



NEW YORK CITY DEPARTMENT OF
DESIGN + CONSTRUCTION

DAVID J. BURNEY, FAIA
Commissioner

DONALD HOOKER
Agency Chief
Contracting Officer

April 10, 2008

ADDENDUM NO. 3

**PROJECT: DDC7PSAC2, NYPD/FDNY/DOITT Construction Management/Build Services for the Construction of the NYPD Public Safety Answering Center II, Borough of the Bronx
PIN: 8502008PD0002P**

THE ADDENDUM IS ISSUED FOR THE PURPOSE OF AMENDING THE REQUIREMENTS OF THE REQUEST FOR PROPOSALS AND IS HEREBY MADE A PART OF SAID REQUEST FOR PROPOSALS TO THE SAME EXTENT AS THOUGH IT WERE ORIGINALLY THEREIN.

RREQUEST FOR PROPOSAL

Section II, Summary of the Request for Proposal

Delete in its entirety and replace with the revised Section II attached to this addendum

Photo images will be available to the Stage 2 shortlisted firms.

**Contact: Carlo Di Fava, difavac@ddc.nyc.gov
Phone No.: 718-391-1541**

By signing in the space provided below, the Proposer acknowledges receipt of this Addendum.

THIS ADDENDUM MUST BE SIGNED BY THE PROPOSER FOR THE CONTRACT AND ATTACHED TO THE TECHNICAL PROPOSAL.

Donald Hooker
Agency Chief Contracting Officer

Name of Proposer

By _____

Title _____



SECTION II. SUMMARY OF THE REQUEST FOR PROPOSALS

A. Background and Objectives of the Project

The New York City Department of Design and Construction (DDC), Division of Structures, is seeking a Construction Management/Build firm (CM/Build contractor) to provide all services necessary and required for the project. The selected CM/Build contractor will be required to provide services throughout the duration of the project (i.e., pre-construction, construction and post-construction services). The services to be provided by the CM/Build contractor shall include the procurement of subcontracts, as well as the management and supervision of all required construction work from commencement through substantial completion, final acceptance, and project closeout. In addition, there will be a Phase 2 construction consisting of phased acceptance of white space to expedite the technology build-out which will be handled by others; the CM will be expected to oversee any necessary related construction work during this time.

The Public Safety Answering Center (PSAC2) will be a new facility housing emergency communications systems, including PD/FD 911 Call Taking/Dispatch operations for the City, to work in tandem with the current PSAC1, as well as Operation Centers to coordinate emergency responses for both agencies. During normal business operations, PSAC2 will share responsibility with PSAC1 for the more than one million 911 calls received each month. However, in the event that PSAC1 should be rendered incapable of functioning, PSAC2 will need to have the capability to handle all incoming calls alone, especially with regard to the additional staff that would be necessary to do so. In addition, the facility will be designed for continuous operation in the event of a natural disaster or terrorist attack. While the telecommunications delivery systems will be handled by others, the responsibility for creating a hurricane, flood, earthquake and bomb blast resistant building that is the daily work environment for more than 750 people is within the scope of this project. In addition, the project will be required to achieve a LEED Silver rating.

The building will be located on a nine-acre vacant site in the Bronx. The project will consist of a 400,000 square foot main building containing the call center, office space, and related functions. There will also be a 500-car garage and a 2,000 square foot security station. The main building will contain dual mechanical systems to allow for continuous operation during emergencies as well as during maintenance.

Due to the extremely sensitive and urgent nature of this project, the schedule will be of utmost importance. Phasing will be a critical part of the project and the CM is expected to provide guidance on packaging the drawings to maximize the time allotted for this work. Design documents for this project will be provided by Skidmore, Owings & Merrill LLP.

During the Design Phase, the CM will be expected to work in conjunction with DDC, the architects, their sub-consultants, and the client agencies, in an integrated office format at a location provided by others. The Design Consultants will be using BIM (or similar) technology and the CM will be expected to have experience with this type of system. In addition, the CM will be expected to provide ConstructWare (or similar) software in order to manage the flow of information within the integrated office. We expect that the CM firm will use project management and scheduling software compatible with BIM and ConstructWare or similar software.

In addition to the Public Safety Answering Center, the CM/Build firm chosen in this RFP will be asked to provide all services necessary and required for the renovation of a New York Police Department Joint Operations Command (JOC) facility to be located at 109 Park Row, Manhattan. The selected CM/Build contractor will be required to provide services throughout the duration of the project (i.e. pre-construction, construction, and post-construction services). The services to be provided by the CM/Build contractor shall include the procurement of subcontracts, as well as the management and supervision of all required construction work from commencement through project close-out.

The Joint Operations Command will operate as a centralized location where the NYPD as the lead agency will coordinate with other agencies, local, state and federal, to identify, manage, and respond to crises throughout New York City. The facility will be located in a vacant building at 109 Park Row which is attached to 1 Police Plaza.

The project will consist of approximately 22,000 square feet, not including unfinished MEP pass-through space on other floors (approximately 6,000 square feet available to make connections to existing piping and other utilities). The renovated floors will consist of executive offices, a double height Emergency Operations Command floor, a reception and credentialing area, as well as the MEP and support staff space needed to support those functions. It is expected that the building will achieve LEED Silver.

The work will entail interior renovations to create a technology ready environment, however the procurement and installation of technology will be under a separate contract. The JOC will coordinate with the NYPD Command and Control floor at PSACII.

The design for this project is projected to begin in May, 2008 with a six-month design schedule and a one year construction schedule. The CM will be expected to provide guidance on constructability, lead times, and packaging the drawings and phasing the work as necessary in order to have the space operational by the end of 2009.

During the design phase, the CM will be expected to work in conjunction with DDC, the NYPD, the architects, their subconsultants and a cost consultant, in order aide in expediting the schedule and to ensure compatibility with the Command and Control floor at PSACII.

B. Joint Ventures and Other Consultant Relationships

There is no minimum requirement for the proportion of work by either of the two joint ventured parties. Joint ventures must carry the required insurance either as policies written specifically for the joint venture entity, or by using their existing single entity policies with endorsements written for the joint venture activity.

DDC does not recognize the corporate configuration wherein one company is "in association with" another. Relationships between two or more firms shall be either as joint venture or prime consultant/subconsultant. In the event that a proposal is received wherein two or more firms are described as being "in association with" each other, DDC will treat the relationship as one of prime consultant/subconsultant(s). The RFP evaluation will be handled accordingly, and if chosen as a winner, the contract documents will show only the prime firm on the signature page, and all other firms will be relegated to Exhibit A, which lists any subconsultants.

C. Contract Term/Cost Estimate

The term of the contract shall commence on the date set forth in the written Advice of Award and shall continue until final acceptance of all required work for the project. The estimated term of contract is 2,190 consecutive calendar days. However the term shall be based on the detailed project schedule submitted by the proposer as part of its Technical Proposal. The estimated cost of the required construction work for the project is \$670,000,000.00

D. CONTRACT SCHEDULE

The projected time allotments for each major phase of the work are listed below:

Design Schedule

- Schematics: - 150 days from Design Kick-Off
- Design Development: - 180 days from Acceptance of Schematic Design
- Construction Documents: - 270 days after Acceptance of Design Development

Bid and Award:

- Early bid packages: - 60 days from Acceptance of Design Development
- Construction packages: - 30 days from Acceptance of Construction Documents

Construction:

- Early Construction: - Starting July 2009
- Phase 2 Construction - 540 days from Phased Acceptance

E. Insurance

The contractor and all subcontractors performing services on the project must provide the types and amounts of insurance specified in the contract. The cost of all insurance determined by the contractor to be necessary for the project is deemed included in the Multiplier. The contractor is advised to carefully review such insurance requirements.

F. Payment Provisions

Payments for all required services for the project shall be in accordance with the paragraphs below. The proposer is advised to carefully review the contract, which specifies the terms and conditions of payment. Information regarding the Fee Proposal to be submitted by the proposer is set forth in Section IV. (C) of this RFP.

1. Staffing Expenses: The contractor shall be paid for staffing expenses for construction management personnel identified in the approved Staffing Plan. Staffing expenses shall be calculated based on direct salary rates for specified personnel, subject to a Multiplier for Overhead of 2.0. The contractor shall not be entitled to payment for staffing expenses for (1) any project executive(s), and/or (2) any personnel not included in the approved Staffing Plan.
2. Fee for Profit: The contractor shall be paid a Fee for Profit. The amount of the Fee for Profit shall be calculated as a percent of the total actual cost of construction in accordance with the proposer's fee curve. As further described in this RFP, the proposer shall submit its Fee for Profit in the form of a fee curve. The terms and conditions applicable to the Fee for Profit are set forth in the contract. Such terms

include: (1) the payment and retainage provisions, and (2) the definition of the total actual cost of construction for the purpose of applying the fee curve.