

Request for Proposals For:

ERIE HARBOR ENAHNCEMENTS PHASE II – DESIGN



City Project I.D. #17307
NYSDOS Contract #C1000714

City of Rochester, New York
Department of Environmental Services
Bureau of Architecture and Engineering

James R. McIntosh, P.E.
City Engineer

Issued: February 21, 2017

This project is funded in part by a grant through the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund.

A. Study Area & Purpose

The City of Rochester seeks proposals for the preliminary and final design, with bid plans and documentation, of park and trail enhancements to Genesee Gateway Park and the Genesee Riverway Trail along the Genesee River.

In light of the intensive and increasing use of the Genesee Riverway Trail, the exceptional scenic quality of the waterfront, the success of the new mixed income housing and associated streetscape and landscape improvements from phase one of the project, the condition of the parkland has become a blighting influence. Redesign of the function and character of the site will further the major revitalization effort of the area; meet the current needs of neighborhood and citywide users, and serve as a scenic asset, consistent with its setting on the waterfront.

The Phase II project will include the rehabilitation of Genesee Gateway Park and the Genesee Riverway Trail within the project area, disturbed by site remediation, adjacent construction, and deterioration over time. Enhancements may include walkways, walls, landform, plantings, furnishings, wayfinding signage, recreational amenities, and trail and river railing rehabilitation, designed to provide sightlines and access to the waterfront and trail system, and public recreational use of the parkland.

The City's Department of Neighborhood and Business Development (NBD) is in the process of developing a Request for Proposals seeking proposals for the purchase and development of 151 Mt. Hope Avenue. The consultant for the Erie Harbor Enhancements Phase II – Design shall coordinate with NBD and any selected developer to coordinate the design and integration of both projects, as necessary.

The City does not have the funding necessary to construct and inspect the improvements but continues to apply for funding through the City's Capital Improvement Program and State and Federal grant opportunities. Based upon the Phase I concept design, the ultimate cost for construction and inspection services is anticipated to be in the range of \$1,600,000.

B. Background

The project will be the culmination of a coordinated City/State/Private initiative to revitalize the east side of the Genesee River between I-490 and Ford St. Past revitalization efforts have included the rehabilitation of the East River Wall (1999), environmental

remediation efforts (2009 & 2012), the redevelopment of the Erie Harbor Apartments (2010) and Phase I of the Erie Harbor Enhancements Project (2014).

The project area serves one of the busiest parts of the Genesee Riverway Trail, connecting Downtown Rochester and the University of Rochester. The entire site is highly visible from the adjacent major arterials and provides some of the best views to the Genesee River and downtown Rochester. The outcome of the project will be construction of park and trail improvements to enhance the scenic quality of the waterfront, compliment the Phase I public park / streetscape and Erie Harbor Apartment improvements (completed 2014), and better serve the increasing demand for access and use of the area.

Phase I private improvements included nearly \$50,000,000 of investment in the renovation of the Hamilton tower, and the demolition of the River Park Commons housing and construction the Erie Harbor Apartments. The Hamilton project preserved and renovated 202 affordable rental units. The Erie Harbor Apartments includes approximately 131 new rental units, 80% market rate and 20% for low and moderate-income households. Additional information is available on the City's website at:

<http://www.cityofrochester.gov/article.aspx?id=8589944103>

Phase I public improvements (completed 2014) included the design and construction of enhanced public pedestrian access through three public access easements to link the adjacent neighborhood with the Genesee River/Erie Canal waterfront. The project also included streetscape improvements along the west side of Mount Hope Avenue and a public art competition resulting in the selection, fabrication and installation of five pieces on the project site.

As part of the Erie Harbor Enhancements Phase I design, three concept alternatives were developed, vetted through a series of Advisory Committee and public meetings, and refined to produce an overall Master Plan recommendation. The Master Plan recommendations shall serve as the starting point for the Phase II design efforts.

Both the northern and southern portions of the park are NYSDEC listed spill locations. Site remediation was completed on the northern park area (151-191 Mount Hope Ave) in 2009 and on the southern park area (421 - 435 Mount Hope Ave. and 562 Ford St.) in 2012. However, there remains residual subsurface contamination by petroleum compounds and/or volatile organic compounds (VOCs) in soil and groundwater. All noted parcels are "flagged" in the City's Environmental Institutional Control System (IC) and are subject to

the conditions of Soil and Groundwater Management Plans. Coordination with the City Division of Environmental Quality (DEQ) and the NYS Department of Environmental Conservation will be required to determine the IC impacts and any special conditions that may be imposed on the project. Information regarding the City's IC system and the parcel specific Soil and Groundwater Management Plans are on the City's website at:

<http://www.cityofrochester.gov/ElCproperties/#faq>.

The project is supported by, and a recommendation of, the 2015 draft LWRP update. The project is a supported land use in the Canal Focus Area Recommended Land / Water Uses section (page 215 and 220). The update, currently under review, recommends implementation of the project, listed as project #38 in the Canal Focus Area table on page 232 of the report and the Genesee Riverway Trail, listed as project #48 in the Corridor Wide table on page 233.

C. Draft Scope*

The consultant shall perform all phases of basic design services including:

- A. Preliminary Investigations
- B. Schematic Design
- C. Preliminary Plans & Report
- D. Final Design

* See Appendix A for a more complete Draft Scope of Services.

D. Living Wage Requirement

This agreement will contain a requirement that the covered consultant and any covered subconsultants and subcontractors pay their employees who directly work on the project a living wage. Rochester City Council adopted the Rochester Living Wage Ordinance (Section 8A-18 of the Rochester Code), effective July 1, 2001, which requires covered employers who are awarded City service contracts of \$50,000 or more to pay a Living Wage, as defined in the Ordinance, to their employees who perform work under the contract. As set forth in §8A-18D(1) of the Ordinance, if the total amount of the proposal is \$50,000 or more during the period of one year, a written commitment to pay all covered employees a Living Wage and a list of job titles and wage levels of all covered employees in each of the years for which this agreement is sought shall be submitted with the proposal. The current Living Wage rates and a link to the Rochester Living Wage Ordinance is available on the City website at:

E. Minority Owned Business Enterprise Goals

The New York State Department of State has established an overall goal of 30% for Minority and Women-Owned Business Enterprises (“MWBE”) participation, 15% for Minority-Owned Business Enterprises (“MBE”) participation and 15% for Women-Owned Business Enterprises (“WBE”) participation.

The consultant is required to make good faith efforts to provide meaningful participation by MWBEs as subcontractors or suppliers in the performance of the contract.

The consultant should reference the directory of the New York State Certified MWBEs found at <http://www.esd.ny.gov/mwbe.html> or contact the NYS Division of Minority and Women’s Business Development at (518) 292-5250, (212) 803-2424, or (716) 846-8200 to discuss additional methods of maximizing participation by MWBEs.

G. Submittal Format / Requirements

1. Proposals

Submitting firms/teams shall submit four (4) copies of their project proposal. Proposals must be bound, succinct, and all pages numbered. **In no case shall specified page maximums in any section be exceeded.** Boilerplate and glossy promotional materials are discouraged; any such materials deemed necessary should be included as a separate appendix and may or may not be considered as part of the evaluation.

The Technical Proposal (with Transmittal letter) shall address the following at a minimum:

- I. Firm and Sub-Consultant Identification & Qualifications (3 pages max): A description of the firm and sub-consultants, including the number of employees and their disciplines, their philosophy on serving clients, location, and number of years the firm has been in business of conducting the described services.
- II. Relevant Firm Experience, Recent Clients, & Relevant Projects for this type of work (4 pages max): Include three (3) recent clients for whom the consultant has provided services relevant to those required herein. The list should include name, address, and contact information of the client contact person. Include a list of relevant projects including client name and contact information, specific dates when work was performed and the type of work services performed.

- III. Project Understanding and Approach (3 pages max): A demonstration that the Consultant understands the proposed project and its various tasks must be included as part of the Proposal. This portion of the proposal should communicate a complete in-depth understanding and approach for all services to be provided.
- IV. Technical Approach, Scope of Work, and Schedule (5 pages max): Provide a detailed description of the consultant's proposed unique approach and a summary of scope of services for the completion of the tasks identified in this RFP. The consultant may propose alternate tasks that will meet the project objectives.

A detailed Gantt chart schedule, broken down by phase and task, assuming a notice to proceed on June 15, 2017 with final design and contract documents completed no later than April 15, 2018 should be included.

- V. Team Organization: Makeup of the project team, including sub-consultants, with a detailed organizational chart. Include a description of how the project will be organized, identification of the **key** project team members by name, field of expertise and, specific responsibilities on the project. Resumes: Include for all **key** project team members, including a list of relevant projects only, with summaries of work and **dates** when work was performed.

Provide a table/summary of anticipated technical and professional personnel hour subtotals for each of the tasks as identified in the draft scope of services. The table/summary shall include a breakdown of personnel hours per individual and per task. Provide subtotals for each phase and each firm.

No fees or wages shall be submitted with this proposal. The firm deemed to be the most qualified overall for this project by the evaluation committee will be asked, at a later date, to submit a detailed fee proposal.

- VI. Minority and Women-Owned Business Enterprise Goals: Identification of NYS Certified M/WBE participation by lead and/or sub-consultants, including percentage of work to be completed by each identified M/WBE firm and the overall percentage of participation.
- VII. Any other factors that would be helpful to the Selection Committee in evaluating the consultant for this project.

H. Proposal Evaluation

A City Evaluation Team will review and rank the technical proposals using the following factors:

Qualifications & Experience (20%)

General qualifications and experience of the proposed project manager, staff, sub-consultants and overall project team with regards to the proposed project scope.

Specialized Experience (40%)

Specialized experience of the proposed project manager, staff and sub-consultants and overall project team with regards to specialized experience related to the proposed project scope, including:

- Urban Park / Trail Design
- Survey
- SEQR / Environmental Assessment
- Permitting / Coordination
- City Projects / Process

Quality of Proposal (40%)

Quality and appropriateness of the proposal to the project scope. The proposal will be reviewed on the basis of knowledge, creativity, experience, and understanding of the following aspects of the project:

- Presentation and clarity of proposal
- Project understanding
- Task/person-hour distribution
- Design approach / work program
- Project schedule

Based upon the evaluation of the technical proposals, the City of Rochester reserves the right to invite any or all Consultants for an interview with the Evaluation Team before making a final selection. Such an invitation does not commit the City of Rochester to pay any costs incurred in participating in said interview.

I. Project Schedule

RFP Issued	February 21, 2017
Questions / Requests for Clarification Due	Monday, March 6, 2017, 5:00 P.M.
Question/Clarification Response Issued	Wednesday, March 8, 2017
*Proposal Due Date	Friday, March 17, 2017, 4:00 P.M.
Council Approval (assumed)	Tuesday, May 23, 2017
Notice to Proceed	June 2017
Design Completion	April 2018

Note: All dates are approximate and subject to change.

A pre-proposal meeting will not be conducted for this project. Please direct questions or requests for clarification to the City Project Manager (see contact information below) in writing or by email no later than **Monday, March 6, 2017, 5:00 P.M.** The City's response to all queries will be provided to all parties who request to be informed.

- * Four (4) copies of the proposal, plus one digital copy in PDF format on CD or thumb drive, must be received on or before **Friday, March 17, 2017 at 4:00 PM.** Proposals received after the due date and time will be rejected. Please address proposals to:

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