

**NEW YORK STATE
URBAN DEVELOPMENT CORPORATION d/b/a Empire State Development**

Construction Management Services – Episcopal Church Home, Buffalo, NY

RESPONSES TO QUESTIONS SUBMITTED

1. The RFP refers to the “potential” for the demolition of buildings following environmental remediation – is it possible to identify at this time which buildings will be demolished and which buildings will remain?

Response – It is anticipated that the Chapel and Thornton Hall will remain.

2. To what extent should environmental surveys, remediation design, remediation/asbestos abatement, and building stabilization (i.e., replacement or repair of removed building elements such as windows, roofing, drainage elements, etc.) be considered to be included for the two historic structures – Hutchinson Chapel and Thornton Hall? That is, what services should be included as part of the base scope of services in the RFP for these two structures.

Response - The selected CM will be expected to provide all design services including environmental surveys, remediation design, remediation/asbestos abatement, and building stabilization such that ESD will be able to issue bid packages for such services.

3. To what extent will this project need to be coordinated with NYSOPRHP SHPO and who will be responsible for that? What, if any, SHPO related historic surveys may be required for the two historic structures buildings?

Response – ESD will be responsible for coordinating with SHPO. The CM will be responsible for completing any historical surveys required for the SHPO consultation.

4. Is there any existing environmental survey(s) (e.g., asbestos surveys, lead surveys, etc) available for review by respondents to the RFP?

Response – A Phase I Environmental Assessment has been completed. Copies can be acquired from Stephen Gawlik at sgawlik@esd.ny.gov. In addition, a limited sample and analysis of suspect ACM is being completed in order to develop a preliminary assessment of impact of ACM on redevelopment of the property. This report will be available when completed.

5. Are there any existing as-built architectural/structural/mechanical/electrical drawings, site utility drawings, topographic survey's, or any other site or building information available for reference purposes and as a starting point for the development of demolition design documents?

Response – ESD has electronic versions of some of the facility drawings. Copies can be acquired from Stephen Gawlik at sgawlik@esd.ny.gov. ESD makes no representations or warranties with respect to the accuracy, completeness or usefulness of the drawings.

6. Will there be any responsibilities for public outreach associated with the services provided through this RFP?

Response – The CM will not be responsible for public outreach services. However, the CM will be required to provide exhibits and other support as needed by ESD.

7. Will there be any responsibilities for local, state or federal permits and approvals associated with the services provided through this RFP?

Response – Yes. The CM will be responsible for identifying and acquiring or making provisions in the design documents for the acquisition of all permits necessary to complete the project.

8. To what extent will the remediation of PCB's associated with both building materials (commonly caulks and sealants) and PCBs affiliated with dielectric fluids found within electrical equipment, lead-based paint, mold contamination, or fecal matter (bird dropping, etc.) need to be investigated and considered part of the remediation project?

Response – The CM will be required to investigate and design appropriate remediation measures.

9. Will ESD require formal Lead-Based Paint and PCB Surveys and reports, and Hazardous Waste Inventory and Report be completed for this property?

Response – Yes. The CM will be required to compile all documents necessary for appropriate disposal.

10. The Episcopal Church apparently has an underground storage tank (UST) of 10,000 gallons that was closed and left in place. What services are to be performed as part of this RFP with regards to this UST? Is it to be investigated and removed as part of this RFP? Is there any knowledge of additional tanks being utilized at the property besides the one currently listed on the NYSDEC PBS database?

Response – The CM will be required to investigate the UST and recommend a course of action to ESD and provide tank closure reports as required. ESD has no information concerning additional tanks.

11. The RFP refers to a 12 month schedule. Is the intent of the RFP to define the 12 months as the construction phase (asbestos abatement/environmental remediation, demolition, and site restoration) or is it intended that the 12 months also includes the pre-construction phase (property investigations, development of design documents and bidding)?

Response – It is expected that the entire project, including the pre-construction phase will be 12 months.

12. To what extent are utilities to be maintained for Hutchinson Chapel and Thornton Hall after completion of the project and is it known if these two structures have independent utility services.

Response – It is expected that independent utility service will be maintained for each structure. The current utility service is unknown.

13. What are the expectations for the level of site restoration that will be required following the abatement and demolition phases?

Response – The CM will provide design services including a grading plan as per all municipal codes. It is expected that the site will be graded and seeded upon completion of the project.

14. Will the state own the property and remaining buildings following the abatement and demolition project?

Response – It is anticipated that ESD will remain the owner of the property through the completion of the project.

15. Has there been a Phase I Environmental Site Assessment conducted to date and if not will the preparation of an ASTM Phase I Environmental Site Assessment be required to be completed for this project?

Response – A Phase I Environmental Assessment has been completed. Copies can be acquired from Stephen Gawlik at sgawlik@esd.ny.gov.

16. Can the environmental consultant performing the survey and design tasks also serve as the asbestos project monitor/air sampler during abatement as allowed by the NYSDOL?

Response – Yes.

17. The RFP asks for a list of ALL current projects for each participating firm – does this list pertain to local projects or total projects, or project where the task being completed is the same or similar to that proposed on this RFP?

Response – The responding CM should provide a list of all local projects and additional projects that are similar in scope to the RFP to permit ESD to evaluate the proposer’s experience.

18. Can the \$100,000 allowance for environmental monitoring apply to meeting the 20% M/WBE requirements for the CM if a M/WBE is selected?

Response - Yes. However, the selected CM will be required to meet the MWBE goals regardless of whether the allowance is expended.

19. Who will address SEQR requirements as part of this RFP and what level of SEQR coordination and documentation should be anticipated if this falls to the Construction Manager?

Response- Per Task No. 15 of the RFP, the CM will be responsible for providing all technical analysis and support to enable ESD to comply with SEQRA.

20. The Episcopal Church Home RFP states that none of the forms related to diversity compliance (both MWBE and Workforce) are due with bid. The forms themselves E-1 through E-6 have various instructions on them with a few stating that they are due at bid. Please clarify which forms are due with bid.

Response – Forms E2 and E5 are to be submitted with the proposal.

21. EEO/Workforce Goals are discussed within the RFP; however, no goals are listed. What is the Minority Workforce Goal and what is the Female Workforce Goal for this project?

Response – No specific workforce goals are required for the CM portion of the project. However, the selected consultant is encouraged to advance minority and woman workforce participation.

22. Should the fee proposal chart of staff hours and rates be broken down by the 15 tasks that are outlined in the RFP, or can the hours and rates for each staff member be submitted for the sum of the tasks that will be provided in delivering CM services?

Response – The rates and hours should be broken down by task.

23. Is there an engineer's estimate or budget range for the work?

Response – No.

24. Is there a prebid meeting or site visit scheduled and when?

Response – See Addendum No. 1

25. When do you anticipate an award to be made?

Response – It is anticipated an award will be made the week of June 24th with a start date of June 30, 2013. It is expected that the selected CM will be required to begin operations and maintenance of the property on July 1.

26. What is the overall duration of the design and construction phases?

Response – The expected overall duration of the project is 12 months.

27. Regarding hourly rates, do you prefer to see actual direct pay with a multiplier, or a billing rate that includes direct pay, overhead and profit?

Response – Per Section III(6) of the RFP, direct pay with multiplier is required.

28. Please confirm that all design and testing services will be provided through the CM contract.

Response – Correct. All design and testing services will be provided through the CM contract.

29. To what extent will the two (2) existing historic structures to remain require interior/exterior stabilization from a security/weather protection/selective demolition stand point?

Response – It is expected that the CM will provide ESD a recommended course of action and provide the appropriate design for interior/exterior stabilization from a security/weather protection/selective demolition stand point.

30. Will the select demolition design for the buildings slated to be saved (Hutchinson Chapel and Thornton Building) require the implementation of building repairs/updates?

Response. Yes.

31. Does ESD anticipate that demolition of the site buildings will require removal of foundations, either in part or entirely?

Response – No decision has been made regarding removal of the foundations. It is expected that the CM will recommend a course of action regarding this item. If the decision is made to leave existing foundations, the CM will be required to survey the work by a NY licensed surveyor and placed on as built drawings.

32. Should the Consultant provide a summary of laboratory analyses anticipated to be implemented at the site, along with unit costs and an estimated sample quantity, that are expected to be associated with the environmental assessments/surveys to be conducted?

Response- The proposer may submit a breakdown of such services. At a minimum the Fee Proposal must include a breakdown of reimbursable expenses.

33. At the site walk-through held on 5/20/13, it was noted by Empire State Development that they have hired Liro Engineers to perform a Phase 1 Environmental Site Assessment and limited Asbestos Containing Materials survey. Please advise on the timing of the completion of this work and if the results of these investigations will be made available to all potential Construction Management teams to review prior submitting a proposal.

Response - A Phase I Environmental Assessment has been completed. Copies can be acquired from Stephen Gawlik at sgawlik@esd.ny.gov. In addition, a limited sample and analysis of suspect ACM is being completed in order to develop a preliminary assessment of impact of ACM on redevelopment of the property. This report will available when completed.

34. Please advise if the work being carried out by Liro Engineers as noted above is work that will be deleted from the Scope of Services to be performed by the Selected Construction Manager and if Liro Engineers will be precluded from submitting a proposal for this work as a result of their involvement in these tasks, proprietary knowledge of identified concerns, and ability to adjust their fee based on work they have completed on behalf of Empire State Development.

Response – The CM will be compensated solely for work actually performed. It will be the responsibility of the selected CM to assemble all available information and recommended to ESD a course of action. No eligibility determinations regarding any proposed consultants have been made.

35. At the site walk-through on 5/20/13, it was noted by Empire State Development that Liro Engineers has been provided a copy of all available existing building drawings as part of the work being performed as noted above. Please advise if these drawings will be made available to all potential Construction Management teams to review prior to submitting a proposal.

Response - ESD has electronic versions of some of the facility drawings. Copies can be acquired from Stephen Gawlik at sgawlik@esd.ny.gov. ESD makes no representations or warranties with respect to the accuracy, completeness or usefulness of the drawings.