

County of Chautauqua Industrial Development Agency

RFP-#1-25: Engineering and Construction Management Services for the Ripley Interstate Shovel Ready Site Development Project

Responses to Questions Received February 10, 2025

1. Are any boundary or topographic surveys available?

Yes. A copy of the topo survey can be found at <https://www.choosechq.com/rfp/>

2. What is the project phasing (additional buildings, roads, and stormwater features shown on RFQ Concept Site Plan) or is the RFP just for the roadway/utility corridor?

Buildings shown on the concept plan are conceptual. The RFP is only for the roadway/utility corridor and any associated stormwater facilities that may be required.

3. Need clarification on SWPPP. For the entire site or just the roadway portion? RFP states that “we [CCIDA] will prepare a SWPPP in accordance with the NYSDEC.” Is this a typo or is CCIDA preparing the SWPPP?

A SWPPP should only be required for areas where there will be ground-disturbing activities, which will include the roadway, but also any required stormwater management facilities. The CCIDA will require assistance with the preparation of the SWPPP.

4. Need clarification on General Permit? For the entire site or just the roadway portion? RFP states that “we [CCIDA] are assuming that the project will be designed to meet the 5-day review requirement for the NYSDEC General Permit and that a 60-day review will not be required.” Is this a typo or is CCIDA submitting the NOI and obtaining the General Permit?

This was a typo; the CCIDA will require assistance in submitting the NOI and obtaining the General Permit.

5. What type of Joint Permit is being requested? Nationwide, Regional General, or Programmatic General?

Unknown.

6. **Can the CCIDA provide a copy of the wetland delineation report referenced in the RFP? The RFP states a wetland delineation is required for the “remaining 5-acres that was previously not delineated” which indicates that a wetland delineation has been completed for the remainder of the site.**

A copy of the report is made available at <https://www.choosechq.com/rfp/>

7. **Is the cost proposal requested binding?**

Yes.

8. **Seismic refraction analysis is being requested in the RFQ; would CCIDA be willing to accept an alternate method (e.g., GPR or Resistivity)?**

We would accept an alternate method as part of the proposal.

9. **Can CCIDA provide a copy of the referenced Geotechnical Report from Foundation Design, March 2, 2023?**

A copy of the report is made available at <https://www.choosechq.com/rfp/>

10. **Is the required jurisdictional determination a preliminary (PJD) or approved (AJD)? A PJD is non-binding, while an AJD is final and can be appealed.**

AJD.

11. **Is a SEQR required? Short EAF or Long EAF?**

The CCIDA completed a DGEIS and acted as Lead Agency, issuing a Negative Declaration.

12. **Would the CCIDA consider the use of a local service-disabled veteran-owned business towards satisfying the MBE/WBE/DBE utilization requirement?**

Unfortunately, no. This is a NYS requirement. The MWBE utilization goal is 30% (15% MBE/15%WBE).

13. **Since the electrical infrastructure is being designed by National Grid separate from this RFP, we are assuming the CCIDA is responsible for managing all coordination and communication between them and the selected engineering firm since the entities are not connected contractually. Item 6.K indicates coordination for power pole relocation only.**

The CCIDA can take the lead on coordination/communication with National Grid.

14. **The Conceptual Site Plan shows numerous stormwater management facilities located throughout the site, but none appear to be dedicated to the construction of the road and utility project. There appears to be a small pond indicated at the intersection of Shortman Road and the Proposed new road, however, upon reviewing the contours for this area, the eastern end of the new road will be about 5'-10' lower than the western end of the new road which is where the pond is indicated. Please provide an available location for the road's stormwater management facility (either by allowing it to be located on one of the parcels, or by widening the proposed right of way for the road).**

The stormwater management facilities shown on the concept map are only conceptual, but were based on the wetland delineation and Geotech analysis conducted. The engineering process will determine the appropriate size and location of required stormwater facilities.

15. **Item 5.F and 6.F both state "We will prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the NYSDEC. We are assuming that the project will be designed to meet the 5-day review requirement for the NYSDEC General Permit and that a 60-day review will not be required." Please confirm that CCIDA is preparing the SWPPP and paying all associated fees.**

This was a typo; we would require assistance in preparing for the SWPPP. The CCIDA would cover all required fees.

16. **Item 7.B: Please indicate if the water and sanitary sewer system (including a sanitary pump station and force main) will be public (turned over to the utility provider) or remain private systems.**

We have an agreement to turn over the roadway and associated water and wastewater facilities to the Town of Ripley upon project completion.

17. **Item 2.B. The end of the sentence appears to be truncated, please update.**

Item 2.B should read: Performance of a Seismic Refraction Analysis to develop a rock profile along the new roadway/utility alignment to delineate the depth that contractors can expect to be able to excavate the rock.

18. Item 2.C. The beginning of the sentence appears to be truncated, please update.

Item 2.C. should read: Coordinate Construction activities that will include attending onsite meetings, consultation on groundwater and/or bedrock, observing proof rolling and drainage swale installation work.

19. Item 5.C indicates an existing Geotechnical Report. Please provide a copy of this report.

A copy of the report is made available at <https://www.choosechq.com/rfp/>

20. Item 5.A describes needing to lower the water table of the site. Please clarify if we are required to lower the water table for the road and utility project (i.e. this project) or for the entire 147-acre site? If needed for the entire 147-acre site, please provide survey information and a geotechnical investigation report for the entire site.

Please refer to the geotechnical report.

21. Item 4.A describes the survey needed for the turn lane. Are we to assume the survey for the rest of the project has already been completed and will be provided by CCIDA to the selected firm?

Yes.

22. Item 7.B & C: these sections describe that the new water and sewer utilities will serve the entire park. Please confirm if providing water and sewer stubs at the limits of the new road's right-of-way is the extent of the work anticipated by this RFP.

Yes, water and sewer will be extended the entire length of the proposed roadway.

23. Do we need to include resumes or bios for TRC team?

The RFP indicates to list qualifications but requests to limit this to 2 pages. Additional pages for resumes and or bios of team members may be provided, but proposals should not exceed 20 pages total.

24. Will "CPL" be allowed to propose on this project since they did the initial study?

Yes.

25. RFP #1-25, Page 2 Scope of Services, Key Tasks: Number 5 (C), Preliminary and Final Design of the necessary Drainage Improvements as indicated in the Geotechnical Report

from Foundation Design, March 2, 2023. Can you provide a copy of this report and Hydraulics by Who???

A copy of the report is made available at <https://www.choosechq.com/rfp/>

- 26. On Page 1 of the RFP-#1-25, under Scope Item 2.B. It appears there is something missing at the end of the sentence. Please inform me as to what comes after "contractors can."**

Item 2.B should read: Performance of a Seismic Refraction Analysis to develop a rock profile along the new roadway/utility alignment to delineate the depth that contractors can expect to be able to excavate the rock.

- 27. On page 3 the proposal it identifies the need to complete a wetland delineation for the remaining 5 acres that was not previously delineated in the due diligence phase. The next sentence states "completion of wetland and stream delineation which includes review of on-site conditions, field delineation and sub-meter GPS survey of delineation flags". Is this statement in regards to the additional 5 acres that was not previously delineated or is it in reference to the entire 147-acre parcel?**

This statement is in regards to the 5 acres near Shortman Road that was previously not delineated.

- 28. When was the previous wetland delineation study completed? These studies are typically considered valid for a period of 5 years.**

The report was completed on November 30, 2021.

- 29. Did the previous wetland work include field delineations in the area of the proposed culvert crossings associated with the stream locations.**

A copy of the report is made available at <https://www.choosechq.com/rfp/>

- 30. Does the CCIDA request resumes for key proposed personnel to be included in proposals and, if so, are they subject to the 20-page limit?**

The RFP indicates to list qualifications but requests to limit this to 2 pages. Additional pages for resumes and or bios of team members may be provided, but proposals should not exceed 20 pages total

31. Is the overall 20-page limit inclusive of: proposal cover, cover letter, table of contents, dividers?

We would ask respondents to keep the submission to 20 pages or less but would not count page dividers.