

## **631 Northland Request for Proposals Questions**

**Q: What is the estimated construction cost or budget of the project listed above?**

A: The estimated budget is \$750,000.

**Q: Will a list of planholders be released?**

A: A list of who the RFP was emailed to is available upon request.

**Q: Is there a specific public outreach/stakeholder engagement component of the scope?**

A: BUDC has contracted with Mustard Seed Consulting for public outreach and stakeholder engagement. The consultant will be expected to attend stakeholder and BUDC committee meetings.

**Q: What is the estimated capital budget?**

A: The estimated capital budget is \$8-9 million.

**Q: Has there been any hazardous material or asbestos testing?**

A: Yes. See attached studies.

**Q: Has a Phase 1 or Phase 2 been completed?**

A: Yes. Phase 1 & Phase 2 was completed by Fisher Associates.

**Q: The proposal references a preference for clean energy/green initiatives. Are you considering going all electric for the building or will the building require natural gas?**

A: Electric and gas. Consultant should consider solar on roof.

**Q: In the RFP's scope, the 2<sup>nd</sup> bullet under 'Subsurface Investigation' references BCP thresholds 'Each Project' and determine eligibility. Are there multiple projects or is this a typo in the scope?**

A: Typo.

**Q: Will BUDC be separately contracting with legal council and tax credit/accounting consultants for the BCP applications or should we consider including as part of our team?**

A: BUDC has already contracted with legal counsel and tax credit/accounting consultants.

**Q: Do you expect a specific number of borings that you will require for Geotech?**

A: No. Consultant should suggest an appropriate number and work with DEC.

**Q: What SEQR/NEPA documentation has been completed and will need updating? Has an EIS been performed covering this property?**

A: SEQRA and NEPA was completed. No EIS.

**Q: Are the buildings occupied?**

A: No.

**Q: Have there been any surveys completed?**

A: Yes. Attached is: -initial survey mapping (pre conveyance of the portion to 683), -the marked-up copy of the survey showing the area conveyed, -the deed showing the legal description of the land conveyed to 683

**Q: Is there any geotechnical data available?**

A: No.

**Q: Do we need to provide AV/IT/Security Services?**

A: No.

**Q: Do the buildings need to be brought up to code? Is there an existing Certificate of Occupancy?**

A: Building is vacant and needs to be brought up to code.

**Q: Are there any specific sustainability goals? (ex. LEED Certification)**

A: No.

**Q: Are there existing functioning passenger and/or freight elevators? Should vertical transportation be included in the proposal?**

A: No.

**Q: Can you give a more detailed scope for the geotechnical engineer? Are borings requested? If so, how many?**

A: The consultant is responsible for developing the scope and if borings are needed including how many.

**Q: Is there anyone/company slated yet for the tenancy?**

A: No.

**Q: Is there going to be a walkthrough at any point in the proposal process? Or more detailed scope for this project?**

A: A walk through is available upon request.

**Q: Does BUDC intend to conduct public outreach or community meetings about the project?**

A: BUDC is under contract with Mustard Seed Consulting for community outreach. The consultant is expected to attend and present at community meetings regarding the project.

**Q: Are any properties or structures included in this project beyond the extents of the 631 Northland property?**

A: No.

**Q: Does BUDC already intend to put HVAC or other equipment on the rooftop?**

A: Consultant should consider wherever economically.

**Q: Is it known if this impacts the asbestos/hazardous materials?**

A: Not known.

**Q: Are there any process equipment anticipated that will require dedicated cooling equipment?**

A: Not yet known.

**Q: Can you provide NEPA/SEQR information already completed?**

A: Yes. SEQR is a large document. You're welcome to come to the office to view it.

**Q: What project was the previous SEQR work completed for?**

A: All of the Northland Corridor buildings.

**Q: How many parking spaces are you looking to accommodate?**

A: Try to maximize parking.

**Q: Do you anticipate incorporating EV charging stations?**

A: No.

**Q: How did BUDC Manage coordination with CSX on previous projects?**

A: Consultant coordinated with CSX on behalf of BUDC.

**Q: Should we anticipate managing coordination with CSX?**

A: Yes.

**Q: Can you please provide Phase 1 & Phase 2 ESAs already completed?**

A: Check email from this morning. Both phase files were sent.

**Q: Do you separately have a construction budget?**

A: \$8-\$9 million.

**Q: Are there any addendums made to date?**

A: No.

**Q: Does an Erie County Certified MBE consultant qualify to meet the 25% Minority goals established for this project?**

A: No. Should be state certified. Funding source is from ESD. In the past, we have accepted a locally-certified company that can prove it has started the State certification process.

**Q: Do you have a tenant in mind for the building with whom we will be consulting on design parameters?**

A: No. Building is suitable for one (1) tenant. However, our property manager, Mancuso Development Group will serve as a proxy for tenant requirements.

**Q: Will tenant fit-out be considered as an additional service?**

A: The consultant is responsible for building out a vanilla box. If/when a tenant is identified, that will be consider additional work/change order for consultant.

**Q: Will building HVAC be designed for maintenance of minimum indoor air temperature only?**

A: The building HVAC should be designed for basic heating suitable for occupancy and appropriate ventilation, but not Air conditioning.

**Q: How will electrical be sized?**

A: Our property manager's opinion is that it should be at least 1000kVA 480v 3 phase.

**Q: Is there an existing survey and report for regulated building materials? If so, what year was that completed, and will it be made to the successful team?**

A: I will send attachments in a separate email.

**Q: Will original structural design documents be available for the design team's use?**

A: No, these are not available.

**Q: Will previous structural improvements design documents be available for the design team's use?**

A: There have not been any recent structural improvements.

**Q: Will you be releasing a completed and full list of all questions and responses from each potential respondent?**

A: Yes. The RFP Q&A will be released online.