

Dormitory Authority of New York State				
Finger Lakes DDSO Wings A&B Renovation (Design-Build)				
RFP # 7596				
Questions and Answers				
Question #	Date	Question	Responder	Answer
1	12/29/2024	Might you please provide me with a list of individuals who attended the pre-proposal meeting for this project on December 15, 2023? I understand that such information is a matter of public record and can thus be requested under NYS freedom of information law.	DASNY	This question will be added to the list of questions received in response to the RFP and the pre-proposal meeting sign-in sheet will be uploaded to the DASNY website as an attachment.
2	1/3/2024	Is there a spec or desired manufacturer for furnishing for this space?	DASNY	Not at this time. Furniture selections are anticipated to be coordinated by DASNY's Interior Design and procured by DASNY's Purchasing Unit following the selection and engagement of a Design-Build Team.
3	1/9/2024	We are preparing to send in our first batch of RFI's for this project. Is there a format for submission? I did not find an RFI form in the bid documents.	DASNY	There is no RFI form for this procurement. Please send questions to UpstateRFPCoordinator@dasny.org as identified in Section 2.13 of the RFP.
4	1/10/2024	Do we have to send in an individual RFI form for each question? Or can we send in a list of questions on one form?	DASNY	Multiple questions can be sent within one email. The questions may be within the body of the email or within an attached document.
5	1/11/2024	We formally request an extension of the proposal period. We feel to provide a responsible response, we will require a minimum of an additional 6 weeks. (mid March Proposal).	DASNY	Addendum No. 1, issued on 1/6/2024, extended the original Proposal Due Date from 1/29/2024 to 2/29/2024. Addendum No. 2, issued on 01/26/2024 further extends the Proposal Due Date to 3/28/2024.
6	1/11/2024	We formally request an extension of the RFI period for this proposal. A minimum of two weeks is desired.	DASNY	Addendum No.1, issued on 1/6/2024, extended the original Deadline for RFP Questions from 1/15/2024 to 1/31/2024 and the Post Responses to RFP Questions from 1/19/2024 to 2/6/2024. Addendum No. 2, issued on 01/26/2024 further extends the Deadline for RFP Questions to 2/15/2024 and the Post Responses to RFP Questions to 2/20/2024.
7	1/11/2024	With regards to the scope of work, we would like a clarification on the amount of wall demolition that is intended on this project. The drawings allude to the fact there may be minimal wall modifications required. The RFP indicates all drywall is asbestos containing and therefore would require removal and replacement through the entire scope of work area. Please clarify if the budget and intended scope of work should require the minimally invasive wall modifications, or if the project requires all drywall to be replaced.	Trudeau	Project requires drywall and related materials to be removed in its entirety to ensure asbestos containing materials are abated.
8	1/11/2024	The Programming Plan on page 72 of the bridging documents is cut off with break lines at some of the Admin rooms that are scheduled for work per the capital services plan on page 253 and the programming schedule on page 78. Please see attached mark-up of the work area and advise if this is correct.	OPWDD	Please find attached the mark-up work area document that has been updated to included comments.
9	1/11/2024	There are references to LEED throughout the RFP. Is it the intent this project be LEED certified, or simply to design sustainably and include LEED attributes where feasible?	OPWDD/DASNY	The intent is to design for sustainability and energy efficiency to the greatest extent feasible but formal LEED certification is not required.
10	1/11/2024	Page 55 of the General Requirements for Construction state that the Contractor shall secure and pay for all permits other than Dormitory Authority Permits. Are municipal or other permits going to be required on this project though it is under DASNY jurisdiction? Please advise.	DASNY	Other permits are not anticipated but would be dependent on the final design of the project.
11	1/11/2024	Please clarify if the following items will be carried by the Owner, or if the Contractor is to carry them in this bid: Special Testing and Inspections, Abatement Monitoring, HVAC Commissioning.	DASNY	Special Inspections, hazardous materials monitoring, and commissioning services are to be carried out by the Owner and are not to be included in the cost submitted by Design-Build Teams.
12	1/11/2024	The RFP document mentions the existing (to remain) building Hot Water system is currently lacking redundancy (i.e. one of two original WHs has failed). So does that need to be replaced as part of this project?		Currently, only one steam-fired water heater is in service, located in the Mechanical Service Room 920M. The existing water heater is a storage tank design with a steam-fired tube bundle. The project is not responsible for repairing or providing a redundant water heater - OPWDD is pursuing correcting the issue.
13	1/11/2024	The RFP document mentions providing 140F water to the kitchen. Is this set up properly at the ETR central WH, and how far away is that system? New 140F HW and HWR mains from new kitchen to existing WH?		The source of domestic hot water is located in Mechanical Room 920M in the service area between Wings J and K (across the courtyard from Moon Street). Currently this domestic water heating plant serves domestic hot water throughout the facility at 110°F. The contractor shall provide a booster heater to provide 140°F to serve the new kitchen. This booster heater should be located in the mechanical room nearest the new kitchen and may use hydronic hot-water, steam, or an electric heat source. A secondary booster heater serving 180°F to dishwasher loads is also required. Existing hot water, cold water, and recirculation hot water mains that serve the areas under renovation of this project should be evaluated by the contractor for re-use and upsized where new loads may require increased pipe sizes.
14	1/11/2024	The RFP document mentions providing 180F water to the dishwasher via steam fired booster heater. Is there already steam condensate near the new kitchen? Is an electric booster acceptable for this application?	Patriot	Steam and condensate service would need to be extended from Mechanical Room 920M (in the service area between Wings J and K) to feed the booster heater. The contractor may use an electric booster heater at their discretion. However, all costs for either steam or electrical infrastructure upgrades required to provide the kitchen booster heater must be included in the contractor's base bid.
15	1/11/2024	The RFP document mentions camera inspection of all existing sanitary mains. When should this be scheduled? If this is scheduled after award, how will costs for deficiencies be covered?	Trudeau	Camera inspection should occur at commencement of work and again upon completion of work. If deficiencies are found at commencement contractor will be entitled to additional funding to repair.
16	1/11/2024	Please clarify scope of work intended for the Teaching Kitchen. Advise of quantity and type of appliances as well as casework to be included for this area.	Trudeau	Teaching kitchen should contain 1 range, 1 refrigerator, 1 dishwasher and adequate electrical outlets to support countertop small appliances. Provide base and wall cabinets (7 ply plywood with hardwood veneer and edges - particleboard and MDF are not acceptable) and solid surface countertops with 4" backsplash and side splashes.
17	1/11/2024	Please clarify scope of work intended for the Two Main Kitchens. Advise of quantity and type casework to be included for this area. (Appliance quantities already noted)	Trudeau	Main kitchens to each include: 1 sink, 1 commercial dishwasher, 2 commercial ranges, 2 refrigerators, 1 freezer, 15' LF of base and wall cabinets (7 ply plywood with hardwood veneer and edges - particleboard and MDF are not acceptable) and solid surface countertops with 4" backsplash and side splashes
18	1/11/2024	The RFP document mentions new roof and new secondary roof drains, which need to discharge to daylight. Confirm if discharge above ceiling is acceptable, or if they should be routed to ~24" above grade.	Patriot	Discharge secondary drains 24" above grade. Do not discharge secondary drains at ceiling heights. Utilize a pre-engineered discharge fitting with secure non-climbable stainless steel shroud, and internally route secondary drainage piping.
19	1/11/2024	RFP discussed commissioning for the Plumbing and FP systems. Please clarify extent of commissioning on existing to remain plumbing equipment.	Patriot	All existing plumbing equipment that serves the renovated areas shall be retro-commissioned to ensure they are operating as intended to serve the renovated spaces and continue to serve the rest of the building. This includes, but is not limited to domestic water heating equipment, main backflow prevention / water service, fire protection alarm valves, domestic hot water and re-circulation pumps.
20	1/11/2024	The RFP document mentions new dedicated 6" FP service for sprinklers in the renovated wings. Assume we are responsible for water main extension paperwork, backflow prevention application and coordination with water department and DOH. Please advise. Need a room at grade, with backflow discharge and fire system drain to exterior. Please clarify location.	OPWDD/Patriot	The contractor is responsible for extension of a new water service to supply the required fire suppression system. The contractor is responsible for all water authority paperwork and DOH forms including, but not limited to DOH 347, 348, and 1013. Please place this equipment in room 200A, splitting the room as necessary to accommodate this plumbing and placing a wall and separate door to keep part of that room for storage.
21	1/11/2024	Confirm if FP system should be designed for easy extension to other areas of the building?		Sprinkler system only needs to be capable of carrying the Moon Street wings and hallways.
22	1/11/2024	Is there a fire separation planned between the project area and adjacent unsprinklered portions of the building?	Trudeau	Fire separation to be provided as required per Uniform Building Code.
23	1/11/2024	Should Hydrant flow test be performed now, before GMP submission, to confirm hydraulics? If not what assumptions should be made and how would deviation from assumptions be handled.	Patriot	The contractor should perform the hydrant flow test as part of the design of the new fire service. At this time it should be assumed that a minimum 6" water service should be provided to service the fire protection system.
24	1/11/2024	Is the Hydraulically calculated design submission required now before the GMP, or acceptable during contractor submittal phase just before construction?	Patriot	We would anticipate receiving the hydraulic calculations during the contractor submittal phase.
25	1/19/2024	During the site walkthrough last week, we were directed to the plan room on M' deck. There is many drawings included in that room that are very beneficial to this project, structural, mechanical, plumbing, etc. We would like to obtain a copy of all these drawings as it affects the design of this project. Can you please provide a solution that we are allowed to scan the drawings that we feel are necessary or can you scan the drawing set and email the group? Please advise.	DASNY	Addendum #2, dated 1/26/2024 provides further guidance as it relates to an additional Site Walkthrough and the ability to review additional information and existing conditions.
26	1/24/2024	What is the intention for zoning of the new VAVs? Is there a maximum number of spaces allowed per VAV?	Patriot	Zoning is the responsibility of the contractor to design effectively. However, the following guidelines should be maintained: 1) only connect spaces with the same type of occupancyc to the same VAV zone; For example, do not mix resident rooms with common spaces, offices, or nurses area. 2) No more than four spaces should be served by any one VAV. 3) Separate spaces with different solar exposures onto different VAV zones. 4) Nurses area and kitchen should be on their own zones.

27	1/24/2024	In section 7.1.1.2 it stated the AHUs are equipped with steam heating coils served from the main boiler plant. Per our site visit, the existing AHUs are served by hot water and not steam. There is a steam to hot water converter somewhere in the building. Do we need to use steam heat or would hot water be acceptable for the heating coils of the AHUs?	Patriot	Steam is made at the boiler plant and steam to hot water heat exchangers are currently located in Mechanical Room 920M in the service area between Wings J and K (across the courtyard from Moon Street). The contractor should extend either steam/condensate or hot water from this location to serve the new AHUs. If the contractor elects to utilize hot-water, provisions for freeze protection, such as a pumped hot water coil should be utilized due to the increase outdoor air demand at the new units. Note that due to this increased outdoor air demand, it is not believed that the existing hot water feeds to the AHUs will be sufficiently sized to accommodate hot water demand.
28	1/24/2024	If steam is required for the AHUs, can you please indicate where the steam tie in will need to occur?	Patriot	See response to previous question 27.
29	1/24/2024	In section 8.13 it states that cable trays will be provided in the corridors and will be accessible. In section 4.9.2.2 it states that all ceilings will include high impact gypsum board. Can you please add some clarity on the expectations for the project? If high impact gypsum board is required can 4" EMT be used in lieu of the cable tray?		Where gypsum ceilings are utilized, EMT conduit may be utilized instead of cable tray. However, access to junction boxes must be provided via lockable access doors in the gypsum ceiling.
30	1/24/2024	Is a polycarbonate protection required at the storefronts for added protection? Currently, there is an added layer of polycarbonate at the store front windows.	Trudeau	Laminated safety glass or polycarbonate required in all storefront and glazing systems.
31	1/24/2024	Can we get a more detailed copy of the budget for this project?	DASNY	Additional budgetary information will not be provided at this time.
32	1/24/2024	Polycarbonate sheeting / drywall comes in (2) thicknesses, 0.030 & 0.080, which thickness is acceptable?	Trudeau	0.030 thickness acceptable
33	1/24/2024	Upon our last site visit, there was ductwork found to be below the slab. Is the expectation that this ductwork will be removed during this project or is capped & abandoned acceptable?	Patriot	Cap and abandon the underslab ductwork, except where it must be removed to install new underslab utilities. It is the contractor's responsibility to remove said ductwork and patch the slab.
34	1/24/2024	In multiple sections it states that the contractor will supply a third party commissioning contractor. Typically third party contractors are provided by the owner or the owners representative. Please confirm design build contractor to carry third party agent. Which would not be third party anymore.	DASNY	Commissioning services are to be carried out by the Owner and are not to be included in the cost submitted by Design-Build Teams.
35	1/24/2024	Is moisture mitigation required on all flooring?	Trudeau	Yes
36	1/24/2024	If awarded, Can phasing of the project allow for an early start to the demolition work (especially ceilings) to assist in the field investigation of the design effort?	DASNY	Yes

FENCE REMOVAL AND
MINOR UTILITY SCOPE
BEYOND THE WORK
AREA INDICATED HERE



PROPOSED PROGRAMMING

THIS IS OUR WORK
AREA.
IS THIS CORRECT ?

WORK AREA EXTENDS TO
WALL

MODIFY SECURITY OFFICE
AND MODIFICATIONS TO
SALLYPORT