

The Dormitory Authority State of New York (DASNY) is seeking Expressions of Interests (EOI) from Design-Build Teams to provide Design/Build services for the rehabilitation of Wings A and B, more commonly referred to as “Moon Street Wings” of the Finger Lakes Developmental Disabilities Service Office, located at 620 Westfall Road, 14620, for the New York State Office for People With Developmental Disabilities (OPWDD).

The intended re-use of the Moon Street Wings is to convert each existing wing area into thirteen (13) bedroom hostels. One wing includes two (2) ground-level areas currently unoccupied and previously used for sleeping and living. The second wing includes one (1) ground-level area currently unoccupied and previously used for sleeping and living and one (1) program space area.

The approximate square footage of the entire space is 45,000 square feet. It is anticipated that the construction budget will be between \$10,000,000 and \$15,000,000.

The renovation work is expected to include, but is not limited to, the following scope of work:

Exterior

Replace the existing roof. Replacement of the roofing and insulation requires careful coordination with the removals and renovations of the existing and new HVAC components. The new roofing system must comply with NYS Energy Code.

Landscaping and bedding must be provided in the courtyards and other exterior areas. The intent is to give the area a residential feel, provide a pavilion as a covered and/or shaded area, provide secure seating and potentially install custom sculptures and art in the courtyards.

Replace the existing exterior storefront with security glazing and doors to provide secure access and meet the requirements of the NYS Energy Code.

Interior

Reconfigure certain interior walls adjacent to the center sky dome area to accommodate increased visual connection to the communal rooms.

Removal and replacement of all kitchen fixtures and equipment is anticipated. Reconfigure the kitchen to provide program-appropriate functions. Remove and replace all bathroom fixtures and finishes.

Replace existing and missing door hardware. New door hardware must be appropriate to meet program functions, accessibility requirements, and security and safety needs.

Provide new finishes, furniture and painting throughout both wings, including but not limited to flooring, beds, cabinets, nurse stations, desks, seating, and tables.

It is anticipated there will be a complete (hard) ceiling removal and (hard) ceiling replacement in the corridors at minimum, and likely in the individual spaces due to mechanical, electrical, and plumbing (MEP) scopes.

Provide poly backed gypsum hardened wall finish. Anticipate at 80% of existing walls.

Provide structural infill at rooftop mechanical equipment removals.

HVAC

Replace interior air handlers in each wing and install new building automation systems. Install hard-ducted returns for HVAC to eliminate the associated dangers of a plenum return system.

Following complete ceiling removals to install the sprinkler system and return ductwork, move the supply ducts into this space to aid in future roof maintenance and minimize heat loss.

While the boiler plant supplies heat, there is a desire to explore the potential of installing central cooling for the facility. Evaluate chiller systems as an alternate approach to replace multiple rooftop units at this facility.

Plumbing Systems

Replace all plumbing fixtures to comply with use, function, code. and safety requirements.

Electrical Systems

Replace existing obsolete compact substations in each wing. Replace all panels to eliminate the use of dangerous and antiquated Federal Pacific Electric Panels.

Replace all lighting with LED fixtures. Outlets and other surface-mounted and recessed electrical devices that are surface-mounted to recessed must be replaced and wiring must be run through the walls.

Firm Alarm Systems

Replace local Simplex 4020 panels with new 4010-ES panels to hook up to the existing 4100U head unit. Replace all smoke heads and horn/strobe devices and pull stations to develop fully addressable, voice annunciated fire alarm system

The VESDA system will become unnecessary once the HVAC returns are hard-ducted, and it will need to be decommissioned to minimize maintenance costs.

Sprinkler System

Expand existing limited coverage sprinkler system to meet NFPA 101-2012 Ch. 18 requirements. Install NFPA 13 sprinkler system to comply with NFPA 101.

Security Systems

Install new duress system, door monitoring sallyport, and vehicle access systems.

Replace exterior cameras, digital video recorders and fence-mounted detection system

Hazardous Materials

Extensive hazardous materials surveying, testing and abatement will be required. The scope of work will be clarified by the bridging consultant at a later date.

Additional Information

The Wings will be unoccupied during the construction phase. Coordination between the Builder and the Finger Lakes DDSO will be required to establish restricted work periods. Normal construction work hours will be from 7:30 A.M. to 4:00 P.M. Any exterior work that is required may be extended to 6:00 P.M. Construction hours may vary depending on the type of work needed.

Interested firms must meet the following requirements:

- Design-Build Team possesses substantial experience in providing projects of similar size, scope and complexity using a Design/Build method.
- A Builder with an Experience Modification Rate of less than 1.0.

DASNY contributes to the economic development of New York State by assisting and supporting Minority and Women Owned Business Enterprises and Service-Disabled Veteran-Owned Businesses (MWBE/SDVOB) through its procurement process. As part of this EOI, and consistent with Article 15A and 17B of the Executive Laws, DASNY strongly encourages all firms to submit proposals that utilize partnerships, joint ventures, or sub-consultant arrangements with New York State certified MWBE & SDVOB firms for this procurement. To identify NYS Certified MWBE firms contact Empire State Development at www.esd.ny.gov/doing-business-ny/mwbe, for NYS Certified SDVOB firms contact www.ogs.ny.gov/veterans or for further assistance review DASNY MWSBE Registry at www.dasny.org.

Firms interested in responding to this solicitation must submit one (1) electronic copy of an Expression of Interest (EOI) to the Designated Representative noted below no later than 3:00 pm on April 10, 2023. EOIs received after this date will not be considered. EOIs must include the following information in the same order as described below and shall not be more than thirty-five (35) double-sided pages:

Tab 1 – Provide a cover letter with your firm’s name, address, and telephone number along with the name, title, telephone number, and email address of the individual within your firm who will be DASNY’s primary contact concerning this EOI. Please provide the total distance in miles that your firm’s main office is from the site.

Tab 2 – Provide resumes for all proposed staff for this procurement. Provide a minimum of three (3) projects your proposed staff has completed or substantially completed, within the last ten (10) years using a Design-Build method. If applicable, please include projects involving mental hygiene facilities, CMS certified health care facilities and/or other secured facilities that would demonstrate proposed staff’s experience with NFPA 99 Health Care Facilities Code and/or other life safety codes. For each project provide:

- a. The project name

- b. The project location
- c. The total cost of construction
- d. The construction start and completion dates.

Provide a minimum of three (3) projects the firms have completed or substantially completed, within the last ten (10) years using a Design-Build method. For each project provide:

- a. The project name
- b. The project location
- c. The total cost of construction
- d. The construction start and completion dates.

Tab 3 – Provide a list of previous projects the Design-Build team have worked on together delivering such services, if applicable. For each project, list the following:

- a. The team
- b. The project description
- c. The completion date
- d. The dollar value of the project

Tab 4 – Provide at minimum one sample project schedule the Design-Build team has developed on a previous construction project using Design/Build delivery.

Tab 5 – Provide the Table of Contents for the firm’s written Safety Program.

Tab 6 – Provide the firm’s Experience Modification Rate (EMR).

Tab 7 – Provide the firm’s bond capacity (single and aggregate).

Tab 8 – Provide three (3) references with contact information and phone numbers from three (3) separate projects excluding DASNY employees and a summary of the services provided.

Tab 9 - DASNY is committed to diversity and equal employment opportunities among its contractors, consultants, and vendors. This procurement is conducted in accordance with Article 15-A and 17-B of the Executive Laws. It is the goal of DASNY to encourage and maximize participation by qualified certified Minority, Woman, and Small Business Enterprises (MWBE) and Services-Disabled Veteran-Owned Businesses (SDVOB). It is expected that MWBE and SDVOB firms will be included and be provided with meaningful roles to the maximum extent practical and consistent with legal requirements. Please provide the following:

- a. A description of how the Proposer anticipates approaching M/WBE and SDVOB utilization and any programs your firm has implemented to promote the use of M/WBE and SDVOB firms.
- b. A completed Utilization Plan, included in this EOI as an attachment, listing all proposed ESD Certified M/WBE sub-consultants, sub-contractors, and suppliers, OGS Certified Service-Disabled Veteran-Owned Businesses (SDVOB) sub-consultants, sub-contractors, and suppliers,

and Non-M/WBE sub-consultants, sub-contractors, and suppliers you “may” use if selected for this contract. No dollar amounts should be entered at this time. With each project assignment, a new plan with dollar amounts will be required. The goals for this contract are 18% MBE, 12% WBE, and 6% SDVOB. The goals refer to the percentage of utilization of your M/WBE and SDVOB sub-consultants, sub-contractors, and suppliers.

Tab 10 - It is the goal of DASNY to utilize qualified vendors that have a demonstrated history of hiring, training, developing, promoting, and retaining minority and women staff. Please provide the following:

- a. A narrative explaining the Proposer’s approach and commitment to diversity within the work environment and an overview of the Proposer’s current programs in diversity/inclusion.
- b. A copy of the Proposer’s equal employment opportunity policy statement.
- c. A completed Diversity Questionnaire included in this EOI as an attachment. This Diversity Questionnaire shall be completed and submitted by the prime as well as sub-consultants. This questionnaire elicits information about each responding firm to verify that its work environment and team makeup specific to this opportunity demonstrates a strong commitment to diversity.

By responding to this EOI, each Proposer acknowledges that:

- The Proposer will not discriminate against any employee or applicant for employment because of race, creed, color, sex, religion, national origin, military status, sexual orientation, age, disability, genetic disposition or carrier status, domestic violence victim status, or marital status, will undertake or continue existing programs of affirmative action to ensure that minority group members and women are afforded equal employment opportunities without discrimination, and will make and document its conscientious and active efforts to employ and utilize minority group members and women in its work force on contracts with DASNY.
- The Proposer will state in all solicitations or advertisements for employees that, in the performance of this Contract, all qualified applicants will be afforded equal employment opportunities without discrimination because of race, creed, color, sex, religion, national origin, military status, sexual orientation, age, disability, genetic disposition or carrier status, domestic violence victim status, or marital status.

Pursuant to Executive Order No. 170.1 – Uniform Guidelines for Responsibility Determinations, Executive Order No. 125 – NYS Vendor Responsibility Questionnaire and Executive Order No. 192 – Continuing Vendor Integrity, DASNY may only award a contract of public dollars and the capacity to perform the requirements of the contract fully. The proposer must file a vendor responsibility questionnaire with DASNY. The questionnaire provides the proposer an opportunity to self-disclose any issues and provide necessary information, which DASNY will use as part of its determination.

Based on the information received, the firms deemed qualified by review of their respective EOI’s will be short-listed and issued a Request for Proposal (RFP). Once selected, the shortlisted firms will be posted on DASNY’s website.

In accordance with State Finance Law § 139-j and § 139-k, this solicitation includes and imposes certain restrictions on communications between Dormitory Authority personnel and an Offerer during the procurement process. The designated representative for this procurement is **David Fenichel, Contract Administrator, Email: DownstateRFPCoordinator@dasny.org**. Contacts made to other Dormitory Authority personnel regarding this procurement may disqualify the Offerer and affect future procurements with governmental entities in the State of New York. Please refer to the Authority's website (www.dasny.org) for Authority policy and procedures regarding this law, or the OGS website (www.ogs.state.ny.us/aboutogs/regulations/defaultAdvisoryCouncil.html) for more information about this law. All proposers, domestic and foreign, must be in compliance with New York State business registration requirements. Contact the NYS Department of State regarding compliance. In addition, business entities proposing to provide professional engineering services must obtain a Certificate of Authorization to Provide Engineering Services in New York State from the State Education Department. Proposal must be submitted in the full legal name of the proposer, or the full legal name plus a registered assumed name of the proposer, if any.