



Facilities Planning, Construction,
and Management
Office of Financial Management
Procurement Services
555 West 57th Street 11th Floor
New York, New York 10019
tel: 212-541--0440

**Addendum No. 1
October 2, 2008**

**The City University of New York
Request for Proposals**

**Brooklyn College Performing Arts Center
Performance of Construction Management / Build Services
Project Number BY600-006**

This Addendum is issued for the purpose of conveying the attached Questions and Answers from the September 24, 2008 Site Visit Conference and the questions that were emailed by September 24, 2008 to the CUNY Contracts Department with appropriate responses. Consistent with RFP Section VI. D (Reserved Rights) all information provided herein is made in good faith for information purposes only and does not in and of itself change the RFP. Changes to the RFP may only be made by formal amendment if and when required.

Contact: Michael Feeney, DDCM.ContractsDept@mail.cuny.edu

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

Name of Proposer

Name of Authorized Proposer
Representative

Title

Signature

Date

**The City University of New York
Request for Proposals**

**Brooklyn College Performing Arts Center
Performance of Construction Management / Build Services
Project Number BY600-006**

**Site Visit Conference
Questions and Answers
September 24, 2008**

Overview

The Site Visit Conference opened with an explanation of the governing procedures. (Attached.)

CUNY and the project's designer, Pfeiffer Partners, provided an overview of the project scope consistent with the RFP, emphasizing that this will be a LEED Silver project, and that as a performance space, the construction would need to conform precisely to the design so that the acoustic properties provided for in the design are realized in the finished project.

It was explained that during the period of the demolition and construction, performances would be staged in existing building portions to remain and construction work would have to be coordinated to accommodate such performances, as well as the bus and pedestrian traffic that such performances generate. The College campus will continue to operate as it would normally. Safety is of utmost concern, for the College's students, faculty, administrative staff and theater-goers as well as the construction workers.

It was also explained that it is the intention of CUNY to bring on the construction manager as early as possible so that staging and constructability issues can be fully worked out while the project is still in design.

The locations to be used for field trailers or mobilization areas have not yet been identified, but such areas will be made available.

Site Visit Conference
Questions and Answers

Q1. We saw that there was an existing condition with some leaking on the third floor of the stairs and some bubbling in the ceiling. Has there been an asbestos abatement program or an asbestos survey in the building. Is there asbestos in the plaster or in any of the demolition material and is it being addressed?

A1. Yes there is an abatement package for the project. There is definitely some asbestos, especially at the top of the window sills; there are some VCT tiles and other forms of insulation. All this was investigated and there is an asbestos and hazmat removal project as part of the early demolition package. There will also be a discovery process to determine the extent of hazardous material abatement that will be necessary. This has to be done in coordination with the College.

Q2. On the third floor, in the fire stair area that you said has to remain during the demolition and construction process, I noticed that there appears to be leakage and peeling paint etc. Is there work to be done in that area to freshen it up and to make it look better than it does?

A2. We cannot leave that stair area as it is. There must be some improvement work done in that area, however the stair area must remain open while the work is in progress as it is the main egress out of the third floor area.

Q3. At the Stage Two submittal will there be drawings available and at what point will they become available to us. Do you have a sense of the time for its availability?

A3. Yes there are drawings and we are working out the logistics of making them available. They are in PDF format so we will make them available electronically.

Q4. At which Stage will drawings be available? Is it going to be during the procurement process at the end of phase one, when the RFQ (Request for Qualification. Which in this case is the first phase of the proposal responses) period is over?

A4. Drawings will be provided to the Stage One Short-Listed Proposers.

Q5. Do you have any issues with water (flooding) in the basement?

A5. We do, but actually, it is not from flooding, it is from leaking water which comes in from the windows along the fire exit path around the building. It is not ground water, nor is there a ground water problem in the basement.

Q6. Are you going one more level down?

A6. We are going down one level, that is, to the main basement level that we were in and the majority of the area of the lower grade is going to be just what it is today. In a small portion of the Levenson Auditorium we will go down an additional level

to level B2. The portion that comes out into that wedge courtyard will not have a basement.

Q7 Will you provide the Site Visit Conference attendance sign-in sheets?

A7 Yes, they are attached.

Questions and Answers
For Questions Submitted via E-mails

Q8 We would like to bid on the project below regarding the “fire” (Fire Suppression System). Before we get started, we would like to find out exactly what fire alarm work is being specified because this document does not specify.

A8. This RFP is focused specifically on the CM/Build contract. We will only respond to questions pertaining to that subject at this time.

End of Questions.

**Brooklyn College Performing Arts Center
Construction Management/Build RFP
Project No: BY600-006
Site Visit/Questions and Answers Procedures
September 24, 2008 – 10:00 AM**

- **Good morning. I'm Jeffrey Weinstein, Director of Procurement Services for CUNY's Office of Facilities Planning, Construction and Management.**
- **The purpose of today's site visit is to provide prospective proposers with the opportunity to see and walk through the Brooklyn College Performing Arts Center site, and at the end of the site visit, the opportunity to ask questions. It is therefore important that you understand the following.**
- **Consistent with RFP Section VI.D (Reserved Rights), all information provided or available in connection with this site visit is made in good faith for information purposes only and does not in and of itself change the RFP. Therefore, anything seen or said during the course of this site visit is not binding and does not change the RFP. Changes to the RFP may only be made by formal Amendment if and when required.**
- **All Addenda to the RFP, including Amendments and any other information related to the RFP issued by CUNY, will be posted on the RFP's website at www.cuny.edu/brooklyncollegepacrfp .**
- **We will make our best effort to address your questions during the Question and Answer segment, which will follow the site visit today. In those cases where additional follow-up may be needed to provide an answer, we will so advise you.**
- **Questions addressing the same or similar subject may be treated as a single question and responded to once. Responses of general applicability will be issued in the form of an Addendum to the RFP for information purposes only. Questions and/or other issues that may materially affect the RFP will be addressed in the form of an Amendment to the RFP. In either case, it will be posted on the RFP's website at www.cuny.edu/brooklyncollegepacrfp .**
- **Please refrain from asking any questions during this Overview and the Site Visit to ensure that everyone gets the same opportunity to raise questions and hear the responses. Questions will only be addressed during the Question and Answer segment, at the conclusion of the site visit.**

Brooklyn College Performing Arts Center

Construction Management/Build RFP
Project No: BY600-006
Site Visit/Questions and Answers Procedures
September 24, 2008 – 10:00 AM

- You are reminded that questions may also be submitted via email to: DDCM.ContractsDept@mail.cuny.edu . Please place Brooklyn College Performing Arts Center in the subject heading of the email. Emails are due by the end of today.
 - Buildings are occupied and “in-use” today. Please be respectful of that fact. Note that while photography is permitted, it is limited to photos of the site and building exteriors and interiors only. Do not photograph students or staff. Photographs shall not be used for any purpose other than the submission of a proposal to the RFP without the express prior written approval of CUNY.
 - You are also reminded that the only Authorized Agency Contact Person for all matters concerning the RFP is Michael Feeney, CUNY’s Chief of Consultant Contracts, whose contact information is in the RFP. Attempts to contact other individuals are prohibited and are required to be recorded in accordance with the New York State Procurement Lobbying Act of 2006. For more information, please refer to New York State’s website at:
<http://www.ogs.state.ny.us/aboutOgs/regulations/defaultAdvisoryCouncil.html>
 - This overview will also be formally issued as an Addendum to the RFP.
 - If you have not already done so, please sign in the register, and complete the Site Visit Release Form.
 - We will now start the site visit and when it’s over, we’ll return to this room for the Question and Answer segment.
 - Thank you.
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MEETING SIGN-IN SHEET

SUBJECT: SITE VISIT

Project: Brooklyn College Performing Arts Center
Construction Management/Build RFP (BY600-006)

Meeting Date: Wednesday, September 24, 2008 at
10:00 A.M.

Firm	Name	Phone	E-Mail
Brooklyn College	KATHERINE KONACH	212-951-5094	KERKONACH@BROOKLYN.CUNY.EDU
Bronx College	DAVID KISSIL	718-951-5321	KISSILDA@BRONX.CUNY.EDU
STV Construction	DAVID HECHT	212-614-7648	DAVID.HECHT@STVINC.COM
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URS Corporation - NY	Phil Fischer	212-944-0351	PHIL.FISCHER@URS.COM
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AUROR BROSSES	ADAM D'AMICO	212-321-6808	ADAMICO@AURORBROSSES.COM



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Firm	Name	Phone	E-Mail
STV INC	Michael Cousul	(212) 647-3441	Michael.Cousul@stvinc.com
Pfaffman Partners	LORENZO MATTII	212-625-3911	
ARUP	Roger Chang	212-897-1323	roger.chang@arup.com
MASON CONTRACTORS CO	JOHN KAY	718-654-8800	JKAY@MASONCC.COM
SI ENGINEERING, D.C.	SERMAINE PERRY	212-354-5939	SPERRY@SIENGINEERING.COM
PUTER ABETS	ALAN LEVIS	(212) 321-1724	ALAN@PUTERABETS.COM
TURNER BROS. CONTRACTORS	BILL PERCIAMON	212-229-6214	WPERCIAMON@TCCO.COM
HILL INTERNATIONAL	MIKE BROTHERS	212 244 3700	MICHAELBROTHERS@HILLINTL.COM



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Firm	Name	Phone	E-Mail
Tuene Construction	Steve Winters	646-235-6095	SWINTERS@TCCO.COM
BC Facilities	Susan Pons	718-951-5094	susi@brooklyn.cuny.edu
BC Facilities	William Egstein	718-951-5025	
CUNY	Ralph Carmosino	212 541 0498	ralph.carmosino@mail.cuny.edu
ERIC MANAGEMENT	Dennis Rossetti	212-601-2766	DRS@ERIC.MANAGEMENT.COM
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Firm	Name	Phone	E-Mail
EconomicProjects	Chris Greene	732-248-1110	CGreene@economicprojects
Bradford Const.	Christine Rangel	212 967.6002	crangel@bradfordconstruction.com
PARACON M'GONER	JASON QUINN	212 907 0900	jquinn@paraconi.com



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Firm	Name	Phone	E-Mail
HI Ro	Harvey Sands	516 214 8186	Sands_h@hiro.com
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