Aaron Davis Hall ADA Upgrade and Theater Renovation project

Questions & Answers

1. RFP section 2.2 Project Scope of Work, page 3, under Exterior Work, # 4 item on the bullet list: Correction: Replace deteriorated and leaking roof on the UPPER roof level.
2. 2.8 Qualifications and Certification Requirements  - Correction: Item #4 should read “Knowledge of and experience with conformance to Executive Order 88”.
3. Is there a page limit for the technical proposal? No.
4. Will the facility shut down for one construction phase or continue to operate and construction will work around the operating calendar?

Facility will continue to operate during construction.

1. If a firm is MBE or WBE certified in NYC, but not NYS, will that suffice?

No. NYC-certified MWBEs do not count towards the MWBE goals for DASNY contracts or the contract for any NYS agency or authority. Firms must be certified by Empire State Development as NYS-certified MWBEs in order for their participation to count towards the MWBE goals.

1. Does CCNY plan to have the building be operational throughout construction? Yes
2. The TCO for the building appears to have lapsed. Should work to re-instate the TCO be included? If this is not the case, please send the current TCO / CO.  See CO as additional attachment.
3. Is the drainage adequate at the lawn leading to Aaron Davis Hall, or is new drainage required as part of this scope? The site has experienced some drainage problems. The Consultant Team should investigate the adequacy of the existing drainage system and site grades and provide a solution as part of their proposed site improvement design.
4. Is electrical service required for new site lighting as part of any site improvements? We do not anticipate new service is required.
5. Is a sprinkler system throughout the building to be included in the scope? Providing required sprinklers should be included in the design scope.
6. Is a new fire alarm system anticipated? The existing system is less than 10 years old and operational. We anticipate modifications to the system, if the design is required.
7. Is water available for maintenance of exterior landscaping, or should that be added? The lawn is currently maintained by an automatic irrigation system so water is available.
8. With the project cost being $15 million, will the budget flex or constrain the amount of work? Although the budget is set, all recommended work and associated costs should be noted during the initial phase of design to allow CUNY/CCNY to prioritize the work as  required.
9. How functional will the space be during renovations?  The building will remain in operation during construction although to a limited degree. The College will try to accommodate construction as best as possible.

1. Are there reflected ceiling plans with lighting available in CAD format? NO
2. Scope of work to upgrade rigging system: Is there structural drawings available?   Facilities has limited structural drawings and the following was submitted to DASNY .

S-103: Mezzanine Framing Plan

S-104: Balcony and Mechanical Room Framing Plans

S-105: High Roof Framing Plans (This drawing includes the framing of the Stage Roof, but no details for the rigging system; the drawing calls for drawing TS-101 for the Hangers Location & Details to Grid Iron, but we don’t have this drawing on file)

S-201: Foundation Sections & Details

S-203: Typical Details and General Notes

1. Confirm a seat count change for ADA compliance is acceptable? Yes
2. Are all of the seats good seats in terms of Site Lines? Is the stage used for dance? Is the rake of the seating sufficient for dance performances (modern dance where we can see the entire leg, ankle, performers lying down)?  There is no problem with existing seating sight line and there's no need for replacement.
3. Does DASNY have standards for MEP engineering?  No
4. Does Campus have any MEP standards specific to campus. No MEP standards but will ask trades.
5. Chilled water temperature and availability.  At present the goal is to have the chilled water leaving central plant at 42 Deg.  Chilled water is currently available from April through mid-October, depending of weather conditions.  However, CUNY will be winterizing all our cooling towers in the near future which will allow us to send free cooling throughout campus.
6. Boiler water temperature and availability. Our boiler water temperature range is 250-300 Deg.  Again depending on weather conditions, the heating season could be from mid-October through early May.
7. On page 7 of the RFP, Tab 3 and Tab 4 ask for a completed Classification & Rate Form as well as a completed Base & Total Cost Spreadsheet, please confirm that it is required that subconsultants complete both forms? Both forms are required. The two forms provide different information.