Troy Industrial Development Authority
City Hall
433 River Street, Suite 5001
Troy, New York 12180

TROY INDUSTRIAL DEVELOPMENT AUTHORITY

TROY, NEW YORK

Request for Proposals

Architecture/Engineering Bid/Construction Drawings and Specifications
Riverfront Park Access at 273 River Street

2013

Contact Information:
Bill Dunne
Executive Director
Troy Industrial Development Authority
City of Troy, NY
433 River Street, Suite 5001
Troy, NY 12180
518-279-7166
518-268-1690 (Fax)
bill.dunne@troyny.gov

Submit Quote To:
Bill Dunne
Executive Director
Troy Industrial Development Authority
City of Troy, NY
433 River Street, Suite 5001
Troy, NY 12180
518-279-7166
518-268-1690 (Fax)
bill.dunne@troyny.gov

Offer Due Date

Friday, June 7, 2013 at 2 PM

Troy Industrial Development Authority
City Hall
433 River Street, Suite 5001
Troy, New York 12180

*****THIS IS A REQUEST FOR PROPOSALS*****

Architecture/Engineering Bid/Construction Documents
Riverfront Park Access at 273 River Street

The Troy Industrial Development Authority reserves the right to reject all offers as inadequate and insufficient for any reason.

DATE: May 24, 2013

FROM: Bill Dunne, Executive Director

NOTICE IS HEREBY GIVEN THAT PROPOSALS ARE SOUGHT FOR THE FOLLOWING:

RFQ NAME: **Architecture/Engineering Bid/Construction Documents - Riverfront Park Access at 273 River Street**

RFP NUMBER: **TIDA 13-001**

CONTACT PERSONS: **Bill Dunne, Executive Director (518) 279-7166**

VENDORS **MUST** SUBMIT PROPOSAL IN A **SEALED** ENVELOPE.

PLEASE PRINT ON THE ENVELOPE: 1) NAME & ADDRESS OF PROPOSER
2) RFP NAME & NUMBER

It is the bidder's responsibility to read the attached RFP and GENERAL CONDITIONS which outlines bidding rules of the Troy Local Development Corporation.

Upon submission of bid, it is understood that the bidder has read, fully understands and will comply with said RFP and GENERAL CONDITIONS.

Troy Industrial Development Authority
City Hall
433 River Street, Suite 5001
Troy, New York 12180

GENERAL CONDITIONS

RFQ NUMBER: **TIDA 13-001**

NAME OF BID: **Architecture/Engineering Bid/Construction Drawings and Specifications - Riverfront Park Access at 273 River Street**

1.0 SCOPE

The purpose of this RFP is to solicit proposals from NYS licensed architecture/engineering firms for the production of architectural and engineering bid/construction drawings and specifications for public access and public space at 273 River Street. The site is currently the location of the former entrance to the River Street parking deck, which was demolished by the city within the last 10 years. During the same time period, the city commissioned a feasibility study for the renovation of Riverfront Park, which included creating a significant point of public gathering and entry into the park.

The project drawings should address not just the infill new construction component, but the removal of the badly deteriorated parking deck remnant and any required stabilization of the retaining/foundation walls at River Street and at the buildings to the north and south of the area of removal.

The project drawings and specifications should be based on the attached schematic design and all details of the design, including, but not limited to lighting, railings and handrails, other architectural elements/materials should reflect a similar, if not identical aesthetic to those used in the recently renovated Riverfront Park.

NOTE: All information contained in the schematic design, whether architectural or engineering in nature must be verified and should not taken as being 100% accurate. The Troy Industrial Development Authority (TIDA) board, its officers, agents or employees neither warrant nor guarantee the accuracy of any of the information in the schematic design. It is the sole responsibility of the proposer to verify all the information contained in the schematic design.

Also attached is a December 28, 2012 Structural Condition Assessment of 273 River Street prepared by City Engineer Russ Reeves. The document also contains information for the issuance of an RFP for an independent analysis by a consulting engineer, which was never issued. This will not be required as part of this RFP.

2.0 PROPOSAL OPENING TIME

Proposals must be submitted by **2 PM** on **June 7, 2013** to the City of Troy Industrial Development Authority c/o Planning Department at City Hall, 433 River Street, Suite 5001, Troy, New York 12180. Proposals submitted on time will be referred to the board of the TIDA for review.

You are urged to mail/deliver your quote early. Late quotes will not be accepted and will be returned unopened to the vendor. Do not rely on overnight delivery services since they may not make your delivery in time.

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3.0 SUMISSION REQUIREMENTS AND METHOD OF AWARD

The project will be awarded to the responsible proposer who best complies with all of the elements of the RFP. The proposals should include at least three examples of similar linkage/public space projects; at least three projects undertaken in a historic, urban context; and at least three projects that demonstrate knowledge and understanding of the regions history. The proposal should list the names of key team members and an acknowledgement of the proposer's ability to meet the timeline for completion of the drawings and specifications. Also, the submission must include proof of insurance limits (see below); the proposing firms NYS license; the licenses of key project team members.

However, the TIDA board reserves the right to reject any and all proposals for any reason. In the event the TIDA fails to accept a proposal, pursuant to all applicable local and State laws, within 60 days of the acceptance of the offer, the conditional acceptance shall be deemed null, void and all deposits shall be promptly returned to the proposer in full.

4.0 CONTRACT MILESTONES

60% Submission Due: 6/21/13
90% Submission Due: 7/5/13
100% Submission Due: 7/19/13

5.0 PROPOSAL RESERVATIONS

Proposals submitted shall remain in effect for **Sixty** (**60**) days past the date of bid opening.

6.0 CANCELLATION CLAUSE

At any time following the selection of a proposal, but before a contract is executed, the proposer may withdraw their proposal by sending a letter to the TIDA rescinding the offer. The TIDA may withdraw the request for proposals at any time by sending a letter to any and all proposers notifying all proposers that the request for proposals has been withdrawn.

7.0 INSURANCE/BONDING

Workers compensation insurance as required by law and including employer's liability insurance in the amount of at least One Million Dollars ($1,000,000) per occurrence/Two Million Dollars ($2,000,000) aggregate and disability benefits insurance as may be required by law.

Commercial general liability and contractual liability on an occurrence basis with the following limits of coverage: bodily injury, property damage and personal injury, One Million Dollars ($1,000,000) each occurrence/two million dollars ($2,000,000) general aggregate.

Architects and Engineers Professional Liability/Error & Omissions of at least One Million Dollars ($1,000,000) per occurrence/Two Million Dollars ($2,000,000) aggregate

Vehicle liability including owned, non-owned and hired vehicles and all other vehicles with the following limits of coverage: one million dollars ($1,000,000) each occurrence and Two Hundred Fifty Thousand Dollars ($250,000.00) property damage liability.

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All certificates of insurance are to provide that the insurance evidenced by the certificate shall not be cancelled or materially altered except after thirty (30) days prior written notice to the TIDA.

The TIDA and its board members, officers, agents and employees shall be named as additional named insured on the commercial general liability/contractual liability policy and on the vehicle liability policy.

All policies are to be written by insurance companies authorized to do business in the State of New York and which are acceptable to the TIDA.

8.0 ADDITION TO THE SIGNATURE PAGE

The response to this RFP certifies that the responding party has read, is familiar with, and will comply with any and all segments of these specifications, to include but not limited to: Cover Letter, General Conditions, Insurance Requirements, Product Specifications and Conditions, Delivery and Backorder Requirements (as applicable).

9.0 PAYMENT

The proposal shall include the consultant's terms for payment.

10.0 ALTERNATE BIDS

In the event that satisfactory proposals are not received, the TIDA reserves the right to consider alternative proposals containing deviations from the TIDA RFP.

11.0 RIGHT TO REJECT, SUSPEND OR TERMINATE

The TIDA board reserves the right to reject any and all proposals, to waive any informalities and technical irregularities in the proposals received, or to accept any proposal deemed to be for the best interest of the TIDA. The TIDA board reserves the right to suspend or terminate the contract for any reason.

12.0 CONFLICT OF INTEREST

No director, officer, employee, agent, contractor, or subcontractor of the proposer shall also be an agent, servant and/or employee of the TIDA. The proposer shall not employ as a director, officer, employee, agent, contractor, or subcontractor, directly or indirectly in any capacity, any elected or appointed official of the TIDA, and the two school districts, or any member of their immediate family.

The proposer agrees that it will require all its directors, officers, employees, agents, contractors, or subcontractors, to be bound and adhere to the Code of Ethics of the City (**if interested, copies of the Code of Ethics may be obtained from the TIDA**). The contractor further agrees that it will require all of its employees to comply with all applicable laws relating to this agreement, or the performance thereof, and that the refusal to supply such evidence and/or testimony shall be the cause for immediate termination of this agreement by the TIDA.

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PROPOSAL FORM

FORM MUST BE COMPLETED AND SIGNED TO BE CONSIDERED FOR AWARD

Architecture/Engineering Bid/Construction Documents
Riverfront Park Access at 273 River Street

Schematic Design $_____

Design Development $_____

Construction Documents $_____

Bid $_____

Construction Administration $_____

Total $ _____

_____
Name / Address of Company Submitting Bid

_____
Authorized Representative Submitting Bid (name printed)

_____
Authorized Representative Submitting Bid (signature)

_____
Authorized Representative Submitting Bid – Title

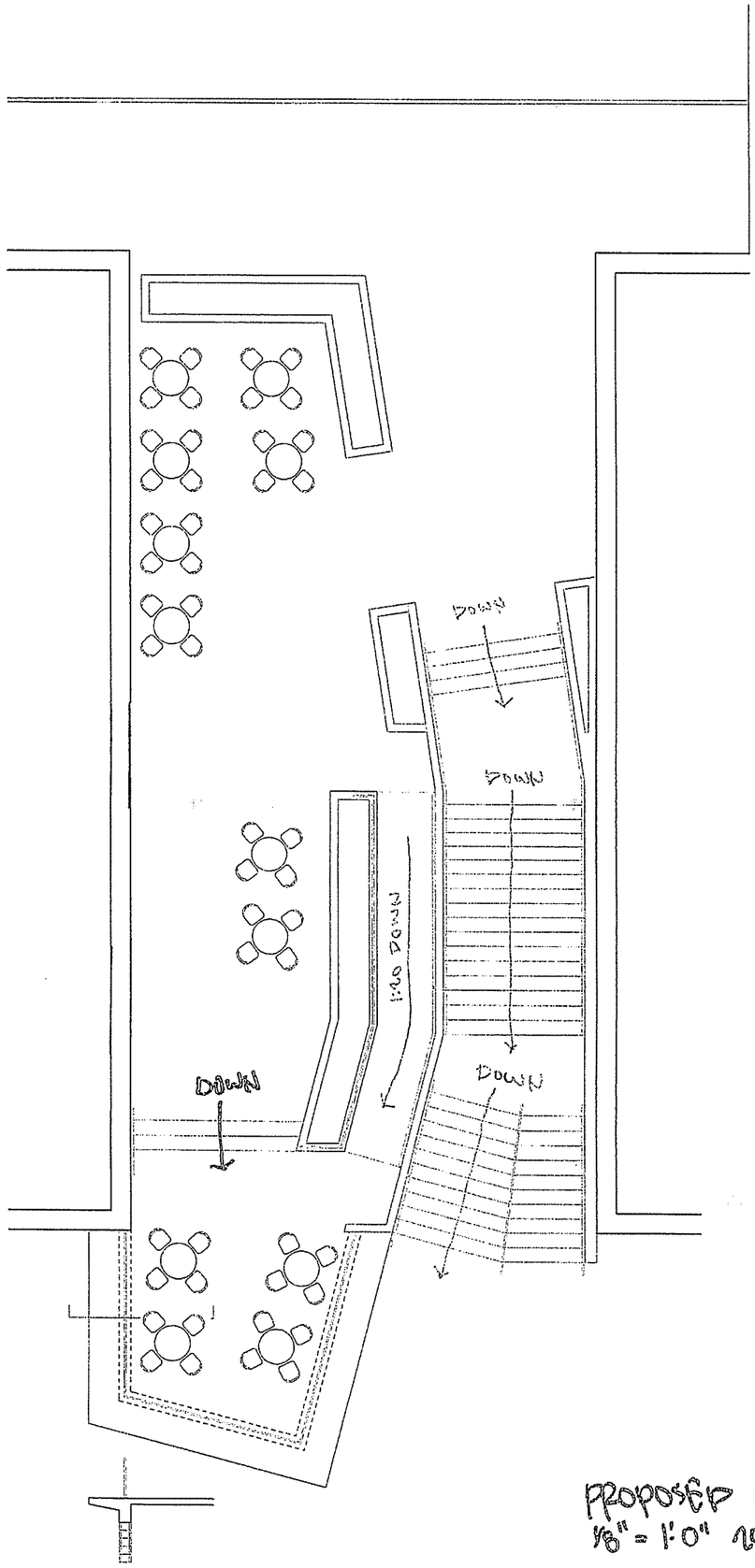
Contact Numbers:

Telephone - _____

Cellphone - _____

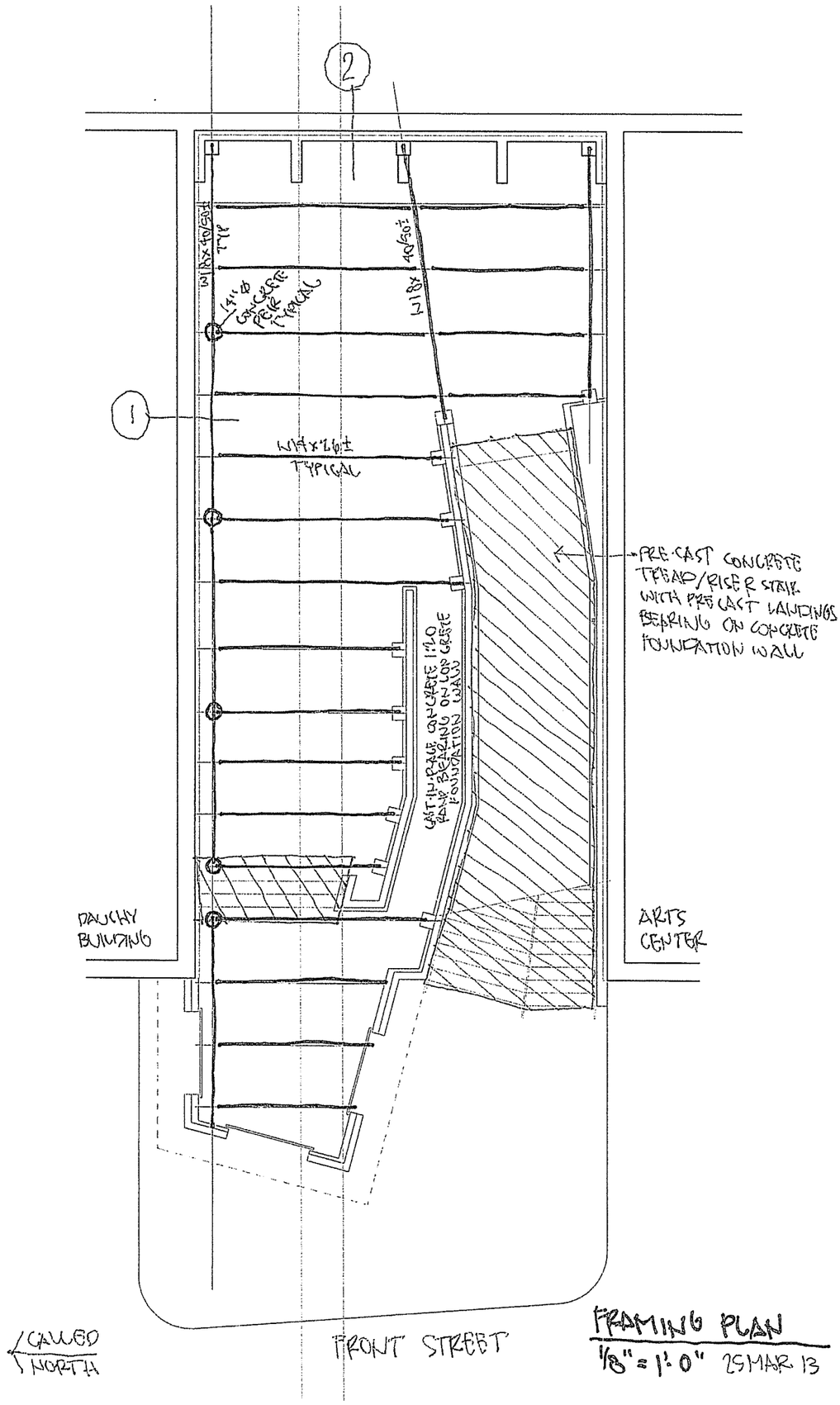
Fax - _____

E-mail Address - _____



PROPOSED PLAN
1/8" = 1'-0" 15MAR13

PEANT STREET
DEMO PLAN
1/8"=1'-0"
15 MAR 13

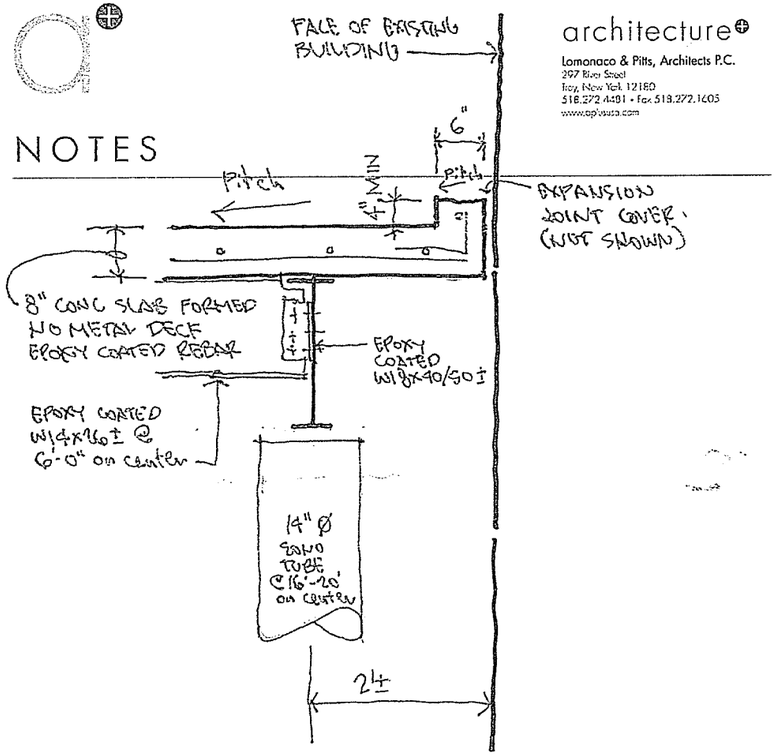


FRAMING PLAN

1/8" = 1'-0" 25 MAR 13

architecture
Lamonaco & Pitts, Architects P.C.
297 River Street
Troy, New York 12180
518.272.4481 • Fax 518.272.1605
www.oplusaa.com

NOTES



SCALE
1" = 1'-0"

DETAIL 1
25 MAR 13

architecture
Lamonaco & Pitts, Architects P.C.
297 River Street
Troy, New York 12180
518.272.4481 • Fax 518.272.1605
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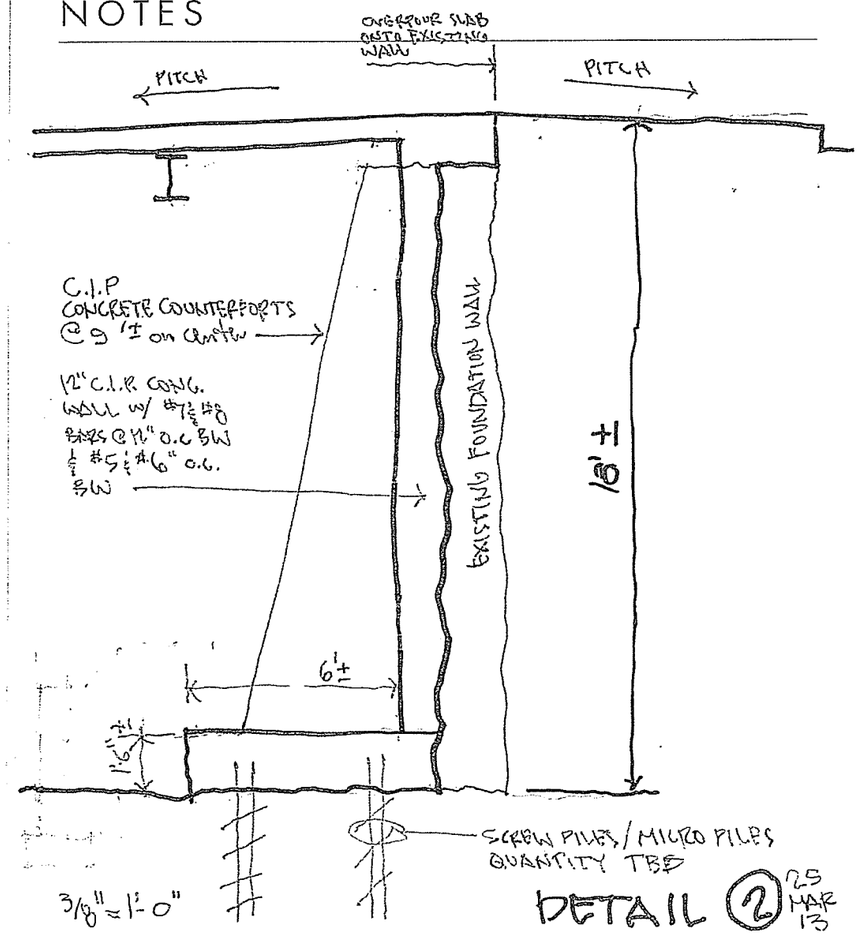
NOTES



3/8" = 1'-0"

DETAIL 2
25 MAR 13

Louis A. Rosamilia
Mayor

Peter Ryan
Deputy Mayor

Office of the City Engineer
City Hall
433 River Street Suite 5001
Troy, New York 12180

William S. Dunne
Commissioner
Phone: (518) 279-7166
Fax: (518) 270-4642
bill.dunne@troyny.gov

Russ Reeves, CEng., PE
City Engineer
Phone: (518) 279-7173
russ.reeves@troyny.gov

December 28, 2012

Mr. Bill Chamberlin
Director of Operations
Troy City Hall
433 River Street Suite 5001
Troy, NY 12180

Re: **Structural Condition Assessment 273 River Street Parking Deck, Troy New York**

Dear Bill,

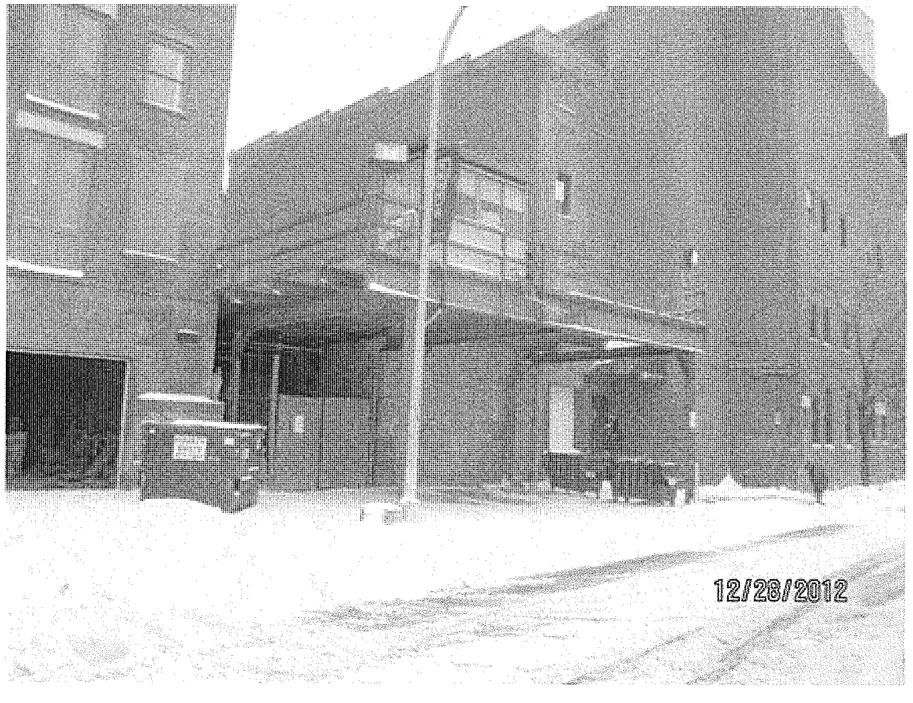
On December 28th, 2012, Engineering Assistant Barb Tozzi and I evaluated the one story, one level parking deck structure situated at 273-River Street. The parking deck is a skeletal steel frame consisting of beams and columns and associated bracing. The main steel girders span an East -West direction that extend over the Right of Way of Front Street with floor beams supported by the main girders. The floor beams in turn support a reinforced concrete deck (refer to photograph 1). Interior skeletal steel framing that is located between the adjacent Dauchy building (275-283 River Street) and the Rensselaer County Council for the Arts (261-271-River Street), consists of wide flange floor beams that span in a North - South direction and are supported by laid up brick bearing walls at the Northerly and Southerly sides of the parking deck as well as a laid up brick bearing wall located at mid span in the deck.

This report describes in general terms the overall structural condition of this parking deck structure and forms the basis of a Request for Proposals (RFP) by qualified engineering firms for the independent assessment of the parking deck, a demolition plan for the removal of the deck and associated skeletal framing, partial removal and stabilization as practicable of existing brick bearing walls and the

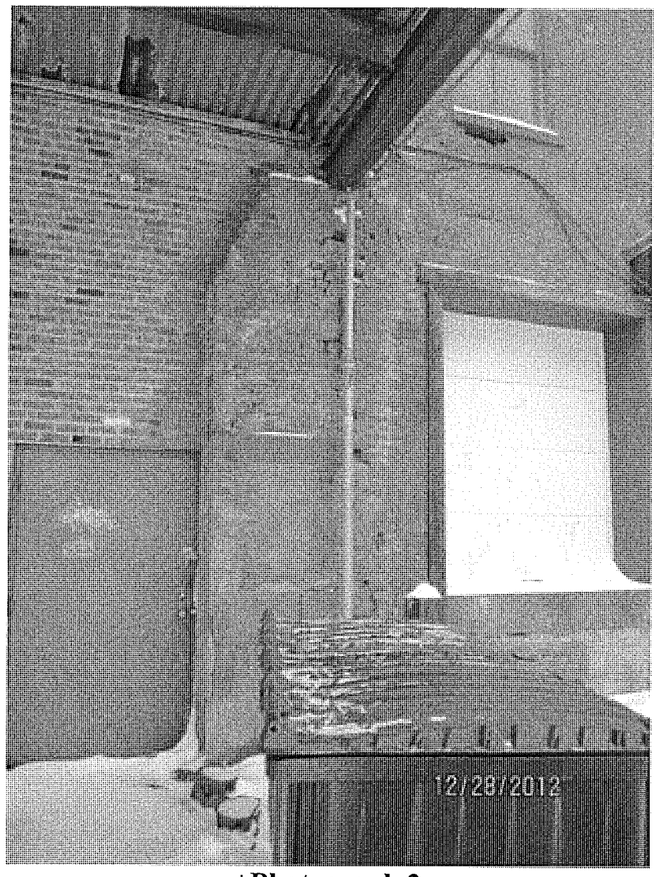
design and preparation of construction drawings for the placement of new reinforced concrete bearing and retaining walls with skeletal steel framing to replace the existing parking deck as well as the design of a new staircase to provide access from the deck at the River Street grade level down to Front Street.

Photograph 1 shows a typical elevation view of the westerly portion of the parking structure as seen from Front Street. The photograph shows steel column supports at four locations of the parking deck projection over the Front Street ROW. Three wide flange steel girders that span East West support steel floor beams (spanning in a North - South direction) which in turn support the reinforced concrete parking deck. This assembly is shown in photograph 1. Note that the center girder is supported by an end girder on the West side of the deck structure and a laid up brick bearing wall on the East side of the center girder.

The parking deck structure is exhibiting varying stages of deterioration, corrosive damage and significant section loss. The structure has an overall length of approximately 104.4 feet by 39.6 feet wide (4134 sq. ft.) and an average height from the bottom of the concrete deck (top flange of the floor beams) to Front Street grade level of 16 feet.



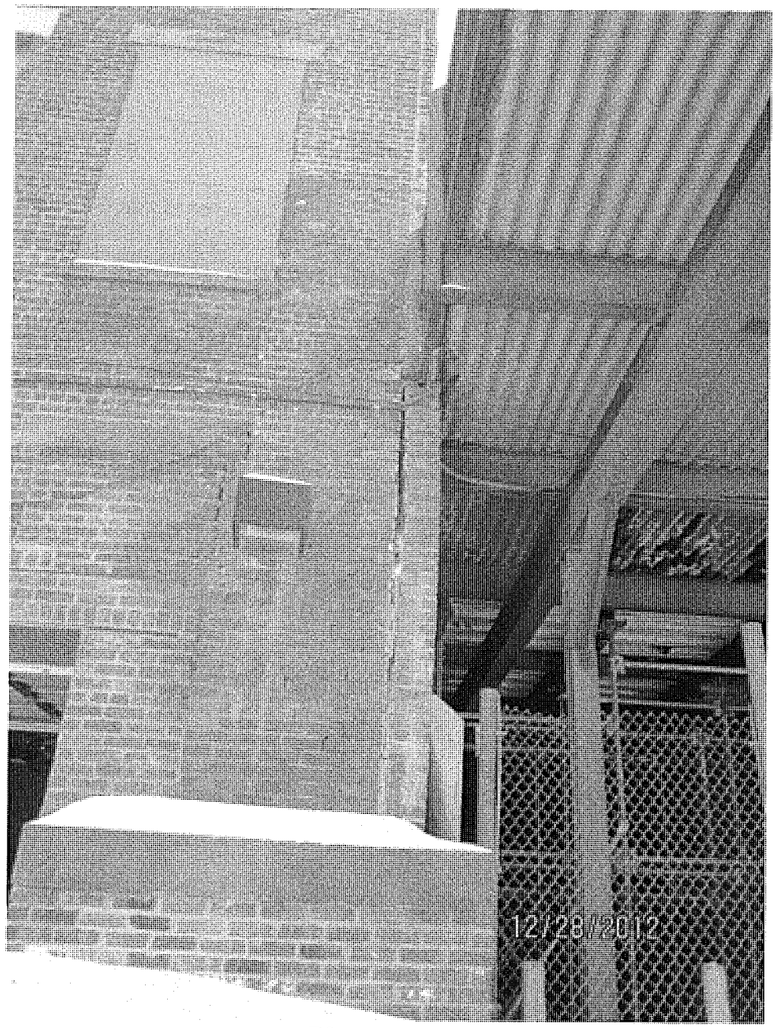
Photograph 1



+Photograph 2

Photograph 2 shows a view of the Southerly most exterior girder section. This is supported by a deteriorated laid up brick pilaster that is constructed integral with the RCCA building. As part of the demolition and removal of the parking deck structure, the engineering firm selected for this work shall develop a remediation plan to stabilize and remediate the deteriorated pilaster and the adjacent deteriorated masonry rear wall of the RCCA building. The remediation procedures shall include the removal and reconstruction of the pilaster so as to provide lateral restraint or buttressing of the rear RCCA wall as well as sealing up fracture cracks and voids in the rear brick masonry wall using a latex Thoro brand acryl 60

bonding agent with a masonry mortar mix consisting of one part lime, one part Portland cement, and six parts sand or similar mortar mix for historic brick masonry. The engineer shall incorporate technical guidelines into the design as provided by The National Park Service, U.S. Department of Interior Preservation Briefs. Note that the masonry contractor shall prepare a series of mortar specimens having a dye combination to match the existing mortar color.

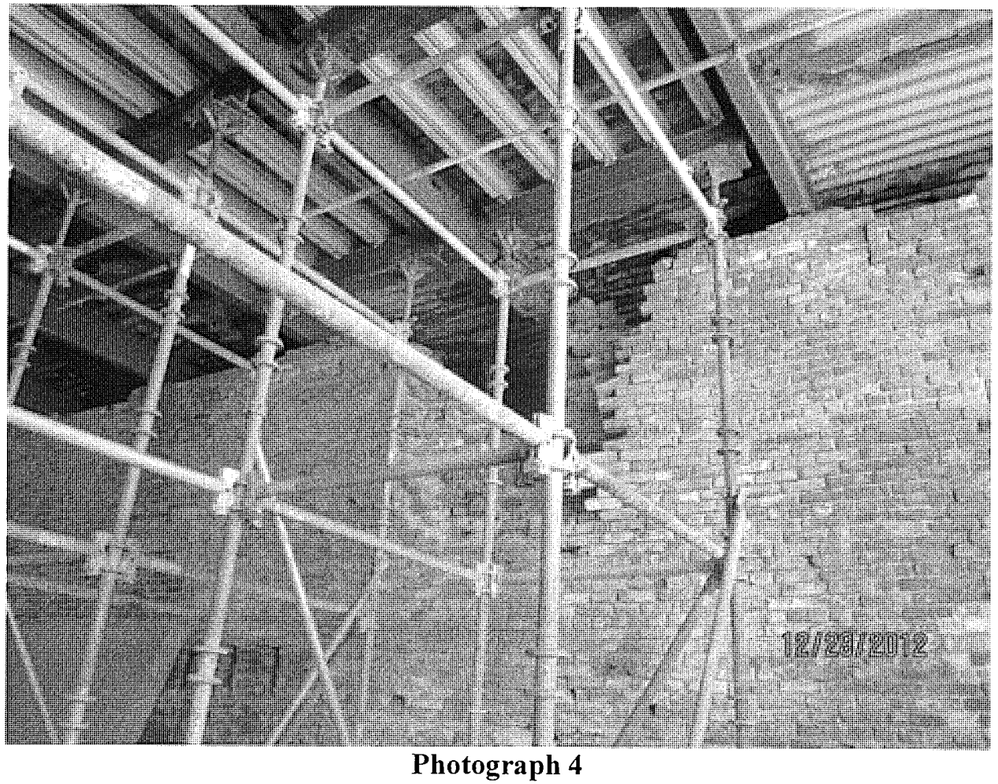


+Photograph 3

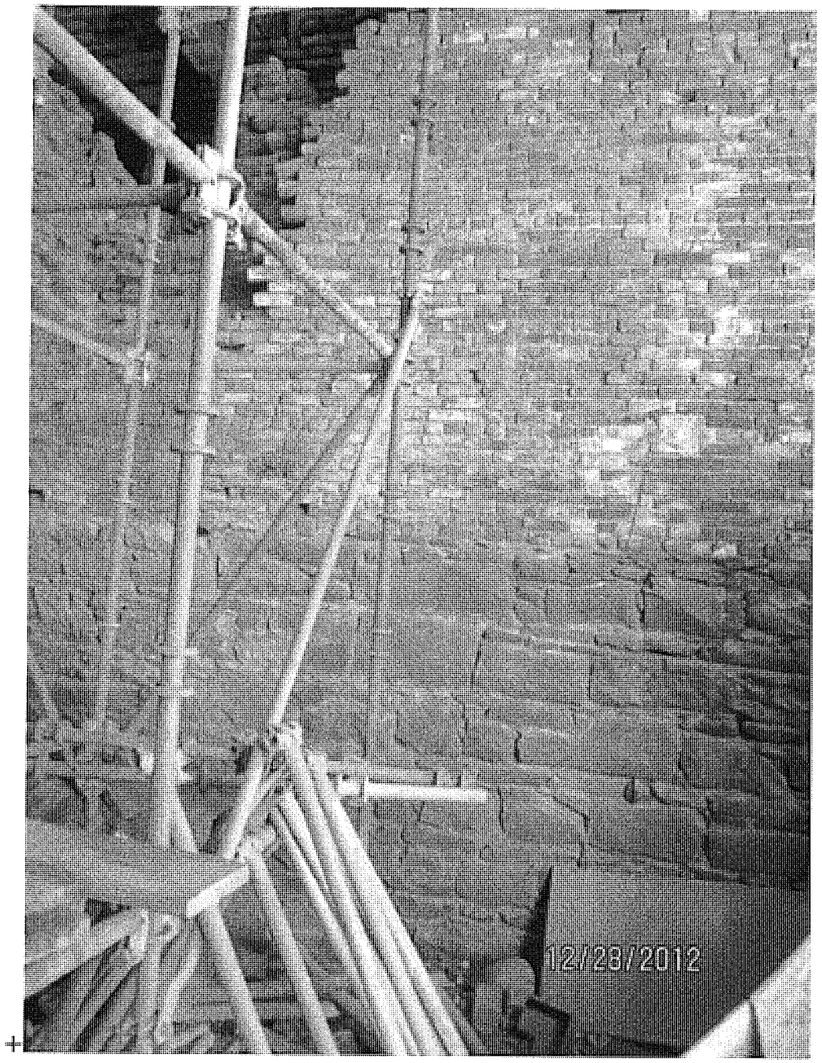
Photograph 3 shows a view of the North – Westerly laid up brick bearing wall that is adjacent to the Dauchy building. This wall supports the parking deck floor beams as well as providing a protective exterior cap wall and lateral restraint to the

lower portion of the Dauchy building. This wall is significantly deteriorated and is beginning to disengage from the South foundation wall of the Dauchy building. Also shown in the photograph is the South Westerly rear wall of the Dauchy building which has also deteriorated due to water intrusion and successive freeze thaw cycles. As part of the consulting Engineering services to be provided these walls shall be evaluated and a stabilization plan developed. The stabilization plan should include the reconstruction of the failing bearing wall on the South side of the Dauchy building along with a permanent mechanical attachment to the Dauchy building foundation wall using ¾ inch diameter stainless steel threaded rod with an epoxy anchoring system and 6" x 6" x ¼" A-36 steel restraining plates shop painted to match the existing brick color.

The fractures and deteriorated masonry mortar joints on the rear Westerly wall of the Dauchy building as seen in photograph 3 shall be sealed up using the aforementioned lime based masonry mortar mix in conjunction with a bonding agent. Because of the fractured nature of the rear wall, mechanical restraint in the form of threaded rod and plate is recommended for this application. The rear wall shall be mechanically attached to interior skeletal framing members. This can be discussed during the development of the stabilization repair scheme for the exterior wall.



Photograph 4



Photograph 5

Photographs 4 and 5 show typical views of the deteriorated and failing interior laid up brick bearing wall located at midspan in the parking deck structure. Also shown in the photograph is the structural scaffolding that was used to temporarily shore the skeletal frame. Because of the extent of gross deterioration, in the steel framing members the use of temporary shoring is no longer practicable, as a result, the parking deck was closed to avoid a failure in the parking deck due to applied vehicular loads. Upper portions of the interior bearing wall have been subjected to extensive water damage over the years due to leaking in the parking deck above. Water saturation and successive freeze thaw cycles led to dislocation in the laid up

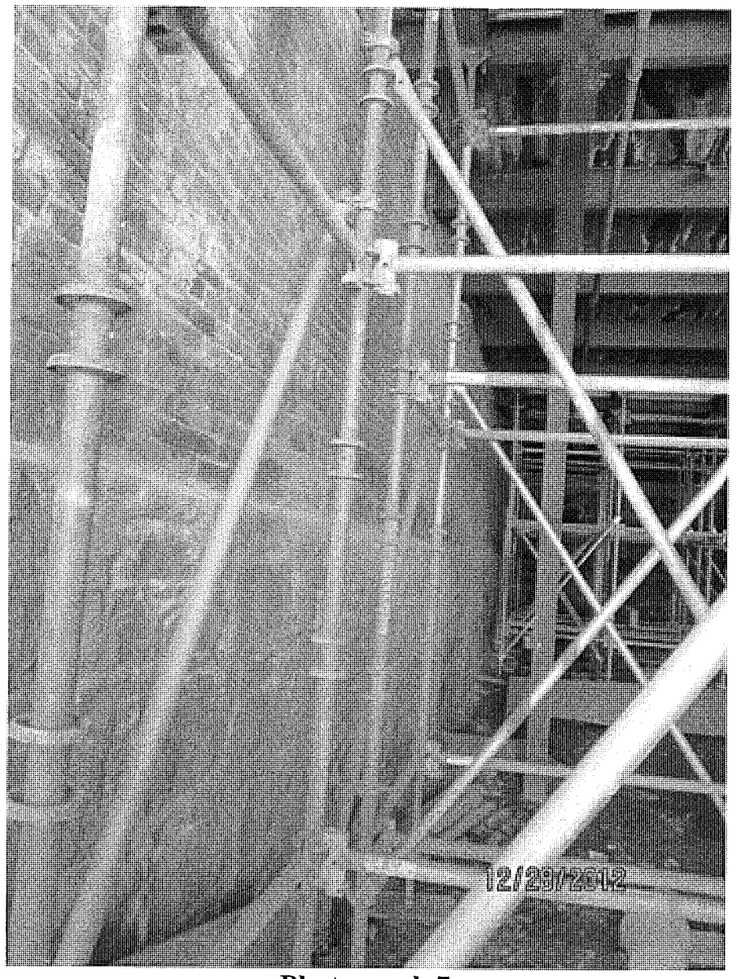
brick masonry wall and partial failure as shown in photograph 4. The consulting Engineer shall evaluate this wall and determine the best course of action for removal or partial reconstruction if necessary in order to maintain stability in the Westerly laid up brick exterior wall.

Photograph 5 shows the lower portion of the same laid up brick interior bearing wall. The laid up field stone foundation that supports the upper brick bearing wall is shown in the photograph. Portions of the fieldstone wall appear to be intact but shall be evaluated as part of the engineering investigation. Destructive testing and partial removals of ceiling and wall sections associated with the bathroom facilities to the South of this wall will likely be required and can be done in conjunction with City forces

Photograph 6

Photograph 6 shows a typical view of some of the section loss exhibited in the floor beams that support the parking deck. This gross deterioration in the skeletal steel framing members will lead to a failure of the deck with applied vehicular loading. The dead weight of the parking deck structure could become problematic, hence removal of the parking deck with subsequent remedial action should take place as soon as practicable. These remedial actions include: sequential removal of the parking deck, securing of the site from the River St. and Front St. sides, installation of retaining walls paralleling the Dauchy building and RCCA building

foundations and paralleling River St. along with the installation of a new deck and access stairs.



Photograph 7

Photograph 7 shows a typical view of the Northerly foundation wall adjacent to the Dauchy building along with associated structural shoring towers that have been installed so as to temporarily support the skeletal steel framing members of the parking structure above. The existing corrugated metal deck pans that support the reinforced concrete parking deck slab are substantially deteriorated which have in turn advanced deterioration of the concrete slab from above due to salt intrusion and the lack of maintenance and from below due to corrosive action of the galvanized decking.

Photograph 8

Photograph 8 shows a view of the parking deck above which the City has closed due to the extent of structural deficiencies as indicated in the above body of this report. This report constitutes a preliminary structural Condition Assessment of the parking deck and associated skeletal framing. The consulting Engineer is instructed to provide a response to the RFP that would include a price for professional services to provide the following items associated with this project:

1. An overall structural condition assessment for this structure
2. A demolition plan
3. A stabilization plan for adjacent laid up brick bearing walls to remain, laid up brick pilasters, and adjacent foundation walls.
4. A design for reinforced concrete retaining wall that will parallel River Street in order to keep the roadway, sidewalk and adjacent utilities intact.
5. A reinforced concrete retaining wall to be used to secure the adjacent foundation walls of the Dauchy building and the RCCA building as well as to support a new reinforced concrete deck structure sufficient to support HS – 20 truck loading.
6. The design of a steel staircase 6ft. wide with an intermediate landing sufficient to span Front Street and discharge onto a concrete landing area West of Front Street.

Please refer to the enclosed RFP for submittal requirements.

Thank you for your consideration. If you have any questions please do not hesitate to call.

Very Truly Yours,

Russ Reeves Eng., P.E.
City Engineer

Cc; Hon. Mayor Lou Rosamilia
Hon. Deputy Mayor Peter Ryan
Assistant Fire Chief Jim Hughes
Police Chief John Tedesco
Commissioner Bill Dunne
Assistant to the City Engineer Barb Tozzi
Senior Code Officer Kevin Mooney

A. TITLE:

RFP for Professional Engineering Services for the Structural Condition Assessment of 273 River Street Parking Deck.

B. INTRODUCTION:

The structure is a one story, one level parking deck located at 273 River Street. The approximate length of the overall structure is 104.4 ft. long x 39.6 ft. wide, (4,134 sq. ft.)

As part of this work effort, the City of Troy is seeking to retain the services of a New York State Licensed Professional Engineer to evaluate the existing parking deck. The structural condition assessment is needed to document existing conditions as related to the interim skeletal steel framing that is located between the adjacent Dauchy building which is 275-283 River Street and the RCCA which is 261-271 River Street, a demolition plan for the removal of the deck, partial removal and stabilization of the brick bearing walls and the design and preparation of construction drawings for the placement of new reinforced concrete bearing and retaining walls with skeletal steel framing to replace the existing parking deck as well as the design of a new staircase to provide access from the deck at the River Street grade level down to Front Street.

C. PROPOSALS:

The response to the RFP shall include a brief technical proposal of services that shall be performed, what will be evaluated, a cost proposal both in terms of a lump sum amount for the evaluation and hourly rates and a proposed contract.

Solicitation, inquiry and submission schedule:

Solicitation issued	Monday January 21, 2013
Inquiry period	Monday January 21 2013 to Tuesday January 22, 2013 at 11:00am
Submission deadline	Wednesday January 23, 2013 at 11:00am

Engineering Reports for both buildings are due back by Thursday January 31 at 3:00pm.

The technical proposal shall contain the following information:

1. A Letter of transmittal
2. A Company description and history
3. A List of clients including Government clients
4. A Description of qualifications for the type of work and similar experience on related projects and summary of work preformed.
5. Submission of organizational structure, personnel/staff member who will be performing the work and a copy of their professional resume
6. An indication that the company will adhere to the City's Affirmative Action Plan to prohibit discrimination and provide equal opportunity to qualified applicants for contract, subcontracts and grants with the City, and to comply with such Federal and State requirements. Concluding statement as to why the company is best qualified to meet the needs of the City of Troy and why they should be selected.
7. Description of services to be performed and a brief description of the work product the City will receive.
8. Details of the fee structure as a lump sum, a schedule of hourly billing rates per job classification and a detailed description of any additional costs such as out of pocket expenses and all expense categories applicable to this project.

Pleas note the Engineering Firm must carry professional liability insurance by an Insurance Company Licensed to do business in New York State.

To be considered for selection, respondents must submit a complete response to this RFP. Each submission must contain two signed originals and three copies, a cost proposal and a proposed contract must accompany technical proposals. The cost proposal and proposed contract shall be provided in a sealed envelope separate from the technical proposal. All proposals submitted under this RFP will become the property of the City of Troy. No other distribution of the proposal shall be made by the respondent.

The proposals for professional engineering services to be provided to the City should be sent to:

Mike Dinova, Chief Account Clerk
Office of the City Comptroller
City Hall
433 River Street
Troy, NY 12180

The City reserves the right to reject any or all proposals, or to award in whole or in part, or to waive informalities, if in its opinion, the best interest of the City will thereby be promoted.

The City assumes no responsibility or liability for costs incurred by respondents prior to an award of a contract, including costs incurred with the preparation and submission of proposals in accordance with this RFP.

D. Terms of Agreement

The successful respondent will be required to enter into an agreement with the City. The professional engineering services rate structure should be related to and include professional personnel, as well as any drawings, specifications and all associated reimbursable costs. Companies shall make one cost proposal, which should be divided into component pieces and costs. The City retains the right to negotiate the type of contract (lump sum or time and material) based on the individual project. Depending upon the project, the City reserves the right to expand on Engineering services, needs, if it determines in the course of the work it is required. At that point the additional services will be paid for on a time and material basis.

E. Scope of Services

A structural condition assessment/pre-demolition survey of the adjacent buildings immediately to the North and South of the parking deck 273 River Street is to be preformed. The evaluation will be limited to the exposed portions of the parking deck. A city of Troy Representative and the building owner's representative will accompany the independent Engineering Consultant during the evaluation. The Engineering Consultant shall prepare a Structural condition assessment report along with supporting photographs summarizing the observations and assessments for the parking deck. It is recognized that no removals of materials and destructive testing, repair schemes nor an evaluation of electro mechanical devices or load capacity analysis are included within this scope of work.

F. Selection Process

Responses meeting the submission requirements will be reviewed promptly. The City, at its sole discretion, may award a contract, may reject any or all proposals, or seek additional information on any or all proposals, or choose not to award a contract as a result of this solicitation. The City will select a consultant based on the results of the proposal evaluation process and any additional information gathered. No part of the work can be assigned, transferred, conveyed, sublet or other wise disposed of without the City's consent and written approval. Services of the Professional Engineer are proposed to commence immediately following selection and authorization of the Agreements.
Proposals will be evaluated based on the company's ability to demonstrate:

- The experience and competence of the respondent, including the individual expertise of the staff members.
- An overall understanding of the project needs.
- The respondent's organization and management, including staffing and management control.
- The company's professional competency and history of success, in general and with the similar type of work.

- The ability to work on short notice, with very short completion schedules.
- A comparison of the professional engineering services rate structure and schedule of hourly billing rates.

G. Inquiries

All inquiries shall be submitted and answered in writing. Inquiries shall be submitted no later than Tuesday January 22nd at 11:00am. All inquiries shall be sent to:

Colleen Bessette
Office of the City Engineer
433 River Street
5th Floor
Troy NY 12180
518-279-7179 518-270-4642
Email: Colleen.Bessette@troyny.gov