

Marmen Welcon Tower Manufacturing Facility Request for Information

1. Introduction:

The Port of Albany (APDC) is an operational year-round port and is undertaking a Port expansion to construct an offshore wind tower manufacturing facility to be in production in December 2023. The APDC Port expansion tower manufacturing facility operators' current project schedule expects shipping from the factory commencing outbound shipment at fiscal week 25 of the year 2025.

APDC is currently assessing interest in the logistics for the future Marmen Welcon tower manufacturing facility. This Request for Information (RFI) is intended to gauge interest in the different scopes of work involved in the movement of tower sections from the staging space at the wharf to the outbound vessel. This RFI is also intended to get budgetary pricing for the different scopes of the logistics.

Any response or lack of response has no bearing on any future RFPs from APDC or any other party that may be responsible for these scopes for the project. It is also worth noting that APDC may not be ultimately responsible for procuring any or all the scopes of work.

The scopes of work will be described as a comprehensive shipment scenario.

2. Information:

Marmen Welcon is expected to ship 552 tower sections (138 towers) to South Brooklyn Marine Terminal between FW25 2025 and FW52 2026. Below are the tower sections dimensions:

<u>Section</u>	<u>Diameter (m)</u>	<u>Length (m)</u>	<u>Weight(mt)</u>
Top	6.241	38	227
Mid 2	7.542	31.65	220
Mid 1	7.973	28.28	237
Base	8	21.69	251

Assumptions are that two full towers (4 sections per tower) will be shipped on a barge at a time.

3. Responses:

- a) Description of the respondent's capabilities.
- b) Please provide a budgetary cost for the project as a whole or as much that would be in your scope of responsibility.
- c) Costing information used; at minimum we ask for cost per hour of manpower, amount of hours/people needed, equipment description, and equipment pricing.
- d) Respondents scope of responsibility of in the operations.
- e) Respondent's base terms and conditions on such a contract.

Please send responses to jskubon@portofalbany.us.

4. Questions:

Please direct any questions to Josh Skubon's e-mail address jskubon@portofalbany.us.

5. Confidentiality:

APDC reserves the right to share the responses with our project partners Marmen Welcon.

6. Response Timing:

We are asking to responses to be turned by July 15, 2022, 12:00 Noon Eastern.

7. Attachments:

1. Site Layout
2. Marine Facility Section



McFarland Johnson
 60 RAILROAD PLACE
 SUITE 402
 SARATOGA SPRINGS, NEW YORK 12866
 P: 518-580-9380 F: 518-580-9383
 SaratogaROM@mjinco.com

PROJECT MILESTONE
FINAL DESIGN PLANS

NO.	DATE	DESCRIPTION

CLIENT:
ALBANY PORT DISTRICT COMMISSION
 ALBANY, NEW YORK

PROJECT:
PORT OF ALBANY EXPANSION SITE

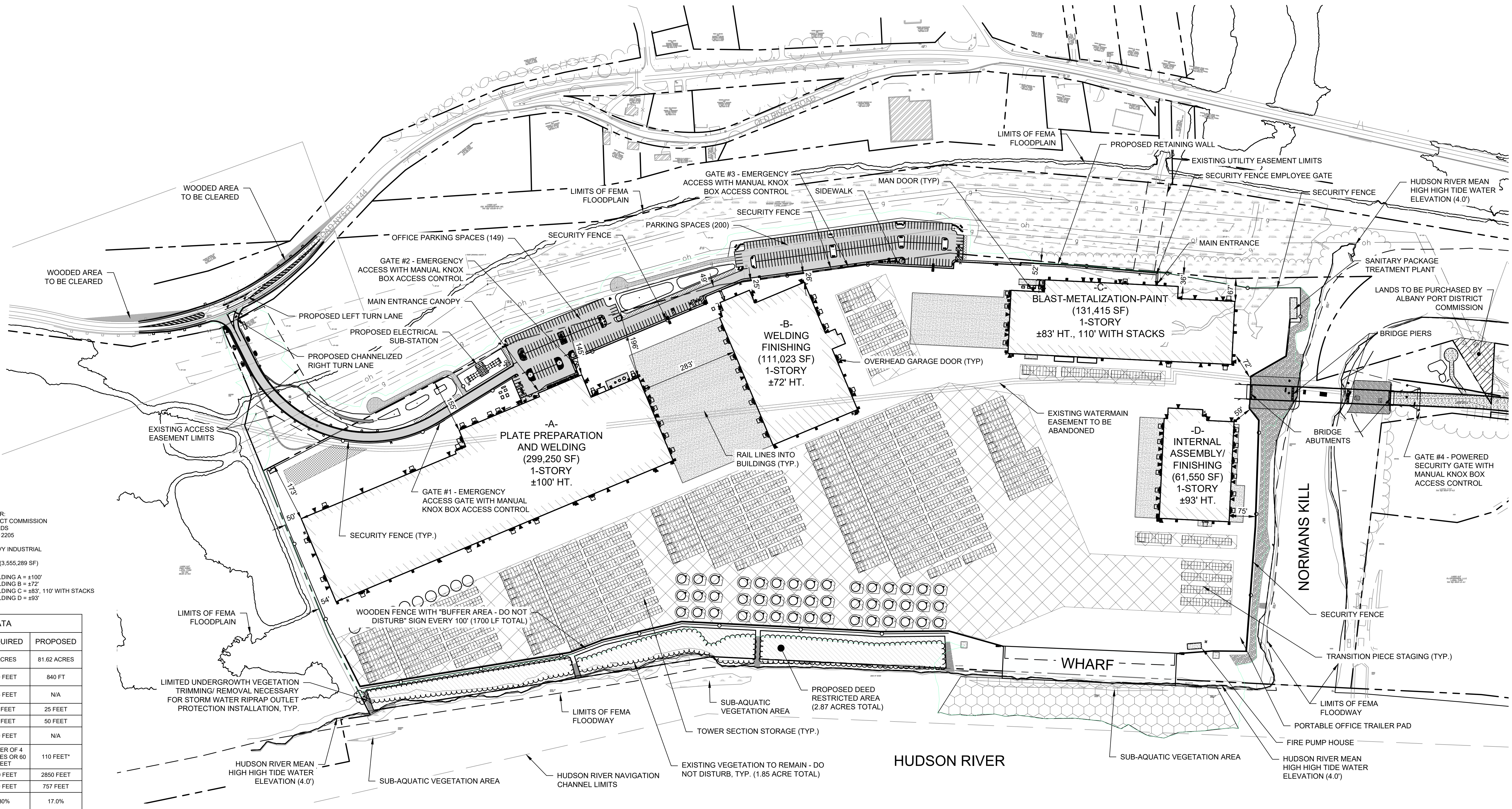
DRAWN	JES
DESIGNED	NSO
CHECKED	AJF
SCALE	AS SHOWN
DATE	05/10/2022
PROJECT	18641.00



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DRAWING TITLE
SITE PLAN OVERALL

DRAWING NUMBER
SP-00



- PROJECT DATA**
1. APPLICANT / LAND OWNER:
 ALBANY PORT DISTRICT COMMISSION
 106 SMITH BOULEVARDS
 ALBANY, NEW YORK 12205
 2. EXISTING ZONING: HEAVY INDUSTRIAL
 3. LOT AREA: 81.62 ACRES (3,555,289 SF)
 4. BUILDING HEIGHT: - BUILDING A = ±100'
 - BUILDING B = ±72'
 - BUILDING C = ±83', 110' WITH STACKS
 - BUILDING D = ±93'

SITE DATA		
FEATURE	REQUIRED	PROPOSED
MINIMUM LOT SIZE, NONRESIDENTIAL	5 ACRES	81.62 ACRES
MINIMUM FRONT YARD, FROM RIGHT-OF-WAY	100 FEET	840 FT
MINIMUM FRONT YARD, FROM CENTER LINE	125 FEET	N/A
MINIMUM SIDE YARD	25 FEET	25 FEET
MINIMUM REAR YARD	50 FEET	50 FEET
MINIMUM HIGHWAY FRONTAGE	150 FEET	N/A
MAXIMUM HEIGHT	LESSER OF 4 STORIES OR 60 FEET	110 FEET*
MINIMUM LOT DEPTH	200 FEET	2850 FEET
MINIMUM LOT WIDTH	150 FEET	757 FEET
MAXIMUM LOT COVERAGE	30%	17.0%

* WILL REQUEST A VARIANCE

ZONING:
 EXISTING: ±81.62 ACRES HEAVY INDUSTRIAL
 PROPOSED: ±81.62 ACRES HEAVY INDUSTRIAL

TAX ACCOUNT NUMBERS:
 98 00-2-10 23
 98 01-2-1

* ENTIRE SITE IS WITHIN 100-YR FLOODPLAIN

PARKING:
 1 SPACE FOR EACH 2 EMPLOYEES ON MAXIMUM WORKING SHIFT.
 TOTAL EMPLOYEES = 550

REQUIRED:
 275 TOTAL SPACES REQUIRED

PROVIDED:
 THE LARGEST SHIFT INCLUDES 180 EMPLOYEES WITH THE LARGEST SHIFT CHANGE INVOLVING 320 EMPLOYEES. INDIVIDUAL BUILDING PARKING DEMANDS FROM MARMEN WELCON HAVE BEEN PROVIDED BELOW:

BUILDING A = 168 SPACES
 BUILDING B = 87 SPACES
 BUILDING C & D = 100 SPACES TOTAL
 TOTAL OPERATOR REQUESTED SPACES = 355
 349 TOTAL SPACES PROVIDED

ADA SPACES REQUIRED:
 PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

REQUIRED (349 SPACE LOT): 8 SPACES (6 STANDARD & 2 VAN)
 FOR TOTAL PARKING 301-400 SPACES

PROVIDED (349 SPACE LOT): 9 SPACES (7 STANDARD & 2 VAN)

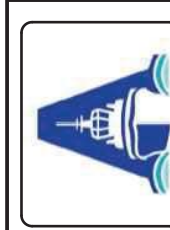
PLANNING BOARD HTE# 21-00100006

LEGEND

PROPERTY LINE	---	PROPOSED BUILDING FOOTPRINT	[Hatched Box]
EASEMENT LIMITS	- - -	MATERIAL STORAGE AREAS	[Cross-hatched Box]
DITCH CENTERLINE	---	WETLAND AREA	[Stippled Box]
ROADSIDE SWALE	---	WHARF DREDGING AREA	[Hexagonal Pattern Box]
BUILDING SETBACK	---	PAVEMENT AREA	[Solid Grey Box]
OVERHEAD DOORS	⏏	CONCRETE AREA	[Dotted Box]
MAN DOORS	⏏	RIP-RAP WATER EMBANKMENT STABILIZATION	[Stippled Box]
EXISTING BUILDING	[Hatched Box]	PROPOSED DEED RESTRICTED AREA	[Diagonal Line Box]



N:\18641\05 ALBANY PORT EXPANSION\DRAWINGS\SP-SHEET FILES\DWG\SP-00-01.DWG



Mark	Description	Date	Appr.

SECTION - TYPICAL

MARINE FACILITIES ON THE PORT OF ALBANY EXPANSION

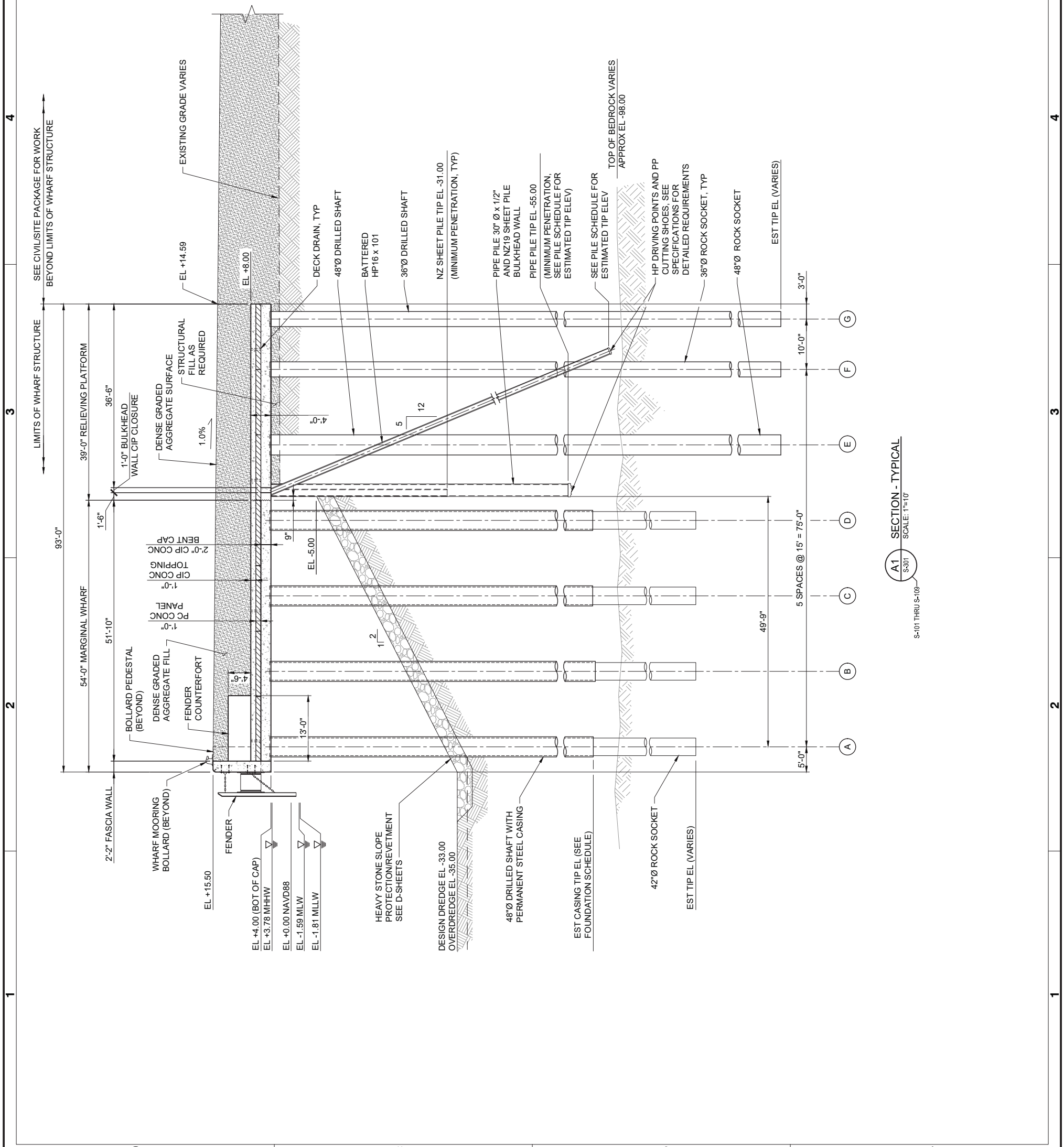
Designed by: IS/MBU
 Date: MAR 2022
 M&E Project No. 10949-01
 Drawing Code: 10949-01
 Reviewed by: JCS
 Submitted by: John C Schirmer
 M&E ENGINEERING P.C.
 Plot scale: 1:1 (D SHEET)

man engineering, p.c.
 529 FIFTH AVE., 14TH FLOOR
 NEW YORK, NY 10017
 212 768 7454
 ALBANY PORT DISTRICT COMMISSION
 106 SMITH BLVD
 ALBANY, NY 12202



Sheet Reference No. **S-301**
 INDEX: 22 OF 54

- NOTES:**
- FOR DREDGING AND SLOPE PROTECTION, SEE D-SHEETS.
 - FOR SHAFT AND ROCK SOCKET DETAILS, SEE SHEETS S-501 AND S-502.
 - FOR BULKHEAD WALL AND CIP CLOSURE DETAILS, SEE SHEETS S-504 AND S-505.
 - FOR BENT CAP DETAILS, SEE SHEETS S-506 THRU S-508.
 - FOR PC PANEL DETAILS, SEE SHEETS S-509 AND S-510.
 - FOR TOPPING SLAB DETAILS, SEE SHEET S-511.
 - FOR FENDER COUNTERFORT DETAILS, SEE SHEET S-512.
 - FOR FASCIA WALL DETAILS, SEE SHEET S-513.
 - CRANE MATS AND CRIBBING NOT SHOWN. SEE SHEET S-001 FOR SUPPLEMENTAL BALLAST, CRANE MAT, AND CRIBBING NOTES.



A1 SECTION - TYPICAL
 SCALE: 1"=10'
 S-101 THRU S-108

10'-0" 0'-0" 10'-0" 20'-0"
 SCALE: 1"=10'

ISSUED FOR BID
ISSUED MARCH 2022

NOT TO BE USED FOR CONSTRUCTION

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