

**Buffalo Urban Development Corporation RFP for Architectural & Engineering Consulting,  
Project Inspection Services and Grant Administration Services for Northland Corridor  
Redevelopment Phase 3**

**Question and Answers Summary**

*(As of January 9, 2023 at noon)*

**Q: Will there be a Construction Management RFP sometime in the future? Do you have any sense of timing for the project to complete design and move into construction?**

A: Two construction RFPs will be released for Northland Corridor Redevelopment Phase 3. One RFP will focus on constructing 541 E. Delavan, 612 Northland B Building and the parking lots. The other RFP will focus on construction of the Clean Energy Microgrid. The design process is expected to take 12-18 months. Construction will then follow.

*Amended Answer: The consultant BUDC is procuring now would serve as construction manager/project manager.*

**Q: Is there a cost estimate, budget or ballpark figure for the project listed? Is there an actual start date for the project? Could I secure a copy of the plan holders list for the project?**

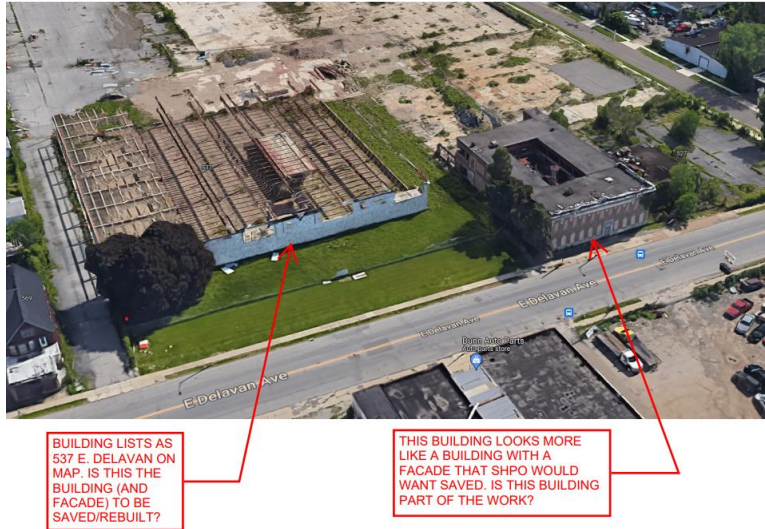
A: No, proposers should include a proposed fee for all services delineated by phase and task as outlined in the consultant proposed scope of work. The fee proposal should include the hourly rate of each staff member who will work on a task and their number of hours by phase and task. The consultant contract will be lump sum or an agreed maximum. No part of the fee for other services will be based on a cost plus-a-percentage-of-cost or a cost using a multiplier.

The RFP process is expected to take one to three months. The project will start once a consultant is chosen and approved by the BUDC Board of Directors.

*Amended Answer: Construction budget is estimated to be between \$16-\$20 million.*

**Q: One thing I wanted to clarify is exactly which building on East Delevan is to be part of the project. I assume it is the one on the left in the attached aerial, but the façade on the smaller building made me question that. Can you clarify?**

A: The building on the left is in the project scope. However, the building is mostly demolished with new structural steel added. The façade of the building on the right needs to be maintained, per New York State Historic Preservation Office (SHPO), of which is outside the scope of this RFP.



**Q: We understand the M/WBE requirements for the project. Are there any overlapping DBE requirements or do M/WBE firms fulfill that (potential) federal requirement?**

**A:** EDA has confirmed that there are no DBE requirements.

**Q: What organizations/entities will be involved in review the design as it develops? Are there specific milestones for review?**

**A:** BUDC will be the primary organization involved with the design review, although review and comments from other organizations may be sought from time to time. The other organizations could include Empire State Development, U.S. Economic Development Administration, and Mancuso Business Development Group (BUDC's property manager). The specific milestones for review would be the completion of Schematic Design, Design Development and Construction Documents. Consultant should identify which entities would need to review the design from a regulatory and permitting perspective.

**Q: RFP identifies a 43-month schedule, which includes 12 months for design - will the properties all be under construction concurrently?**

**A:** Two construction RFPs will be released for Northland Corridor Redevelopment Phase 3. One RFP will focus on constructing 541 E. Delavan, 612 Northland B Building and the parking lots. The other RFP will focus on construction of the Clean Energy Microgrid. BUDC anticipates properties will be under construction concurrently.

**Q: Is there is a list of special inspections that will be required – or treat as a standard project? Are certain inspections required by funding sources?**

**A:** BUDC anticipates standard project inspections.

**Q: The future tenants of 541 E Delavan Ave and 612 Northland "B" Building are unknown. Who will define the program for these spaces? Will utilities be included in the lease or separately billed to applicable tenants?**

A: BUDC will define the program for the space. Consultant should plan for utilities to be separately metered.

**Q: It is our observation that BUDC expects quarterly and semi-annually progress Reports and/or Financial Reports (Form FF 425) be prepared and submitted to the EDA. The SF 425 is required to be submitted for any EDA disbursement of funds related to eligible project cost reimbursement. Does BUDC envision, that in order to optimize project cash flow opportunities, to seek reimbursement more frequently than quarterly from EDA?**

A: No. BUDC anticipates quarterly reimbursements.

**Q: Are ground-mounted panels being considered as part of the solar array? If so, what area(s) can be used for this part of the solar collection?**

A: Yes, ground mounted solar panels are being considered near 541 E. Delavan as part of the community solar project. Preliminary conversations have started with NYSDEC.

**Q: Is the interconnection application with the electric utility for the solar system included as part of the requested scope?**

A: An interconnection application should be submitted by the solar design engineer once a preliminary design is drafted. A previous preliminary application was submitted to National Grid and National Grid determined they will require a CESIR interconnection study for the project.

**Q: Can the tax maps or parcel maps be provided for the parcels?**

A: Parcel maps are available on the City of Buffalo [website](#).

**Q: Does each building have its own utility meter or is there one master meter for all of the buildings/whole site?**

A: Meters will need to be established for each anticipated tenant.

**Q: Can the preliminary microgrid plans be shared?**

A: Yes, see attached plans - S4C Energy Plan.

**Q: Are one lines are available for the existing substation?**

A: See EF1, S1 & Site Plan attached.

**Q: Please confirm if the microgrid will have backup power / service from the existing incoming NYPA feed.**

A: National Grid provides service to Northland Corridor properties and to the substation via a 23kv feed. There is discussion with National Grid about providing a second 23kv feed to the substation. BUDC is not considering supplying the microgrid entirely with on-site renewal energy sources. National Grid

will likely continue to be the primary source of power in the short-term. NYPA has no transmission or distribution services to this location.

**Q: Will the microgrid consist of more than solar and battery?**

A: The microgrid will primarily consist of solar and battery storage, along with the existing National Grid feed as mentioned above and the existing substation. BUDC is willing to explore other sources, such as wind or geothermal, although those other sources were not considered feasible when previously explored.

**Q: Are load lists available for the buildings served by the Microgrid?**

A: Load lists are available for existing buildings including 683 Northland. An estimate for 541 E. Delavan and 631 Northland Avenue should be calculated based on square footage and intended use. 612 Northland is not connected to the substation and may not be able to be part of the microgrid.

**Q: Please identify the utilities available at the various buildings.**

A: Access for all utilities is available at the street or property boundary. Connection directly to buildings may need to be reestablished. Consultant should verify during design process.

**Q: Are forms required from the consultants or just the prime?**

A: Consultant should determine if their sub-constants will be required to submit forms after reviewing the requirements. BUDC is happy to help coordinate with EDA if questions arise.

**Q: Has BUDC had any discussions with NYSDEC to determine if NYSDEC can allow a portion of the Superfund site to be legally separated (i.e., establish a new tax parcel) so it can be cleaned up under the BCP?**

A: Preliminary discussions were started with NYSDEC regarding reduction of acreage in superfund site for future development opportunities. For the purpose of this project scope, EDA advised against BCP tax credits.

**Q: Can BUDC elaborate on the expected level of effort for Construction Inspection...is the expectation for a full-time inspector during construction?**

A: Consultant should determine adequate staffing for construction inspection and oversight. BUDC does not require a full-time inspector, but regular inspections at key milestones are expected, as well as attendance and documentation at job meetings. In addition to any site visits that may be required to respond to contractor RFI's, submittals, change orders, etc.