



CUNY City College of New York

Aaron Davis Hall – Theater Renovations

RFP No. 7621

Questions & Answers RFQ Phase

No.	Questions	DASNY Responses
1.	Section 1.5 – Please confirm the CM will be required to enter into a contract for the construction phase of the project for a Maximum Contract Price (MCP), whereby the CM will be responsible for any costs in excess of the agreed upon MCP, including any potential scope gaps in the trade buyouts; versus an open book buyout where the CM, for example, is reimbursed for such scope gaps as well as other similar costs.	The CM is responsible to procure the trade packages as per the drawings and specifications. The total sum of the trade package buyout, plus Owner approved and negotiated CM staffing costs, CM fee, CM General Conditions and CM contingency shall represent the Maximum Contract Price (MCP).
2.	There are many references to a Payment and Performance Bond throughout the RFQ. Please confirm the CM will be responsible to obtain the Payment and Performance Bond for the full value of construction costs.	The CM will be required to provide Payment and Performance Bond for the full value of the construction costs.
3.	Please share a sample CM Build contract that would apply for this contract.	If your firm is shortlisted to receive the RFP, then a sample contract will be made as an attachment.
4.	In reference to the requirements under item 2.2.e of the RFQ, regarding the Payment and Performance Bond submission. a. If CMB's intent is to pass down the bonding requirement to the selected general contractor, will this be an acceptable approach by DASNY and its contract terms? b. If Yes, Can a written response stating this approach be satisfactory in response to 2.2.e and Tab 5 submission requirement?	This approach will not be acceptable to DASNY.
5.	In Reference to section 2.3 of the RFQ, regarding the PLA – will the CMB be	No, DASNY is responsible for issuing the PLA. CM will be expected to implement the PLA.



	responsible for authoring the PLA and coordinating its execution?	
6.	RFQ Section 3.1, Tab 4, requires a detailed description of the approach. With limited information other than Project Scope of Work (i.e., no drawings or specifications issued), please confirm what is expected regarding approach specifics for the Construction work.	DASNY would expect CM to outline the typical construction approach utilized by the firm in implementation of projects of similar scope and value. Example might include bidding and procurement strategies, multiple construction contracts to suit the schedule versus single GC contract, etc.
7.	RFQ Section 3.1, Tab 4, Project Approach limits this submission to ten (10) pages. We anticipate the requirements, particularly the preliminary timeline/schedule and three (3) samples schedules to exceed ten (10) pages if submitted correctly. Please advise if the page limit can be increased or if one (1) sample schedule can be included with the approach and project timeline/schedule to maintain the maximum page limit.	One sample schedule should be acceptable as long as it represents the firm's approach as stated above.
8.	Is the RFQ seeking design services for this project, or has the design team already been selected?	No, DASNY will not seek design services from CMB. The design firm has been selected.
9.	Section 3.1/ Tab-4 Please provide available 30% CD drawings	Design documents will be made as an attachment to the RFP.
10.	Section 3.1/ Tab-4 Project Approach : Please confirm that the required project schedule for this RFQ is to cover the activities and schedule between Notice of Award and Construction Start. We can't provide a schedule of construction phase activities without, at least, 30% CD.	DASNY would expect CM to outline the typical construction approach utilized by the firm in implementation of projects of similar scope and value. Example might include bidding and procurement strategies, multiple construction contracts to suit the schedule versus single GC contract, etc.
11.	Section 1.9-Is it the intent of the subsequent RFP to have the 3 shortlisted CM to, individually, provide DASNY with a, qualified, pricing proposal subject to further negotiation and leading to a GMP contract?	The intent of the RFP will be to select the firm best suited to deliver the project to DASNY within specified time frame and quality of construction. Please refer to Answer on Question 1 for pricing.
12.	Section 1.9-Will DASNY be negotiating with all 3 CM's based on their submitted GMP Proposals ?	Please refer to Question 1 in regard to the MCP. DASNY will negotiate with the selected firm to determine CM staffing, CM Fee, CM Contingency, and CM General Conditions.
13.	General: Who is the AOR?	Think! Architecture + Design
14.	General: Who is the EOR?	Legacy Engineers
15.	General: Who is the Owners Rep?	DASNY Design PM is Rick Tong. DASNY Construction PM is Vadim Raskin
16.	Section 8: What form of GMP contract do DASNY propose to use?	Please refer to Question 1 in regard to the MCP.
17.	Section 5.6: What will be the % complete of the Contract Documents at Notice of Award. If	Please refer to Question 1 in regard to the MCP. CM Contract award is anticipated at 90% of the CD or later. Selected firm will be expected to bid



	this is a GMP contract we would expect 80% CD.	construction contracts as soon as the design is completed.
18.	Section 1.6:Regarding Construction Start date (+/- 09/2026) please confirm that DASNY will be responsible for Entitlements Approval (Permits) with support from the CM.	DASNY anticipates that the DOB Applications will be approved at the time of Construction Start
19.	Section 1.6:Regarding Construction Start date (+/- 09/2026) please confirm that there will be a 100% CD "conformed" set incorporating all accepted VE and Alternates included in GMP Contract	Please refer to Question 1 in regard to the MCP. DASNY anticipates the selected CM to participate in the final packaging and preparation of the bid documents to best suit the project approach.
20.	Section 1.6:Regarding Construction Start date (+/- 09/2026) please confirm when the GMP Proposals are required to be submitted and how long of a negotiation period that DASNY anticipates	Please refer to Question 1 in regard to the MCP. DASNY anticipates staying within the advertised schedule to award the CMB contract.
21.	Section 1.6:Project Budget : Is DASNY/CUNY tracking the budgets in tranches (i.e. Theater, Amphitheater, Infrastructure Upgrades) ?	The project budget has been determined on the basis of the complete scope of work.
22.	Section 1.7 & 2.1:During the period of time between Notice of Award and GMP Proposal is it anticipated that DASNY will avail the CM Proposer to meetings with DASNY/AEOR Team? (At DDC BBJ BX these CDM's were regularly scheduled and were Confidential so that questions posed by the CM Proposer were not shared with the other Proposer(s). Decisions that were agreed to I these meetings were issued as Addendum to all Proposer(s).	Please refer to Question 1 in regard to the MCP. The CMB contract will be awarded based on the qualifications of the Firm and demonstrated vision and strategy for the project. The CMB will then become a part of the project team. MCP will be developed based on the bids received by the CMB upon award of the CM Contract.