

Reuse & Revitalization of Riverfront Garage and Surrounding Areas Feasibility Study
RFP 2022-03
Q&A

1. We understand clearly that one purpose of the study is to obtain a conceptual design for and feasibility evaluation of a replacement for the current 814-stall Riverfront Garage. Additional scope language refers to a) connections from/to the new parking facility, b) mixed use development over the new facility, and c) evaluation of capacity for development offsite- Phase II, Part 3 “Determine what type of development and improvements could happen at Kiernan Plaza, around and at Tricentennial Park and at 3 connector streets from Pearl Street (Steuben, Columbia and Maiden Lane).” To what extent is this study meant to be a broad planning study for potential new development nearby to the Riverfront Garage, or should the consultant focus on redevelopment of the Riverfront Garage parcel and provide suggestions on improved connections or to/from it and other public realm improvements?
 - **The consultant should focus on the redevelopment of the Riverfront Garage parcel and provide suggestions on improved connections or to/from it and other public realm improvements.**

2. Section 4.1 Study Specifications, Phase I, contains the following bulleted task: “Complete a Current Conditions and Development Feasibility Survey”, but the following Section 4.2 Deliverables does not call for a Current Conditions or similar report. Please confirm whether or not a formal existing conditions report is required, or, as we interpret, the consultant will be asked to review the existing conditions of the facility only as a necessary step to understand the physical environment before developing redevelopment options.
 - **The APA can provide a current conditions report of the Riverfront Garage.**

3. Given that Kiernan Plaza was recently sold and a tenant/renovation plan announced, are there changes to the scope of the requested study in respect to the interface with Kiernan Plaza?
 - **There are no changes to the scope.**

4. Task Two (a) refers to “regional recreational uses, overall and regional watershed mapping” which seems possibly extraneous to the core analytical tasks outlined- please confirm if this is a priority.
 - **Yes. This is a priority.**

5. Tasks Two (e), Three (a), use the term Design Development in certain places, but generally refers to conceptual design or concept development. Please confirm that all design and analysis in the study is expected to be done at the conceptual design level.
 - **Yes, design and analysis is at the conceptual level.**
6. Task Two (a) requests “renderings and perspectives” of proposed designs. Please provide guidance on the level of graphics that would be required or preferred for proposed concepts.
 - **Street Level Rendering.**
7. Task Five- Final Report- refers to an Oral Presentation or meeting with the Parking Authority, City of Albany, community stakeholders, and then a “public meeting” at which feedback or input would be solicited and incorporated into the final report. Is this one/the same meeting, or are there two (or more) large (public) meetings contemplated?
 - **There will be internal stakeholder meetings and a separate public meeting to present the final report.**
8. Task Five (d) refers to a final round of revisions to the report based on feedback from the public meeting- is it assumed such revisions could extend to material changes to proposed development concepts or introduction and creation of new development concepts, or more limited response to public comment?
 - **This is more limited response to public comment.**
9. Task Five (f)(ii) refers to “an as-built and/or as-acquired site map”- please provide guidance on the expectation here as we assume that all materials produced for the study will be at the conceptual design level.
 - **The language regarding the site map shall be stricken from the RFP via an addenda.**
10. Does the Parking Authority have an anticipated budget for this project?
 - **Yes, however this information is not being disclosed at this time.**
11. Is any recent parking data available, including both on-street and off, privately and publicly owned?
 - **Meter and Garage space counts through the APA are available.**
12. What is the level of detail the authority is looking for in the conceptual design requested?
 - **The Authority can provide examples of previous concept designs/renderings upon request.**