

Questions received on Creedmoor PC – Major Renovation for Outpatient Residence, Building 70 and DASNY’s responses:

1. Will Building 70 be an Article 28 DOH compliant facility?

Response: No.

2. Are the clients/patients restricted in their access (will they be locked in or otherwise restricted)?

Response: Entry access will be restricted. Details to be determined during the design phase.

3. Please clarify the requirement for emergency (stand-by) power generation.

Response: Required.

4. Are Reviewed Financials or Reviewed Financials with tax returns acceptable in place of Audited Financials?

Response: Reviewed Financial Statements are acceptable.

5. Is DASNY imposing a maximum multiplier?

Response: DASNY is not imposing a maximum multiplier however multipliers above 2.5 must be supported by a Financial Statement, and expenses must be accordance with Federal Acquisition Regulation.

6. Is there a maximum rate for Principals or other staff?

Response: DASNY doesn’t have a maximum rate for Principal or other staff but the rates must be fair and reasonable for what other firms charge for similar titles, and DASNY uses the Consumer Price Index for the New York-Northeastern New Jersey area and other resources as a guide for approving rates.

7. Technical Proposal Tab 3: can sub consultant projects be submitted in addition to the five primary firm’s examples?

Response: The Prime Consultant must provide five (5) project examples of the firm’s experience providing similar services.

8. Technical Proposal Tab 8: Is the Diversity Questionnaire for the Prime only, or also the sub consultants?

Response: The Diversity Questionnaire is only for the Prime Consultant.

9. Cost Proposal Tab 5: Are Certificates of Insurance required for the Prime only, or also the sub consultants?

Response: Certificates of Insurance are only required for the Prime Consultant.

10. Vendor Responsibility Questionnaire: Is this required for the Prime only, or also the sub consultants?

Response: The Vendor Responsibility Questionnaire is only required of the Prime Consultant.

11. Do the Technical and Cost Proposals need to be in separate binders?

Response: The Technical and Cost Proposals should be submitted in separate binders. The Creedmoor PC project is a qualification based selection.

12. If we form a JV with a MBE Certified firm, does their MBE status extend to the JV?

Response: If you are submitting as a Joint Venture be sure you can meet the qualifications as described in Section 3.e of the RFP. If you form a JV with an MBE Certified firm the MBE status will extend to the JV.

13. If a MBE firm submits as a prime, does their MBE status count toward the overall goal?

Response: If a MBE firm submits as a prime their MBE status will count toward the overall goal.

14. Will this be a certified facility?

Response: The facility will be certified and licensed through the Office of Mental Health.

15. Will a food service consultant be required?

Response: To be determined during the design phase. No commercial kitchen anticipated.

16. With regard to LEED: will energy modeling be required, will a commissioning agent be needed and should we be prepared to register the project with USGBC?

Response: Energy modeling will be required, as well as a commissioning agent. DASNY will register the project with USGBC.

17. Can you clarify the types of units envisioned: are these more like apartments or suites?

Response: To be determined during the design phase.

18. Can you provide a list of other successful OMH projects that are similar to this?

Response: Bronx TLR

19. Can you provide existing floor plans of the building?

Response: To be provided during the design phase. First Floor Plan attached and CAD drawing available for download on DASNY's web site.

20. Can you provide a site plan showing the new electric service?

Response: See attached (also available for download on DASNY's web site). Additional drawings to be provided during the design phase.

21. Is there an environmental report(s) that can be made available? If yes, can it be made available (as it will impact pricing)?

Response: No.

22. Is it the intention that the full floor area of the entire existing building be built out with the 100-150 beds and associated program? If, no then how is any remaining space desired to be built out?

Response: To be determined during the design phase.

23. Will existing drawings be made available? If yes, what existing drawings are known to exist?

Response: Yes – pdf drawings of original construction design and some recent construction modifications.

24. Will the Consultant be responsible to file the LEED paperwork? If no, will the consultant be responsible to prepare any LEED paperwork?

Response: Yes, the consultant will be responsible to file all LEED paperwork.

25. Will the Consultant be responsible to file with the State Historic Preservation Office? If no, what if any paperwork will the consultant be responsible to prepare?

Response: Yes.

26. What is the current use classification?

Response: Psychiatric hospital.

27. Will the new program be a change of use?

Response: Yes.

28. Is the commissioning the responsibility of the Consultant or DASNY/other?

Response: Commissioning will be the responsibility of DASNY. The consultant will be required to work with the commissioning authority during the project.

29. Are the Special Inspections the responsibility of the Consultant or DASNY/other?

Response: DASNY will be responsible for the Special Inspections.

30. Is the environmental sampling/report/air monitoring the responsibility of the Consultant or DASNY/other? If yes, are the fees to be Hourly Rates?

Response: The consultant shall be responsible for environmental sampling/report/air monitoring – fees based on approved hourly rates.

31. Other than DASNY, are there any other AHJ approvals anticipated? If yes, what are the other known AHJ's to be included?

Response: DEC and DEP.

32. Will DASNY be providing C.O.? If not who?

Response: Yes.

33. Will renderings/models be required by the Owner? If yes, how many are required?

Response: Yes, one or two

34. Will there be a requirement for art acquisition? If yes, what is the requirement?

Response: A small component of FF&E will be part of interior design. Consultant to coordinate with DASNY interior department.

35. Will furniture or medical equipment be required within the contract? If yes, what will be required?

Response: Yes, consultant to coordinate with DASNY interior department.

36. Will a survey of the property be provided?

Response: To be determined during the design phase.

37. Is there any known petroleum bulk storage? As noted in section 2.6 of the RFP.

Response: No.

38. **RFP Section 2 - Art 2.6 Applicable Codes, Rules, & Regulations:** Will DASNY confirm the structural capacity of the existing floors for determination of code compliance as related to the renovation project?

Response: No.

39. **RFP Section 2 - Art 2.1 Project Background:** To what degree will respondents be required to comply with the latest OMH Patient Safety Standards?

Response: Not required.

40. **RFP Chapter 2 Art 2.1.v Investigation and Analysis:** Is a geotechnical report going to be provided for the proposed underground feeder route from the Con Edison transformers to Building 70?

Response: No.

41. **RFP Section 2 - Art 2.5 Project Permitting:** It was stated at the walk-through that no permit submissions or actions are required with New York City DEP for water or sewer taps. Please confirm.

Response: To be determined.

42. **RFP Section 2 - Art 2.4 SEQRA:** Please confirm that all environmental testing, analysis, and/or remediation will be handled by DASNY.

Response: Yes.

43. **RFP Section 3 – Content and Format of the Cost Proposal:**

- a. DASNY stated that early release/multiple bid packages will be required. Will DASNY provide the outline of bid packages being requested, so respondents can accurately prepare their fees?
- b. Is it necessary for subconsultants to provide any forms separately? (See Page 5, Tab 8; Page 6, Tab 11; Page 7 (Vendor Responsibility Questionnaire and Procurement Lobbying Law.)
- c. Is Tab 3 (Page 5) limited to 5 projects from the prime consultant? Or should subconsultants also provide 5 projects each?

Response: a. To be determined.

b. Only the Prime Consultant is required to complete the Diversity Questionnaire, W-9 Vendor Responsibility Questionnaire and Procurement Lobbying Law forms.

c. The Prime Consultant must provide five (5) project examples of the firm's experience providing similar services.

44. RFP Chapter 2 Art 1.1.2 Scope of Services Description:

- a. Please confirm if security design (i.e., Tyco) is to be included with the proposal.
- b. As stated in the meeting, please clarify the limits of anticipated landscaping associated with the Bldg. 70 renovation.
- c. Is the project to be delivered in AutoCAD or BIM (Revit), and which version?

Response: a. Yes, the consultant is responsible for security design.
b. To be determined during the design phase.
c. BIM – as determined by DASNY

45. Was a feasibility study prepared prior to this RFP and is it available?

Response: No.

46. The program for the spaces within the building were not found in the RFP other than a statement regarding.. “view recently completed projects for lessons learned”. Does our scope include programming meetings with Creedmoor to determine such items as; number of beds, offices, security, kitchen or kitchen therm, medical clinic or Medi room (dispensary), group rooms, game rooms, laundry, and SRO apartments?

Response: Yes.

47. Is a small medical clinic anticipated or just medi rooms ?

Response: No medical clinic is anticipated. Medication rooms are anticipated.

48. Is a kitchen required or only an area for cart warming and delivery of meals prepared elsewhere?

Response: No commercial kitchen required, reheating and delivery area only.

49. Will site visits to other recently completed projects for lessons learned be within the five boroughs or are out of town visits anticipated?

Response: Yes, site visits will be limited to the five boroughs.

50. Could you provide the approximate square footage of the Creedmoor Psych Center Reno of Building 70, please?

Response: 100,000 plus sq. ft.

51. Section 2.9 Qualifications/Certifications Requirements: ...Successfully completed projects performed under the Project Labor Agreement (PLA). Typically, a PLA would apply primarily to contractors/ subcontractors, not to Professional Services firms. Can you please clarify your intent by including this requirement?

Response: Consultant must be familiar with PLA requirements as they pertain to single prime construction contracts.

52. Chapter 2, Article 1.3 - Please clarify which testing services (other than Asbestos Testing and Abatement) are required to be provided by the Design Team?

Response: All as may be required to complete an approved design. Refer to see article 1.43 for complete list.

53. Chapter 2, Article 1.2 (and as discussed at Pre-Proposal Meeting) - Please clarify if Owner will provide detailed construction scheduling services (through a CM or contractor) or if the Design Team is required to provide those services as outlined in Article 1.2.2?

Response: Owner will provide construction scheduling services through CM or other entity.

54. Pre-Proposal Meeting Follow-up - Please clarify extent of security system design required of the Design Team (vs scope provided by Owner for coordination by Design Team)?

Response: Extent to be determined during the design phase.

55. 2.9 - If our firm has not previously engaged in a DASNY or NYS PLA that requires M/WSBE participation, are we ineligible to bid this project? Note that we have confirmed that we will be able to achieve the 30% participation.

Response: The firm may submit a proposal even if they were not engaged in a DASNY or NYS PLA that requires MWBE participation.

56. 2.9 - We would like to confirm that though our firm does not have specific LEED experience, we will incorporate minimally two consultants that have demonstrated and extensive LEED experience.

Response: Acceptable.

57. Tab 7 - If we are unable to meet the exact 18%/12% M/WSBE ratio, will this count against our proposal?

Response: A firm is expected to meet the MWBE goals as described in the notice.

58. 2.1.6a - Will local zoning and submission to local municipality be included with basic services even though the project resides wholly within the NYS owned campus? Do projects performed on the Creedmoor site require full local site plan approval?

Response: Local zoning and submissions to local municipality will not be required. Local site plan approval is not required.

59. 3.1.6 - If initial scope indicates costs over project budget at the pre-schematic phase, will design professional be compensated for re-design work needed to re-confirm the program, scope the project down and perform a second cost analysis?

Response: Additional compensation to the design professional shall be negotiated, if required, at the end of the pre-schematic phase.

60. 6.5 - It is assumed that any and all permit costs will be borne by DASNY and not be paid by the professional of record or their representatives.

Response: Correct.

61. 7.6 - It is assumed that any and all special testing costs will be borne by DASNY and not be paid by the professional of record or their representatives.

Response: All special testing costs required by Chapter 17 of the NYSBC will be the responsibility of DASNY.

62. It is assumed that the scope of the site work shall only be as required to support perimeter of the building to the closest pavement limits or roadway and any required parking to support the program by ordinance, please confirm.

Response: Design to also include a resident courtyard area on South side of building.

63. The patine copper arcade that leads to the building will be assumed to be part of the project to the extent that it is immediately adjacent to the building and restoration scope of this architectural device will conclude in coordination as much as practical with the scope of the site work. Please confirm.

Response: To be determined during the design phase.

64. For the purpose of the proposal, the architect assumes that the existing slate roof and sub structure will be restored with like kind.

Response: To be determined during the design phase.

65. Please confirm as much as possible if the existing Fire Escapes are part of the historic structure, or were these added after the fact. It is assumed that these will be restored, not replaced with alternative construction. Please confirm.

Response: To be determined during the design phase.

66. Chapter Two, Section 1.1.1 Project Description - What is the average length of stay for patients within the four existing transitional living programs?

Response: The average length of stay is 1 year.

67. Chapter Two, Section 1.1.1 Project Description - What are the main differences between the four transitional living programs? (I.e. Gender, diagnosis) or are they simply geographically located separately?

Response: There are no major differences between the four transitional living programs.

68. Chapter Two, Section 1.1.1 Project Description - What is the food service delivery model for the transitional living programs?

Response: Food service to be provided from main service kitchen located in Building 40 on the campus.

69. Chapter Two, Section 1.1.1 Project Description - Has an analysis been conducted that identifies projected volumes/growth?

Response: No.

70. Chapter Two, Section 1.1.1 Project Description - How will the new consolidated transitional living programs in building 70 be licensed?

Response: To be licensed through the NYS Office of Mental Health.