity:

Date of Finding of Non-responsibility:

Basis of Finding of Non-Responsibility:

(Add additional pages as necessary)

E. Has any Governmental Entity or other governmental agency terminated or withheld a Procurement Contract with the above-named individual or entity due to the intentional provision of false or incomplete information? (Please circle):

No

Yes

F. If yes, please provide details below.

Governmental Entity: _____

Date of Termination or Withholding of Contract:

Basis of Termination or Withholding:

(Add additional pages as necessary)

3. **Bidder Certification.** I certify that all information provided to the Authority with respect to State Finance Law §139-k is complete, true and accurate.

By: Date: _____
Signature

Name: _____

Title: _____

Contractor Name:
