

ADDENDUM No. 1

Date: 10.23.2025

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

Bridging Consultant Services Solicitation 7620

All requirements of the original Request for Proposal shall remain in force except as noted by this **ADDENDUM No. 01**. The purpose of Addendum No. 1 is to revise Section 1 – General Information – 1.4 Purpose, Section 2 – Engagement Information – 2.1 Engagement Overview, 2.3 Project Scope of Work, 2.4 Scope of Services, 2.5 Deliverables, 2.7 Project and Construction Budget.

Section 1 General Information

1.4 Purpose

DASNY seeks proposals from qualified Architects and Engineers to provide professional services to develop comprehensive bridging documents for an upcoming design-build contract to construct a new ~~100-to-200-bed~~ **200-bed** psychiatric hospital for **civil**, adults on Wards Island, NY. **OMH may consider decreasing the bed count to 100-beds. However, this decision will be made during the programing phase.**

Section 2 – Engagement Information

2.1 Engagement Overview

DASNY is seeking qualified Architectural and Engineering Firms to provide design, planning, and engineering services for the development of bridging documents associated with the development of a new ~~100-bed 200-bed~~ psychiatric hospital and support facilities at the Manhattan Psychiatric Center. ~~DASNY is also seeking a secondary option for a 200-bed hospital.~~ **OMH may consider decreasing the bed count to 100-beds. However, this decision will be made during the programing phase.** The services will include but not limited to; programming, site analysis and planning, code and regulatory reviews, conceptual design, performance specifications, bridging documents, and order of magnitude cost estimate.

2.2 Project Scope of Work

The subject RFP will construct a new ~~100-bed 200-bed~~ facility on the general footprint of the demolished Meyer building to take advantage of the resulting open area at the north end of the campus. Additionally, since the new building will increase the inpatient bed capacity on Wards Island from roughly 400 existing beds to approximately ~~500-beds~~ **600 beds**, OMH requests a thorough evaluation of current support services on the campus. This must include an assessment of the existing food services, pharmacy, storehouse, power plant operation and work control. OMH would prefer to support the new ~~100-bed 200-bed~~ facility from those existing functions; however, a spatial assessment must be completed to understand capacity limits. Additionally, as part of the planning portion of this project, OMH may consider ~~increasing the size of the new facility from 100-beds to 200-beds decreasing the size of the new facility from 200 beds to 100 beds~~. The subject RFP should be prepared to evaluate and recommend options based on a larger facility. Construction of the new hospital will be procured through a separate design-build process. The design-build procurement is anticipated to begin early 2027 and beneficial occupancy late 2031. The existing Dunlap facility will remain operational throughout the construction period of the new building. This engagement starts with the programming of the hospital and continues through occupancy.

2.4 Scope of Services

The Architectural and Engineering firm shall provide design, planning, and engineering services for the development of bridging documents associated with the development of a new ~~100-bed~~ 200 bed psychiatric hospital and support facilities at the Manhattan Psychiatric Center., ~~with a secondary option for a 200-bed psychiatric hospital.~~ The services will include but not be limited to; programming, site analysis and planning, code and regulatory reviews, conceptual design, performance specifications, bridging documents, and order of magnitude cost estimate. The design team will also be provided copies of recent studies completed by the NYS OGS related to underground utility infrastructure on the project site, as well as underground water, sanitary and stormwater assessments. The design team must complete any additional needed assessments, including but not limited to:

- Geotechnical borings and sampling
- Topographic survey
- Utilities mark outs
- Hazardous materials
- Zoning, easements, regulatory constraints (NYC zoning regulations are not applicable)
- Site layout related to site security, circulation and parking

The bridging documents shall be developed in the following sequence:

1. Programming and Feasibility Study
2. Conceptual Design
3. Bridging Documents

1. Programming and Feasibility Study:

a. Feasibility Study for Existing Services:

The new ~~100-or-200-bed~~ 200-bed civil psychiatric facility will be co-located on a campus with an existing OMH facility. In the program phase, the consultant must thoroughly evaluate all major support functions in the existing facility and identify whether sufficient capacity exists (or could be created in the existing space) to support the new facility. The consultant is to provide documentation that fully evaluates options for OMH to consider. For example, the existing facility has a large commercial kitchen. The consultant must evaluate whether the existing kitchen has capacity to serve the new 200-bed facility, ~~(in both the 100-bed and 200-bed scenarios),~~ and whether the existing kitchen could be expanded in its current location to avoid constructing a new kitchen in the new building. All support functions should be evaluated in the same fashion, with the goal of leveraging support services in the existing buildings where possible. OMH would prefer to reconfigure space in the existing building, expanding support services through separate construction projects, rather than duplicating all services in the new building. Services that should be evaluated include but are not to the following:

- Safety and Security
- Nutrition Services
- Housekeeping
- Work Control and Facilities Maintenance
- Administrative Offices
- Pharmacy
- Traffic flow patterns onto, and through the site

- Parking
- Site Plan, including new building footprint

As part of the study of existing services, consideration should be given to insuring both the continuing operations of the Dunlap Building and the initiation of the operation of the new building. There is currently an existing building on the site where this new facility will be generally located. OMH has an active Office of General Services (OGS) project to demolish that building. The current substantial completion date of demolition is 10/2/2027.

b. Programming Services:

Review all OMH's ongoing design and construction projects currently underway and/or planned at Wards Island. The consultant team must review these projects to gain familiarity with the buildings and upcoming construction work to avoid conflicts with the new facility. This is also important as the consultant reviews opportunities to expand existing support services outlined in section 1a above.

- Develop a building program to accommodate ~~100-beds~~ 200-beds based on client's needs as determined during programming meetings (in person as required). ~~with the option of increasing bed count to 200-beds.~~ The programming must incorporate all NYS OMH regulatory standards, such as:
 - NYCRR Title 14
 - NFPA 101, 2012
 - 2018 FGI Guidelines
 - NYSOMH Adult Design Standards
 - NYSOMH Space Standards
 - NYSOMH Patient Safety Standards
 - NYS OMH Security Standards
- Complete the building program to the extent necessary to fully define space requirements, required adjacencies and proximities needed to fully develop the new facility.
- Conduct existing conditions, underground utilities, hazmat, and geotechnical surveys and all other investigations to fully understand all existing site conditions. It should be noted, OMH has already completed several recent studies on existing site conditions, including electrical. Existing OMH studies must be leveraged to the extent possible.
- Include a project development timeline.

2. Conceptual Design:

The firm is to develop a conceptual ~~options~~ design for the ~~100-Bed scheme with a secondary option for a 200-Bed scheme.~~ 200-Bed scheme.-During the conceptual design phase, the firm must:

- a. Identify and document all regulatory and approval processes and measures required for the project.
- b. Review and evaluate existing site to coordinate development of infrastructure including sewer, water, gas, power, storm drainage, and communication systems.

- c. Analyze and develop criteria for building systems including plumbing, electrical, mechanical, architectural, fire protection, security, communications, conveying, and structural systems relative to performance and cost. Highlight any sustainability measures, including cost implications.
- d. Determine availability of site utilities in b. above to meet the needs of c. above.
- e. Develop and prepare conceptual design options inclusive of site plans, floor plans, illustrating room functions with rough dimensions, cross sections, exterior elevations, and the type of construction proposed.
- f. Prepare a construction costs estimate and a construction timeline with key milestone dates including delivery of design and construction documents. Major project components, including building systems, shall be defined with their related budget estimates.
- g. Meet with designated DASNY/OMH personnel (in person as required) to review design and project estimates. Make corrections and changes as requested. Submit copies of the concept design options, and cost estimates (refer to deliverables section), electronically to DASNY and OMH for review and approval.

3. Bridging Documents:

The bridging documents shall be developed to sufficiently convey design intent and feasibility. These documents must clearly define OMH's project regulations and requirements to ensure compliance by the design-build team. Deliverables shall include (refer to deliverables section) – up to a schematic level design floor plan, elevations, amassing diagrams, site plan and sections, final cost estimates, specifications, site and code analysis and more. The bridging documents shall include performance requirements for all major building systems, including plumbing, HVAC, electrical, BMS, fire protection, security, communications, food service and vertical transportation and other work required to complete the project. Specifications must be consistent with the level of detail typically found in a schematic submission, and following CSI/UCI 16 Division Format, including work sequence schedule in Division 1, General Requirements. The bridging documents shall provide:

- a. Performance criteria and distribution systems for building envelope, electrical and mechanical system components.
- b. Performance criteria and distribution systems for security systems including locking devices, cameras, interface with BMS systems, interface with existing OMH systems in other Wards Island buildings and other systems as required.
- c. Detailed cost estimate reflecting the scope and up to a schematic design and preliminary specifications. It shall include:
 - Breakdown by major building systems and trades (e.g., architectural, structural, MEP, site work, BMS, vertical transportation, finishes, specialty systems)
 - Soft costs and allowances for contingencies, and escalation
 - Summary of assumptions and exclusions

- Alignment with the proposed bed count and programmatic requirements

The cost estimate must be suitable for use by DASNY and OMH in evaluating design-build proposals and validating budget compliance.

- d. The bridging consultant will work with OMH and OMH's representative to define specific goals and objectives as it pertains to Sustainability such as maximizing energy efficiency and, the use of renewable energy measures. The bridging consultant will also highlight any cost differences associated with sustainability measures.
- e. Submit copies of the bridging documents electronically to DASNY/OMH for review and approval.

4. Design-Builder Procurement:

- a. Attend a pre-proposal meeting scheduled by the DASNY/OMH.
- b. Assist with responding to bid questions and preparing addendum's; if necessary, to clarify intent of the bridging documents to bidders.
- c. Assist the DASNY/OMH in evaluating bids and determining lowest responsible bidder.
- d. Prepare meeting minutes.
- e. Attend all meetings with DASNY/OMH as requested (in person, as required).
- f. Attend individual meetings with the perspective Design-Build contractor.
- g. Provide clarifications on intent of bridging documents to owner as requested (in person, as required).
- h. Assist the owner with the development for the request for proposal.
- i. It should be noted, the successful qualified architectural firm and its ~~principal~~ subconsultants for this engagement will not be eligible to participate on the Design-Build team.

5. Construction Phase Services:

- a. Attend meetings if requested (in person, as required).
- b. Respond to questions raised by the owner.
- c. Provide an interpretation on intent of the bridging documents including but not limited to, design-build contractor compliance with bridging documents.
- d. Perform any site visits as requested.

2.5 Deliverables:

Program and Feasibility Study:

1. Program Narrative for:
 - a. ~~100-Bed~~ 200-Bed Capacity
 - b. ~~200-Bed Capacity~~
2. Room Data sheets
3. Adjacency diagrams
4. Functional relationships and circulation workflow
5. Regulatory and Code Analysis
6. Programming meeting (in person as required)
7. Progress meetings (in person as required)
8. Items for further study
9. Site Analysis:
 - a. Geotechnical Survey
 - b. Topographic survey
 - c. Utilities mark outs
 - d. Hazardous materials survey
 - e. Environmental (noise, flood, views, etc.)
 - f. Zoning, easements, regulatory constraints analysis (NYC zoning regulations are not applicable)
 - g. Site layout related to circulation and parking analysis
10. Presentation to DASNY/OMH

Conceptual Design:

Firm to develop a conceptual designs for the ~~100-Bed~~ 200-Bed scheme, ~~and 200-Bed scheme option,~~ deliverables ~~for both options to~~ include:

1. Concept narrative
2. Concept floor plans, elevations, massing diagrams, site plan and sections
3. Typical Room Layout for Key Rooms
4. FF&E placement and support requirements
5. Safety and accessibility features
6. OMH safety guideline considerations (i.e. anti-ligature)
7. Items in 2. To be shown in context with other MPC buildings and OMH site plan
8. Performance specifications
9. Site analysis reports:
 - a. Geotechnical
 - b. Topographic
 - c. Utilities mark outs
 - d. Hazardous materials
 - e. Environmental (noise, flood, views, etc.)
 - f. Zoning, easements, regulatory constraints (NYC zoning regulations are not applicable)
 - g. Site layout related to circulation and parking
10. Conceptual Cost Estimating for 100-Bed scheme and 200-Bed scheme.
11. Progress meetings (in person as required)
12. Presentation to DASNY/OMH
13. Code analysis of concept plans for compliance with NYS Building Code

Bridging Documents:

The bridging documents shall be developed to a level to sufficiently convey design intent and feasibility, up to a schematic design level, based on the final scheme selected by OMH and DASNY. The deliverables shall include:

- 1.Up to a schematic level design floor plan, elevations, amassing diagrams, site plan and sections
2. Typical Room Layout for Key Rooms
3. FF&E placement and support requirements
4. OMH safety guideline considerations (i.e. ligature)
5. Compliance with Americans with Disabilities Act (ADA)
6. Schematic level performance specifications
7. Site analysis reports
8. Cost estimate
9. Progress meetings (in person as required)
10. Value Engineering Suggestions
11. Project Schedule for D/B design and construction developed in cooperation with DASNY's construction manager
12. Presentation to DASNY/NYS OMH and other parties as determined by NYS OMH

2.7 Project and Construction Budget

The estimated project budget for this project is ~~\$160,000,000.00~~ \$260,000,000.00 for a ~~100-bed~~ 200-bed in-patient facility. Construction ~~and project~~ budgets will be developed as the project progresses. ~~If the 200-bed facility is selected, the construction and project budgets would be increased accordingly. If OMH choses to decrease the bed count to 100-beds, the construction and project budgets would be revised accordingly.-~~

End of Document