



FREIGHTWAY REDEVELOPMENT SITE



THE VILLAGE OF SCARSDALE
REQUEST FOR PROPOSAL
TOPOGRAPHIC/ PROPERTY LINE SURVEY
FREIGHTWAY REDEVELOPMENT SITE
AUGUST 23, 2018



The Village of Scarsdale (Village) is requesting a proposal for a survey for the Freightway Redevelopment Site, located in the Village of Scarsdale. Proposals should be e-mailed or hand delivered by Friday, September 14, 2018 to Ingrid M. Richards, Assistant Village Manager at irichards@scarsdale.com, 1001 Post Road, Scarsdale NY 10583.

Description of the Site

The Freightway Site (“Site”) is Village-owned and is primarily utilized as a commuter parking facility with an aging five-story structure built in 1971. The Site located in the southwest corner of the Village of Scarsdale has long been seen as an opportunity for transit-oriented development (TOD) given its proximity to the train station, bus lines, and one of Westchester’s most walkable and active village centers.

The Site is bounded by Popham Road Bridge to the north, the Metro-North train tracks to the east, privately owned mixed-use properties along Garth Road to the west, and the Scarsdale Commons apartment building located to the south just over the municipal border in the Town of Eastchester. The Freightway Site encompasses roughly 2.4 acres within the Village of Scarsdale a small portion of the southern end of the site (approx. 0.1 acre) located within the Town of Eastchester, bringing the entire site to 2.5 acres. The Freightway site includes eight different parcels, however, there are some discrepancies with the exact size of the parcels as the tax parcel data is old. In addition to the Freightway Site, the Village owns 0.84 acres of air-rights over the railroad tracks and a 0.49 acre site located on Scarsdale Avenue with an additional 77 parking spaces.





PROJECT LOCATION MAP/ SECTION/BLOCK/ PLATE CHART

Freightway Survey Work				
Village of Scarsdale				
10-Aug-18				
	Section/Block/Lot	Address	Estimated acres	Square Feet
	Open Lot			
	1.6.1	10-16 Popham Road	0.11	4,792
	1.6.6	15 Freightway	0.30	13,068
	2.6.500A	22 Popham Road	0.04	1,742
	2.6.500		0.10	4,356
	Sub-Total		0.55	23958
	Freightway Garage			
	1.6.3	14 Freightway	1.42	61,855
	1.6.3A	0 Garth Road	0.05	2,178
	Sub -Total		1.47	64033.2
	Beatty Lot			
	1.6.4	0 Garth Road	0.41	17,860
		Eastchester Road	0.1	4,356
	Sub -Total		0.51	22,216
	Scarsdale Avenue			
	1.6.5	Scarsdale Avenue	0.49	21,344
	Sub -Total		0.49	21,344
	Total		3.02	131,551

Scope of Work

The surveyor will be required to provide a topographic survey which shall include eight separate parcels within the survey limit line as defined on the attached survey limits map.

The survey shall be prepared by a licensed New York State Land Surveyor, and shall be provided in the manner defined under the section entitled “Deliverables”. The survey shall include but not be limited to the following requirements:

- Contours at one foot intervals;
- Scale at 1” = 30’ or as otherwise requested or noted;
- Drainage pipes, drains, invert elevations, manholes, drop inlets, pipe outlets, and drainage channels;
- All buildings and structures including identifying materials, use and number of stories;
- Spot elevations at:
 1. Corners and entrances to buildings;
 2. All site features;
 3. Top and bottom of walls and steps (every 25’);
 4. Trees over 3” caliper (indicate by type and caliper);
 5. Pedestrian/vehicular drop curbs;
- Utilities (i.e. gas, water, sewer) including all pipe sizes, material, inverts, rim elevations and valve boxes, including overhead utility wires. Surveyor shall contact Dig Safe New York to obtain “design mark out” data;
- Location and labeling all waterways within the project limits;
- Rock outcrops and stone walls;
- All guiderails, bollards, fences, gates, signs, parking meters, inground site furniture and pavement markings;
- Maps to be done in digital form (AutoCAD *.DWG file format) drafted and indexed with separate line layers for differing features captured;
- Control points used to establish the survey must be included in the digital form of the drawing;
- Maps to include base line ties;
- Any and all existing property encumbrances including but not limited to easements, license agreements, deed restrictions and/ or restrictive covenants, must be identified;
- Metro-North Railroad owned Right-of-Way and Infrastructure.

Edgemont Neighborhood

Deliverables

1. Maps showing structures, topographic data, and all of the above referenced items, plotted on 24” X 36” paper copies including, north arrow, legend, and scale (both written and graphic) on a Town Title Block and Border, which will be provided to the surveyor at the time of contract signing. Hard paper and mylar copies to be stamped by NYS licensed Land Surveyor. Village Center
2. Digital copy of survey AutoCAD Dwg file on three USB drives with survey at 1:1 in model space. Original spot shouts including point, description, and elevation information shall be included.

General Requirements

All work included must be completed and a final product must be received within sixty (60) days from the date of authorization to proceed. Surveyor guarantees proposal for a minimum of ninety (90) days from submitted date prior to the Village accepting a proposal. NOTE: Surveyor will be required to submit a draft survey for review within 30 days of the commencement of the contract, and shall be responsible for making any revisions or additions as required.

Insurance Requirements

1. All coverage, (Village Insured or Contract Insured), required for this project shall be placed with an Insurance Company having a Best Rating of A-X or better. Insurance coverage submitted from an Insurance Company having a lesser rating shall only be permitted if approval is granted by the Village Attorney.
2. Certificates of Insurance (Contractor Insured)
 - A) **Workmen's' Compensation (Sec. 57 W.C.L.-Form C-105.2)**
 - B) **Disability Benefits (Sec. 220(B) D.B.L.-Form DB-120.1)**
 - C) **General Liability**
 - a) Bodily Injury - \$2,000,000
 - b) Property Damage - \$1,000,000

A certificate of insurance **naming the Village of Scarsdale as additional insured**, in form satisfactory to the Village Attorney, with limits for personal injury of not less than **\$1,000,000 for any one person and not less than \$2,000,000 for any one accident and not less than \$100,000 for any one accident and \$1,000,000 in the aggregate for property damage**, insuring the village, its officers, employees and agents against any liability for personal injury or property damage, directly or indirectly resulting from or arising from the method and manner of performing the work required or any negligent act or omission in connection therewith on the part of the surveyor, his/her employees or agents, provided that a public service corporation may, at its option, file an undertaking, in form satisfactory to the Village Attorney, to indemnify and save harmless the village, its officers, employees and agents from any such liability, covering all openings made by it.

- c) Include the Village of Scarsdale as an Additional Insured. Include as Additional Insured: All salaried and non-salaried elected or appointed officials, employees, volunteer workers, volunteer organizations but only while performing duties on behalf of the named insured. This shall also include Lessors, when required by contract.
- d) In event of cancellation of existing insurance a thirty (30) day written notice will be given to the Village of Scarsdale prior to cancellation.

Hold Harmless Agreement

The Surveyor will execute before A notary public and deliver to the Village the following "Hold Harmless" Agreement:

"It is agreed that the contractor shall indemnify and save harmless the Village of Scarsdale, its officers, employees and agents from and against all loses and claims, demands, payments, suits, actions, recoveries and judgments of every nature and description brought or recovered, by reason of any act or omission of the said contractor, his subcontractor, his agents or employees, in the execution of the work or in the guarding of it or of any failure to comply with any law, ordinance or regulation or by reason of the method or manner of doing the work provided in this contract".

Proposal Submissions

The surveyor shall provide a detailed proposal with an itemized proposed cost for the work required. The surveyor, shall provide names and telephone numbers of at least three references from local municipal officials for whom work was previously performed.

All proposals shall be e-mailed or hand delivered by Friday, September 14, 2018 to Ingrid M. Richards, Assistant Village Manager to the following address 1001 Post Road. Scarsdale, NY 10583.

If you have any questions and need further information or clarification, please contact Ingrid M. Richards at irichards@scarsdale.com or 914-722-1315.