

## RPF AACA2602 – Intercity Transit Station with Addendum

**Based on feedback from the design-build teams, the Alliance has modified**

**Section 3.4 Proposals Due: March 20, 2026 – 4pm to Proposals Due: April 3, 2026 - 4PM.**

**Based on feedback from the design-build teams, the Alliance is modifying**

**Section 2.7 Cost Portion of the Proposal: a guaranteed max price (GMP) for the project based on project scope to: Best estimated price range, while identifying your team’s approach to value engineering, cost controls and related assumptions to justify your cost estimates on the project scope your team is presenting.**

1. Please confirm the design milestone deliverables required for this project.

What is the project timeline?

Is there a required completion date or duration, other than “expedited”?

Per the RFP, deliverables are to be developed by the selected design-build team in coordination with the Alliance and project stakeholders/authorities having jurisdiction; specific “design milestone” submittal packages (e.g., schematic design, design development, construction documents) are not explicitly defined in the RFP and should be proposed by the respondent as part of its approach and schedule.

2. What is the expected budget?

What is the project budget?

An Owner’s budget / expected budget is not provided in the RFP.

## RPF AACA2602 – Intercity Transit Station with Addendum

Section 2.7 has been modified, The Alliance is now relying on the design-build teams to provide their best estimated price range, while identifying your team's approach to value engineering, cost controls and related assumptions /exclusions to justify your cost estimates on the project scope your team is presenting

3. Due to the required Items needed in the response of the RFP, is the agency (Alliance) entertaining the possibility to extend the RFP Submission deadline?

March 20 bid date is not feasible, would AACA consider a 3 week extension?

Based on feedback from the design-build teams, the Alliance has modified

Section 3.4: Proposals Due: March 20, 2026 – 4pm to Proposals Due: April 3, 2026 - 4PM.

4. What are the required M/WBE % requirements?

The RFP states that MBE, WBE, and NYS SDVOB businesses are to be afforded the maximum opportunity to participate, but it does not specify required participation percentages in the document provided.

Per ESD guidelines the MWBE requirements are 30% total with 15% WBE and 15% MBE.

5. Will this site be considered historic district or subject to SHPO consideration?

## RPF AACA2602 – Intercity Transit Station with Addendum

This question has been sent to ESD, once they provide clarity their response will be posted.

Until that time, the selected respondent should assume they are responsible for implementing and managing the local/state review and approval process with authorities having jurisdiction; respondents should assume applicable historic preservation review requirements may apply if triggered.

6. Please confirm the extent of the stakeholder outreach scope to be performed by the selected design-build team. For example, please advise whether the anticipated long haul intercity carriers been consulted to date on moving to this service location and please share any specific requirements or needs they may have provided not already included in the RFP.

Please confirm the extent of the community outreach scope required of the design build teams

The design-build team must assist with public involvement, engagement and overall communication with the public and all levels of governmental involvement. However, the Alliance has retained River Street Planning to lead the public outreach process. Design-build team should include time to support/coordinate with River Street Planning

8. Please confirm the Authority Having Jurisdiction for building permit purposes for this project. Will it be the City, County, or OGS?

Who is the authority having jurisdiction? City of Albany or County of Albany?

## RPF AACA2602 – Intercity Transit Station with Addendum

It is expected that the project will be reviewed/approved by the Albany County Planning Department and all Building Permits will be provided through the City of Albany Building Department

Coordination with the City of Albany will be required for traffic, row of work and utilities as required.

9. Besides CDTA, which other bus lines (Greyhound, Trailways, etc.), if any, will be using the Transit Center !

CDTA will be the operator of the facility. As such they will assist with coordination of the bus lines through the design/build process.

The terminal will support the major intercity carriers.

10. Are any details available regarding expectations for the level of finishing within the building, such as bullet resistant construction at ticket / sales areas or specialty hardware to remotely unlock restroom doors or similar?

The RFP lists security-related requirements (e.g., integrated CCTV, video analytics, emergency call stations, access control, panic buttons/duress alarms; and consideration of anti-riot/laminated safety glazing “where appropriate”), but it does not prescribe specific finish levels or specialty hardware.

Respondents should include proposed design elements if recommended for safety/operations and identify related assumptions in their anticipated budget

11. Please provide any renderings if available

We understand Bohler is the owner’s representative. What other tasks has Bohler completed?

## RPF AACA2602 – Intercity Transit Station with Addendum

What are they contracted to complete as this project commences, if anything? Please itemize.

Please provide “as built” drawings for the existing structure (this is required if reuse is to be considered).

The Alliance is seeking a design-build team, including Architects to provide renderings and design elements as this is a signature project. The corner of S. Pearl and Madison Ave is a gateway to the city. The Alliance is looking for each team to provide their ideas on design and estimated cost.

The Alliance is in the process of updating the survey, preparing an initial geotechnical investigation, asbestos investigation of the building, a preliminary site and completing SEQ. All of these documents will be provided to the selected Design/Build team.

12. Do you have, and can you provide (in PDF and/or in CAD) –

- site survey
- site layout drawings created by Bohler on behalf of the Alliance
- site environmental reports
- Building drawings and/or affiliated reports (environmental, structural, etc.) !

Please provide survey for the site if available

Is a site survey completed? Available to share

## RPF AACA2602 – Intercity Transit Station with Addendum

An existing site survey is attached. The Alliance is in the process of updating the survey. It will be provided to the selected Design/Build Team.

13. Please provide geotechnical reports for the site if available

Is geotechnical completed? Available to share?

Will site survey files or geotechnical report data be made available prior to the submission of proposals?

The Alliance is in the process of completing an initial geotechnical investigation of the site. It will be provided to the selected Design-Build upon completion. It is expected to be completed by May 2026.

14. Is environmental (Phase 1) completed? Available to share ?

Please provide RFP attachments mentioned on page 23 of RFP(#1. Phase 1 Environmental Site Assessment completed by PS Property Solutions, Inc. Dated May 1, 2024 and #2. Building Footprint

## RPF AACA2602 – Intercity Transit Station with Addendum

Phase 1 ESA is attached to the RFP

15. Please provide any tabular building program documents that have been prepared thus far, including either square footage is per space or number of people to be accommodated. If this is not available, please advise whether design build teams should assume a building addition is necessary as a base project cost.

The RFP provides a high-level program description (adaptive re-use of an existing ~3,200 SF structure to include ticketing, law enforcement presence, driver lounge, ADA bathrooms, retail component, etc., plus 8–12 bus slips and site/parking improvements), but it does not include a tabular space program with SF-by-room or occupancy targets. The RFP also does not direct teams to assume an addition; respondents should base their approach on adaptive re-use of the existing structure and identify any assumed additions/expansions as part of their concept, schedule, and assumptions.

The Architect on the team should provide insight into the space needs of the mentioned tenants.

16. Regarding CDTA coordination, please confirm that no CDTA buses will utilize the deep saw tooth berths or layover berths indicated on site and that CDTA will instead stop streetside in front of or near the project site. If that is accurate, please confirm whether any streetside amenities are needed for the CDTA stop. If CDTA drivers will utilize the building for drivers break facilities, please advise whether their spaces must be separate from the intercity drivers (agreement vs non-agreement drivers).

## RFP AACA2602 – Intercity Transit Station with Addendum

The RFP calls for coordination with CDTA to determine optimal bus stop placement within or adjacent to the facility and references the existing CDTA Madison Staging Area (operators only)

17. Please confirm the project scope does not include pursuit of a formal sustainable building system certification such as LEED or other program?

The RFP states the Alliance “desires to include all prudent Green Building Initiatives and sustainable energy generation,” but it does not specify a required formal certification program (e.g., LEED) nor state that certification is excluded. Respondents should propose sustainable/green elements as part of their design-build approach and identify whether any formal certification is assumed in their estimate.

## RPF AACA2602 – Intercity Transit Station with Addendum

19. When you ask for sufficient parking does that mean what the zoning requires or what the not yet determined program does?

The RFP states “sufficient parking” to accommodate travelers and the local community but does not quantify required spaces or specify whether “sufficient” means zoning-minimums versus a program-driven demand analysis. Respondents should assume compliance with applicable zoning while also providing an operations-based parking approach tied to the proposed program and peak demands and identify assumptions in the proposal.

20. RFP scope item 1.3.11 mentions requiring a” Traffic access management plan.” Please clarify what AACA requires for this deliverable, as traffic studies can take greater than 2-3 months or more to produce.

The Alliance is in the process of preparing an updated Site Plan for the project and completing initial coordination of the plan with CDTA, City of Albany and NYSDOT. The results of this work will be provided to the selected Design-Build team. Final design of the site and access will be the responsibility of the Design/Build team.

21. Who is lead agency for SEQRA environmental impacts?

It is expected that the Alliance will be the Lead Agency for SEQR

22. RFP page 10 mentions “provide ...safe and secure bicycle parking and bike-sharing accommodation.” What costs or scope should be included for this item?

## RPF AACA2602 – Intercity Transit Station with Addendum

<p>The RFP requires “safe and secure bicycle parking” and accommodation for bike-sharing/micromobility (including references to CDPHP Cycle! and FLEX), but it does not specify quantities or a preferred system/vendor. Respondents should include reasonable scope for secure bicycle racks (and space/allowance for shared micromobility if coordinated with providers) and clearly state assumptions (quantity, type, and whether vendor-provided equipment is Owner- or contractor-furnished) in the proposal/GMP.</p>
<p>23. RFP page 10 mentions sales, ticketing, counters, etc. These items are typically considered “FF&amp;E” and not included in construction costs. What costs or scope should be included for this items?</p>
<p>Respondents should include the architectural/MEP/IT-ready infrastructure (space, power/data, blocking, millwork/counters if assumed) and clearly list any FF&amp;E exclusions/allowances (e.g., standalone scales, ticketing kiosks, POS equipment) in the budget-assumptions</p>
<p>24. RFP page 11 mentions trash compactors. Is this a cost to be carried by the bidder. Typically for a project this size, a trash compactor would not be considered.</p>
<p>Respondents should carry an appropriate waste management approach for a facility of this size and note in assumptions whether a compactor is included, excluded, or carried as an allowance pending owner direction</p>

## RPF AACA2602 – Intercity Transit Station with Addendum

25. Can the 3/5 site tour attendance list be shared?

The following companies signed in at the site tour:

MLB, Wainschaf, Bette Cring, Stantec, Rifenburg Contracting Corp, Wendel Companies, Greco Construction, AOW, LaBella, CS Arch, Fisher Associates

(order from the sign in sheet and the company name they provided)

26. When will you post the answers by and how will we be notified?

Per the RFP, all questions are to be submitted by email by 3/10/2026 at 4:00pm, and answers will be posted on the Alliance website and contract reporter for all respondents to view (with no identity of questioners posted). The RFP does not specify an exact posting date or a separate notification method; respondents should monitor the Alliance website for updates/addenda.

27. Suggestion to extend the timeline:

The Alliance has modified the date for submissions until April 3, 2026 – 4PM with the RFP Award pushed two weeks as well.

The alliance is also requesting each design-build team to provide a construction schedule that works for their team. Timelines will be taken into consideration and the Alliance will balance cost estimates with timelines and design elements.