

ADDENDUM No. 04

Date: 10/31/2023

DORMITORY AUTHORITY - STATE OF NEW YORK

Capital District Psychiatric Center

Parking Garage Removal and Replacement

(Design-Build)

RFQ 7599

This **ADDENDUM** is hereby included in and made part of the Contract whether or not attached thereto. All requirements of the original Request for Qualifications (RFQ), Addendum No. 1, Addendum No. 2, and Addendum No. 3 shall remain in force except as noted by this **ADDENDUM No. 04**. The purpose of Addendum No. 4 is to revise the following RFQ sections:

- Section 1 – General Information – 1.6 Key Events and Dates, Project Budget
 - Section 1 – General Information – 1.6 Key Events and Dates
 - Section 6 - Submission of Statement of Qualifications – 6.1 Submission of Statement of Qualifications
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Section 1 - General Information:

1.1 Introduction to DASNY

The Dormitory Authority State of New York (“DASNY” or “Owner”) is a public benefit corporation of the State of New York empowered by Titles 4 and 4-B of the Public Authorities Law (the “Act”), to provide design and project management services, and to issue its bonds, notes and other obligations, for a wide variety of public purposes. Under the Act, DASNY provides a multitude of services in various forms in connection with the design, construction and financing of capital facilities for State University of New York, including dormitories and educational facilities; City University of New York Senior Colleges; Community Colleges; Boards of Cooperative Educational Services; Cities and Counties with respect to Court Facilities and combined occupancy structures, as defined by law; the Department of Education of the State of New York with respect to certain facilities under its jurisdiction; other State and local governmental entities; independent colleges and universities; facilities for the aged; certain not-for-profit hospitals and nursing homes, as well as a wide variety of other not-for-profit organizations specifically described in the Act.

1.2 Introduction to Client

The Office of Mental Health (“OMH”) operates psychiatric centers across New York State. OMH also regulates, certifies, and oversees more than 4,500 programs, operated by local governments and nonprofit agencies. Their mission is to promote the mental health of all New Yorkers, with a particular focus on providing hope and recovery for adults with serious mental illness and children with serious emotional disturbances.

1.3 Introduction to Facility

The Capital District Psychiatric Center (“CDPC”) provides inpatient psychiatric treatment and rehabilitation to patients who have been diagnosed with serious and persistent mental illnesses and for

whom brief or short-term treatment in a community hospital mental health unit has been unable to provide symptom stability. CDPC has outpatient treatment services for children, adolescents, and adults. CDPC covers a nine-county services area in Upstate New York. The counties served include Albany, Rensselaer, Schenectady, Saratoga, Warren, Washington, Schoharie, Columbia, and Greene.

1.4 DASNY Policy on Sustainability

DASNY is committed to upholding the laws and executive actions that govern sustainability, resiliency, and energy efficiency throughout New York State. Regardless of size or complexity, DASNY requires the integration of sustainable and resilient design and construction principles and practices into every project including, but not limited to: integrated design principles, energy use optimization, net zero energy, stormwater management, renewable energy integration, waste reduction, decarbonization, electrification, water conservation, enhancement of indoor air quality, greenhouse gas emissions reductions, embodied carbon reduction, procurement of green products and materials, and resiliency/adaptation to climate change.

In support of local and statewide sustainability, resiliency, and energy efficiency laws and executive actions, the Respondent, shall establish clear initiatives for every Project, provide the necessary resources to ensure achievement of established initiatives, and produce documentation demonstrating that all set initiatives have been met. For projects requiring third-party certification (LEED, Living Building Challenge, Green Globes, etc.), all design documentation shall be submitted to the appropriate governing body (Green Business Certification Inc., International Living Future Institute, Green Building Initiative, etc.) for review.

1.5 Purpose

DASNY issues this Request for Qualifications (“RFQ”) seeking a responsive Statement of Qualifications (“SOQ”) from qualified Design-Build entities or teams (“Design-Build Team” or “Team”) capable of providing all Work (as defined herein) necessary to provide Design-Build services for the removal and replacement of an existing parking structure located at the Capital District Psychiatric Center (“CDPC”) in Albany, New York (the “Project”).

Following receipt of the submitted SOQs, an established Evaluation Committee will then identify a shortlist of Design-Build Teams that will continue with the development process for the Project. The shortlisted Teams will be provided with a future Request for Proposal (“RFP”) that will include the Bridging Documents for the overall Project on which to fully develop a response to the subsequently issued RFP.

Project Background

The parking structure that services CDPC is approximately 50 years old and in need of replacement. The original construction drawings for the parking structure are dated June 1970. Concrete repair projects on both the north and south portions of the structure were completed in the late-1990s. An overall repair project on the north half was conducted again in 2012/2013. Sequenced repairs on the south half of the structure primarily focusing on the beam and column frame were conducted between 2009 and 2019. There is an ongoing rehabilitation project to ensure that the garage remains structurally stable until a more permanent solution is found.

The existing structure consists of approximately 43,000 square feet of parking area per level over nine concrete framed levels. The floor levels are offset one-half story along the longitudinal centerline of the structure and connected by steep access ramps. The east half of the structure is comprised of four (4) supported levels (Levels 9, 7, 5, and 3) and the west half is comprised of three (3) main supported levels (Levels 8, 6, 4) and one (1) small portion of Level 2 which is located over a partial storage basement area. The existing garage contains approximately 1,000 spaces. However, the Project will result in removal of the garage in total and replacement of approximately 529 parking spaces.

Project Goals

Innovation: In line with our values of advancing state-of-the-art construction and design, we encourage Teams to explore and propose innovative solutions for the foundation system. This could include the application of new technologies, materials, or methodologies that enhance performance and sustainability. Out-of-the-box thinking and a willingness to challenge conventional practices are welcome, as they align with our goal of crafting a design that meets the unique needs and challenges of the campus environment.

Cost-Effectiveness: While innovation is critical, the Design-Build Teams must have a clear understanding of budget constraints and value engineering principles. The design must strive for cost-effectiveness without compromising quality, safety, or sustainability. A balance between innovation and affordability is paramount. The design should provide a clear indication of how the suggested deep foundation system can achieve these objectives, outlining the expected costs and illustrating how the approach represents a wise investment.

Collaboration: We anticipate close collaboration with the selected Design-Build Team, and as such, we value clear communication and a shared understanding of the goals and constraints of the project. The Design-Build Team should have a strategy for ensuring transparent communication and collaboration throughout the design and construction process.

Minimum design life of parking structure systems/elements shall be as follows:

- a. 50 years, unless noted elsewhere including:
 - i. Structural components that are walked or driven on
 - ii. Electrical system
 - iii. Storm/sanitary drainage systems
 - iv. Standpipe system
 - v. Curtain walls, storefront and exterior doors
 - vi. Elevators, roof membranes and light fixtures (25 years)
 - vii. Parking Access and Revenue Control Systems (10 years)

Project Budget

The total design and construction budget ~~including all hard and soft costs~~ for the **entire** Project is anticipated to be ~~\$42—45~~ between \$37 and \$39 million. Further refinement of this budget, ~~if required, with respect to the actual funds available for the design build portion of the Project~~ will be provided with the future RFP to all Teams that are selected to be shortlisted.

Project Timeline

The following dates represent anticipated milestone dates:

Final Bridging Documents	January 2024
Issuance of RFP	February 2024
Design Build Team Selection	May 2024
Design Phase Start	June 2024
Construction Phase Start	May 2025
Construction Completion	October 2026

1.6 Key Events and Dates

Responses to the RFQ are due in accordance with the schedule provided below. This schedule is firm unless DASNY changes the dates in an Addendum in writing that will be posted to DASNY's website at www.dasny.org. Respondents are solely responsible for obtaining all such changes to the submission schedule or other supplemental instructions and any interpretations and supplemental instructions that may have been issued, as well as acknowledging receipt of any interpretations and supplemental instructions that are issued.

<u>Event</u>	<u>Date</u>
Issuance of RFQ	09/25/2023
Deadline for RFQ Questions	10/04/2023 (3:00 p.m.)
Post Responses to RFQ Questions	10/13/2023
SOQ Due Date	11/01/2023 11/08/2023 (3:00 p.m.)
Selection of Shortlisted Teams (not earlier than)	12/01/2023
RFP issued to Shortlisted Teams (anticipated)	02/01/2024
RFP Proposals Due (anticipated)	04/17/2024

1.7 Inquiries

All inquiries concerning this RFQ or any other aspects of this procurement must be submitted in writing to the Designated Representative, Ame Breheny, at UpstateRFPCoordinator@dasny.org during the Q&A period identified. Verbal and telephonic inquiries are prohibited. In order to provide DASNY sufficient time to reply, questions must be received no later than 3:00 pm on the Deadline for RFQ Questions date. A final record of the questions and associated responses will be posted to DASNY's website, www.dasny.org on the Post Responses to RFQ Questions date. Respondents responding to this RFQ shall be solely responsible for checking the website throughout the RFQ process for responses to questions, and no individualized notices shall be provided.

1.8 Procurement Structure

DASNY shall use a two-step selection process for the Project consisting of (1) this RFQ and (2) a subsequently issued RFP.

The SOQ submittal, evaluation, and selection processes are defined herein. DASNY intends, but is not bound, to shortlist up to five (5) Design-Build Teams depending on the submittals received, provided, however, DASNY reserves the right to increase or decrease the number of shortlisted Teams if deemed necessary.

The shortlisted Design-Build Teams will be provided with a future RFP that will include the Bridging Documents for the overall Project on which to fully develop a response to the subsequent RFP.

The Design-Build Teams responding to the future RFP will be expected to develop a design plan sufficient to address site, budgetary, and schedule parameters provided for in the future RFP.

Throughout this RFQ, we may refer to the Design-Build Team as “Respondent” or “Proposer” depending on the context. Further, each Design-Build Team may be comprised of separate firms, partnerships, corporations, LLCs, or other entities forming the Respondent that submits its SOQ in response to this RFQ. Each of those separate firms, partnerships, corporations, LLCs, or other entities shall be referred to in this RFQ as the Respondent’s “Team Members.”

Section 6 - Submission of Statement of Qualifications:

6.1 Submission of Statement of Qualifications

DASNY will be accepting electronic submissions only. Submissions will be accepted electronically on or before 3:00 pm on the SOQ Due Date. Follow the directions below to upload your submission electronically. Any technical issues or questions should be directed to the Designated Representative for this procurement via email prior to the due date of the SOQ. It is strongly encouraged to request access to the site 48 hours before the due date. DASNY may not be able to assist proposers with troubleshooting errors if submissions are not made in a timely manner.

- a. Email UpstateRFPCoordinator@dasny.org with the subject line: “RFQ – CDPC Parking Garage Replacement RFQ 7599 - Request Access - Enter your Firm’s Name.”
 - i. Please provide the name and email address of any additional contact from your firm that may require access to submit the RFQ responses through the SharePoint site.
 - ii. An expression of interest does not qualify as a request for access. Please ensure that your firm explicitly requests access using the described procedure.
 - iii. Please request access at a minimum of 48 hours in advance and ensure access to the site works correctly.
- b. You will receive an email from UpstateRFPCoordinator@dasny.org with a link to a Microsoft SharePoint site: “RFQ – CDPC Parking Garage Replacement RFQ 7599.” Please confirm receipt of this email and ability to access the SharePoint site.

- c. Click on the link within the SharePoint Email.
 - i. If you have an existing Microsoft account, you will be asked to login and then you will be routed directly to the RFQ – CDPC Parking Garage Replacement RFQ 7599 “Documents” page.
 - ii. If you do not have a Microsoft account, you will need to register for a Microsoft account before you can access the link.
- d. Upload all required documents in PDF Format.
- e. Please save submissions as follows:
 - i. SOQ:
 - Save file as: CDPC Parking Garage Replacement RFQ 7599 – SOQ - Enter your Firm’s Name
 - Click “Upload” or drag and drop
 - ii. Administrative Documentation:
 - Save file as: CDPC Parking Garage Replacement RFQ 7599 – Admin - Enter your Firm’s Name -VRQ
 - Click “Upload” or drag and drop
 - Save file as: CDPC Parking Garage Replacement RFQ 7599– Admin - Enter your Firm’s Name – Omnibus
 - Click “Upload” or drag and drop
 - Save file as: CDPC Parking Garage Replacement RFQ 7599 – Admin - Enter your Firm’s Name - W9
 - Click “Upload” or drag and drop
 - ~~• Save file as: CDPC Parking Garage Replacement RFQ 7599 – Admin - Enter your Firm’s Name – DOS~~
 - ~~• Click “Upload” or drag and drop~~
 - Save file as: CDPC Parking Garage Replacement RFQ 7599 – Admin - Enter your Firm’s Name – Statement
 - Click “Upload” or drag and drop
- f. Once your documents are uploaded, DO NOT OPEN. The document submitted must be your final submission and cannot be modified.

- i. If you open your documents after they are submitted, the system will show it as “modified”.
 - ii. The submitted documents will remain in a “pending” status so that they will remain private and will not be visible to the other proposers throughout the procurement process.
- g. The SharePoint site CDPC Parking Garage Replacement RFQ 7599 will close at 3:01 PM on the SOQ Due Date. Any questions or issues on submitting must be addressed to the Designated Representative for the procurement prior to the expiration of the site. Please provide enough time to upload all required files.

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