REQUEST FOR PROPOSALS

Quassaick Creek Greenway Feasibility Study

City of Newburgh, Orange County, New York

Issue Date: April 11, 2022

Submittal Due Date: May 16, 2022



https://www.scenichudson.org/quassaick-greenway-rfp/

Scenic Hudson, Inc. 1 Civic Center Plaza Poughkeepsie, NY

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SECTION A: INSTRUCTIONS AND DEADLINES

Submission of Proposals:

Advertisement: Monday, April 11, 2022

Pre-proposal conference and site visit: 3:00 p.m. Friday April 22, 2022

Question deadline: 4:00 p.m. ET, Friday, **April 29, 2022** Posting of any addenda 12:00 p.m. ET Friday, **May 6, 2022**

RFP Response Submission deadline: 12:00 p.m. ET Monday, May 16, 2022

Target Award Date: June 3, 2022

Submission of Proposals:

Qualified firms or individuals are required to submit one (1) hard copy and one (1) digital copy on a USB flash drive in a sealed envelope clearly referencing the title of this RFP, delivered to:

Duane Martinez, Scenic Hudson, 1 Civic Center Plaza #200, Poughkeepsie, NY 12601.

Proposals are due no later than 12:00 PM Eastern Time on Monday, May 16, 2022.

Proposals shall be suitably bound and organized so that required mandatory information is first, followed by any supplementary information that the respondents wish to include. To the greatest extent possible, the submitted format shall be limited to an 8 1/2" x 11" format. The cover of the proposal shall clearly indicate name, address, telephone number, and e-mail address of the firm and designated contact person.

Pre-Proposal Conference and Site Visit

A pre-proposal conference and site visit will be planned for **3:00 p.m. April 22, 2022**. While not mandatory, all prospective applicants are encouraged to attend. RSVP to dmartinez@scenichudson.org

Questions

Questions are due no later than **4:00 p.m. Eastern Time Friday, April 29, 2022,** via email to Duane Martinez at dmartinez@scenichudson.org. Answers to questions will be issued to all interested bidders/proposers of record via an RFP Addendum at least five business days prior to submission deadline. Client reserves the right to compile questions and answers into a single addendum.

SECTION B: PROJECT INTENT

Scenic Hudson Inc., hereafter referred to as the "Client," in coordination with the City of Newburgh, Orange County, New York, hereafter referred to as the "City," is soliciting proposals from qualified individuals, organizations or teams of such, hereafter referred to as "Consultant" to prepare the "Quassaick Creek Greenway Feasibility Study," hereafter referred to as the "Project."

The Consultant will provide professional planning, engineering, and/or design services to evaluate the feasibility of a riparian greenway and non-motorized trail along Quassaick Creek, sections of which run between and within the City of Newburgh, the Town of Newburgh and the Town of New Windsor in Orange County, New York.

SECTION C: ORGANIZATION AND MANAGEMENT

The Client will assemble a project steering committee, hereafter referred to as the "Steering Committee" to advise the Client on consultant selection, project management and community engagement strategy. The Steering Committee will meet with the Consultant for a kick-off meeting and hold monthly meetings to review progress. The

Steering Committee will formally include at least one representative from each: the City, Scenic Hudson, Orange County Land Trust (OCLT), Quassaick Creek Watershed Alliance (QCWA), Orange County and the Towns of New Windsor and Newburgh. Other local stakeholders may be identified by these representatives to participate in the Steering Committee as necessary.

The Consultant shall meet with the Steering Committee monthly during the Project to track alignment with Project goals and objectives and make necessary revisions. Meeting minutes shall be prepared and circulated to the Steering Committee.

- The Project is funded by a New York State Conservation Partnership Program catalyst grant awarded by the Land Trust Alliance to Scenic Hudson with matching funds provided by OCLT.
- Scenic Hudson will administer the Project and function as the contractual client of the Consultant.

SECTION D: PROJECT BACKGROUND

The City of Newburgh

The City of Newburgh is located approximately 60 miles north of New York City on the west side of the Hudson River in Orange County, New York. The City is a small, densely populated city with a population of approximately 29,000 people within 3.5 square miles. It is bound by the Town of Newburgh to the north and west, the Hudson River on the east and the Town of New Windsor to the south.

Scenic Hudson, Inc.

Scenic Hudson, Inc. is a 501(c)3 nonprofit that preserves land and farms and creates parks that connect people with the inspirational power of the Hudson River, while fighting threats to the river and natural resources that are the foundation of the valley's prosperity. Scenic Hudson envisions the Hudson Valley as a community of informed and engaged people working to make the region a model of vibrant riverfront cities and towns linked by inviting parks and trails, beautiful and resilient landscapes, and productive farms.

Quassaick Creek Greenway

The concept of a Quassaick Creek Greenway harkens back to an early 1900s postcard, showing Newburgh families enjoying repose at what was then called the Vale of Evoca. This watershed is steeped in industrial history, Revolutionary War linkages, archaeological sites and the old Kings Highway, as well as a rich estuarine and riparian ecosystem.

The effort to establish the Quassaick Creek corridor as a linear park and trail produced numerous studies and proposals over the past several decades. The first organized effort was brought into focus by the Quassaick Creek Estuary Preserve and Trail Coalition, a nonprofit formed in the late 1990s. The Coalition ceased work on the project in 2009 after being unable to make headway on securing access to to properties deemed relevant to the project. Soon after, QCWA was formed and continued the charge to establish a trail in the corridor and monitor the full extent of the watershed.

Important milestones to date include:

- 1999: \$100,000 granted by the NYS Department of Environmental Conservation to OCLT to provide public access to Quassaick Creek.
- 2002: A well attended charrette for a Quassaick Creek Trail held in Newburgh.
- 2000: OCLT contracted a Phase I engineering study on 5 acres bordered by Quassaick Creek and River Road for a possible trail head.
- 2002: Grant-funded stabilization of an historical "twin arch" bridge at the Candle Factory site.
- 2003: James Barbour biodiversity study identifying rare and endangered plants.
- 2007: New York-New Jersey Trail Conference prepared a Phase 1 Trail Feasibility Study

- 2007: Marcy Denker study of a linear park along Quassaick Creek as a capstone project in landscape architecture for the State University of New York College of Environmental Science and Forestry.
- 2014: The Quassaick Creek Watershed Alliance in partnership with Orange County produced the Quassaick Creek Watershed Plan.
- 2020: Removal of the first dam upstream from the confluence with the Hudson River.
- 2020: Scenic Hudson received a New York State Conservation Partnership Program Catalyst grant from the Land Trust Alliance to conduct a feasibility study. OCLT contributed matching funds.
- 2021: City of Newburgh is working through a design proposal related to the modification of the Holden Dam eliminating the disconnect of the stream corridor at its location.
- Over the years the NY/NJ Trail Conference and the City of Newburgh made several proposed trail segment layouts, along with a layout for a trail on the Plotkin property north of the stream.

SECTION E: STUDY AREA

The Study Area is roughly defined as a parcels located either side of Quassaick Creek following an approximately 2-mile stretch from the mouth at the Hudson River to Crystal Lake in the City of Newburgh. The Study Area generally includes:

- 1) Parcels within 100 feet on either side of Quassaick Creek from the mouth of the creek at the Hudson River to its confluence with Gidneytown Creek in the City of Newburgh;
- 2) Parcels with frontage to Muchattoes Lake and Crystal Lake in the City of Newburgh; and
- 3) Publicly owned property within a quarter mile of Quassaick Creek contiguous with the above parcels.

SECTION F: SCOPE OF WORK

Required elements include:

1. COMMUNITY ENGAGEMENT STRATEGY — The Consultant will co-facilitate a community engagement process in collaboration with the Client and the Steering Committee. The Consultant shall seek public input and engage the local community throughout the duration of the Project. This process should be innovative and creative. It should be inclusive of hard to reach and historically marginalized populations, as well as neighboring property owners and residents. Due to the current pandemic it is possible that public meetings and community engagement may occur in person and/or via virtual platforms. Language translation, childcare, and refreshments will be provided by the Client as necessary during public meetings.

Tasks Include:

A. Demographic and Cultural Analysis

- i. Demographic analysis should include data on population, age, race, sex, income, occupation, housing, vehicle ownership, access to parks and open space and any other sociodemographic factor pertinent to trail and park planning and social determinants of health within a half mile buffer of the study area.
- ii. Analysis should highlight significant changes over time and be contextualized by comparing factors in the study area to respective city/town and County data.
- iii. Cultural analysis should include identification of community assets and points of interest including but not limited to schools, churches, community centers, existing parks, and informal gathering places within a half mile buffer of the study area.

DELIVERABLES:

- 1. Technical memo and associated tables, charts, and graphics.
- 2. Map of community assets.

B. Stakeholder Analysis

- i. Identify key residents, property owners, neighborhood associations, community organizations, businesses, and potential user groups that have an interest in the Project.
- ii. Identify stakeholder interests, impact levels and relative priority to realizing the objectives of the Project.
- iii. Propose various strategies for community engagement and stakeholder participation during design development.

DELIVERABLE:

3. Technical memo and associated tables, charts, and graphics.

C. Community Engagement

- i. Employ innovative methods that inspire a collaborative vision and gather hard to reach data.
- ii. Achieve participation rates that are representative of the local community.
- iii. Coordinate with the Client and Steering Committee on community engagement strategy.
- iv. Facilitate public meetings in collaboration with the Client.

DELIVERABLES:

- 4. Public Forums
 - a. One public presentation and community conversation on existing conditions.
 - b. Two community visioning sessions.
 - c. One public forum to discuss draft Concept and Implementation Plans.
 - d. Other public meetings mutually agreed upon by the Client and Consultant.
- 5. Community Meeting Materials
 - e. Maps, digital assets, survey materials, etc.
 - f. Provide meeting materials as needed in English and Spanish.
- 6. Community Engagement Reporting:
 - g. Compile and analyze data from the public forums.
 - h. Report findings and recommended actions to the Client and Steering
- 2. **ENVIRONMENTAL ANALYSIS** The Consultant shall conduct an existing conditions analysis of the physical (both natural and built) environment. This analysis should be comprehensive in addressing the physical and ecological composition of the study area.

A. Land Use and Parcel Analysis

- i. Collect data to evaluate land use, zoning, property ownership, rights-of-way, vacant land, easements, and existing or potential encroachments within the study area.
- ii. Where feasible, obtain authorization from private property owners to physically conduct analysis on their property.
- iii. Identify and include analysis on any parcels outside the study area if it is shown that these parcels impact feasibility in a significant way.
- iv. Identify and map notable structures within 50 feet of Quassaick Creek including but not limited to buildings, bridges, culverts and tunnels that may significantly impact the Project. Provide a general assessment of each.
- v. Identify and map existing transportation infrastructure including but not limited to road crossings, sidewalks, bicycle paths, desire lines, rail lines, bus routes, driveways, etc.

DELIVERABLES:

7. Detailed mapping and physical inventory of existing conditions.

8. Map and table identifying property ownership in the study area – FOR INTERNAL USE ONLY – not to be included in any public facing documents.

B. Physiographic Analysis

- i. Identify and map physiographic characteristics, slopes, hydrology, significant natural features, flood plains, etc.
- ii. Identify and map general ecological composition.
- iii. Identify and map environmental hazards including known or possible liabilities.
- iv. Identify and map native, rare, and endangered species, or other high-conservation value habitat and/or migration corridors.

DELIVERABLES:

- 9. Mapping and inventory of existing conditions.
- 10. Technical memo and associated tables, charts and graphics.
- 3. <u>SCHEMATIC PLAN</u> Develop a schematic greenway plan based on the existing conditions and data from community engagement.

A. Greenway Plan and Trail Alignment

- i. Preferred and alternate trail alignments
- ii. Trailheads, neighborhood access points, and parking areas,
- iii. Necessary infrastructure (bridges, boardwalks, stairs, etc.)
- iv. Potential easements.
- v. Opportunities for placemaking and programming.
- vi. Potential linkages to key community assets.
- vii. Conservation areas for native, rare, and endangered species, or other high-conservation value habitat.
- viii. Planting and/or mitigation schemes.

DELIVERABLES:

- 11. Brief narrative.
- 12. Detailed schematic plan of project.
- 13. Typical cross sections of trail.
- 14. Detailed plans, sections, or renderings as necessary.
- 15. Technical memo outlining necessary infrastructure to complete a non-motorized, multiuse path through the greenway.
- **4.** <u>IMPLEMENTATION PLAN</u> Identify potential resources and programs that will aid in the eventual creation of the greenway.

A. Maintenance and Management Plan

i. Identify responsible parties, staff capacity needs, maintenance equipment needs, and suggested regular maintenance practices for access points, trailheads, parking areas, trail sections, ecological stewardship, etc.

DELIVERABLE:

16. Technical memo outlining a general management plan.

B. Strategic Partnership Strategy

i. Identify and outline financial and in-kind resources for design, development, construction and stewardship of the greenway.

ii. Identify local, state, and federal programs in which the project may be eligible to participate

DELIVERABLE:

17. Table with potential funding sources, technical assistance, or in-kind resources available for the Project.

C. Land Acquisition and Easement Strategy

- i. Plan for pursuing public access easements and land acquisition;
- ii. Outline potential permitting needs and associated regulatory agencies.
- iii. Explore possible funding sources for construction, ecological restoration, remediation (if necessary), and ongoing management and maintenance.
- iv. Summarize jurisdictional authority, alignment with current planning efforts and outline potential coordination.

DELIVERABLES:

- 18. Technical memo outlining the plan for to pursue public access easements and land acquisition
- 19. Technical memo and/or table outlining current local, state or federal plans with which greenway development will align.

D. Development Sequencing and Duration

- i. If necessary, propose greenway sections and an associated phasing schedule (as necessary);
- ii. Provide an estimated schedule for sequencing and duration of greenway design, development and construction

DELIVERABLE:

20. Gantt Chart

E. Cost Estimate:

- i. Provide a rough order-of-magnitude cost estimate for:
 - 1. Land and public access easement acquisition,
 - 2. Environmental remediation (as needed),
 - 3. Design development,
 - 4. Construction,
 - 5. Operation and maintenance.
- ii. Costs must be prevailing wage and meet all NYS Comptroller requirements for public property in the City of Newburgh.

DELIVERABLE:

- 21. Table and any supporting charts or graphics.
- 5. **EXECUTIVE SUMMARY ---** Summarize findings from Sections G.1-G.4 into a report.

A. Opportunities and Constraints:

- i. Synthesize data from existing conditions research and community engagement
- ii. Provide a recommendations for preferred actions.

DELIVERABLES:

- 22. Technical Memo outlining general feasibility and recommendations.
- 23. Presentation deck highlighting findings and recommendations.

SECTION G: PROPOSAL REQUIREMENTS

Respondents shall arrange the following items in the following order for ease of review:

- Description of the firm or team including resume information of principals, licensed professionals, and other professionals who will be assigned to this project along with current staffing and management of the firm
- 2. A detailed statement, which would describe the firm's understanding of the scope of the proposed project, including the firm/team's general approach to such work, evidence of the firm/team's understanding of the goals and objectives of the project, and methodology for accomplishing the tasks as listed in this RFP.
- 3. A schedule in the form of a Gantt chart which depicts sequencing and duration of the scope of work to be completed by the Consultant within six (6) months from execution of the Consultant's contract.
- 4. References that attest to the firm's experience and expertise on previous projects of similar and relevant scope involving greenway design. With each reference, include a project name, address, person to contract, telephone number, and a brief description of the work completed by the firm. Members of the Steering Committee will contact references as part of the review process.
- 5. Description of services and associated costs to be provided "in-house" by the firm and what services will be subcontracted. This should include an estimated breakdown of professional service fees (including expenses), assigned project staff and hourly billing rates of all staff assigned to provide services, including any subcontracted consultants.
- 6. Proof of professional liability and general insurance.
- 7. Non-Collusive Bidding Affidavit
- 8. Completed bid sheet including a proposed total lump sum fee. Corresponding milestone payment schedule will be coordinated with the Client.

SECTION H: ADDITIONS AND/OR ALTERNATIVES

<u>Project Additions and/or Alternatives:</u> Consultants are encouraged to propose additional tasks as separate line items not to be included in the base bid total lump sum fee. Each addition or alternative should include an estimated breakdown of professional service fees and hourly billing rates to provide services, including any subcontracted consultants.

Such tasks may include:

- 1. Survey work at critical areas along the corridor.
- 2. Design development.
- 3. Identify and map existing utility infrastructure where information is available.
- 4. Identify and map potential greenway extensions or neighborhood connections beyond Crystal Lake (See Appendix A).
 - A. Possible connections may include:
 - i. Approximately 2 miles southwest to Millers Pond and Washington Lake in the Town of New Windsor.
 - ii. Approximately 1.25 miles west-northwest to Brookside Pond in the Town of Newburgh.

SECTION I: EVALUATION CRITERIA

Client will award the Project to the individual, firm or team who submits the most responsive proposal for the most competitive fee.

SECTION J: ADDITIONAL INFORMATION

- 1. <u>Right to Additional Information:</u> The Client reserves the right to require additional information as deemed necessary to complete the review of proposals. An interview of the respondent after the initial review but prior to final selection should be anticipated.
- 2. <u>Right to Reject:</u> The Client reserves the right without prejudice, to reject any or all proposals, to waive any informalities or minor irregularities in proposals, and to accept the proposal deemed to be in the best interest of the Project regardless of price.

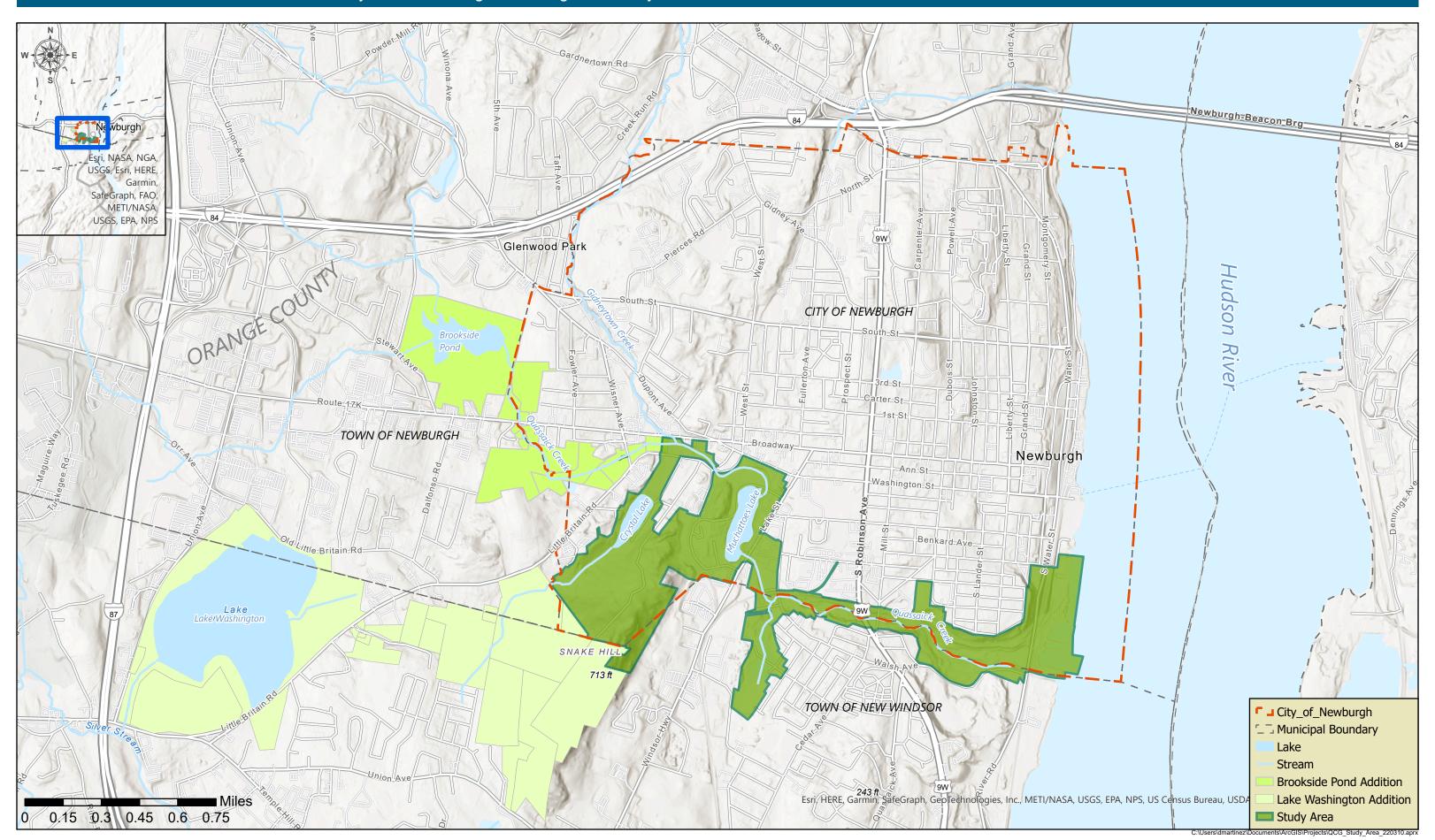
Appendix A: Quassaick Creek Greenway Study Area Map

Appendix B: Bid Sheet

Appendix C: Summary of Deliverables **Appendix D:** Non-Collusive Bidding Affidavit



City of Newburgh, Orange County, NY



APPENDIX B: BID SHEET

QUASSAICK CREEK GREENWAY FEASIBILITY STUDY REQUEST FOR PROPOSALS

BASE BID

	BASE BID					
ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	TO	TAL
	COMMUNITY ENGAGEMENT STRATEGY				\$	-
1.A	Demographic and Cultural Analysis				\$	-
1.B	Stakeholder Analysis				\$	-
1.C	Community Engagement				\$	-
	ENVIRONMENTAL ANALYSIS				\$	-
2.A	Land Use and Property Analysis				\$	-
2.B	Physiographic Analysis				\$	-
	SCHEMATIC PLAN				\$	-
3.A	Greenway Plan and Trail Alignment					
	IMPLEMENTATION PLAN				\$	-
4.A	Maintenance and Management Plan				\$	-
4.B	Strategic Partnership Strategy				\$	-
4.C	Land Acquisition and Easement Strategy				\$	-
4.D	Development Timeline				\$	-
	EXECUTIVE SUMMARY				\$	-
5.A	Opportunities, Constraints and Recommendations				\$	-
			BASE	BID TOTAL	\$	-

ALTERNATES

Please include a description with an estimated breakdown of professional service fees (including expenses), assigned project staff and hourly billing rates of all staff assigned to provide services, including any subcontracted consultants.

including at	ly subcontracted consultants.					
	ALTERNATE 1: BROOKSIDE POND EXTENSION					
ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	TO	TAL
	COMMUNITY ENGAGEMENT STRATEGY				\$	-
A1.1.A	Demographic and Cultural Analysis				\$	-
A1.1.B	Stakeholder Analysis				\$	-
A1.1.C	Community Engagement				\$	-
	ENVIRONMENTAL ANALYSIS				\$	-
A1.2.A	Land Use and Property Analysis				\$	-
A1.2.B	Physiographic Analysis				\$	-
	SCHEMATIC PLAN				\$	-
A1.3.A	Greenway Plan and Trail Alignment					
	IMPLEMENTATION PLAN				\$	-
A1.4.A	Maintenance and Management Plan				\$	-
A1.4.B	Strategic Partnership Strategy				\$	-
A1.4.C	Land Acquisition and Easement Strategy				\$	-
A1.4.D	Development Timeline				\$	-
	EXECUTIVE SUMMARY				\$	-
A1.5.A	Opportunities, Constraints and Recommendations				\$	-
			TOTAL ALT	TERNATE 1	\$	-

	ALTERNATE 2:LAKE WASHINGTON EXTENSION					
	DESCRIPTION	QTY	UNIT	RATE	TO	TAL
	COMMUNITY ENGAGEMENT STRATEGY				\$	-
A2.1.A	Demographic and Cultural Analysis				\$	-
A2.1.B	Stakeholder Analysis				\$	-
A2.1.C	Community Engagement				\$	-
	ENVIRONMENTAL ANALYSIS				\$	-
A2.2.A	Land Use and Property Analysis				\$	-
A2.2.B	Physiographic Analysis				\$	-
	SCHEMATIC PLAN				\$	-
A2.3.A	Greenway Plan and Trail Alignment					
	IMPLEMENTATION PLAN				\$	-
A2.4.A	Maintenance and Management Plan				\$	-
A2.4.B	Strategic Partnership Strategy				\$	-
A2.4.C	Land Acquisition and Easement Strategy				\$	-
A2.4.D	Development Timeline				\$	-
	EXECUTIVE SUMMARY				\$	-
A2.5.A	Opportunities, Constraints and Recommendations				\$	-
			TOTAL AL	TERNATE 2	\$	-

	ALTERNATE 3: SURVEYING		\$ -
А3	Add Description		

		ALTERNATE 4: ADDITIONAL DESIGN SERVICES		\$	-
A	4	Add Description			

APPENDIX C: SUMMARY OF DELIVERABLES

SUM	MARY	OF DELIVERABLES
1. CC	MMU	NITY ENGAGEMENT STRATEGY
	1	Technical memo and associated tables, charts, and graphics.
	2	Map of community assets.
	3	Technical memo and associated tables, charts, and graphics.
	4	Public Forums (4 minimum)
	5	Meeting Materials
	6	Community Engagement Reporting
2. IM	PLEME	NTATION PLAN
	7	Detailed mapping and physical inventory of existing conditions.
	8	Map and table identifying property ownership in the study area (FOR INTERNAL USE)
	9	Mapping and inventory of existing conditions.
	10	Technical memo and associated tables, charts and graphics.
3. SC	НЕМА	TIC PLAN
	11	Brief narrative.
	12	Detailed schematic plan of project.
	13	Typical cross sections of trail.
	14	Detailed plans, sections, or renderings as necessary.
	15	Technical memo outlining necessary infrastructure to complete a non-motorized, multiuse path through the greenway
4. IM	PLEME	ENTATION PLAN
	16	Technical memo outlining a general management plan.
	17	Table with potential funding sources, technical assistance, or in-kind resources available.
	18	Technical memo outlining the plan for to pursue public access easements and land acquisition
	19	Technical memo and/or table outlining current local, state or federal plans with which greenway development will align.
	20	Gantt Chart
	21	Table and any supporting charts or graphics.
5. EX	ECUTIN	/E SUMMARY
	22	Technical Memo outlining general feasibility and recommendations.
	23	Presentation deck highlighting findings and recommendations

APPENDIX D

NON-COLLUSIVE BIDDING CERTIFICATION

Required by Section 139-D of the State Finance Law

By submission of this bid, bidder and each person signing on behalf of bidder certifies, and in the case of joint bid, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of his/her knowledge and belief:

- [1] The prices of this bid have been arrived at independently, without collusion, consultation, communication, or agreement, for the purposes of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor;
- [2] Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the Bidder prior to opening, directly or indirectly, to any other bidder or to any competitor; and
- [3] No attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

A BID SHALL NOT BE CONSIDERED FOR AWARD NOR SHALL ANY AWARD BE MADE WHERE [1], [2], [3] ABOVE HAVE NOT BEEN COMPLIED WITH; PROVIDED HOWEVER, THAT IF IN ANY CASE THE BIDDER(S) CANNOT MAKE THE FORGOING CERTIFICATION, THE BIDDER SHALL SO STATE AND SHALL FURNISH BELOW A SIGNED STATEMENT WHICH SETS FORTH IN DETAIL THE REASONS THEREFORE:

IF BIDDER(S) (ARE) A CORPORATION, COMPLETE THE FOLLOWING:

NAMES	LEGAL RESIDENCE
President	
Secretary	
Treasurer	
President	
Secretary	
Treasurer	
Identifying Data:	
Potential Contractor:	
Street Address:	
City, Town, etc.	
	;
If applicable, Responsible Corpo	orate Officer Name
Title	
Signature	
Joint or combined bids by companies or	firms must be certified on behalf of each participant:

Legal name of person, firm or corporation	Legal name of person, firm or corporation		
By(Name)	By(Name)		
Title			
Street Address Street Address			
City and State City and State			