

JULY 8, 2015

RESPONSE TO QUESTIONS

Request for Proposals for Application Development, Engineering, Design, Bid Preparation and Construction Observation, and Supervision Services to Install New and Replace or Improve Substandard Bulkheads Along Sections of the North Shore  
CDBG-DR Bulkheading – North Shore Project

- 1) It appears that bulkheads will be installed north of Bay Shore line and that no ROW acquisition will be required as COLB owns the bay bottom north of shore line. Is this a correct interpretation? If COLB owns land, is only one permit application required?

*The agencies that govern bulkhead installation are the New York State Department of Environmental Conservation (NYSDEC), the Town of Hempstead (TOH), the U.S. Army Corp. of Engineers (USACOE), and New York State Department of State (NYSDOS). As such, the selected consultant will be required to file permit applications with the respective agency to obtain permits to undertake the work.*

- 2) Many private properties along the bay have docks and structures that extend into the bay which appear to be on COLB owned property. Since the bulkhead designs requested are typical and not site specific, how will these atypical designs accommodate those features? Will site specific designs be required for these? Do private property owners have leases or other rights for those features on COLB bay bottom?

*Site specific designs are required to accommodate existing docks, structures, etc. that are present on private or City owned property.*

- 3) Section 3, page 7 of RFP requires the "Preparation of ROW services". Does this mean that property line surveys of each affected private property, metes and bounds and appraisals will be required? If bulkheads are to be exclusively constructed on public lands, why are such ROW services necessary?

*The intent is to minimize disruption to private property, however, due to the nature of the work, it is anticipated that it will occur as it will be necessary in some cases, at a minimum, to remove, relocate, reinstall, or rebuild decks, docks, pavement, landscaping, returns, etc.*

- 4) Soil borings for designs and permit applications will be on COLB property and primarily subaqueous into the bay bottom. Is this a correct interpretation?

*No. The northern boundary of the City is defined as the Centerline of Reynolds Channel. The Town of Hempstead is the owner of the land underlying Reynolds Channel from the City's northern boundary at the centerline of the Channel south to varying points where it meets the boundaries of hundreds of private or municipally owned parcels that have Reynolds Channel frontage. It is for this reason that entities seeking to undertake activities within this area, such as placement of docks along Reynolds Channel, must obtain, inter alia, permits from the Town of Hempstead, even though such activities are taking place within the corporate limits of the City of Long Beach.*

- 5) Are the 2013 Bulkhead Condition Report and the "North Side Critical Infrastructure Protection Program Project" details available for review? The RFP requires that the work of this instant assignment be coordinated with the Engineer of Record for the North Side Project.

*The Conditions Evaluation of Bulkheads and Outfall Structures in the City of Long Beach is available for review in City Hall, Room 404, Department of Public Works, One West Chester Street, Long Beach, New York 11561. The Engineer of Record for the Critical Infrastructure Flood Protection Program Shoreline Protection and Stormwater Management Components is Dvirka and Bartilucci Engineers and Architects, P.C., 330 Crossways Park Drive, Woodbury, New York 11797.*

- 6) With possible exception for bulkheads at street ends and therefore, within COLB's ROWs, bulkheads in front of private properties will primarily be of cantilever design with no tie backs extending into private property. Is this a correct understanding?

*The selected consultant will be required to prepare a contract for public bidding to allow the City to obtain fixed unit prices for bulkhead repair/replacement. Cantilever design with no tie backs is one option that shall be considered.*

- 7) The RFP says the construction will be phased. Does that mean bulkhead installation will be performed in large continuous sections along the bay front or possibly scattered along the bay front?

*The selected consultant will be required to work with the City to develop a strategy for implementation to address bulkheads in need of repair and/or replacement. The Conditions Evaluation of Bulkheads and Outfall Structures in the City of Long Beach document shall be utilized to determine the candidates for bulkhead repair and/or replacement.*

- 8) RFP says one design work product is "non-site specific designs" and also says, "Prepare site specific design for submittal to regulatory agencies". Please clarify the intent of this.

*The work product is to develop bulkhead design(s) and obtain permit approval(s) from regulatory agencies for site specific locations. The selected consultant will be required tailor the design at each effected residence to address the site specific concerns, restrictions, constraints, obstructions, (if any), at each property paralleling the Reynolds Channel Northern Waterfront.*

- 9) Does COLB have a metes and bounds description and survey of its bay boundary that delineates where City bay bottom meets private property along the north shore of the bay? If so, will it be made available?

The northern boundary of the City is defined as the Centerline of Reynolds Channel. The Town of Hempstead is the owner of the land underlying Reynolds Channel from the City's northern boundary at the centerline of the Channel south to varying points where it meets the boundaries of hundreds of private or municipally owned parcels that have Reynolds Channel frontage. It is for this reason that entities seeking to undertake activities within this area, such as placement of docks along Reynolds Channel, must obtain, inter alia, permits from the Town of Hempstead, even though such activities are taking place within the corporate limits of the City of Long Beach.

- 10) Can it be assumed that all work will be from water side and no work easements on private property will be required?

*No. The method and means of construction is the responsibility of the Contractor.*

- 11) Is it known if any of the bulkheads constructed after 1960 are in same line or were they extended out 18 inches already?

*We are unaware if the bulkheads constructed after 1960 were erected in the same alignment or were extended north or outward 18".*

- 12) There appears to be outfalls that extend through bulkheads. Does scope of this project include extending them through new bulkhead?

*Yes. The scope of the project includes extension of outfalls through the new bulkhead(s).*

- 13) Since bulkhead elevation will significantly rise at some locations, has obstructed views for homeowners been addressed?

*The Critical Infrastructure Flood Protection Program Shoreline Protection and Stormwater Management Components, as prepared by Dvirka and Bartilucci Engineers and Architects, P.C. for the City of Long Beach, establishes the BFE (Base Flood Elevation) as the height for newly erected bulkheads.*

- 14) Flood gates at canals at the west side of the City are not included in the RFP. Are raising those bulkheads along those canals included in the scope of this assignment?

*Additional funding is being contemplated to address flooding along Sarazen, Ouimet, Hagen, and Bob Jones Canal. Additional flood protection measures i.e., cofferdams, flood gates, etc., are being contemplated for this area as well.*

- 15) If easements and ROW acquisitions are required for the project, would the CDBG application be approved before those rights are secured by the COLB?

*The application will be accepted prior to securing any required easements or rights-of-way.*