

**Village of Haverstraw
40 New Main Street
Haverstraw, NY 10927**

INQUIRY RESPONSES

**DOWNTOWN PARKING AND COMPLETE STREETS
FEASIBILITY STUDY**

DATE OF RESPONSES: SEPTEMBER 23, 2024

PROPOSALS DUE: SEPTEMBER 30, 2024



THE OFFICE OF THE MAYOR

This document is in response to all inquiries received regarding the Request for Proposals (RFP) for the Downtown Parking and Complete Streets Feasibility Study. These inquiries have been collected since the launch of this project on August 26, 2024, until the close of the inquiry period on September 18, 2024.

1. What is the budget for this project?

The project budget is \$75,000.

2. What is considered 100% occupancy?

100% occupancy is based on the capacity of the Chair Factory development. Upon completion, the development will have 450 multi-family units, a 120-room hotel, 8,000 s.f. of retail space, 5,000 s.f. of community spaces, and 589 parking spaces.

3. Is there an available map of the municipal parking lots located in the downtown?

A list of municipal parking lots with a location map have been attached below.

4. Is there a map or list of school bus stops to take into consideration?

No, school bus stop locations vary and adjust during the school year.

5. What other relevant development is occurring?

Other approved and proposed developments in the downtown area to consider include:

- 30 West Street (approved) – 81 units of affordable housing, 2,800 s.f. of community facility space and 142 parking spaces
- 49 W. Broad Street (approved) – 60-unit apartment building with 70 spaces of parking on-site and 48 spaces off-site
- 152 Broadway (proposed) – 200 apartments with 340 parking spaces

6. Is there a map of the streets on which this study will focus on?

The study area will include the streets and key intersections on the attached map below.

7. Under Scope of Work #1.f., RFP requests conducting survey of ‘Parking supply, demand, and demand based on 100% occupancy’. Please confirm existing supply and utilization will need to be recorded within the project study area.

Existing supply and utilization will need to be recorded within the project study area. Include on-street parking, Village parking lots as well as approved and proposed developments.

8. Please confirm what available traffic data is available, year it was collected and if it will be made available to the selected consultant for use in the study thereby reducing the number of intersections where new data would need to be collected under this contract.

The latest traffic data was collected in 2023 for the Chair Factory development.

9. What analysis locations were included in the Traffic Impact Study for the Chair Factory development project? When did the data collection program occur for this project? Can the

Traffic Impact Study for the Chair Factory be shared to confirm if additional traffic data collection will need be included in the proposal?

The Traffic Impact Study was published in December 2023. A list of locations can be found in the beginning of the TIS, which is linked below along with the rest of the Chair Factory documents.

- 10. Under Scope of Work #4, the RFP states “Establish goals and objectives for the subject area parking/transportation network.” Are there specific goals outside of what is listed under Scope of Work #6, “Develop design concepts that will maintain a supply of on-street parking to support businesses, increase pedestrian safety for all users, increase bicycle safety, and decrease congestion from existing conditions.” Please clarify.**

As noted in the Scope of Work in the RFP, the Consultant should provide both goals and objectives for the study area streets, parking areas and key intersections. Design concepts should also be included for use at typical locations throughout the study area.

- 11. At the field visit on 9/12/24 a policy review of the existing parking regulations was mentioned, however this not mentioned in the RFP. Should policy review of existing parking regulations be included in the proposal?**

The Consultant should provide a policy review parking regulations in the Village.

- 12. At the field visit on 9/12/24, it was noted that there were preliminary discussions regarding future e-bike station within the project limits. Please provide any additional information about that initiative and/or confirm if coordination with the e-bike station project should be included under this project scope.**

The Village is considering e-bike stations at one or more locations. The Consultant should discuss and provide recommendations for the location of stations within the Village.

- 13. At the field visit on 9/12/24 it was noted three key intersections should be considered under this project (Scope of Work #8). Can you please identify those locations?**

The three key intersections are identified on the attached map.

- 14. We respectfully request an extension to the September 30th deadline to allow the Village of Haverstraw the time to review and respond to our questions and for our team to modify our proposal based on the responses to the questions.**

At this time, we will not be offering extensions to the September 30th deadline.

- 15. RFP SOW Section II(A)(1)(f) describes the Project scope as including studying “parking supply, demand, and demand based on 100% occupancy.” Could the Village please clarify if the Project shall examine private off-street parking facilities under this item (to the extent that private parking facilities can be observed and studied through visual observations from public spaces and/or potentially aerial drone imagery)?**

This project is concerned with on street, municipal parking. Private parking can be considered for future Village acquisition and supply.

- 16. RFP Section II(A) describes the project as a “feasibility study”. It is our understanding that this project is intended to be a high-level study with the production of several conceptual graphics (concept plans) depicting recommended improvements congruent with Project goals and supported by the documentation of field observations/data and technical findings, The Project**

scope will not include engineering drawings, plans, specifications, or detailed cost estimates, as that would be a much more substantial effort than anticipated in a typical feasibility study and would require substantial topographic/boundary/utility survey for the downtown area shown in Appendix A. However, RFP Section II(B)(4) contradicts this understanding that the Project is a feasibility study because it lists drawings, plans, specifications, and cost estimates as Project scope. Please confirm that land surveying (topographic, boundary, utility) efforts and development of engineering drawings/plans and specifications and detailed cost estimates are not required as part of the Project, and clarify the Project scope as it relates to preparation of conceptual plans.

Though we are not expecting full engineering plans, one of the end products of this project is to be conceptual designs and alternatives for these key intersections and cost estimates for their implementation. Full topographic, boundary, and utility plans are not expected as part of this end product. We do not require full plans for each concept, but some sort of drawings to depict these alternatives are required under the scope of this project.

- 17. RFP Section II(A)(1)(a-c) on page 4 describes Project scope as including evaluating the presence and condition of sidewalk and curb and ADA compliance of pedestrian facilities. Could the Village please clarify whether a comprehensive engineering and ADA compliance assessment is required, or whether the scope for this project is intended to be interpreted as a planning-level effort to identify general conditions, and provide suggestions for potential future projects that could address ADA compliance, curb replacement, and sidewalk repairs?**

The scope for this portion of the project is planning-level efforts only to identify the existing conditions and provide suggestions and alternatives at these key locations for future work.

- 18. Please clarify the number of public presentations anticipated for this project.**

This project is intended to include a Public Workshop and attendance at two Village Board meetings.

- 19. Per RFP Section II(D), The Project shall be completed within an 8-month timeframe. Please verify that the analysis provided does not need to include long-term monitoring for parking areas.**

Long-term monitoring may be considered by the Village at an additional cost.

- 20. We understand that a grant has been obtained to complete a portion of the work. Please confirm that the Village intends to fund the project cost differential directly, assuming total project cost exceeds the grant amount.**

The Village intends for this project to remain within the budget of \$75,000.

- 21. The title for this RFP is “feasibility study” and a final report is the deliverable. Is determining feasibility the goal or is the goal to provide the Village with fully-engineered construction plans for three locations? Or is it both?**

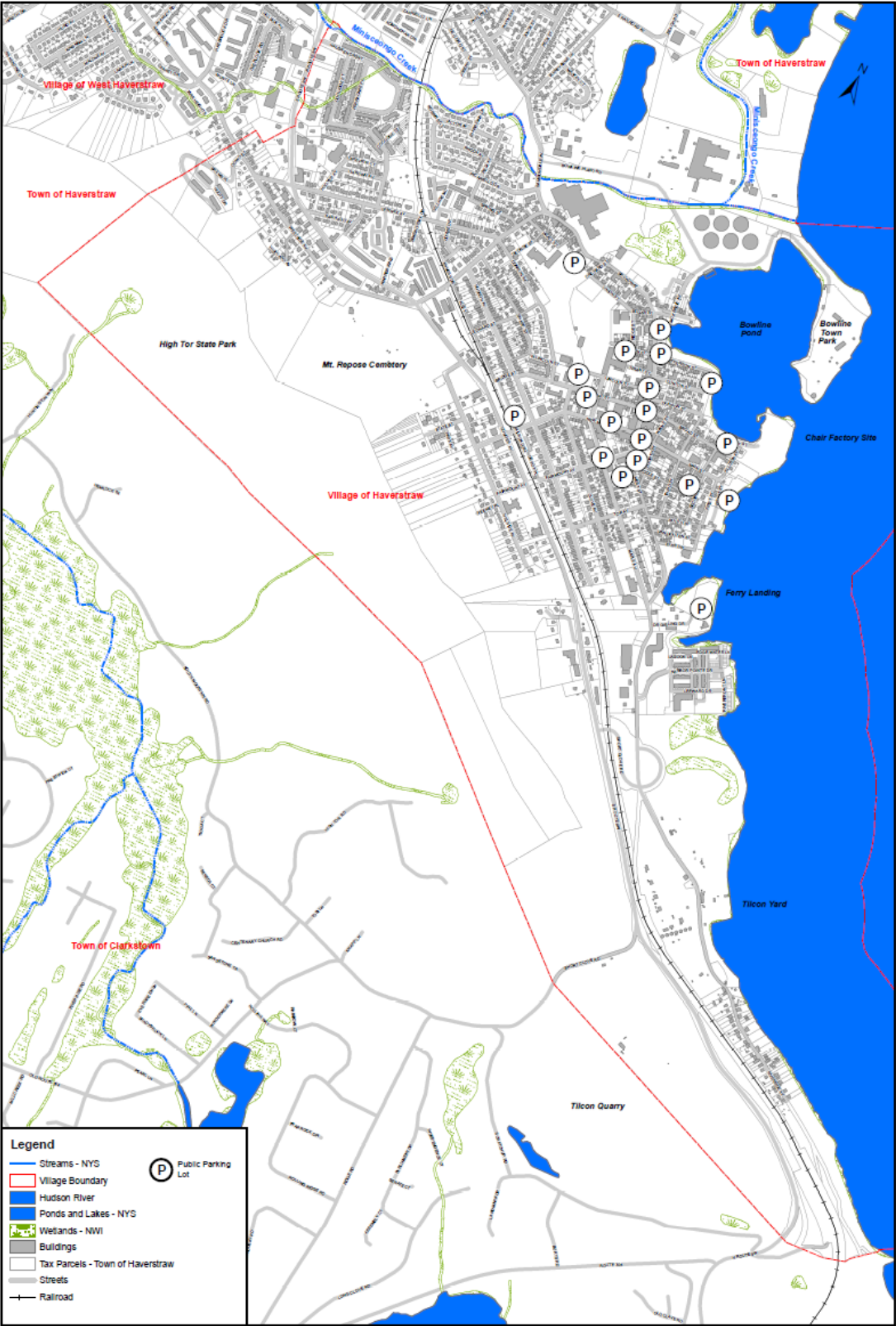
The goal is to develop alternative solutions in these three key areas. We are not expecting a set of full engineering plans at this phase.

Other Relevant Information:

Chair Factory Development: <https://voh-ny.com/chair-factory-development/>







Local Waterfront Revitalization Program

Map II-K: Public Parking Lots
 Source: ESRI; Rockland County GIS; NYS GIS Clearinghouse
 1 Inch = 1,000 feet
 May 2024

Village of Haverstraw





MUNICIPAL PARKING LOTS

Lot # 1:	40 New Main St.	32 Cars	Provident Bank
Lot # 2:	West Broad St.	60 Cars	Village Hall
Lot # 3:	50 West Broad St.	90 Cars	Knights of Columbus
Lot # 4:	Maple Ave-Fairmount	24 Cars	Across Firehouse
Lot # 5:	Maple Ave.	25 Cars	Police Station
Lot # 6:	West St.	31 Cars	Behind Fairmount Ave.
Lot # 7:	West St/Fourth St.	27 Cars	Behind La Cascada Sports Bar
Lot # 8:	Broadway/Broad St.	21 Cars	Corner of Broadway/Broad
Lot # 9:	Main St. – Middle St.	25 Cars	Between Second & Third
Lot # 10:	Lincoln St.	20 Cars	Corner of Lincoln & Broadway
Lot # 11:	Grant St.	40 Cars	Behind Middle School
Lot # 12:	Broadway	19 Cars	Next to Hornicks
Lot # 13:	Emeline Park	21 Cars	In Park
Lot # 14:	Broadway/Jefferson	15 Cars	Antonelli Way
Lot # 15:	West Broad/Broadway	6 Cars	Next to pizza place
Lot # 16:	92 Broadway	11 Cars	Across from Centro de Amigos
Lot # 17:	Broad St	11 Cars	Chair Factory
Lot # 18:	Warren Ave	18 Cars	Warren Ave
Lot # 19:	Clove Avenue	19 Cars	Clove Ave
Lot # 20:	New Main St.	50 Cars	The Railroad
Lot # 21:	Rose Nelson Memorial Park	20 Cars	Jefferson St

ALTERNATE SIDE STREET PARKING / LISTA DE LADOS ALTERNOS



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ALTERNATE SIDE STREET PARKING

Union St.
Hudson Ave.
Broad St.
Division St.
Clinton St.
EFFECTIVE NOVEMBER 15TH – MARCH 31ST ONLY: EFFECTIVO DEL 15 DE NOVIEMBRE AL 31 DE MARZO SOLAMENTE:
Tor Ave. (Maple to West St)
Elks Drive
West Broad St. (Conklin to Broadway)
Clove Ave. (New Main to West Broad St)
Broadway (Edgar to Orchard)

z:\templates\parking lots list - updated 2022.docx



