

Village of Aurora Waterfront Park
Replies to Contractor Questions Submitted in Response to RFP
September 28, 2026

Contractor #1

1. Can the Village provide the property boundary map presented at the pre-proposal walk through that shows the property boundary, tax ID and limits of each zone – preservation, active and scenic?

Answer: Yes; this and the survey done for the Finger Lakes Land Trust easement are available upon request to the Village Clerk.

2. Can the Village provide the list of attendees from the pre-proposal walkthrough.

Answer: Yes, this has been done.

3. What role is the Finger Lakes Land Trust providing currently, and in the future for the project?

Answer: *From Chris Olney at the FLLT on the relationship between the Village park and their organization –*

Once a conservation easement is granted to FLLT, it becomes our responsibility to ensure that the intent and purpose of the easement is upheld in perpetuity. We do that by monitoring/inspecting the property at least once per year, trying to stay in close communication with the landowner, reviewing plans and proposals, and if needed, responding to violations or other challenges to enforce the terms and conditions of the easement.

More specifically to this property, and the proposal at hand to install new public access and recreational improvements, our main goal is to make sure that the new improvements that the Village wants to install on the property conform to the limitations and conditions listed in the conservation easement. To do that, we will want to review (and hopefully approve) the plans before any work is started.

Articles 5 and 6 of the easement provide more specifics on this. Then, when work is underway, we will want to make sure that the zone boundaries are carefully respected by the company that is hired to install new improvements.

Note: A copy of the Easement Agreement available on request to the Village Clerk.

4. It appears the former railbed was the Cayuga Lake Railroad, spanning from Ithaca to Auburn, and abandoned in Aurora around 1950 – has there been any environmental assessment of past or current contamination of the railbed corridor?

Answer: The Village is not aware of any environmental assessments to date. This may be addressed through a Phase 1 Environmental Site Assessment (ESA) as part of this project, but we note that many property transfers of the old railbed to private landowners in the Village have occurred without any such assessments.

5. There appears to be an easement between property parcels 193.05-1-5.12 and 193.05-1-5.13 – it does not show up on current county GIS viewer; does the Village know if this is a NYSDOT owned drainage easement?

Answer: Yes, this is a NYSDOT easement

6. The RFP states an “accessible canoe/kayak launch” – please confirm if this is planned to be a fully universal adaptive floating launch system with kayak chute and boarding accommodations that meet ADA requirements, or more of a standard floating launch system.

Answer: ADA requirements will not be required for this project element. Note that the launch would have to be removed and stored for each winter season. The Village Park Committee also notes that this element of the RFP may have less priority than other elements, as canoe/kayak launching is relatively easy in the shallow gravel beach areas.

7. Based on the information within the Strategic Investment Plan, and discussions at the pre-proposal walkthrough, the DRI budget of \$773,000 may not cover the full costs of the project as noted in the SIP – is the Village amendable to phasing proposed project elements based on available funding and priorities identified?

Answer: Yes. The project design and implementation of selected elements of highest priority will first be accomplished through available DRI funds. The subsequent addition of project elements may be pursued through different funding sources upon completion of the DRI process.

Contractor #2

1. Is there further breakdown of the budget amounts that were included in the Park Profile that was sent, specifically the construction budget?

Answer: No, but the Village can be flexible with proposed budget allocations when considering a contractor's submission.

2. Can you provide a PDF of the CT Male property/metes & bounds survey that someone had on site?

Answer: Yes, upon request to the Village Clerk.

3. Are the construction budget and design budgets hard numbers, or is there flexibility on either or both of the budgets?

Answer: No. The project design and implementation of selected elements of highest priority will first be accomplished through available DRI funds. The subsequent addition of project elements may be pursued through different funding sources upon completion of the DRI process.

Contractor #3

1. Given the quantity and content of the questions/requests below, will the submission deadline be extended and/or the RFP revised? We would recommend a 4 week extension depending on the responses.

Answer: Yes. The Village will request that the proposal submission deadline be extended to a date 30 days after the publication date of these responses.

2. For "Task 2 Draft Design", please advise the minimum number required for: design options, meetings with groups, and revised draft designs. Please provide any planned project milestones and associated deliverables as none typically expected are explicitly listed (ex. Schematic, Preliminary, 60%, 90%).

Answer: The Village suggests that proposals should include two to three draft conceptual designs, which will provide an initial basis for review and discussion between the contractor and the Village as needed to formulate one condensed draft. This draft will then be subject to public review and comment, which will then lead to the final project design.

3. For "Task 4 Final Design and Construction Documents", please advise the minimum number required of cost estimates (ex. 90% and 100% milestones): design options, meetings with groups, and revised draft designs.

Answer: The Village can be flexible in how the cost estimates may be presented. Discussion of design options and revisions may be done remotely through Zoom meetings, but several in-site meetings will be required, such as the public review.

4. Please identify the necessary permits expected to be included in "Task 5 Permits".
Answer: The Village of Aurora considers this project qualifies as a New York State SEQRA Type 2 Action. Note that the Aurora Village Planning Board will be required to conduct a public hearing, project review, and approval of the final design that has been accepted by the Village Park Advisory Committee.
5. Please advise if we may exclude portions of or entire Tasks and still be considered for award (ex. construction management contracting).
Answer: Do not exclude portions or entire tasks, and provide cost estimates for each.
6. Please advise as to the planned construction schedule and milestones.
Answer: The project schedule can be flexible and will be agreed upon as part of the contract award process.
7. Please advise if there are any page number limitations or recommendations to the numbered items in the "Proposal Requirements" section.
Answer: No page number limitations exist.
8. Please advise the expected content to be included in the "Work Sample(s)" (ex. renderings, metrics, plans, specifications).
Answer: The Village suggests that proposals should include two to three draft conceptual designs, which will provide an initial basis for review and discussion between the contractor and the Village as needed to formulate one condensed draft. This draft will then be subject to public review and comment, which will then lead to the final project design.
9. Please provide a scoring rubric/percent weight for each of the five "RFP Review and Selection Procedure" bullet points.
Answer: This is not possible at this time. Priorities will be dependent upon the cost estimates and the creativity and value proposed for each bullet.
10. Please confirm the 30% MWBE goal may be accomplished by the prime or a subconsultant.
Answer: This may be accomplished by the bid winner as well as their immediate subcontractors. Specifically, the MWBE requirements can be met by the winning bidder and their subcontractors 2 tiers down. The winning bidder would be Tier 1 (say that's J&S Engineering). J&S hires S&P to do all of the site preparation work (S&P is Tier 2). S&P subs out the paving work to X&Y (X&Y would be Tier

3). MWBE requirements can be met via Tier 1, Tier 2 and Tier 3.

11. Will a waiver of subrogation on Professional liability insurance be required? We cannot provide this. Waiver of subrogation can be provided on all other insurances.

Answer: New York State Department of State requires contractors and subcontractors to have disability and workers' compensation. A waiver of subrogation on professional liability insurance is not required.

12. Please provide any previously developed concept plans and identify who developed them. And Please confirm if we should rely on this work rather than perform our own.

Answer: Other draft conceptual plans do exist from a local architect who assisted the Village in the DRI application. These are available upon request to the Village clerk. However, please generate your own original designs as described in a previous answer to a similar question above.

Contractor #4

1. Is the small pedestrian bridge included in this phase?

Answer: Yes, as this would provide a desired link to the southern conservation area. Note that one concrete railroad embankment still exists on the north side of Little Paines Creek, but the southern embankment has washed away. Also note that a simple footbridge is also needed in the northern segment of the park, where a small drainage swale exists.

2. Is a Phase I Environmental Site Assessment anticipated?

Answer: The Village of Aurora considers that this project qualifies as a New York State SEQRA Type 2 Action. Note that the Aurora Village Planning Board will be required to conduct a public hearing, project review, and approval of the final design that has been accepted by the Village Park Advisory Committee.

3. What will the role of the Village Park Advisory Committee be in relation to other involved agencies?

Answer: The Village Park Advisory Committee will provide the primary lead in the review and award of contractor proposals and in the decisions about the final project design and implementation. The Committee will also coordinate reviews

with the Finger Lakes Land Trust. Note also that the Aurora Village Planning Board will be required to conduct a public hearing, project review, and approval of the final design after acceptance by the Village Park Advisory Committee. The Village of Aurora Board of Trustees will be the signatory to all formal documents.

4. Are there specific minimum insurance requirements for RFP ?

Answer: New York State Department of State requires contractors and subcontractors to have disability and workers' compensation.

5. Is there a specific target timeline for design, permitting and construction phases, and are there any time limits on grant funds?

Answer: The project schedule can be flexible and will be agreed upon as part of the contract award process.

6. Will a recent land survey of the Village property be provided or should the respondents plan to include a Surveying Firm in their team?

Answer: A new land survey will not be required, and the survey associated with the FLLT easement will suffice, which is available on request. The Village suggests that an elevation map developed from digital topographic data may be useful to the contractor in the project design.

7. We read task 11 to mean that the Village is administering the grant and that they will prepare and submit the semi-annual progress reports. The consultant will provide supporting information to assist the village in preparing these reports. We also read that the Village will prepare the Final Project Summary Report with the answers to questions provided by the consultant. Is this a correct interpretation?

Answer: Yes, this is correct.

8. The RFP refers to a Department of State (DOS) acknowledgement sign, and it is assumed the consultant will assist with the procurement of that sign. The strategic plan document refers to a park identification sign, but that is not listed in the RFP. Is the latter sign part of the project and will the consultant be responsible for its design?

Answer: The winning bidder will need to have the (DOS) acknowledgement sign printed and posted. The template and specifications will be provided by the State. Other ancillary signage that includes the Village Park identification, park rules and regulations, parking designations, pathway identifications, etc, will be considered as part of the submitted proposal.

9. Based on the drawings provided in the Strategic Plan, can we assume that the limits of the proposed improvements generally correspond to the anticipated survey limits?

Answer: Yes; please see the answer to a related question above.

10. What are the SUE level C Locations?

Answer: Subsurface Utility Engineering (SUE) of utility mapping for the Village wastewater conveyance is available. Note that the Contractor will be responsible to obtain any required subsurface utility clearances prior to any excavation,.