

Addendum No. 1

September 30, 2022

DORMITORY AUTHORITY - STATE OF NEW YORK

Term CM-Build Contracting

REGIONS 1, 2, 3, 4, & 5

DASNY Project # 1000509999

This **ADDENDUM** is hereby included in and made part of the Contract whether or not attached thereto. All requirements of the original Specifications and Drawings shall remain in force except as noted by this **ADDENDUM No. 1**.

Request For Information No. 01:

- The RFP refers in several locations to “construction bids” and to “trade subcontractors”. It is not clear whether this solicitation is for professional CM -Build services or for general construction contractors.
 - Answer: The solicitation is open to construction management firms and general contractors to provide professional term CM-Build services. The term CM-Build Contractor is the prime contractor with the Owner, and responsible for subcontracting all trade service labor and materials.
- The RFP also refers to certain surety bonding requirements. Is the bonding required at the CM level or at the subcontractor level or both?
 - Answer: The term CM-Build Contractor is required to provide payment and performance bonds for each work order. Bonds cannot be provided by subcontractors to the Owner on behalf of the CM-Build Contractor.
- There is a reference to the “bid factor”. Is this to be provided at the time of the response to the RFP or is this to be developed through a competitive bid process by the CM - Builder at a later stage once a CM is on board?
 - Answer: Regional term CM-Build contracts shall be awarded by a competitive award process. A contract for each advertised region shall be awarded to a firm that submits the lowest bid factor and that is found responsible in accordance with the requirements of the solicitation. Bids for each region outlined with the Information for Bidders (IFB) and Notice to Bidders shall be submitted by interested construction management firms and general contractors on the date and time outlined within the solicitation. Each firm shall submit their bid factor on the form of bid provided within the solicitation. The bid factor is further defined within the General Conditions for Construction – Section 1A.01 – Work to be performed and the Information for Bidders – Section 7.0 – Approval of Subcontractors / Subcontracting Limits, A. Self-Performance Requirements / Subcontracting Paragraph 5.ii.

- The RFP requires that the proposer have a minimum 5 completed projects in the last three years with a contract value of at least \$2,000,000. Is this requirement for the CM or for the general construction contractor?
 - Answer: The firm shall demonstrate they have successfully completed projects in accordance with the minimum requirements as a Construction Manager or a General Contractor.

- Have specific projects for this program already been identified and if so can DASNY please provide a breakdown of the number of projects anticipated for each region over the initial 2-year contract period?
 - Answer: A breakdown of specific projects per region is not available at this time. Understand the Owner intends notify regional term CM-Build Contractors of prospective project assignments as far in advance of the start of physical construction to allow the CM-Build contractor to properly staff, coordinate with subcontractors, and review of design documents. Please note the majority of assignments are “summer work” assignments and the CM-Build contractor should expect notification of these assignments in the late fall / winter / early spring. The CM-Build contractor must understand the requirements of this contract allows for the Owner to request emergency services to address life / safety work at our client facilities that require immediate attention.

- What is the maximum contract value that is referenced in Section 16.0 - A.1?
 - There is no maximum contract value.

- Is it possible to swap Ulster and Sullivan Counties or just move Ulster County to the Eastern region?
 - No.

END OF ADDENDUM NO. 1