

SUNY New Paltz- Awosting and Mohonk Halls  
Questions and Answers  
Posted 5/23/19

1. We understand that Mohonk Hall is currently at the Pre-Schematic Design Phase. Please confirm that the written deliverables for Preconstruction on Mohonk Hall will be as called out in Table A1 of the Draft Preconstruction Services Agreement. **Yes, The pre-construction phase contract for each of the halls will be modified to reflect the services to be provided by the CM.**
2. Please advise if the cost proposal should include an amount for Miscellaneous Reimbursable Costs for Preconstruction as called out in the Preconstruction Phase Contract - Article VI A.4  
**Yes**
3. Section e. for a completed M/WBE Utilization Plan "...listing all proposed sub-consultants.." We do not anticipate any sub-consultants for our pre-construction work. If the intent was for this to include "sub-contractors", please clarify. This seems like a lot of information to provide for an unknown population of potential sub-contractor bidders. We do understand that the M/WBE requirements are part of the entire project cost. **A proposed utilization plan shall be provided for project. We understand that there is limited opportunity in pre-construction, and that the CM may not know who is going to bid the job, however they must demonstrate that they are aware of the goals. The 30% MWBE goals will be cumulative on all three phases of the contract(s) (pre-construction, construction, and General Conditions Work phase). This is the same for the SDVOB goals. If the CM cannot achieve the required utilization goals during the pre-construction, it is their responsibility to achieve them during the Construction Phase.**
4. Section g.- same comment as above for the SDVOB. **See #3 above.**
5. Article V section A.2. of the General Conditions Work Phase Contract indicates a percentage fee for Owner initiated program changes and then states that the fee will be paid with each Owner-approved change order. Changes to the Construction Manager at Risk GMP are expected to be initiated by several factors in addition to Owner program changes. - Is the proposed fee percentage noted in Section 4, Tab 5 of the Request for Proposal – CM @ Risk also to be applied to all change orders to the GMP? **Yes, CM will be entitled to additional Fee for work associated with Section 13 (Changes in the GMP) of the Construction Phase contract.** Should the respondents indicate another Fee on Change Orders percentage in their proposal? **Provide one construction phase Fee percentage. This Fee percentage will initially be applied to the value of the trade contracts after bid. Additionally, the Fee percentage will be applied to work associated with Section 13 (Changes in the GMP) of the Construction Phase contract.**