



**Request for Proposal (RFP)**  
**for**  
**Consultant Services for the Development of a Brownfield Opportunity Area (BOA) Plan**  
**Study for the**  
**City of Rensselaer, Rensselaer County, New York**

**Date of Issuance: Thursday, February 9, 2023**

**Date of Submission: Thursday, March 9, 2023**

**Bid opening: Friday, March 10, 2023**

## **Purpose of the Proposal**

The City of Rensselaer seeks proposals from professional consulting firms to oversee and coordinate the development of a Brownfield Opportunity Area (“BOA”) Plan that will provide the foundation for a full BOA designation by the New York State Department of State (“DOS”).

The City hopes to achieve designation no later than July 15<sup>th</sup>, 2024. As such, the consultant should have significant experience with the development of BOA Plans (formerly BOA Plans) and successful State BOA designations in other municipalities throughout New York State and must have demonstrable skills in facilitating and coordinating public outreach, community design and visioning, land use planning, and economic development.

The BOA Plan will result in a detailed description and analysis of the existing conditions, development opportunities, and reuse potential of parcels located in the proposed BOA. The study will strategically focus on key sites that are perceived as catalysts for redevelopment of the entire BOA. The final outcome of the study will be a BOA designation of the area by the New York State Secretary of State.

## **Project Area Description**

The City of Rensselaer intends to complete a BOA Plan Study for an estimated 534 acre area. The proposed study area includes 162 acres that encompasses Rensselaer's Hudson River waterfront and commercial downtown corridor and approximately 372 acres in its heavy industrial zones. Undeveloped brownfields and superfund sites in the City's industrial zone and underutilized parcels in downtown areas provide unparalleled opportunities for economic growth in the City.

The large study area includes 31 potential brownfield sites. Investment in this area and the surrounding area has been limited, and the needs of this diverse and low-income community have been historically neglected. By redeveloping this area, the City has an opportunity to revitalize the downtown into a highly sustainable and livable downtown neighborhood while also preparing to welcome a new generation of industrial growth.

## **Overall Objectives**

- Describe and refine the outline of the BOA Plan study area. Justify the rationale for the study area boundaries.
- Identify issues and opportunities based on an analysis of existing conditions and market feasibility.
- Identify private property owners of key vacant sites within the study area.
- Engage the public in a meaningful way to solicit input on the future use of strategic sites. Critical attention must be paid to the residual effects of urban renewal in the study area. A clear community vision, with goals and objectives for the study area, is the optimal community/stakeholder engagement process.
- Using input from various sources (i.e., private sector, public comment, market feasibility study, etc.), define goals and visions for the area that would include a range of realistic future uses, as well as types of redevelopment projects.
- Create a series of master redevelopment plans for strategic sites to help articulate the desired development goals. The redevelopment plans should include recommendations and specific steps to achieve such goals. Plans should also include visual representations and/or renderings to illustrate redevelopment plans.
- Meet the goal of 15% WBE (\$14,167) and 15% MBE (\$14,167) participation for this BOA Plan study.
- Follow the Work Plan (Attachment A) included in this RFP.

## **Submission Materials**

Respondents must submit 3 hard copies and 1 digital copy (on a flash drive) of its proposal as outlined below. *Faxed or electronic submissions will not be considered.* **Proposals must be submitted by mail or in person by Thursday, March 9, 2023 to:**

Rensselaer City Hall  
Planning Department  
62 Washington Street  
Rensselaer, New York 12144

***Responses that miss the deadline will not be considered.***

The information requested through this RFP is necessary for the City of Rensselaer to adequately evaluate any proposal. Applicants are urged to submit proposals as complete as possible on their initial submission. Failure to supply the requested information may result in the rejection of a proposal.

The following items **must** be submitted for consideration to be selected as the consultant for the BOA Plan Study:

**1. Consultant Qualifications**

- a. Description of the consultant firm. The response should address the firm's overall philosophy, list its areas of specialization, and highlight its technical competence and expertise.
- b. Provide a list of resumes and/or description of qualifications of principal team members, including identification of the proposed project manager.

**2. Consultant Experience**

- a. Demonstrate experience with municipal planning and brownfield redevelopment, specifically with respect to New York State (NYS) Brownfield Opportunity Area (BOA) programs.
- b. Submit a detailed history of all relevant projects that have been completed in the last five (5) years with an emphasis on projects similar in scope to the City of Rensselaer's proposed BOA Plan and also number of BOA designations achieved as a result of BOA Plans. The respondent should include a brief description of each project, an estimate of the project's total cost, and the start and completion dates of the project.
- c. Provide reference contact information for completed projects.
- d. Submit a list of projects that are currently underway or future commitments that would be relevant to the size and scope.
- e. Include work samples from similar projects.

**3. Proposed Project Plan**

- a. Narrative summarizing the methodology and schedule of the work needed to complete the project. The proposal should demonstrate the firm's understanding of the issues and goals that the City of Rensselaer hopes to achieve through a BOA Plan and designation. The respondent should include a detailed description of the procedures – with specific emphasis given to the public and community outreach aspect of this proposal - that will be used to complete the intended scope of work. The project schedule should include an estimated time to complete each major task in the intended scope of work.
- b. A listing of any proposed work to be completed by any sub-contractors.
- c. Strategy for satisfying the goals of this proposal for the inclusion of MWBE

(Women/Minority-owned Business Enterprises) firms in the BOA Plan.

#### **4. Project Costs**

- a. A proposed budget – not to exceed \$94,445.00 - outlining the fee structure and expense summary for the services to be provided.
- b. A timetable for payments upon the completion of specific project phases. Provide a fee structure or budget for the services proposed and the expenses to be incurred.
- c. Estimated costs of any proposed work to be completed by any sub-contractors, with a representation about whether those costs are included in, or in addition to, the respondent's cost estimate.

#### **Evaluation Criteria**

Each proposal will be evaluated based on the information submitted. The proposals will be reviewed by City staff and a representative from NYS Department of State (DOS). Qualified applicants may be asked to submit additional details, attend meeting(s) with City officials, and/or submit digital responses to additional clarifying questions.

Staff will then make a recommendation of one or more applicant(s) that best meets the evaluation criteria to the City Council for its review. The final approval for a consultant for a BOA Plan Study rests with the City of Rensselaer Council.

Proposals received within the stated deadline and containing all required information will be evaluated using the following criteria:

#### **1. Qualifications (25%)**

- a. Qualifications of the firm and of the key members of its proposed project team will be evaluated based on education, professional expertise, and relevant experience with respect to the tasks to be performed.

#### **2. Experience (25%)**

- b. Successful municipal brownfields experience, specifically any project related to the NYS Department of State ("DOS") BOA plans and BOA designations achieved.
- c. Demonstrable organizational skills necessary for result-oriented community planning.
- d. Recommendations from previous clients.

#### **3. Proposed Project Plan (25%)**

- a. Submission of a realistic project plan that shows an understanding of the scope of work and the goals to be achieved. Emphasis is given to plans that include a thorough proposal for community outreach and engagement.
- b. A schedule that will complete all project tasks within the allotted time and budget.
- c. A proposal that demonstrates the respondent's ability to meet MWBE requirements.
- d. Quality and completeness of the response.

- e. Applicability of proposed alternatives or enhancements to information requested.

#### **4. Project Costs (25%)**

- a. A reasonable total project budget and payment schedule.
- b. The cost-effectiveness of the proposal.

#### **Terms and Conditions**

1. The City may, at its option, interview prospective consultants as part of this selection process. However, selection may take place without such interviews. Therefore, applicants are urged to present proposals that are as complete as possible upon initial submission.
2. The City reserves the right to amend its evaluation criteria at any point, at its sole discretion.
3. The City may terminate the RFP process at any time for any reason.
4. The City reserves the right to reject any and/or all proposals.
5. The City has no obligation to discuss its reasons for selecting, accepting, or rejecting any proposals with the proposer or representatives of said proposer, but will entertain such requests.
6. The issuance of the RFP does not obligate the City to select a proposal and/or enter into any agreement. Any submission does not constitute business terms under any eventual agreement.
7. This RFP does not in any way commit the City to reimburse respondents for any costs associated with the preparation and submission of proposals.

#### **Questions and Information**

Please direct all questions regarding this Request for Proposal (RFP) in writing to the City of Rensselaer's Department of Planning and Development at [Ketura.vics@rensselaer.ny.gov](mailto:Ketura.vics@rensselaer.ny.gov).

City staff may provide updates, addenda, or FAQs for this RFP. Any additional information will be posted on the City of Rensselaer's website under the "RFQs" section of the Planning and Development's Department page at: <https://www.rensselaerplanning.com/rfq-s>.

Potential respondents are encouraged to periodically check the City's website for any new information concerning this RFP.

#### **City of Rensselaer Core Values Statement**

Justice, Equity, Diversity and Inclusion are core values to the City of Rensselaer, where there is a strong commitment to establishing and maintaining an environment free of discrimination. These values are promoted through the daily practice of professionalism, respect, acceptance and understanding. As such, City residents along with women, minorities, individuals with disabilities, members of the LGBTQ community, and veterans are encouraged to apply.

## **ATTACHMENT C – WORK PLAN**

### **City of Rensselaer Brownfield Opportunity Area Plan**

#### **1. Project Description**

The City of Rensselaer intends to complete a BOA Plan for a 534-acre area characterized with 31 potential brownfield sites. The primary community revitalization objectives include identification of barriers to redevelopment, building partnerships, and identification of implementable and sustainable redevelopment actions. Anticipated community benefits include enhanced tax revenue, improved quality of life, enhanced public access to the waterfront, and new employment opportunities.

The BOA encompasses the downtown and waterfront industrial areas and includes a portion of Rensselaer’s Local Waterfront Revitalization Plan that was established in 1987. The BOA Plan will build on prior efforts, including a previous incomplete BOA Plan, as well as substantiate objectives and strategies contained in Rensselaer’s 2006 Comprehensive Plan for commercial revitalization of the downtown center, and waterfront development within the BOA boundary and the City’s Open Space Plan, which is anticipated to be complete in July of 2023.

The BOA Plan will provide an in-depth and thorough description and analysis of existing conditions, opportunities, and reuse potential for properties located in the proposed Brownfield Opportunity Area (BOA) with an emphasis on the identification and reuse potential of strategic sites that are catalysts for revitalization and culminate in designation of the area by the Secretary of State.

Key project objectives include:

- Identifying and providing a clear description and justification of a manageable study area and associated boundaries.
- Establishing a community and stakeholder participation process.
- Developing a clear community vision and associated goals and objectives for the study area.
- Completing a comprehensive land use assessment and analysis of existing conditions in the study area, including an economic and market trends analysis, to determine the range of realistic future uses and types of redevelopment projects to revitalize the study area.
- Identifying strategic sites that represent key redevelopment opportunities and fully examining their redevelopment potential.
- Based on the analysis, a description of key findings and recommendations for future uses and other actions for redevelopment and community revitalization.
- Providing a series of key recommendations to serve as the basis for project implementation.
- Submission of a BOA designation package for approval and official designation by the Secretary of State.

#### **2. Project Attribution and Number of Copies**

The contractor must ensure that all materials printed, constructed, and/or produced acknowledge the contributions of the NYS Department of State to the project. The materials must include the following acknowledgment:

*"This (document, report, map, etc.) was prepared for the New York State Department of State with funds provided under the Brownfield Opportunity Areas Program."*

The contractor shall ensure that all materials printed, constructed and/or produced with funding provided by the BOA Program form a unified and coherent report and include the components and products described in this work plan. Submission of pre-existing and stand-alone data and reports are not acceptable as substitutes.

The contributions of the Department must also be acknowledged in community press releases and other notices issued for the project, including web site postings and other forms of digital distribution. Project press releases and other notices shall be submitted to the Department for review and approval prior to release, to ensure appropriate attribution.

Unless otherwise specified in the Work Plan tasks, the Contractor must submit all required products in the following formats:

- Draft products: one digital copy of each product must be submitted in Microsoft Word and Adobe® Acrobat® Portable Document Format (PDF), created using 300 dpi scanning resolution.
- Final products: one electronic copy of each product must be submitted in Microsoft Word, PDF (20 MB maximum), created using 300 dpi scanning resolution. In addition, one paper copy of each final product (including reports, designs, maps, drawings, and plans) must be submitted.
- Electronic data for all Geographic Information System-based mapping products and associated spatial data must be submitted in either ArcGIS format, or similar product acceptable to the Department, and comply with the requirements for Contract GIS Products. Formal metadata must be provided with all digital GIS data which includes, at minimum, a file summary/abstract, intended use, data, source data, and author information.
- Electronic data for all designs, drawings, and plans must be submitted in the original software that they were created (such as CAD format or other similar product acceptable to the Department), as well as in JPG format.
- Photographs and images must be submitted in JPG format with a minimum resolution of 300 dpi must be dated and captioned with the location and a brief description of the activity being documented and include any associated metadata (including the photo's GPS location where available).

### **3. Compliance with Procurement Requirements**

The municipal attorney, chief legal officer, or financial administrator for the municipality (contractor) shall certify to the Department of State that the procedures of the municipality, established pursuant to General Municipal Law, Section 104-b, were fully complied with for all contracts for professional services.



## 4. Project Components Component

### 1: Project Start-up

#### Task 1.1: Project Planning Meeting

The contractor and Department of State (DOS) shall conduct an initial meeting with key project participants to discuss and finalize project scope, objectives, approach, and regulatory requirements. The meeting agenda should include:

- Project scope
- SEQRA requirements
- Potential services required
- Approach to developing project steering committee
- Public engagement strategy
- MWBE requirements and approach

#### Meeting Materials:

- Agenda
- Project workplan & budget
- Supporting materials (e.g. maps, visuals, list of proposed advisory members, etc.)

#### Attendees:

- Contractor
- Agency representatives from DOS and other agencies as applicable

*Product:* Meeting summary and notes

#### Task 1.2: Establish Project Steering Committee

The contractor shall establish a steering committee to oversee the planning process. The committee shall include members that represent diverse interests within the community, including, but not limited to:

- local municipal officials from the community in which the project is located
- community-based organizations or not-for-profit organizations
- regional planning entities or other regional groups
- appropriate state and/or federal agencies
- private or business interests
- property owners
- non-governmental entities and civic groups
- environmental groups or organizations
- area residents and the public at large

The contractor shall complete and distribute a list of the steering committee members.

*Product:* List of steering committee members

### Task 1.3: Solicitation of Consulting Services

Should the contractor require the services of a consultant, a Request for Proposals (RFP) process shall be used to select a consultant based on the submission of a full project proposal. The process is as follows:

- The contractor shall draft an RFP, including a complete project description, a detailed project scope, expected outcomes, and criteria for selecting a preferred proposal.
- The RFP shall be submitted to the DOS for review and approval prior to release for solicitation of proposals.
- After the DOS has reviewed and approved the request for proposals, the contractor may directly notify, through e-mail or regular mail, potentially qualified consultants of the request for proposals.
- The contractor shall also advertise the RFP in the NY State Contract Reporter, a regional newspaper, or an appropriate trade publication.
- The contractor shall conduct and document outreach to NYS-certified MWBE consultants to ensure State goals can be met.

#### *Products:*

- An approved RFP sent to qualified subcontractors
- Copy of advertisement
- Documentation of outreach to qualified NYS-certified MWBE firms

### Task 1.4: Consultant Selection and Compliance with Local Procurement Requirements

In consultation with DOS, the contractor shall review all proposals received as a result of the RFP. Based on the reviews of the consultant proposals, the contractor shall organize and conduct interviews of the top-ranked candidate consultants.

At a minimum, the following criteria are suggested for use in evaluating consultant responses:

- Quality and completeness of the response
- Understanding of the proposed scope of work
- Applicability of proposed alternatives or enhancements to information requested
- Cost-effectiveness of the proposal
- Qualifications and relevant experience with respect to the tasks to be performed
- Reputation among previous clients
- Ability to complete all project tasks within the allotted time and budget
- Ability to meet MWBE requirements

Incomplete proposals that do not address all the requested components should not be accepted for review and consideration.

The consultant selected is subject to approval by the DOS.

The municipal attorney, chief legal officer, or financial administrator for the municipality (contractor) shall certify to the Department of State that the procedures of the municipality, established pursuant to General Municipal Law, Section 104-b, were fully complied with for all contracts for professional services.

*Products:*

- List of top-ranked candidates and letter from the contractor to DOS indicating the selected consultant
- Signed DOS Procurement Certification for contracts for professional services

Task 1.5: Consultant Subcontract Preparation and Execution

The contractor shall prepare a draft subcontract to guide the work of the selected consultant. The contract shall contain:

- A detailed workplan with adequate opportunities to review project milestones
- A payment schedule (payments must be tied to receipt of acceptable *products* in the work plan)
- Project cost detailed by component tasks.
- The professionals from the firm that will be directly involved in the project.
- The composition of the entire team, including firm name and area of responsibility/expertise.
- The persons, including firm affiliation assigned to undertake and complete specific workplan tasks.

The contractor shall submit the draft subcontract to the DOS for review and approval. A copy of the final subcontract, incorporating DOS's comments on the draft, shall be provided to DOS.

*Product:* Draft and final, executed consultant subcontracts

Task 1.6: Project Scoping Session with the Selected Consultant

The contractor, DOS, and the consultant shall hold a scoping session to review project and contract requirements and to share information with the consultant that will assist in completing the project. Topics shall include but are not limited to the following:

- project scope and budget allocation
- study area boundary
- community participation and visioning process
- project goals and objectives
- existing relevant information (maps, reports, etc.)
- access to information from past or current projects
- responsibilities of the participants (contractor, consultant, and DOS)
- timeframes and deadlines
- reporting requirements
- SEQRA requirements
- expected products, including BOA Designation
- MWBE goals

*Product:* Meeting summary prepared by the contractor, with note of agreements/understandings reached, and distributed to scoping session participants

## **Component 2: Community and Stakeholder Participation**

### **Task 2.1: Community and Stakeholder Participation**

The contractor shall prepare a Community and Stakeholder Participation Plan of agreed upon public outreach and techniques to ensure meaningful public participation in the planning process. This includes an anticipated schedule of public meetings, other outreach methods and techniques that will be used to ensure public participation throughout the course of preparing the BOA Plan. This shall be completed in coordination with the Steering Committee, DOS and other key participants.

Public participation should occur early and consistently in the process through visioning workshops, informational meetings, project presentations, and public education. The contractor shall provide DOS with a minimum of two weeks' advanced notice of all proceedings relative to the public participation process.

Community outreach should serve to inform the public about the project and serve as a means for the public and stakeholders to participate in forming the plan, thus ensuring community support and understanding. The public participation outline and summary description shall be subject to review and approval by the DOS.

Public participation shall include, at a minimum:

- the use of a local steering committee to guide plan preparation
- the preparation, update and maintenance of a community contact list that includes the names, addresses, telephone numbers, and e-mail addresses of individuals and organizations with a stake in the proposed area. This is to be used on a regular basis to keep stakeholders informed of progress on the plan
- an initial public kick-off meeting to explain the BOA Program and the project's intent and scope and to solicit initial public input to develop, refine, or confirm the community's vision for the study area, project goals and objectives, opportunities and constraints
- the review of the vision statement, goals, and objectives
- review of the existing conditions analysis
- review of the economic and market trends analysis and an exploration of alternative approaches to redevelopment and revitalization
- a public presentation and informational meeting on the draft BOA Plan that solicits feedback on the entire project, including the strategic sites, redevelopment strategies, findings of all analyses, and key recommendations.

Methods and techniques may include, but are not limited to:

- public informational or outreach meetings
- stakeholder interviews
- visioning sessions
- design charettes
- workshops
- discussion groups
- surveys
- public meetings and hearings

*Product:* Approved Community and Stakeholder Participation Plan, including anticipated

schedule of public proceedings. The contractor shall be responsible for carrying out the plan.

### **Component 3: Draft BOA Plan**

The contractor shall prepare a draft BOA Plan that provides a thorough description and analysis of the study area.

The draft BOA Plan will consist of the following tasks addressing the study area. Emphasis will be placed on the identification and reuse potential of strategic sites and area-wide improvements that are catalysts for revitalization.

#### **Task 3.1: Description of the Project and Area Boundary**

The contractor shall prepare a narrative and visual description of the following elements:

##### **A. Lead Project Sponsors**

Description of project sponsors, including relationship and organizational structure between the sponsoring municipality and involved community-based organizations OR the relationship and organizational structure between the sponsoring community-based organization and the municipality.

##### **B. Project Overview and Description**

Overview of the project, including: the relationship of the study area to the community and region; acreage in the study area; and the number and size of brownfield sites and other abandoned, vacant, or partially developed sites located in the proposed BOA. The description shall include the relationship of the BOA to any existing comprehensive plans and/or economic development initiatives, reports or strategies with an emphasis on creating linkages between related planning and implementation efforts.

The description shall include the area's revitalization potential in terms of a range of opportunities, including:

- new uses and businesses
- creating new employment and generating additional revenues
- new public amenities or recreational opportunities
- restoring environmental quality

##### *Map Requirements:*

- A map showing the boundary of the BOA area
- A Community Context Map that shows the location and relationship of the community (in which the proposed BOA is located) to the surrounding municipality, county and region

##### **C. Community Vision and Goals**

A cohesive vision statement for the area shall be prepared with a list of specific goals to be achieved relative to community redevelopment and revitalization as shaped and expressed by the community.

Project goals should be expressed in terms of opportunities for:

- development projects that align with community needs
- new housing
- improved economic conditions
- advancing environmental justice concerns
- additional open space and/or recreational amenities
- enhancing resiliency
- other goals and objectives relevant to the redevelopment of brownfields or underutilized property

Such goals shall, where practicable, reflect to the degree appropriate the principles of sustainable community development, including, but not limited to:

- strengthening and directing development towards existing communities' centers
- fostering distinctive, attractive communities with a strong sense of place
- mixing land uses
- taking advantage of compact building design
- creating a range of housing opportunities and choices, including affordable housing
- reusing historic buildings and preserving historic sites
- preserving open space, farmland, natural beauty, and critical environmental areas
- providing a variety of transportation choices (public transit, pedestrian, bicycle, etc.)
- creating walkable neighborhoods
- improving social, economic, and environmental resilience in the community
- using best management practices for storm water management
- making development decisions predictable, fair and cost effective
- encouraging community and stakeholder collaboration in development decisions

#### D. BOA Boundary Description

A description and justification of the proposed BOA boundary. The borders of a BOA boundary should follow recognizable natural or existing boundaries such as, but not limited to: highways, local streets, rail lines, municipal jurisdictions or borders, or water bodies. The project study area should be between 50-500 acres.

In determining the borders, consideration may be given to:

- land uses that affect or are affected by identified potential brownfields, vacant, or underutilized property
- natural or cultural resources with a physical, social, visual or economic relationship to identified potential brownfields
- areas necessary for the achievement of the expressed goals of the BOA

#### *Map Requirement:*

- The description shall include a BOA Boundary Map that clearly shows and identifies the location and boundaries of the study area

*Products:* A complete narrative Description of the Project with the community’s vision and goals, BOA Boundary, and all required maps, as described in Task 3.1 above. This will be presented in the draft BOA Plan as Section 1.

### Task 3.2: Description of Community Participation Process and Outcomes

The contractor shall prepare a narrative description of the following elements:

#### A. Outcomes from Community and Stakeholder Participation

Description and analysis of community and stakeholder input and feedback received during meetings and workshops or other community participation, as outlined in Component 2. This analysis should identify key outcomes that inform the project. The contractor shall also provide a detailed description of all meetings and workshops and other community outreach activities that occurred.

*Product:* A complete narrative description of the activities and outcomes from Community and Stakeholder Participation as described in Task 3.2 above. This shall be presented in the draft BOA Plan as Section 2.

### Task 3.3: Existing Conditions Analysis

The contractor shall prepare an analysis of the existing conditions of the proposed BOA that include the following elements:

#### A. Community and Regional Context

A description of the contextual relationship of the proposed BOA to the community, municipality, and region that places the proposed BOA area into a larger context. The description may include indicators relevant to the BOA Plan study, such as:

- demographic information, including socially vulnerable populations
- housing trends and needs
- economic conditions
- land use history and current status
- transportation systems
- infrastructure
- natural features
- current and future hazard/climate risks (e.g., information from local and/or State Hazard Mitigation Plan)

#### B. Inventory and Analysis of the Proposed BOA

An inventory and analysis for the entire BOA, including a thorough analysis of existing conditions, opportunities, and reuse potential for properties located in the proposed BOA. This analysis should provide support for the reuse potential of strategic sites that are identified by the community as catalysts for revitalization.

The purpose of the inventory and analysis is to make specific and realistic recommendations in the proposed BOA for implementation projects, including land and groundwater use. Therefore, this

analysis must include all of the relevant information needed to contextualize and develop these recommendations.

In order to clearly organize and present the inventory and analysis, the BOA may be divided into logical geographic sectors, or subareas. The study area, sectors, and/or subareas must be described in terms such as: total acres; acres developed and vacant, including strategic sites for redevelopment; and percent of the total area or sector developed with specific land use types and percent of land area vacant.

The inventory and analysis shall include, but not be limited to, an analysis of the following: Existing

### Land Use and Zoning

An analysis of the existing land use pattern and zoning districts within the BOA, including:

- location of study area as it relates to the community
- total land area in acres and area of each sector or subarea in acres of the proposed BOA
- existing and adjacent land and water uses including, but not limited to, residential, retail, commercial, mixed use, water-dependent, industrial and manufacturing, publicly or privately owned vacant or underused sites, dedicated parks and dedicated open space, and institutional uses, and cultural uses
- land area committed to each land use category
- brownfield sites and all underused, abandoned, or vacant properties that are publicly and privately owned
- known data about the environmental conditions of the properties in the area
- climate/hazard risk data or information
- existing zoning districts and other relevant local laws or development controls guiding land use including but not limited to historic districts
- local, county, state or federal economic development designations or zones

### *Map Requirements:*

The analysis of the existing land use pattern and zoning must include:

- an Existing Land Use Map that shows the pattern of existing land use
- an Existing Zoning Map that shows the location and type of zoning districts as well as economic designations or zones

### Brownfield, Abandoned, and Vacant Sites

An inventory, analysis and narrative description of brownfield, vacant and abandoned sites within the BOA area. The inventory should include, at a minimum, physical features, including location, proximity to other key sites, size and condition, potential contamination issues, historic hazard impacts, current and future climate/hazard risks, and use potential.

This inventory and analysis may be based on: review of existing or historical records and reports, aerial or regular site photographs, and existing remedial investigations, studies and reports; field observations from locations adjacent to or near the site, or, if permission is granted, from being present on the site; interviews with people that are familiar with the land use history of the site; and/or any other known data about the environmental conditions of the properties in the proposed BOA, as needed.



For each relevant brownfield and abandoned or vacant site, complete descriptive profiles shall be provided. These profiles should include details that describe the relevance of these sites in relation to the proposed BOA study and contribute to an understanding of the reuse potential of these sites.

At a minimum, this shall include, but is not limited to:

- site name and location, including owner, site address, and size in acres
- location on the Underutilized Sites Location Map
- current use or status and zoning
- existing infrastructure, utilities, and site access points
- proximity to existing transportation networks
- natural and cultural resources or features
- If applicable, flood zone and which type (A,AE)
- adjacent uses
- environmental and land use history, including previous owners and operators
- known or suspected contaminants, and the media which are known or suspected to have been affected (soil, groundwater, surface water, sediment, soil gas) based on existing environmental reports and other available information
- use potential (residential, commercial, industrial, recreational) including potential redevelopment opportunities

*Map Requirement:*

- The description shall include an Underutilized Sites Location Map that clearly shows the location, borders and size of each brownfield site and other underutilized, abandoned or vacant sites showing private or public ownership, with an identifying reference to the attached profiles.

Land Ownership Pattern

A description and analysis of the private and public land ownership including: land and acres held in public ownership (municipal, county, state, and federal); land held in private ownership; brownfields held in private or public ownership; and land committed to road/rights-of-way.

*Map Requirement:*

- The description shall include a Land Ownership Map that shows public and private land ownership.

Parks and Open Space

A description of all public (municipal, county, state, and federal) and privately-owned lands that have been dedicated for or committed to parks or open space use including an analysis of adequacy of parkland, condition and utilization.

*Map Requirement:*

- The description shall include a Parks and Open Space Map that shows lands that have been dedicated or committed for park or open space use.

Building Inventory

An inventory, description and analysis of key buildings in the area, including building name, levels,

gross square footage, original use, current use, condition, and ownership.

*Map Requirement:*

- The description shall include a Building Inventory Map that shows the location of key buildings.

Historic or Archeologically Significant Areas

A description and analysis of historic or archeologically areas, sites, districts, or structures that are of local, state or federal significance.

*Map Requirement:*

- The description shall include a Historic or Archeologically Significant Areas Map that shows resources of historic significance (may be shown as part of the Building Inventory Map).

Transportation Systems

A description and analysis of the various transportation systems (vehicular, rail, subways, air, navigable waterways, esplanades) in the study area and the types of users (truck, car, bus, ferry, train, subway, recreational and commercial vessels, pedestrian, bicyclists, etc.).

*Map Requirement:*

- The description shall include a Transportation Systems Map that shows transportation networks and systems.

Infrastructure

A description and analysis of the area's infrastructure (water, sewer, storm water, etc.) and utilities including location, extent, condition and capacity. This description and analysis will also include parking lots and garages.

*Map Requirement:*

- The description will include an Infrastructure and Utilities Map that shows the areas primary infrastructure.

Natural Resources and Environmental Features

A description and analysis of the area's natural resource base, environmental features and current conditions including, but not limited to: upland natural resources and open space; surface waters and tributaries, groundwater resources and use; wetlands; flood plains; erosion hazard areas; fish and wildlife habitats; air quality maintenance areas; visual quality; agricultural lands; and locally, state, or federally designated resources.

*Map Requirement:*

- The description shall include a Natural Resources and Environmental Features Map that shows the location of primary natural resources and environmental features.

### C. Economic and Market Analysis

An economic conditions and market analysis with concrete findings that define realistic future use scenarios for key sites within the proposed BOA. Future land uses must be economically viable, resilient, compatible, and appropriate for the area targeted for redevelopment.

The economic analysis shall focus on select datasets and indicators that provide insight into the particular socio- economic and market conditions and opportunities within the proposed BOA area and immediate region. These conditions and opportunities may also be identified through stakeholder interviews, community input, real estate analysis, existing studies, and secondary datasets.

The outcomes of the economic and market analysis should be described in relation to potential reuse scenarios for sites within the BOA area. The economic and market analysis shall consist of a micro (neighborhood, street, block, site specific) analysis and may consist of a macro (state and regional) analysis, if applicable.

### D. Strategic Sites

A list of strategic sites developed from supportive criteria identifying the most likely sites to spur area-wide revitalization. Based on the analyses above, the contractor should identify a thorough list of strategic sites for redevelopment, as well as a description of the process and criteria used to determine the strategic sites selected. This should include a detailed rationale for how these criteria were selected by the community and stakeholders.

Factors that may be used to identify strategic sites can include but are not limited to: overall importance to the community and the revitalization effort; location; ownership and owner willingness; on-site structures; level of contamination; property size and capacity for redevelopment; potential to spur additional economic development or positive change in the community; potential to improve quality of life or to site new public amenities; community support for proposed projects for the site; adequacy of supporting or nearby infrastructure, utilities and transportation systems; levels of current and future climate/hazard risks; and other factors as may be determined by the community.

Site profiles shall be created for all strategic sites.

#### *Map Requirement:*

- Strategic sites that have been identified through the planning process

### E. Environmental Review of Strategic Brownfield Sites

A list of candidate sites to be considered for Phase 2 site assessment funding. Prior to completion of the summary analysis and findings, the contractor shall hold discussions with DEC and DOS regarding the identified strategic brownfield sites that may be candidates for site assessment funding. The recommended discussions will serve to aid in prioritizing the sites that may be eligible for Phase 2 site assessment funding or technical assistance under BOA, the State's remedial programs (i.e., Environmental Restoration Program, or Brownfield Cleanup Program), or other programs.

### F. Key Findings of Inventory and Analysis

A set of key findings drawing from community and stakeholder input, analysis of the proposed BOA area, economic and market analyses, and strategic sites analysis. These key findings should lead to clear, actionable recommendations for revitalization and redevelopment, to be outlined in detail in the following section.

The key findings should describe, but are not limited to, the following:

- clear comparison of proposed future uses and necessary or desired zoning changes to existing land use and zoning
- publicly controlled and other lands and buildings which are or could be made available for development or for public purposes
- potential interim land uses for strategic brownfield sites that have been identified by the community as catalysts for revitalization
- climate or hazard risks, including, but not limited to, potential impacts on future land uses, infrastructure, and populations
- necessary infrastructure improvements and other public or private measures needed to stimulate investment, promote revitalization, and enhance community health and environmental conditions
- opportunities for properties located in the proposed BOA, with an emphasis on redevelopment of properties identified as strategic sites including reuse as residential, commercial, industrial and recreational or cultural amenities
- conditions and requirements for anticipated redevelopment for strategic sites

*Product:*

- A complete narrative of the analysis of the proposed BOA, all required maps, and site profiles for relevant brownfield, abandoned and vacant sites and all identified strategic sites as described in Task 3.3 above. This shall be presented in the draft BOA Plan as Section 3.

Task 3.4: Final Recommendations and Implementation Strategy

A. Recommendations for Revitalization and Redevelopment

A summary analysis and recommendations for revitalization and redevelopment shall be prepared based on the more thorough analysis of the tasks above.

These recommendations should focus on reuse and redevelopment opportunities and needs for properties located in the proposed BOA. They should include detailed redevelopment concepts for strategic sites that have been identified by the community as catalysts for revitalization. These concepts may include strategies such as, but not limited to enhancing retail, mixed use, industrial, recreational, cultural, infrastructure, and public amenities. These redevelopment concepts should culminate in a discrete set of public and private implementation projects with next steps required to advance these projects.

*Map Requirement:*

- The Recommendations and Revitalization Strategy shall include a Revitalization Actions Map(s) visually illustrating recommended projects and improvements.

B. Interagency/Partner Engagement

The contractor and the DOS shall, as appropriate, coordinate a discussion of opportunities for implementation of the BOA with potential partners from a variety of sectors.

The contractor may be requested to prepare for and participate in interagency workshops with appropriate local, county, state, and federal agencies.

The goals for these workshops may include:

- improved communication and understanding among the agencies about the community's vision, project objectives and needs
- improved understanding of various government programs, services, and potential financing (grants and loans) that could advance implementation of the BOA plan
- support from government agencies for permitting, technical assistance, and financing and coordinate government agency actions

### C. Implementation Strategy and Matrix

The contractor shall develop an implementation strategy that outlines short- and long-term projects and related actions required to advance redevelopment. This should be based on the summary recommendations outlined in Section A – Recommendations for Revitalization and Redevelopment.

The implementation strategy should be based on a set of redevelopment concepts that guide the implementation approach. These redevelopment concepts should articulate a clear direction for future use of targeted sites and/or subareas, based on the analysis of community priorities and opportunities for the BOA area.

Information presented for each project should include at least: responsible party(ies), estimated cost, possible funding sources, a timeframe for implementation, and any interim pre-development activities that may be required. Projects included shall be specific and actionable.

#### *Products:*

- Final set of recommendations for revitalization and redevelopment
- Summary of points of agreement regarding necessary actions for the successful implementation of the BOA Plan
- Implementation strategy and matrix of prioritized projects and activities to advance revitalization of the study area
- This shall be presented in the draft BOA Plan as Section 4.

### **Component 4: Completion of the draft BOA Plan**

#### Task 4.1: Draft BOA Plan and Executive Summary

The contractor shall prepare a draft BOA Plan incorporating the elements described in Component 3 as well as incorporating summaries of additional technical analyses that may have been undertaken as part of the BOA Plan study and present in a format that may be prescribed by DOS.

The Executive Summary shall include, in no more than fifteen (15) pages, the following:

- Community and project overview and description, including the study area boundary
- The community's vision for the area, major goals and objectives

- Public participation process
- Conditions, opportunities and assets in the study area and key natural resources
- Economic niche or economic opportunities based in part on economic and market trends
- Strategic sites and associated redevelopment opportunities
- Key findings and recommendations

The draft document shall be submitted to DOS for review and comment, and all comments shall be reflected in the draft BOA Plan. The contractor must submit both a hard copy and an electronic copy of the draft BOA Plan.

*Product:* Draft BOA Plan

## **Component 5: Final BOA Plan and Application for Designation**

Task 5.1: Public Meeting

In consultation with DOS, the contractor shall conduct a public information meeting to solicit public input on the Draft BOA Plan. A written summary of public input obtained at this meeting shall be prepared.

*Products:*

- Public meeting held
- Minutes/summary of meeting prepared.

Task 5.2: Preparation of Final BOA Plan

Based on comments received during the review period, the contractor shall prepare a final BOA Plan. The final BOA Plan shall be submitted to DOS for review and approval. All comments must be addressed to the satisfaction of DOS in subsequent versions of the final BOA Plan.

*Products:*

- Final BOA Plan approved by the DOS
- Supporting documentation including a GIS shapefile of the BOA boundary and photographs of the area

Task 5.3: Application for Designation

Upon completion of all tasks and receipt of acceptable report products, the contractor shall submit an application for designation of the BOA. The application for designation of the Brownfield Opportunity Area shall include the following materials:

- Letter of request: A cover letter requesting consideration by the Secretary of State for designation of the Brownfield Opportunity Area.
- Public Notice and Presentation of Supporting Documentation: Documentation demonstrating required public participation has been completed.
- Complete BOA Plan: A complete BOA Plan should be submitted both electronically and in hard copy. The hard copy should be provided in a 3-ring binder, with a cover sheet to indicate the location of the required elements within the BOA Plan. A pdf of the BOA Plan suitable for web posting must also be submitted.

- A digital map of the area proposed for BOA designation, submitted in ESRI Shapefile or Geodatabase format.

*Product:* Completed application for designation of the BOA and a complete designation package.

## **Component 6: NYS Environmental Quality Review**

### **Task 6.1: NYS Environmental Quality Review**

The Contractor's preparation and adoption of a BOA Plan funded through the Brownfield Opportunity Area program should comply with the State Environmental Quality Review Act (SEQRA). As applicable, the Contractor is the Lead Agency for purposes of SEQRA. The Lead Agency shall prepare, distribute and file a Full Environmental Assessment Form for purposes of evaluating the importance/significance of the impacts associated with preparing and adopting a BOA Plan. Upon completing the Full Environmental Assessment

Form, the Lead Agency shall make a Determination of Significance in accordance with SEQRA and its regulations. If the Determination of Significance results in a Positive Declaration, the Lead Agency shall prepare a Draft Generic Environmental Impact Statement for the Draft BOA Plan in accordance with SEQRA and its regulations and guidelines. If the findings of the Determination of Significance are such that the BOA Plan will not have at least one significant adverse environmental impact, a Negative Declaration may be prepared and filed. If a Negative Declaration is prepared and filed, then a Draft Generic Environmental Impact Statement will not be necessary and no further actions are necessary under SEQRA and its regulations. The Contractor shall determine whether a SEQRA public hearing will be held on the Draft BOA Plan. Completed SEQRA documents for the BOA Plan actions shall be submitted to the Department.

#### *Products:*

- Completed Full Environmental Assessment Form and associated SEQRA determination statements (Positive Declaration or Negative Declaration).
- If the Determination of Significance results in a Positive Declaration, the Lead Agency, with the assistance of the consultant, shall prepare a Draft Generic Environmental Impact Statement for the Draft BOA Plan in accordance with the SEQRA regulations and guidelines.
- If a Draft Generic Environmental Impact Statement is prepared, a SEQRA public hearing shall be held and the hearing notes should be submitted to the Department.

## **Component 7: Project Reporting**

### **Task 7.1: MWBE Reporting**

Comply with MWBE Reporting Requirements by completing the following actions:

- Submit Form C - Workforce Employment Utilization to report the actual work force utilized for this contract broken down by specified categories (every March 31, June 30, September 30 and December 31).
- Submit Form D - MWBE Utilization Plan to indicate any state-certified MWBE firms selected to work on this contract. Form D must be updated and submitted to the Department whenever changes to the selected MWBE firms occur (addition or removal).

- Record payments to MWBE subcontractors using DOS funds through the New York State Contract System (NYSCS).

Technical assistance for use of the NYSCS system can be obtained through the NYSCS website at <https://ny.newnycontracts.com> by clicking on the “Contact Us & Support” link.

*Product:* Ongoing reporting through NYSCS during the life of the contract. Form C submitted on a quarterly basis and Form D submitted as necessary.

#### Task 7.2: Project Status Reports

The Contractor shall submit project status reports semi-annually (every June 30 and December 31) on the form provided, including a description of the work accomplished, the status of all tasks in this work plan, schedule of completion of remaining tasks, and an explanation of any problems encountered.

*Product:* Completed project status reports submitted during the life of the contract.

#### Task 7.3: Final Project Summary Report

The Contractor shall work with the DOS project manager to complete the Final Project Summary Report.

*Product:* Completed Final Project Summary Report.

## 4. **Project Management and Responsibilities**

### The City of Rensselaer:

- will be responsible for coordinating participation and soliciting comments from local government personnel, project volunteers, and the public.
- will be responsible for project reporting
- will ensure the project objectives are being achieved.

### The Consultant:

- shall be responsible for conducting all project work in conformance with the scope of services, tasks, and products referenced within this RFP.
- shall be responsible for all project activities including managing subcontracts with subconsultants.
- shall be responsible for submission of all products and payment requests to the City of Rensselaer.
- shall be responsible for coordinating participation and soliciting comments from local government personnel, project volunteers, and the public.
- shall ensure that all products prepared as a part of this work plan shall include the NYS Comptroller's Contract #.



- shall ensure the project objectives are achieved, including SEQR review and the application for designation.
- shall ensure that comments received from the City of Rensselaer, DOS, other agencies, and the project steering committee, or other advisory group, are satisfactorily responded to and reflected in subsequent work.
- shall participate, if requested by DOS, in a training session or sessions focused on developing and implementing revitalization strategies.

The Department of State:

- will review and approve or disapprove of subcontracts between the Contractor and consultant(s) and any other subcontractor(s).
- will participate in initial project scoping and attend meetings that are important to the project.
- will review all draft and final products and provide comments as necessary to meet project objectives.