

City of Syracuse Industrial Development Agency (SIDA)

Request for Proposals (RFP) #25-001 QEP Services

Questions and Answers Document

Issued: January 16, 2026

Please note that answers to some questions below reference Addendum 1, which can be found on the RFP webpage under “RFP Documents”, file name “**SIDA-RFP-25-001-Addendum-1**”; <https://www.syr.gov/Boards-and-Commissions/Municipal-Boards/SIDA/SIDA-Updates-Notices/2025-12-19-RFP-Greenway-Brownfield-Redevelopment>.

1. Please confirm that the January 5, 2026 Technical Assistance Webinar is only virtual/on-line and there is not an in-person option.

- This is confirmed; it will be online only. Meeting information can be found on the RFP webpage under “Technical Assistance Information”; <https://www.syr.gov/Boards-and-Commissions/Municipal-Boards/SIDA/SIDA-Updates-Notices/2025-12-19-RFP-Greenway-Brownfield-Redevelopment>.

2. Has 102 Greenway been previously investigated through a Phase I or II ESA?

- Yes, please refer to section 3.A. of the RFP document for specifics on previous environmental assessment activity for the Subject Target Site.

3. Who is the applicant going to be for the New York State Brownfield Cleanup Program? Will it be SIDA or some developer associated with the properties?

- SIDA will not be the lead applicant for any future *Brownfield Cleanup Program* application. SIDA plans to utilize site marketing documents created by the selected Consultant to market the site to a private sector developer, who will act as lead applicant to a future *Brownfield Cleanup Program* application.

4. In regard to access for all the Subject parcels, is the only access to the parcels off of Peat Street at this time?

- There is currently a paved driveway, marked as City Crossroads Drive, off of Peat Street that provides direct access to the SIDA-owned 341 Peat Street and the eastern and central portions of the Subject Target Site. There is another unpaved driveway at the intersection of Lynch and Devine Streets that runs north into 101-13 Greenway Avenue and the western portion of the Subject Target Site. That driveway is subject to a 50-foot-wide permanent driveway easement over a former rail spur parcel (120 Lynch Street) owned

by a subsidiary of CSX Transportation. This driveway is envisioned to be the future main point of ingress/egress to the Subject Target Site, providing direct access to Interstate I-690 via Lynch Street and Teall Avenue.

5. *341 Peat Street has appeared to have been capped and undergone quite a bit of remediation. DEC Info Locator does have some of the historical documents but nothing about current status. Would any more recent reports on the current status, groundwater quality, and/or any potential closure reports be available and potentially be shared before the RFP is due?*

- SIDA has worked closely with the Department of Environmental Conservation (DEC) to complete and execute an environmental easement on the property at 341 Peat Street, and is now awaiting an initial draft of the closeout report as part of the Environmental Restoration Program (ERP) work performed. We anticipate a final copy of the closeout report will be received and made available to the selected Consultant by the time the Consultant Agreement is executed. There are no other reports pertaining to 341 Peat Street to be made available at this time apart from what is available on the DECinfo Locator; <https://gisservices.dec.ny.gov/gis/dil/>.

6. *Is there a page limit for the proposal?*

- There's no page limit, but City of Syracuse emails have an attachment limit of 50MB. If you encounter issues with your email being rejected due to an attachment being too large, please reach out to Kevin Race directly at krace@syr.gov.

7. *We understand that The City is pursuing tax foreclosure on 101-13 Greenway Avenue and 102 Greenway Ave, currently owned by GSI of Virginia, Inc. When are these proceedings expected to be complete? Will access be an issue before tax foreclosure is complete?*

- The City has initiated the foreclosure process and is seeking to formally assume site control of 101-13 and 102 Greenway Avenue in 2026. The selected Consultant will be expected to adhere to the project schedule as outlined in the RFP document and begin execution of the Scope of Work as outlined in the future Consultant Agreement regardless of ownership status of the Subject Target Site parcels.

8. *Would it be possible to provide the Phase I and II ESA reports for the 102 Greenway property?*

- The Phase I Environmental Site Assessment (ESA) for 102 Greenway is included in the now published Addendum 1. There is no Phase II ESA for 102 Greenway – this has been corrected, and the Phase I ESA is also included in Addendum 1, which can be found on the RFP webpage under “RFP

Documents”, file name “**SIDA-RFP-25-001-Addendum-1**”; <https://www.syr.gov/Boards-and-Commissions/Municipal-Boards/SIDA/SIDA-Updates-Notices/2025-12-19-RFP-Greenway-Brownfield-Redevelopment>.

9. Has the building on the 101-13 Greenway Ave been condemned?

- The structure on the 101-13 Greenway Avenue parcel has not been condemned at this time.

10. Significant remediation has occurred at 341 Peat Street. Is the Site Management Plan available for review (not on DEC Info Locator), or can a summary report for the remediation such as a Construction Completion Report or Final Remediation Report be provided?

- Please see the answer to Question 5.

11. The RFP indicates: “ensure Subject Target Site is enrolled in the NYSDEC BCP”. Has SIDA communicated / coordinated with NYSDEC relative to entry of the Site into the BCP? Has the Department provided an indication that the site is eligible?

- At this time, SIDA has not communicated with NYSDEC regarding Subject Target Site eligibility for the BCP. A revised Scope of Work is included in Addendum 1, which can be found on the RFP webpage under “RFP Documents”, file name “**SIDA-RFP-25-001-Addendum-1**”; <https://www.syr.gov/Boards-and-Commissions/Municipal-Boards/SIDA/SIDA-Updates-Notices/2025-12-19-RFP-Greenway-Brownfield-Redevelopment>.

12. Is the intention to remediate the site to NYSDEC Part 375 commercial use or to industrial use criteria?

- The intention is to remediate the Subject Target Site to industrial use criteria.

13. With the existing contract already being more than two years old, has SIDA had conversations with USEPA about the potential for an extension, or is it a hard date?

- We have not had conversations with the EPA regarding a Cooperative Agreement extension. If an extension is deemed necessary, we will facilitate those conversations in the future.

14. The RFP states: “prepare decision document (DD) on selected cleanup alternative”. What role will the consultant play in the creation or review of the DD?

- The selected Consultant will provide SIDA with support as needed with regards to reviewing any future decision document.

15. Will work plans, reports, and design documents require review and approval by USEPA and NYSDEC?

- SIDA's intent is to facilitate a coordinated review procedure with representatives from USEPA and NYSDEC to ensure consistency across the agencies.

16. The content of a cleanup alternative plan / remedial action plan / ABCA is very similar and overlapping. Are multiple plans needed?

- No, only one plan is needed.

17. Besides a Final Technical Cooperative Agreement Report, will any other final closeout reports be required to satisfy state or federal requirements?

- NYSDEC may require a final closeout report for the parcel(s) included in the Subject Target Site. The selected Consultant will work with representatives from SIDA and NYSDEC to determine any State-required closeout reports for the Subject Target Site.

18. What is the status of the Winkleman Building in regard to Section 106 historic preservation requirements?

- City staff will work to enroll the Winkleman Building located on 101-13 Greenway Avenue parcel into the Cultural Resource Information System (CRIS) database to determine its status with regards to Section 106.

19. What is the timeframe for SIDA to have legal possession of all the parcels?

- Please see the answer to Question 7.

20. The RFP provides limited information related to the subject sites. Can SIDA provide additional guidance for cost development? Perhaps a generic scope against which all bidders can submit pricing?

- Please refer to the proposal requirements as outlined in Section 7 of the RFP document.

21. The RFP provides limited information related to the requested schedule. Can SIDA provide additional guidance for schedule development?

- Please refer to Sections 4 and 5 of the RFP document to develop your proposed project schedule.

22. Please note, the link provided on page 5 of the RFP for “further documentation” related to Subject Target Site parcels, does not appear to be active. Attempting to access the link returns the Page Not Found error.

- This has been addressed in Addendum 1, which can be found on the RFP webpage under “RFP Documents”, file name “**SIDA-RFP-25-001-Addendum-1**”; <https://www.syr.gov/Boards-and-Commissions/Municipal->

[Boards/SIDA/SIDA-Updates-Notices/2025-12-19-RFP-Greenway-Brownfield-Redevelopment.](#)

23. Is the Respondent expected to subcontract and manage all remediation permitting and construction including permit expediting, demolition, excavation, waste disposal, etc.?

- The selected Consultant will be responsible for managing the execution of all activities listed above and performed in accordance with the future Consultant Agreement and may choose to subcontract certain aspects as they deem necessary.

24. RFP states “ensure the Subject Target Site is enrolled in the BCP”. Please note that acceptance into the BCP is subject to NYSDEC review and approval. Previous remediation under the State Superfund and Environmental Restoration Program is in various administrative states, some of which could complicate BCP eligibility. Please confirm the intent of the requirement is for Respondent to seek, rather than ensure, BCP eligibility.

- Please see the answer to Question 11.

25. The RFP states that the submittal must be accompanied by background materials and references for proposed subcontractors. We would like to clarify that three references per subconsultant is acceptable.

- Yes, this is acceptable.

26. Have any hazardous materials assessments been done for the buildings on the properties? If so, are those reports available for review?

- Any reports pertaining to hazardous materials associated with the subject building can be found on the NYS DECinfo Locator;
<https://gisservices.dec.ny.gov/gis/dil/>

27. Are there specific DBE/WBE/MBE requirements? Or are we required to just make a good faith effort to utilize companies that have these designations?

- From the EPA General Terms and Conditions document published October 1, 2025:
“The EPA has suspended the following DBE Program requirements in accordance with class exceptions authorized pursuant to the authority in 2 CFR 1500.4(b). Refer to RAIN-2025-G02 and RAIN-2019-G10 for details.
 - *EPA MBE/WBE Certification, 40 CFR Part 33, Subpart B*
 - *Fair Share Objectives, 40 CFR Part 33, Subpart D*
 - *MBE/WBE Reporting, 40 CFR Part 33, Subpart E*”

28. There is a note stating that the consultant will be required to “ensuring the Subject Project Site is enrolled in the New York State Department of

Environmental Conservation ("NYSDEC") Brownfield Cleanup Program ("BCP")
Can you confirm that this just means the consultant will be required to compile the site data and support the preparation of the BCP application?

- Please see the answer to Question 11.

29. Can you please clarify what is meant by “Respondents should note that any and all work intended to be subcontracted as part of the RFP submittal must be accompanied by background materials and references for proposed subcontractors(s) - no exceptions?” Will you be looking for client references and marketing materials for each sub? And will there be flexibility to use other subs if conditions warrant even if their materials were not included in the response to the RFP?

- Yes, we will be looking for client references and marketing materials for each subcontractor identified in your submission. The selected Consultant may identify additional subcontractors after execution of the future Consultant Agreement, which will be subject to approval by the Agency.

30. Please provide the Phase 1 ESA (2020) and Phase II ESA (2022) that are referenced in the RFP for 102 Greenway Avenue.

- Please see the answer to Question 8.

31. Please provide the report documenting the remedial action activities associated with 341 Pearl Street associated with the \$3.1 M in cleanup activities that the RFP references.

- Please see the answer to Question 5.

32. Will the list of attendees for this meeting be distributed?

- The list of attendees for the January 5, 2026 Technical Assistance Webinar is as follows:

Name	Email
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