

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?	Patriot	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?	Patriot	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?	OPWDD/Patriot	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 form 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 caable 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?	Patriot	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
37	2/1/2024	The Bridging Documents state that the project will be categorized as Intensive Treatment Option, occupancy I-2, Condition 1. Has this been confirmed that the project is to be developed into a health care occupancy with no self-preservation ability?	Trudeau	Yes. Per OPWDD classification shall be an I-2 within a B occupancy.
38	2/1/2024	In section 2.1.5 it states that the security fence is scheduled for removal but in Appendix 'F' Meeting Minutes 001 dated March 24th, 2023 under Section VIII, b. It states that the Secure fence shall remain, detection system to be upgraded / replaced. What is the expectation from the customer?	Trudeau	The meeting minutes are included in the appendix as a historical record of the discussions and decision-making process. They provide context and background on the evolution of the project requirements but are not intended to supersede or contradict the specifications and requirements as detailed in the bridging documents. In instances where there appears to be a discrepancy between the meeting minutes and the bridging documents, the information in the bridging documents should always take precedence.
39	2/1/2024	In Appendix 'F' Memo of Meeting dated July 26th, 2023 in Section 9. it states the existing phone systems are out dated and difficult to maintain. OPWDD plans to request funding to implement this system with this renovation. It is assumed that this scope of work is not currently included in the budget. Please advise.	OPWDD	Providing the CAT 6 for state VOIP systems back to the IDF is included in the scope. OPWDD will provide equipment after that.
40	2/1/2024	Can you please provide the status and condition of the existing fiber infrastructure as stated in Appendix 'F' Section 5 Fiber Infrastructure?	OPWDD	Neither pair of fiber between the MDF and Moon St IDF is viable and replacement will need to be included in the project scope.
41	2/1/2024	In Appendix 'F' Meeting Minutes 001 Dated March 24th, 2023. Section IV, letter a. Can you please post the hard copy scans of the existing drawings?	Trudeau	No scans were provided. Existing hard copy drawings were made available during the additional site walkthrough on February 2.
42	2/2/2024	In section 7.5.1.2 it states that piping 2-1/2" or smaller shall utilize threaded joints. This is not industry standards. Is copper with sweat or proress fittings, acceptable?	Patriot	Piping 2-1/2" or smaller shall be Type L copper with lead free solder joints. Proress fittings are not permitted
43	2/2/2024	What is the pupose for the Exam room 223-8 utilized for? Currently there is no sink included in this room. Please confirm this is acceptable.	Trudeau	No sink required.
44	2/2/2024	Bathrooms outside the pods which are located in the hallways, room numbers 212, 213, 215 & 216, will not need anti-ligature fixtures, please confirm.	Trudeau	Correct. Anti-ligature fixtures are not required in bathrooms that are off the corridor outside the secure units.
45	2/2/2024	Can you elaborate the intention for the kitchen sinks. Is there an intention to wash large dishes? If so a 3 bay sink with 140 def F water will be required.	OPWDD	A two bay sink shall suffice
46	2/2/2024	Is there any any concerns of having 140 def F water at the kitchen sinks?	Trudeau	Kitchen sinks should be equipped with a Thermostatic Mixing Valve (TMV) to allow OPWDD to reduce the water temperature if desired
47	2/2/2024	Can a layout be provided for the laundry rooms? We are assumeing (1) washer & (1) dryer, all electric.	Trudeau	Provide 1 washer, 1 dryer and 1 utility sink for every laundry room. Speed-queen preferred manufacturer.
48	2/2/2024	Per section 5.4.5.4 states the water closets shall be wall mounted with concealed wall-carriers. This does not meet the anti-ligature requirements as well as there will be a weight limit to the fixtures. Are floor mounted water-closets with rear discharge be acceptable?	Trudeau	Wall mounted fixtures required as indicated.
49	2/3/2024	Will there be building controls in this project?	Patriot	Yes. Refer to section 7.12 in the Bridging Documents, which states a new BMS system is to be provided.
50	2/12/2024	Previous RFI response item #7 stated that the project requires drywall and related materials to be removed in its entirety to ensure asbestos containing materials are abated. Does this also apply to the exterior walls? Is the exterior wall construction known? In lieu of full removal on the exterior wall (which would require new furring and drywall) can asbestos joint compound be concealed via lamination with new drywall? If lamination is acceptable could this work be completed by the General Contractor (via pins and adhesive) or would it need to be performed by the Abatement Contractor?	Trudeau	All drywall, including the exterior walls should be abated. Lamination is not acceptable.
51	2/12/2024	Spec Section 081100 - Metal Doors and Frames: currently there are a few typical frame conditions; is the intent to provide the exact same frame types at same locations within the new walls? Is this necessary where frames are currently floor to ceiling but the transom is infilled solid, or can standard height frames be provided here? Also are metal doors to be same type as existing (flush typical except for at secure common room doors which are fully glazed)?	Trudeau	Per section 4.8.1.3 Minimum 16-gauge knock down type hollow metal door frames required at interior locations of 3'-0" or smaller and 16-gauge welded type required at interior locations of larger than 3'-0". Match existing door types. Standard height frames can be provided at previous locations that included transoms.
52	2/12/2024	Spec Section 081400 - Wood Doors and Section 081423 - Impact Resistant Interior Doors - can further information be provided regarding the intent for interior doors? Acrovyn doors with wood grain finish are preferred at all bedrooms, bathrooms, toilet rooms and offices. Is it safe to assume that all other doors within the facility are to be metal doors? Is the wood door specification included only as an acceptable alternate to the acrovyn doors (at same locations - all bedrooms, bathrooms, toilet rooms and offices), or are there separate locations where wooden doors are required? Also please confirm all of these doors are flush (the only glazed interior doors on the job are as noted in item above).	Trudeau	Assume Acrovyn Commercial Flush Doors at all bedrooms, bathrooms, toilet rooms and offices. Assume 16-gauge knock down type flush hollow metal doors at Mechanical, Electrical and Custodial spaces. Match existing door types at all remaining locations.
53	2/12/2024	There are steel guards at the majority of exterior storefronts in corridor. Are these existing to remain, to be removed and replaced, or to be demolished?	Trudeau	Assume existing to remain. Wirebrush as required to remove any surface rust or peeling paint. Prime and paint. Color to be selected by OPWDD.
54	2/12/2024	Fire extinguisher cabinets are specified as recessed and lockable. Typically the standard "lockable" cabinets can still be easily opened in the event of an emergency. Is this the intent or are true detention type required (where in no instance the door can be opened without a key)?	Trudeau/OPWDD	Lockable type that can be opened in the event of an emergency. Key FEC and pull station covers similar.
55	2/12/2024	Can further information be provided regarding the timeout rooms...wall/floor/ceiling finish/thickness, overall dimensions (LxWxH), preferred manufacture, etc.? Also please confirm required quantity - there are (4) shown on the programming plan however in the 6/6/23 meeting minutes it is noted that only (1) is required in the center residence area. These minutes also state that each unit needs a contemplative/quiet room. What are the requirements for these and what is the overall quantity required?	Trudeau	The meeting minutes are included in the appendix as a historical record of the discussions and decision-making process. They provide context and background on the evolution of the project requirements but are not intended to supersede or contradict the specifications and requirements as detailed in the bridging documents. In instances where there appears to be a discrepancy between the meeting minutes and the bridging documents, the information in the bridging documents should always take precedence. Timeout rooms are outfitted with existing wall and floor finishes that should remain. Assume upgraded LED light fixture and painted GWB on the ceiling. Sensory/Quiet rooms to contain painted gwb walls and ceiling, carpeted flooring and adjustable/dimmable/color changing LED lighting.
56	2/14/2024	SECURITY SYSTEMS: 9 Security Narrative 9.1.3 States that CCTV system requires 30fps recording and H4 360-270o cameras. Specified H4 360-270o cameras will have to be set to High-Frame-Rate mode in order to achieve this level of 30 fps. Doing this will lose "full feature mode" which will in-turn disable the use of Avigilon analytics. Please advise if 30 fps is still desired at the expense of video analytics and if not, what analytics, if any, are desired.	CHA	Specific analytics will be client specific. 15fps is acceptable to provide the use of the Avigilon analytic functionality and 30fps during normal operation and recording

57	2/14/2024	9.1.4 States that the contractor is to provide a closed IP network switch configuration. Are there any requirements surrounding the network switch manufacturer and model is required to be utilized at this site or is this up to the discretion of the contractor?	CHA	No specific mfg. is required as long as the switch can accommodate the desired functionality of the system
58	2/14/2024	9.2.3, 9.2.5, 9.2.6, 9.2.8 States that there shall be card read "in" and card read "out" on all entrance and exit doors, and card access (on one side of the door) to all interior doors except for maintenance and utility room doors including bedrooms and bathrooms. Based on this specification, there are 186 card readers to be added. Please advise if this quantity reflects an appropriate interpretation of the spec section	CHA	Please clarify. The number of required readers is based on the number of doors and system functionality. Bedroom doors are card in and REX out
	2/14/2024	Print: Minimum Sight Lines		
59	2/14/2024	On the print labeled "minimum sight lines" on page 73 of 277 appears to indicate that each central dome light area in sections 201, 208, 217, and 223 require (1) multi-directional camera. Please advise if this is a correct assessment or if any additional cameras are required in this space.	Trudeau/OPWDD	The sight lines delineated on this sheet are intended to represent areas for actual visual inspection by staff members, not for camera coverage. Camera coverage within the building is limited to fixed cameras that observe exits, and only if those exits cannot be continuously monitored via exterior cameras.
60	2/14/2024	On the print labeled "minimum sight lines" on page 73 of 277 there are now cameras shown outside of the central dome light areas in sections 201, 208, 217, and 223. It is assumed that camera coverage will be required in corridors and other identified spaces. Please advise where additional camera coverage if any will be required.	Trudeau/OPWDD	The sight lines delineated on this sheet are intended to represent areas for actual visual inspection by staff members, not for camera coverage. Camera coverage within the building is limited to fixed cameras that observe exits, and only if those exits cannot be continuously monitored via exterior cameras.
61	2/14/2024	Based on the print labeled "minimum sight lines" on page 73 of 277 spec section 9.3.2, cameras should cover all exit doors. Based on this description, there are approximately 12 exterior multidirectional cameras. Please advise if this quantity reflects an appropriate interpretation of the spec section	Trudeau/OPWDD	The sight lines delineated on this sheet are intended to represent areas for actual visual inspection by staff members, not for camera coverage. Camera coverage within the building is limited to fixed cameras that observe exits, and only if those exits cannot be continuously monitored via exterior cameras.
62	2/14/2024	9.3.3 Centralized Security Office Spec section calls for video wall monitors, associated workstation controls and ergonomic system interfaces. As a part of a complete package, the contractor can provide full control room consoles and technical furniture. please advise if this is desired in the scope of work.	CHA/OPWDD	Console configuration is the desired configuration. This should be verified with the architect and may be budget dependent Note, the console is to be installed at existing security post remote from the work area. The room at the entry to the the general work area is solely for an IDF.
63	2/14/2024	9.4 Personal Alarm Duress System-Product Alternate Spec section lists the system BOD is based on Guard1, Centrak, and Elpas. Please advise if GuardRFID is an acceptable product substitute for the BOD provided.	CHA/OPWDD	Since original RFP was issued, the agency has standardized on Elpas duress systems. Please proceed accordingly.