NEW YORK STATE DEPARTMENT OF TRANSPORTATION

REQUEST FOR INFORMATION #C031106
DEBRIS REMOVAL and SUBSEQUENT LEASING of 6.38 ± ACRES of STATE-OWNED PROPERTY in INWOOD NY by NYSDOT

October 29, 2012

The New York State Department of Transportation (NYSDOT) hereby requests: 1) Expressions of Interest, and 2) Information from potentially interested parties pertaining to the removal of debris and subsequent leasing of a 6.38± acre parcel of State-owned property in Inwood, Nassau County, New York.

Schedule
- October 29, 2012  RFI Issue Date
- November 7, 2012 Noon:  Site Visit Registration Deadline
- November 8, 2012 at 10:00 AM ET:  MANDATORY Onsite Inspection Visit
- November 14, 2012 at 2:00 PM ET:  Question Due Date
- November 29, 2012 5:00 PM ET:  RFI Response Deadline

Purpose and Objective

The purpose of this Request for Interest (RFI) is to acquire expressions of interest and information regarding possible options for the removal of an estimated 153,755 cubic yards of material as prerequisite to entering into a 40 year lease. No possessory rights attach to the parcel until after all material removal work is completed to NYSDOT’s satisfaction and there are no leasehold rights until after NYSDOT acknowledges that the debris has been satisfactorily removed subject to all regulations and requirements. The leasehold resulting after satisfactory removal of debris shall not be sublet without prior negotiation and the written approval of NYSDOT.

Should NYSDOT decide to conduct a solicitation and offer the parcel to the most qualified Bidder, the Selected Bidder shall excavate and dispose of ALL materials from the area unless otherwise directed by NYSDOT or its representative. All work shall be executed in conformance with the requirements outlined below and with NYSDOT’s standard specifications.
The New York State Department of Environmental Conservation (NYSDEC) has determined (Attachment 4) that the material can be used as highway sub-base and for other purposes in areas where there is limited potential for human contact.

NYSDOT will use the information received from this RFI to review the available options and solutions to develop a disposal and leasing strategy, leading to a possible decision to procure. It is recommended that interested parties who wish to participate in this information gathering process attend an on-site public inspection tentatively scheduled for November 8, 2012 at 10:00 AM ET. Requests for expressions of interest and information regarding possible options for the removal of an estimated 153,755 cubic yards of material as prerequisite to entering into a 40 year lease at the Inwood site are due November 20, 2012 at 5:00 PM, ET. Should this RFI lead to a procurement, all vendors responding to this RFI shall be notified. Be advised that any resulting agreement shall include NYS standard clauses (Attachment 8).

It is the objective of this RFI to:

- Develop a general understanding among interested parties pertaining to the removal of debris and subsequent leasing of a 6.38± acre parcel of State-owned property in Inwood, Nassau County, New York.
- Develop a general understanding of the methodologies for the excavation and removal of the debris and the cost of removal.
- Obtain feedback on how NYSDOT should structure the lease of this excess property, after the debris has been removed to the satisfaction of NYSDOT.
- Perspective of interested parties on such lease methods.

NYSDOT reserves the right to seek additional information/ask questions from a firm or firms who present information via responses to this RFI to which the Department requires additional information. This right can be exercised via written Q&A or a face-to-face interview.

**General Description of the Scope Of Work**

**PLEASE NOTE:** This is a Request for Information only. This RFI is not a request for bids or proposals. Should this RFI lead to a procurement, from which the successful Bidder shall be selected and deemed eligible for contract award/purchase order approval, the following tasks shall comprise the Scope of Work for the selected Bidder:

**A. Tasks**

The Selected Bidder shall complete and submit a Highway Work Permit request (Attachment 6) before any work can commence.

The Selected Bidder shall remove all soil, rock and other materials and dispose of these materials as required by the specifications. All excavation and disposal shall be done in accordance with the requirements of the New York State Standard Specifications (https://www.dot.ny.gov/main/business-center/engineering/specifications), specifically Item 203.02 Unclassified Excavation and Disposal. Bidders are advised that Items
203.02, 209.13, 209.22 and 652.01 are not pay items, but reference the specifications that need to be followed to perform the work.

The Selected Bidder shall remove the pile in its entirety, as per the elevations shown on the location map (Attachment 1 and Attachment 7) and as directed by NYSDOT. For final grading purposes, the slope of the ground across the property will be assumed to be uniform between the spot grades provided. Attachment 9 contains a note for the possible encountering of hazardous or contaminated materials.

A NYSDOT Inspector will be present at the site daily to monitor the progress of removal work and to ensure that the work is being performed as per the permit requirements and in accordance with the specifications. NYSDOT may terminate the contract/purchase order, if it is determined that the following milestones are not met:

- During the first FOUR (4) months after the NYS Office of the Comptroller contract approval date or purchase order date, the Selected Bidder will mobilize equipment and achieve a progress of at least 25% removal of the material.
- During the next THREE (3) months, an additional 30% of the initial mound size will be removed.
- During the next THREE (3) months, an additional 30% of the initial mound size will be removed.
- During the final month, the remainder of the mound will be removed and the site left relatively level at grade with Bay Boulevard and approved by NYSDOT.

The Selected Bidder shall not import materials to the site which are NOT associated with the pile removal work. Failure to comply may result in termination of the contract.

The Selected Bidder shall ensure that ALL removal and disposal work shall comply with the requirements of soil erosion and sediment control to minimize the impacts to adjacent properties and the environment (Attachment 2 and Attachment 2A).

The Selected Bidder shall excavate and dispose of ALL materials of any description from the area and shall be executed in conformance with grades, depths and removal limits as indicated on the location map.

The Selected Bidder shall take precautions to provide for the safe and efficient movement of traffic through and around the project site and to protect workers and the public from damage to person and property which may result directly or indirectly from any removal operations. The Selected Bidder shall submit a Work Zone Traffic Control plan to NYSDOT at least 2 weeks prior to commencing any work at the location. This plan should include a construction entrance with a washing area located within the construction entrance. The Selected Bidder must abide by the rules & regulations of the local municipalities for noise, use of local roads, pollution control and sweeping debris from local roads caused by the pile removal work.

The Selected Bidder shall minimize dust from the disturbed soil surfaces and other materials that can cause off-site damages, health hazards and traffic & safety problems. All removal work shall comply with the requirements (Attachment 3)
The Lease shall be unavailable and no possessory rights attach to the parcel until AFTER all pile removal work is completed to NYSDOT satisfaction.

No persons in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or subjected to discrimination under any program or activity associated with this Project. The Selected Bidder shall have no possessory or leasehold rights until after the cleanup has met with NYSDOT’s written approval.

B. Deliverables

1. During the first FOUR (4) months after the NYS Office of the Comptroller approval date or purchase order date, the Selected Bidder will mobilize equipment and achieve a progress of at least 25% removal of the material.
2. During the next THREE (3) months, an additional 30% of the initial mound size will be removed.
3. During the next THREE (3) months, an additional 30% of the initial mound size will be removed.
4. During the final month, the remainder of the mound will be removed and the site left relatively level at grade with Bay Boulevard and approved by the NYSDOT Inspector.

Public Inspection (Site Visit)

It is recommended that interested parties who intend to submit a response to this RFI and participate in this information gathering process attend an on-site public inspection tentatively scheduled for November 8, 2012 at 10:00 AM ET. For security purposes, interested attendees are required to register in advance by contacting Mr. Al Hasenkopf of NYSDOT Contract Management Bureau in writing via e-mail to Alfred.Hasenkopf@dot.ny.gov. In addition, all attendees must also notify Mr. Michael Librizzi of NYSDOT Region 10 Real Estate via Michael.Librizzi@dot.ny.gov by NYSDOT by 12:00 Noon November 7, 2012. No questions will be entertained except for those provided in writing. Reasonable use of cameras and other recording or surveying equipment is permitted.

RFI Response Content

NYSDOT is requesting parties interested in informing NYSDOT about possible options for the removal of an estimated 153,755 cubic yards of material as prerequisite to entering into a 40 year lease at the Inwood location to submit a response to this RFI. Parties interested in any portion of the property are encouraged to submit a response to this RFI. The following items must be provided in the response:

- Contact Information – Provide the full legal name and address of the company/firm, FEIN and SFS Vendor ID Number, and contact information of the CEO and RFI contact person including title, mailing address, telephone number and email address.
- **Company Background** – Describe the company/firm’s current business operations and provide applicable SIC Code. Provide a summary of specific experience and qualifications in the subject matter of this RFI. Describe any possible other firms who might also participate with you (provide same background info for each additional firm).

- **Expression of Level of Interest** – Describe the level of participation anticipated by the company/firm including thoughts on disposal of the dirt mound and possible future uses of the property. **Submission of an expression of interest does not provide a respondent to the RFI with an exclusive opportunity to participate in the proposed disposition, but could should said respondent be the only responsible and responsive RFI respondent.**

- **Marketplace** – NYSDOT is requesting responders of the RFI provide a brief description of their perspective of the current marketplace for the debris/material being removed, as well as potential uses of the cleared site over a 40+ year time frame.

NYSDOT encourages the submittal of supplemental information that provides additional options, alternative approaches and solutions available in the marketplace for optimal removal and disposition of the mound as well as discussions about possible land uses for the property and identification of procedural, legal or other issues associated with any future land use.

**RFI Submission Information**

This is not a Request for Proposal (RFP) or an Invitation to Bid (IFB). A response to this RFI does not bind or obligate NYSDOT or the responder to any agreement for provision or procurement of services referenced.

One original and three copies of the response to this RFI should be submitted along with a cover letter on the responder’s official business letterhead. The response is requested on or before November 20, 2012 5:00 PM ET via mail delivery service or hand delivered to:

New York State Department of Transportation  
Contract Management Bureau, 6th Floor,  
50 Wolf Road, Albany, NY 12232  
ATTN: Al Hasenkopf, Inwood Mound RFI

Responses cannot be e-mailed or faxed. Responders mailing their responses should allow sufficient mail delivery time to ensure receipt of their response by the deadline. An opening of RFI responses will be done by NYSDOT Contract Management Bureau, which will include a review to ensure RFI response formatting instructions have been followed (with possible clarification questions) and include a determination to test if only one responsive and responsible RFI response has been received.

Inquiries regarding the RFI can be addressed by contacting Mr. Al Hasenkopf of NYSDOT Contract Management Bureau in writing via e-mail to Alfred.Hasenkopf@dot.ny.gov. All questions about this RFI are due in writing via e-mail to Mr. Hasenkopf by November 14, 2012 at 2:00 PM ET. NYSDOT may release supplemental RFI information (Q&A, etc.) and post said information to its website with sufficient time allowance for parties to consider before submitting
an RFI response. NYSDOT is under no obligation to respond to questions submitted close the RFI response deadline.

**Attachments**

- Attachment 1  Location Map
- Attachment 2  Erosion Control Map
- Attachment 2A  Erosion Control Note
- Attachment 3  Dust Control Note
- Attachment 4  NYSDEC’s letters indicating that the pile is NOT hazardous
- Attachment 5  Restoration Note
- Attachment 6  Highway Work Permit Request
- Attachment 7  Grading Line Map
- Attachment 8  NYS Standard Clauses (Appendix A)
- Attachment 9  Note for Encountering Hazardous or Contaminated Material
- Attachment 10 Lease for State Owned Land, NYSDOT