Addendum No. 1
November 26, 2013

Request For Qualifications for
Lehman College Nursing Education, Research, and Practice Center
Project No. LM-CUCF-01-13

This Addendum is issued for the purpose of conveying the below listed Questions and Answers which include responses to the questions received by email. Consistent with Section XI. “Representation and Warranties” of the Solicitation, all information provided herein is made in good faith for information purposes only and does not in and of itself change the Solicitation. Changes to the Solicitation may only be made by formal amendment, if and when required.

Contact: Michael Feeney @ cuny.builds@cuny.edu

By signing in the space provided below, the Responder acknowledges receipt of this Addendum. This Addendum must be signed by an authorized representative of the Responder and submitted with the Proposal.

Name of Responder

Name of Authorized Responder Representative   Title   Signature   Date
Addendum No. 1  
November 26, 2013  
Request For Qualifications for  
Lehman College Nursing Education, Research, and Practice Center  
Project No. LM-CUCF-01-13

Q1. We would like to propose a team that includes a consulting associate architect for the Lehman College Nursing Center project, with our firm serving as the Prime Architect. May we showcase their work in addition to our own in the Relevant Project section of our qualifications package?

A1. The proposing firm may show the completed work of a proposed associate firm. The relationship between the prime and associate should be clearly stated, delineating respective roles and responsibilities. The work of the prime should be distinguished from the work of the associate with clear labeling. Provide dates of the project completion. If the work of the associate firm being presented was completed in association with another firm, that should be clearly stated.

Q2. Is there a more detailed program document developed or is Attachment 5 the completed work to date?

A2. A more detailed program is not available.

Q3. Have any borings/test pits or site investigations been done for the site previously?

A3. A previous project completed to stabilize soil subsidence at the south-west corner of Davis Hall took soil borings in the affected area. Photos of the excavation are also available. This material will be provided to the successful firm. Additional borings, test pits and soil samples will need to be completed in the process of designing the project.

Q4. The RFQ references the fact that the enrollment for the nursing program already exceeds the projections on which the program is based and that accommodations for future expansion should be designed. Is there an understanding about the size of that expansion?

A4. The College has enrollment projections and programmatic requirements. It will be a part of the consultant’s scope of work to translate these into the overall space requirements for the program in order to plan for the future expansion of the building.
Q5. Is there any hazardous remediation design that should be included in our scope of services?

A6. At this time, we are requesting Qualifications. Materials testing and remediation design, if required, will be completed by the successful proposer.

Q7. Is ground-borne noise a concern regarding the anticipated lab work or equipment?

A7. At this time, we do not anticipate that ground-borne noise will be a significant issue.

Q8. Please confirm construction costs (e.g. does/ does not include IT infrastructure)?

A8. Construction budget includes IT infrastructure.

Q9. RFQ noted that 40,000 sf is “only a part of the ultimate need” – have they estimated how far this gets them to the ‘ultimate need’ or does that remain unknown?

A9. The ultimate need is not determined at this time.

Q10. What does ‘designed to allow for future expansion’ mean?

A10. Designed so that the building can be added on to.

Q11. If possible, can you identify the primary reason for modular building construction for the superstructure elements of the new building? Is it efficiency and speed of construction, or the flexibility for expansion?

A11. The reason is not important to know at this point in the process.

Q12. If modular building construction for the building structure will be used, will the modular builder provide the basic structural design for the building?

A12. Structural design will be the consultant’s responsibility.
Q13. For which consultants does CUNY anticipate holding separate contracts so we can select and coordinate our consultant team?

A13. All design consultants will be sub-consultants to the prime design consultant.

Q14. Will the project seek a full LEED certification at the Gold level or only meet the criteria for LEED Gold? Will the commissioning agent required by Executive Order No. 111 be directly contracted to the Owner?

A14. The project will obtain LEED Gold Certification. The commissioning agent’s services will be retained separately by the owner.

Q15. Upon selection of a consultant or consultants based on the qualifications process, can more questions be issued to CUNY/CUCF/DASNY as part of the cost proposal process?

A15. Those firms scoring highest pursuant to the evaluation criteria set forth in Section VI. "Evaluation Criteria" of the RFQ, will be invited to submit a Written and Visual Technical Proposal and Fee Proposal and will be invited to ask questions in the Request For Additional Information issued to those firms.

Q16. Does the scope of work require the consultant to provide interior design and furniture layout design? Will these services be retained separately by CUNY/CUCF/DASNY?

A16. All interior spaces will be finished. Specialty labs will likely require built-in case work, benches, clinical simulation settings. Furniture layouts will be required.

Q17. What level of accuracy is desired for the pre-schematic cost estimate? Is an order of magnitude estimate acceptable at this stage?

A17. An order of magnitude cost estimate is acceptable for the pre-schematic phase only.

Q18. Is any environmental/abatement design required as part of the demolition of the existing building where the new building will be constructed?

A18. Yes.
Q19. Will there be a pre-bid meeting or walkthrough?

A19. There will be a non-mandatory site visit held for those firms scoring highest pursuant to the selection criteria set forth in Section VI. “Evaluation Criteria” of the RFQ.

Q20. Would you like the Resumes & Projects both in SF 330 format and in a separate section of our response?

A20. Yes.

Q21. Please confirm that project sheets and resumes will be submitted in 2 places: within Sections E & F of the SF330, and within the List of Completed Projects and the Proposed Project Team sections of the submission.

A21. Yes.

Q22. Please confirm if we should submit a combined SF330 or SF330 for the prime consultant only.

A22. Please submit for the prime and sub-consultants.