



NEW YORK CITY DEPARTMENT OF  
DESIGN + CONSTRUCTION

**DAVID J. BURNEY, FAIA**  
Commissioner

**DAVID A. RESNICK, AIA**  
Deputy Commissioner  
Structures

**PROJECT:** Pre-Proposal Conference – PO205-PA, Construction  
Management/Build Services for the Construction of the New Police Academy  
PIN: 8502008PD0009P

**DATE:** Tuesday, June 3, 2008

**TIME:** 2:00 PM – 3:00 PM

**TO:** All Attendees

**FROM:** Carol Phoenix

**Pre-Proposal Conference, June 3, 2008**  
**Minutes**

***Attendees:***

Michael Plottel – DDC/Structures  
Anthony Tria – NYPD  
Todd Morrison – DDC/Structures  
Robin Burns – DDC/Structures  
Anthony Lendermann – NYPD  
Carol Phoenix - DDC/ACCO

<u>Consultant /Company Name</u>	<u>Telephone Number</u>
Nick Massand – Massand Int'l	718-464-3300
John O'Dowd – STV	646-602-5868
David Hecht – STV	646-872-7275
John Drygulski – STV	212-505-4941
Jennifer Murphy – Plaza Construction	212-849-4792





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Raja Khan – Tully Construction	718-446-7000, Ext. 273
Tom Tully – Tully Construction	718-446-7000, Ext. 223
George Azarko – Maitra Associates	732-868-1313
Dave Wynn – Aggreko	201-390-7329
Luis Simoes – SMC Construction	631-293-3334
William Ketcham – Turner	212-229-6214
Doug Diercksen – Turner	212-229-6307
Howard Chynsky – HAKS	212-747-1997, Ext. 253
Al Palumbo – The Hirani Group	516-248-1010
Peter Ruffini – Kreisler Borg Florman	914-725-4600
Scott Alderman – Kreisler Borg Florman	914-725-4600
Frank Phelan – Kreisler Borg Florman	516-233-4182
Rick Santoro – VJ Associates	516-932-1010
Vijay Desai – VJ Associates	516-932-1010
James Gladysz – Cashin Associate, PC	631-348-7600
John Perotta – Cashin Associates	631-348-7600



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Dennis Hagerty – Epic Management, Inc.	212-601-2766
Norm Hinsey – CSA Group/MDM	212-677-0776
Kevin Lacey – Tishman	212-708-6798
Jeff Levy – Tishman	212-399-3662
Jerry Cohen – LiRo	212-563-0280
Harvey Sands – LiRo	516-214-8186
Jerry Collins – URS	212-609-4462
Rick Livingston – PMA Consultants	212-736-4096, Ext. 3210
Gus Maimis – Hunter Roberts Construction Group	212-321-6858

## **GENERAL**

The purpose of this meeting was to explain and clarify the RFP for Construction Management/Build Services for the Construction of the New Police Academy.

Robin Burns, DDC/Structures Division, opened the meeting with a brief overview of the RFP and explained the two-stage selection process. An aerial view of the project site plan was posted on the wall.

The meeting was opened for questions and answers:

**Q:** Has the architect for this project been selected?

**A:** Yes, the architect for this project is Perkins + Will.

**Q:** Who will hold the construction subcontracts?

**A:** The CM will hold all of the construction subcontracts.



**Q:** What is the size of the guest lecturer facility?

**A:** The size is about 55 units/100 beds.

**Q:** Is there a sample contract available?

**A:** The form of contract will be sent to the short-listed firms.

**Q:** How many firms will be short-listed?

**A:** There will be approximately 3-5 firms, (not 10).

**Q:** Will this contract be similar to the PSAC contract?

**A:** Yes, it will.

**Q:** Who is responsible for LEED commissioning?

**A:** DDC will assume responsibility for LEED commissioning.

**Q:** How will the CM fee be determined?

**A:** This is **not** a GMP contract. Fee proposals will only be required from the highest ranked stage 2 proposer. The fee will be determined in two parts: direct personnel expense (DPE) and fee for profit based on construction cost.

**Q:** Will there be early bid packages?

**A:** Yes, there will be early bid packages.

**Q:** How will the overall fee be leveled against the early bid packages?

**A:** It will be a cumulative average for the entire project.

**Q:** Why is there a 1.75 multiplier on pre and post construction services and a 2.0 multiplier during construction?

**A:** The higher multiplier during construction reflects increase insurance costs during construction.

**Q:** What are the MWBE goals for this project?

**A:** The goals will be issued with stage 2 information.

**Q:** When does the multiplier start for construction?

**A:** The multiplier starts at construction. This will be discussed further for the early bid packages.

**Q:** What other information will be transmitted with the stage 2 proposals?

**A:** Additional information will be Form of Contract, Master plan, M/WBE requirements, site plan, and engineering reports, as available.

**Q:** Will a geotech report be transmitted? Is the site contaminated?

**A:** The site has a great deal of organic fill, and bearing conditions are poor. Hazardous materials exist on the site, but current investigation indicates contaminants, such as petroleum and some heavy metals, that are common to many sites in the area.

**Q:** Will M/WBE goals apply to construction only?

**A:** Yes, goals apply to construction subcontractors, not to the CM itself.

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