

JSCB Phase 2 – PM RFP Addendum #1 - Questions and Responses

February 2, 2015

1. **Question:** I was curious if the Board would entertain an alternative proposal for PM/CM.

Answer: No. CM Services will be separately procured.

2. **Question:** I know this proposal is for the Project Manager, if the Project Manager is selected will they be also allowed to bid the construction management services?

Answer: Yes, but pursuant to paragraph 4 on Page 8 of the RFP, it is the JSCB's intent to award one or more separate CM contracts for the Program.

3. **Question:** I saw that there was reference to using ESCOs to help reduce certain costs within the project, I was wondering if the Board is also amenable to NYSERDA incentives?

Answer: Yes. NYSERDA incentives were obtained in JSCB Phase 1 and we intend to pursue NYSERDA grants in Phase 2 as well.

4. **Question:** Page 20, item L will require the services of a licensed A/E on the PM team. Will this PM team A/E be prohibited from pursuing future project specific A/E services even if the PM responsibilities are shifted to another designer to eliminate any conflict of interest?

Answer: The RFP does not specifically require that the PM hire a licensed A/E. The PM needs to have sufficient staff to meet the general requirements of the RFP.

5. **Question:** With regards to the project schedule, please clarify the following:

- a. The initial round of A/E selections will be completed in 7/17/15, yet the design schedule shows services commencing on 6/1/15.

Answer: The schedule provided is preliminary and conceptual. Changes are expected.

- b. With regards to design production, durations range from 5 – 10 months depending on the size and scope of each project. Has the district received approval from SED for expedited reviews? If so, 1-2 months is still needed prior to bid which we don't feel is accommodated in the 5-10 month duration for design. If not, the duration could be 6 months or longer based on projected workload at SED.

Answer: For Phase 1, we received expedited SED reviews. For Phase 2, we will request expedited SED reviews, but cannot guarantee that SED will grant them.

- c. The initial round of CM selections completes on 4/1/16, yet the initial construction phases start in 2/16. Since the scope of CM services includes all phases of design, it seems that CM's will either need to be hired earlier or the construction phases will need to start later.

Answer: The schedule provided is preliminary and conceptual. Changes are expected.

- d. The scope of the intended projects largely consists of renovations. Is there sufficient swing space in each building to allow for a continuous flow of work from start to finish, or will most work need to be completed over breaks and summer recess? Assuming swing space exists, the construction duration represents an average work in place of \$6.25M per month which may be difficult to achieve. Even if there is swing space at buildings with the most scope, the schedule provided has two years at most to complete the work. This is a very aggressive production rate. If the CM's or contractors are unable to achieve this pace of work, how will the PM be compensated for an extended project duration?

Answer: Construction phasing will be determined as part of the design process.

- e. Please confirm that the PM fee proposal is to be based on the durations provided within the schedule.

Answer: The PM Fee Proposal should be based on this Scope of Services and the Program Budget, as referenced in the chart on page 16 of the PM RFP.

6. **Question:** Page 4 of the diversity plan outlines workforce and residency goals. Please confirm that these goals apply to the PM team (PM and subconsultants) as a whole.

Answer: Yes.

7. **Question:** With regards to the future procurement of the Training Program Contract referenced on page 30, please confirm that the value of these services will be in addition to the PM fee provided within our response on 2/19/15.

Answer: As referenced on page 17, items 2.d and 2.e, CMS and Training Program costs should be provided separately from the PM Services Fee table on page 16.

8. **Question:** Will the PM be responsible to determine the quantity of A/E's and CM's to be hired?

Answer: No.

9. **Question:** Regarding the PM services RFP, it is noted that the minimum font size for our response is 12. Does that also apply to the SF330? We'd like to go smaller if possible given the lack of space on the form.

Answer: Refer to page 13 of the RFP, 10 point font is allowed in tables and charts, such as the SF 330.

10. **Question:** Part L the Training Program Contract states the following...."Services to be provided by the Training Program provider should include but not limited to: Are there any other specifics beyond those listed under Part L?"

Answer: There are no other specifics at this time.

11. **Question:** Does "not limited to" mean that the Training Program Provider can **add** to those listed training components?

Answer: Yes.

12. **Question:** Will this contract be **bid** out?

Answer: Refer to page 30 of the RFP, the PM and Owner will jointly select the provider.

13. **Question:** How many trainee's will be participating in this training?

Answer: To be proposed by the provider.

14. **Question:** How long will the training session last? Is it done on an hourly basis? How will it be evaluated? Meaning passing or failing each session.

Answer: To be proposed by the provider.

15. **Question:** Please provide a list of all bidders for the JSCB Phase 2 Program Manager RFP so that we may assess WBE subcontracting opportunities.

Answer: The sign in sheet for the pre-submittal meeting is attached.

Please note that the deadline for submitting questions is Tuesday, February 3, 2015 at 5:00 pm to:

Joseph W. Barry III, Esq. – JSCB Secretary
E-mail: jscb@syrgov.net

Any additional questions received in this time period will be answered in a subsequent addendum and will be issued after the February 3, 2015 deadline.

SIGN-IN SHEET

Project: JSCB Phase 2 Program Management RFP

Meeting Date: January 22, 2015

Name	Company	Phone	E-Mail
Mike Laipple	LPCiminelli	716-855-1200	MLaipple@Lpciminelli.com
JIM FENTON	"	585-690-1192	JFENTON@LPCMINELLI.COM
TERRY DAMON	ARMOUR DAMON ASSOC	315-374-9980	TCDAMON@ARMOURDAMON.COM
Sean Griffin	Turner Construction	315 201-3047	sgriffin@tcco.com
CHRIS GRAY	TURNER CONSTRUCTION	"	CGRAY@TCCO.COM
Joy Weatherly Anths	JWA Const. Mgmt	355891946	JJA@JWAstructures.com
STEVE BUSA	ARCHITECTURE	315.729.7148	BUSA@earthlink.net
Eric Hartz	Construction Assoc.	315-695-2804	EHartz@Constructionassociatesllc.com
Peter Marszalek	Construction Assoc. LLC	"	"
JOSEPH BRYANT	J.E. BRYANT & ASSOC	315-882-3244	jebryantassoc@gmail.com
Tom Rogan	Gilbane	203 445-5744	trogan@gilbane.com
BRIAN BAKLEY	GILBANE	518-419-2844	BAKLEY@GILBANE.CO.COM
PEPIN ACCILLEN	SAVIN	585-351-2946	PACCILLEN@SAVINENGINEERS.COM
John Trimble	C&S Companies	315 455 2020	JTTRIMBLE@CSCOS.COM
Gloria Ciminelli	The Pike Company	518.469.3857	cimig@pikeco.com
BILL CONNOR	LEND LEASE	315.214.5140	william.connor@lendlease.com
Mark Balling	Lend Lease	"	mark.balling@lendlease.com
Don Trombley	Lend lease	"	dbtrom@gmail.com
Crista Shopis	CLEAR PATH CONSULTING	607 542 9590	cshopis@clear-pathconsulting.com
CRISTA MARLATT	SLR CONTRACTING	716-553 8306	CMARLATT@SLRCONTRACTING.COM

