



OPWDD IBR Building 29

Renovations and Decommissioning Services

RFP No. 7629

Questions & Answers RFQ Phase

No.	Questions	DASNY Responses
1.	The RFQ, Section 3.1, Tab 2.a requests “resumes for all key staff including subconsultants and subcontractors for this project”. Please clarify the requirement for subcontractor resumes at this time?	Sub-Contractors resume is not required at the RFQ phase but will be required at the RFP phase.
2.	Can more information be provided as to what work has already been completed and when on the building? The Construction Budget states the budget is for "all remaining phases of the Project."	No work has been completed in the building.
3.	In Tab 7, Licenses & Certifications, the last sentence is "Include a copy of the Certificate of Authority to provide engineering services in NYS." Please explain if this requirement is necessary for a CM-Build project. If so, please provide the reasoning that the CM firm must be an engineering firm to participate in the RFQ.	This requirement is not needed for this project as this is not a Design-Build project. The CM will not be performing any design work.
4.	Please describe if pre-construction services will be required as part of the CM's scope of work. If so, please provide detail to the extent of the services (IE: Constructability reviews, # of budget development at what milestones, schedule development, etc.)	Yes, pre-construction services will be required as part of this engagement. Some of the services required but not limited to will include: Constructability Reviews, Cost Estimating reconciliation, VE development, Scheduling, Phasing / Packaging as necessary. It is anticipated that the CM engagement will begin at the CD design phase.



5.	If the CM is providing pre-construction services, what is the expected timeline for those services? (If drawings are scheduled for completion by August 2026, when does DASNY expect to issue NTP?)	The anticipated timeline for Pre-con services is approximately two months. A NTP is anticipated by June 2026.
6.	Item #C, calls for the "name of firm preparing the supplied financial statements and date thereof." Please clarify if the provider needs to provide a copy of their Financial Statements or only the name of our accounting firm that prepares our financial statements.	Please make sure the name of the company that has prepared your firm's financial statements is visible when providing the financial statements.
7.	The years shown on the Financial Viability Risk Assessment Form are 2013, 2014, and 2015; confirm we are providing for the last three years.	Confirming that you are to provide the last three (3) years on the Financial Viability Risk Assessment Form.
8.	Confirm that the current liabilities is only needed for one year, unlike the current ratio experience.	Your firm's liabilities should be provided for the last three (3) fiscal years (2023, 2024, & 2025).
9.	The project name includes decommissioning", please provide additional information on what is being decommissioned as part of the project?	The building itself has been decommissioned and is currently vacant.
10.	On the Sample Insurance Certificate, the General Liability insurance is shown as \$5M each occurrence and \$5M general aggregate. Confirm that the \$5M can be achieved through a combination of General Liability and Umbrella/Excess Liability policies.	Yes, you may achieve the minimum Umbrella Liability requirement through an Umbrella/Excess policy as needed.
11.	<u>Section 3 – Content of Statement of Qualifications 3.1 Information to be Provided by Respondent in the SOQ Tab 2 . Respondents Experience a. Provide resumes for all key staff including subconsultants and subcontractors for this Project</u> AND <u>Section 5 - Evaluation of the Statement of Qualifications 5.3 Criteria for Selection Respondents Experience - Provide resumes for all key staff including subconsultants and subcontractors for this Project – 30pts.</u> Question: Please elaborate what the expectation for information on Subconsultants and subcontractors is to satisfy this requirement. At this stage without budgeting or review of	The committee needs to know the team being proposed to manage and build the project and their qualifications related to the services in RFQ.



	drawings our subcontractors or subconsultants are unknown.	
12.	<p><u>Section 3 – Content of Statement of Qualifications 3.1 Information to be Provided by Respondent in the SOQ Tab 3. Project Approach a. A <i>detailed description of your firm’s approach to providing the services scope of services requested. Include a timeline and schedule for completion of all aspects of the engagement. Provide three (3) sample project schedules (8 1/2 x 11 paper) that were utilized on previous CM construction projects of similar size and complexity.</i></u></p> <p>Question: At this early stage of the project, the submission of “a timeline and schedule for completion of all aspects of the engagement” is subject to change and variation as the project progresses. Please provide specific events and tasks that should be included in a timeline and schedule.</p>	Construction completion needs to be achieved by October 2027. The CM Build firm must provide pre-construction services and construction of the facility to meet the construction schedule.
13.	Section 1.6 – Project Timeline states design is anticipated to be completed by August 2026, please clarify if DASNY has contracted the designer and if so, who is the design firm.	Yes, the Architectural Firm is H2M Group.
14.	Can you please clarify the extent of Pre-Construction efforts the CM-Builder will be required to perform so that we can include the appropriate staffing and resumes within our RFQ response.	Pre-construction services will be required as part of this engagement. Some of the services required but not limited to will include: Constructability Reviews, Cost Estimating reconciliation, VE development, Scheduling, Identify and prepare Phasing / Packaging as necessary to bid out separate scope of work in order to meet the completion schedule of October 2027, for example – Exterior Package, elevator, etc. as CM Build sees necessary.
15.	Section 1.6 – Project Timeline states the project schedule is still being developed, please confirm anticipated completion of Design and Construction dates referenced in the RFQ are correct:	Correct to a) and b).



	<p>a) Design completed by August 2026 – Is design development ongoing?</p> <p>b) Construction completed by October 2027 – Is construction duration anticipated to be 10 months?</p>	
16.	Can row 8 of the 'Financial Viability Risk Assessment Form' be unlocked so the Fiscal Years can be adjusted as needed.	The Financial Viability Risk Assessment form has been revised to reflect fiscal years 2023, 2024 and 2025 and has been reposted to DASNY's website.
17.	Does DASNY require the P&P bond to be for the amount of construction value or for the full amount of CM-Build contract?	The CM will be required to provide Payment and Performance Bonds for the full value of the construction costs.
18.	Will DASNY accept a P&P bond issued by the General Contractor contracted by the CM-Builder in lieu of bond issued by the CM-Build firm?	This approach will not be acceptable to DASNY.
19.	Can a portion or all of 36% of MWBE/SDVOB goals be met by 3 rd tier subs (ie, subs/vendors of awarded GC)?	Yes, any tier subcontractor can count towards the 36% MWBE/SDVOB goals so long as they have the MWBE/SDVOB certification for the work they are performing.
20.	In RFQ section 1.6 Project Background, subsection Project Timeline, please confirm/clarify the date provided "...completed by the end of October 2027"?	Correct.
21.	At this stage, are we only required to complete and submit the attached Statement of Qualifications (SOQ) forms, or are there additional forms/documents required as part of the initial submission?	Please read through the RFQ thoroughly as there are additional items you are responsible for as part of the Statement of Qualifications (SOQ) requirements.
22.	I attempted to locate the full bid/RFP documents via www.camelotplanroom.com but was unable to find them. Could you advise if the RFP will be posted there or only through DASNY's website?	Please refer to Section 1-General Information, Tab 1.9-Procurement Structure. If your firm is shortlisted, an RFP will be issued to you.



23.	Are any walk-throughs or site visits planned in the near future?	If your firm is shortlisted, an RFP will be issued to you with a date listed for the Pre-Proposal meeting/Site Visit.
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