



NEW YORK CITY DEPARTMENT OF
DESIGN + CONSTRUCTION

DAVID J. BURNEY, AIA
Commissioner

CAROL DIAGOSTINO
Agency Chief
Contracting Officer

PROJECT: Pre-Proposal Conference – Construction Management
Services for:
P-213 CNTR, The Coney Island Center
PIN: 8502009PV0007P

DATE: Tuesday, February 10, 2009

TIME: 10:00 AM – 11:30 AM

TO: All Attendees

FROM: Carol Phoenix

Pre-Proposal Conference – February 10, 2009 Minutes

Attendees:

Carol Phoenix	–	DDC/ACCO
Michael Nastasi	–	DDC/Structures
Gus Kritharis	–	DDC/Structures
Roberto Petruccelli	–	DDC/Structures
Mark Husser	–	Grimshaw Architects
Paulo Faria	–	Grimshaw Architects
Michael Stein	–	Schlaich Bergermann and Partner

GENERAL

The purpose of this meeting is to explain and clarify the RFP for Construction Management (CM) Services for the Coney Island Center as well as provide a brief overview of the project to the attendees.

After an introduction by Roberto Petruccelli, a PowerPoint presentation by Grimshaw Architects, and CM Scope of Services summary by Gus Kritharis, the meeting was opened for questions and answers:

1. Q: Are there any intended additional off season uses of the Amphitheatre?





- A: Yes, the removable seating area is intended to be used for off season activities; currently an ice rink is being considered. These accommodations for off season use will not be part of the project scope.
2. Q: Is there a standard for steel fabrication?
- A: For parts like compression ring connections or cables, AISC tolerances are not enough and will be specified in the upcoming phases.
3. Q: Are the tolerances within the capability of the steel fabrication industry?
- A: Yes, based on previous experience with other stadium projects the steel fabrication Industry can meet these tolerances.
4. Q: Is the LEED certification required?
- A: Yes, LEED Silver certification is required.
5. Q: Will the CM hold the contracts?
- A: No, under the CM managed contract, DDC will bid and hold the contracts with all contractors.
6. Q: Will the project be bid in phases?
- A: Yes, the first package will be the construction of the playground and park house with anticipated construction start in September/October 2009 and the general park Amphitheater in March/April 2010.
7. Q: Will the Structural Steel be bid as a separate contract?
- A: It's not decided yet.
8. Q: What constitutes the first bid phase and what is the approximate cost of the 1st bid package?
- A: The first phase includes only the new playground and new park house. The estimated cost is approximately \$1,500,000.
9. Q: Will this contract be bid by DDC?
- A: Yes, it will.
10. Q: When is the intended completion of the playground?
- A: The intent is to have the playground completed prior to starting the amphitheater and park construction.





11. Q: Will vacant possession of the site be made available?
A: The site areas for both phases will be planned to be vacant and to allow for possession.
12. Q: What will be the M/WBE goals for the construction?
A: MWBE goals will be determined at the completion of bid documents.
13. Q: Is Local Law 129 required for the CM project?
A: No, M/WBE goals are not required for the CM project.
14. Q: Is the funding in place for this project or is the project contingent on getting additional funding?
A: The project is fully funded.
15. Q: What are the requirements for Pre-Construction services? How many estimates are expected?
A: Pre-Construction services will include the review of design documents for constructability, preparation of independent cost estimates and regular attendance at construction meetings. The CM will be a partner along the way attending select bi-weekly meetings, providing technical analysis and insight into various procurement strategies such as 2 stage tendering. One final estimate is anticipated.
16. Q: Is the design of the roof proprietary? Will only certain contractors be allowed to bid on the roof structure?
A: There will be special experience required for selected scope areas.
17. Q: What is the CM's role in the attainment of providing / Coordination with LEED requirements?
A: The Architect along with their LEED Sub Consultant will coordinate all LEED requirements as well as coordinate with the CM. The CM will be required to obtain the documentation from the contractors for the LEED consultant.
18. Q: What type of music is intended to be played?
A: Primarily, pop and rock as well as any local community events that may occur.





19. Q: Are there any contaminated soil issues? Has phase 1 been completed?
A: No contaminants have been identified on the site itself. Yes, phase 1 has been completed.
20. Q: Can the phase 1 be made available?
A: No, as it is part of a not yet completed EAS.
21. Q: Is the CM intended to begin work prior to contract registration at risk?
A: No, the CM will not be required to begin work prior to contract registration.
22. Q: Regarding section IV, A.1, will form SF 330 be accepted in lieu of forms 254 and 255?
A: Yes, it will be accepted.
23. Q: How will the site be accessed?
A: Locally, by the community as well as by subway. Off-site parking will be made available as well.
24. Q: How much fill is required for the built-up raised lawn area as part of the site?
A: This will be determined at final design by Grimshaw Architects.
25. Q: Is the schedule submitted with RFP binding for or as the actual project schedule against which delays will be assessed?
A: No, the RFP schedule is only for the RFP.
26. Q: Is it possible to obtain the power point presentation shown today?
A: No, the presentation is not available.
27. Q: Will DDC be handling site safety and controlled inspections?
A: Yes, though inspections for the construction will be provided for by the CM.
28. Q: When can we expect the meeting minutes with the sign-in sheets?
A: Approximately one week from today.
29. Q: How will the staffing criteria be ranked?
A: Primarily on relevant experience of the key staff





30. Q: Will the fee for profit require justification on audited overhead rates?
- A: No, the selected proposer will not be required to provide back-up or justification. The fee for profit % should include your profit and any costs in excess of the 1.75 multiplier.
31. Q: Will the project be bid according to Wick's Law?
- A: Yes, if applicable, each phase will be required to be bid as per Wick's Law.
32. Q: Who are the DDC staff on the project?
- A: Michael Nastasi, Gus Kritharis, Roberto Petruccelli from the Cultural Unit and Carol Phoenix from the ACCO's Unit.
33. Q: Is the pricing structure such that the CM Contractor will be paid:
Salary + (Salary*1.75) + Fee for profit
OR
(Salary*1.75) + Fee for profit?
- A: As per section III paragraph E of the RFP, direct salary rate is subject to a multiplier of 1.75 + Fee for profit.



PRE-PROPOSAL CONFERENCE SIGN-IN SHEET

P-213 CNTR, Construction Management Services for the Coney Island Center – PIN: 8502009PV0007P

February 10, 2009 – 10:00 AM

	Firm	Contact	Phone #	Check if M/WBE Business	Check if Certified M/WBE	E-Mail Address
1	Ellana Cost Consultants	Louise Passick	212-971-0936	✓	✓	pasick@ellana.net
2	Hill International	M. Brothers	212-244-3700			
3	Ibex Construction	Robert Linsky	646-366-6200			rlinsky@ibexconstruction.com
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5	Epic Management, Inc.	Dennis Hagerty	212-601-2766			dhagerty@epicbuilds.com
6	URS Corporation New York	Larry Goldberg	212-330-1985 212-736-4444			Larry.goldenberg@urscorp.com
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11	Grimshaw	Paul Faria	646-573-5711			Paul.faria@grimshaw-architects.com
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13	A1 Works-In-Progress Associates	Debra Inwald	212-871-0933	✓	✓	dinwald@wpa-works.com
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15	Gilbane Building Company	Paul Ashlin	646-434-9965			Paul.ashlin1@msr.com
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	Firm	Contact	Phone #	Check if M/WBE Business	Check if Certified M/WBE	E-Mail Address
18	Kreisler Borg Florman	Joan Ubrich	646-302-7896			jubrich@kbfgeneral.com
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20	PMS Construction Management	Paul Struns	914-633-7500			pstruns@pmscm.com
21	Lehr Construction Corp.	Jason Havens	212-353-1160			Jason.havens@lehrcc.com
22	KS Engineers, P.C.	Sally Wong	212-616-2657	✓	✓	swong@kseng.com
23	SureTech Engineering, P.C.	K. King-Yara	212-348-3409	✓	✓	kky@suretechpc.com
24	Sciame Construction	Lawrence Best	212-709-2536			lbest@sciame.com
25	LLF Construction Svcs. / BRM Inter'l	Mike May	973-879-0935	✓	✓	michaelm@nyconstruction.com
26	PHB Catalyst Group	Mary Beth Miller	212-967-3022			m.miller@phbcatalyst.com
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31	AG Consulting Engineering	Sisir Biswas	212-263-0950		✓	sbibwas@agceng.com
32	LiRo	Jerry Cohen	347-728-9476			Cohenj@liro.com
33	Clyde Porter Jr. Consulting Engineers	Clyde Porter Jr.	718-712-5751	✓	✓	Clyde.porter@verizon.net
34	E. W. Howell, Inc.	Joe Boyle	516-250-0361			jboyle@ewhowell.com
35	PMS Construction Management Corp	Richard J. Carr	914-633-7500			mfernandez@pmscm.com
36	Greyhawk	Bryan Tedesco	516-209-9636			btedescp@greyhawk.com
37	Morgan Construction	Mike Boggio	917-682-8957			
38	PJARDBD	S. Napolitano	718-370-9677			snapolitano@pjardbd.com
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42	Tishman Construction Corp.	Andrew Gale	212-739-7070			agale@tishman.com
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50	Tishman Construction	Liz Archer	212-708-6814			larcher@tishman.com
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