



Economic Development Growth Enterprises Corporation

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February 17, 2022

ADDENDUM #1 RFQ # EDGE-2022-010

The following responses have been prepared in reply to questions submitted by individuals and firms regarding RFQ EDGE 2022-010. The questions and responses are as follows:

1. *Will the site disposition strategy be performed entirely by the environmental consultant and any subcontractors necessary to complete it, or will EDGE have their personnel and/or their subcontractors (e.g., real estate, insurance, planners, etc.) involved in the disposition strategy development?*

Answer: Yes. MVEDGE, staff partners, counsel, and consultants will take the lead on disposition strategy development, roadmapping, etc., with technical assistance from the selected consultant regarding environmental conditions.

2. *The RFQ states that the environmental consultant will “Perform evaluation of market viability studies for priority sites”. Will the market viability study be prepared by others and reviewed by the environmental consultant as it relates to the environmental conditions and how those conditions may impact redevelopment of the site, or will this include a comprehensive review of the study including items such as land use regulations, market factors, real estate values, etc.?*

Answer: Yes, market studies, as necessary will be performed or obtained by staff and/or outside partners. Any studies conducted on a priority site will be available for review by the environmental consultant(s) selected.

3. *This item mentions radiation surveys, but this topic is not included in Section II of the RFQ under Scope of Work. Will radiation surveys potentially be performed as part of the Phase II ESAs at some sites? There are many variabilities that may impact this type of survey and additional detail will assist with responding to this item. Will radiation surveys include an evaluation of building materials/contents, the subsurface, or both?*

Answer: MVEDGE does not anticipate that radiation surveys will play a major role in any of these studies; and does not expect this to be included in the SOQ as a standard deliverable/rate. However, we recognize that this is a potential hazardous material/condition and intend to be prepared in the event that radiation, etc., is suspected or discovered. Should MVEDGE encounter a property where radiation must be addressed, MVEDGE and the selected firm(s) will work with the selected consultant and USEPA staff to identify the preferred investigation and assessment strategy.



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4. *Is it correct to assume that MVEDGE may request assistance to create site acquisition strategies that will hold MVEDGE or communities harmless when acquiring and transferring properties, and include an analysis of pros/cons that help characterize risks associated with the range of brownfield site transfer options?*

Answer: Yes. However, MVEDGE does not anticipate that a majority of the sites investigated will reach that level. MVEDGE is prepared to act on the highest priority sights in a manner consistent with and allowable under this grant. Two (2) to three (3) sites will likely be identified as prime redevelopment targets, based upon factors including but not limited to: public health outcomes, economic impacts, environmental justice, natural resource conservation, and development potential. Agreements where MVEDGE and the municipality are held harmless through acquisition and transfer, and a robust property analysis, will be carefully pursued in collaboration with the NYSDEC, NYSDOH, Greater Mohawk Valley Land Bank, and municipal officials and will be a consideration when developing redevelopment strategies. MVEDGE staff and counsel will take the lead on facilitating these discussions with the appropriate agencies and individuals and the preparation of agreements or instruments to this effect.

5. *Can a NYS Certified M/W/D/BE) self-fulfill the 20% goal listed in the RFQ?*

Answer: Yes. If the selected consultant is already a certified M/W/D/BE in good standing, this meets/exceeds the goals outlined in the RFQ. MVEDGE is an equal opportunity employer, and encourages M/WBE and DBE participation on this project. Your best efforts to maximize these opportunities are sincerely appreciated.

Thank you,

Christian Mercurio
MVEDGE, Planning & Development

***** REMINDER! *****

RFQ RESPONSES DUE TUESDAY, MARCH 1, 2022 @ 3:00 PM EST