



**NEW YORK CITY DEPARTMENT OF  
DESIGN + CONSTRUCTION**

**DAVID J. BURNEY, AIA**  
Commissioner

**DONALD HOOKER**  
Agency Chief  
Contracting Officer

June 12, 2007

**ADDENDUM NO. 1**

**PROJECT: CO281K-CR, Kings County Criminal Court Building Renovation, Borough of Brooklyn  
PIN: 8502007CT0007P**

**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.**

**REQUEST FOR PROPOSAL**

**Delete RFP pages 22-23 in its entirety and replace with the revised RFP pages 22-23 attached  
to this Addendum.**

**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** \_\_\_\_\_

**ATTACHMENT 3**

**FEE PROPOSAL: FORM FOR FEE FOR PROFIT**

**FMS ID: CO281K-CR**  
**Project: Kings County Criminal Court Building, Renovation**

**Submission:** To be submitted ONLY upon request: The proposer shall submit Attachments 3 and 4 as its Fee Proposal. Attachments 3 and 4 are to be submitted together in a clearly marked, sealed envelope.

**Fee for Profit:** In the space provided below, for each \$500,000 increment in actual construction cost from \$15,000,000 to \$35,000,000, the proposer shall indicate a Fee for Profit, calculated as a percent of the total actual cost of construction. For actual construction costs between the \$500,000 levels designated, the Fee for Profit will be interpolated on a straight line basis.

**Payment Provisions:** The Fee for Profit shall be paid to the contractor as follows. When the Construction work is 25% complete, the contractor shall be paid 25% of the Fee for Profit. When the Construction work is 50% complete, the contractor shall be paid an additional 25% of the Fee for Profit. When the Construction work is 100% complete and the contractor has completed all required services for the project, including close-out services, the contractor shall be paid the remaining 50% of the Fee for Profit.

<u>Total Actual Construction Cost</u>	<u>Fee for Profit as a Percent of Actual Construction Cost</u>	<u>Amount of Fee for Profit</u>
\$15,000,000	_____ %	\$ _____
\$15,500,000	_____ %	\$ _____
\$16,000,000	_____ %	\$ _____
\$16,500,000	_____ %	\$ _____
\$17,000,000	_____ %	\$ _____
\$17,500,000	_____ %	\$ _____
\$18,000,000	_____ %	\$ _____
\$18,500,000	_____ %	\$ _____
\$19,000,000	_____ %	\$ _____
\$19,500,000	_____ %	\$ _____
\$20,000,000	_____ %	\$ _____
\$20,500,000	_____ %	\$ _____
\$21,000,000	_____ %	\$ _____
\$21,500,000	_____ %	\$ _____
\$22,000,000	_____ %	\$ _____
\$22,500,000	_____ %	\$ _____
\$23,000,000	_____ %	\$ _____
\$23,500,000	_____ %	\$ _____
\$24,000,000	_____ %	\$ _____
\$24,500,000	_____ %	\$ _____
\$25,000,000	_____ %	\$ _____
\$25,500,000	_____ %	\$ _____
\$26,000,000	_____ %	\$ _____
\$26,500,000	_____ %	\$ _____
\$27,000,000	_____ %	\$ _____
\$27,500,000	_____ %	\$ _____
\$28,000,000	_____ %	\$ _____
\$28,500,000	_____ %	\$ _____
\$29,000,000	_____ %	\$ _____
\$29,500,000	_____ %	\$ _____
\$30,000,000	_____ %	\$ _____

**PROJECT: CO281K-CR**

**PIN: 8502007CT0007P**

\$30,500,000	_____ %	\$ _____
\$31,000,000	_____ %	\$ _____
\$31,500,000	_____ %	\$ _____
\$32,000,000	_____ %	\$ _____
\$32,500,000	_____ %	\$ _____
\$33,000,000	_____ %	\$ _____
\$33,500,000	_____ %	\$ _____
\$34,000,000	_____ %	\$ _____
\$34,500,000	_____ %	\$ _____
\$35,000,000	_____ %	\$ _____

**Do not leave blanks - do not retype this sheet.**

The proposer must sign the Fee Proposal in the space provided below.

\_\_\_\_\_  
Name of Proposer

By: \_\_\_\_\_  
Signature of Partner or Corporate Officer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Firm

\_\_\_\_\_  
EIN #



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**PROJECT:** Pre-Proposal Conference for Kings County Criminal  
Court Building Renovation  
PIN: 8502007CT0007P

**DATE:** Tuesday, June 5, 2007

**TIME:** 4:00 PM – 5:30 PM

**TO:** All Attendees

## Pre-Proposal Conference June 5, 2007 Minutes

***Attendees:***

Rebecca J. Clough – DDC  
Vinod Devgan – DDC  
David Pitches – DDC  
Vlado Haluska – DDC  
Carlo Di Fava – DDC

Marquita Henderson – AFG Construction Management Inc.	Antonio Figueroa – Tetra Tech
Jurgis Nemickas – AFG Construction Management Inc.	Christine Flaherty – STV, Inc.
Lou Saulino – Hirani Engineering	John McCullough – STV, Inc.
Billy Hu – Ensign Engineering	Gordon Soper – Morganti Group
B.V. Rao – SCI Engineering	Ceylon Frett – Noble Strategy
Harvey Sands – LiRo Program and Construction Management, P.C.	Christine Oates – Carter & Burgess
Eugene Bifulco – LiRo Program and Construction Management, P.C.	David Golab – Superstructures
Anton Dolce – LiRo Program and Construction Management, P.C.	Mba Nwankwo – Concost Associates
Jeff Terzakif – Haks Engineers	

## **GENERAL**

Carlo Di Fava, Professional Contracts Section, DDC described the Request for Proposal (RFP) process and the requirements for submissions. The attendees toured representative parts of the building before and after the meeting. David Pitches, Senior Project Manager, DDC described the basic project scope and highlighted the following areas of work:

- a. Main lobby with security checkpoints.
  - i. Refurbishment and reorganization of the security systems may be part of the project.
- b. Basement police intake and holding areas.
  - i. These may be moved or renovated.
  - ii. Intake and arraignment operations must be maintained during construction.
  - iii. Security will absolutely be maintained at all times. Police will be in charge.
- c. Typical two story court room.
  - i. Contemplating upgrades to air conditioning, acoustic, lighting, audio visual, finishes and access for disabled.
- d. Public corridors and upper floor lobbies.
  - i. Refurbish historical spaces and finishes.
  - ii. Removal of partition added in upper lobbies.

The meeting then opened for questions and answers. They are as follows:

1. QUESTION: Is there any exterior work, such as windows to be done?  
ANSWER: Interior work only, no exterior or window work is included.
2. QUESTION: What is the basic scope of work?  
ANSWER: The court and related agency functions in the building will be reorganized within the building to renovated spaces.
3. QUESTION: Which areas of the building will be renovated?  
ANSWER: Work may take place in the entire building but not all spaces may be affected.  
Work will include refurbishing the main lobby, upper floor lobbies, and corridors.
4. QUESTION: Is there any phasing of work involved?

ANSWER: Court functions will remain in operation during any renovation work. Careful phasing of work will be critical. Presently there is some vacant swing space for phased work. There will be limited space available for staging due to ongoing operations in the building and congestion on adjacent streets.

5. QUESTION: Will there be any other work going on in the building?

ANSWER: Work in the building by other contractors under jurisdiction of other city agencies may be taking place at the same time as this contract.

6. QUESTION: What is the construction cost?

ANSWER: Presently the construction budget for the project is \$21 million.

7. QUESTION: Is this building a designated Landmark?

ANSWER: The building is not a designated NYC Landmark, but is considered of Landmark Quality by DDC and its' historic characteristics are to be respected.

8. QUESTION: Is the project sustainable?

ANSWER: The project is required to achieve a LEED Silver rating.

9. QUESTION: What is the present status of project?

ANSWER: The project is in the pre-preliminary design stage (space planning, basic Organizational options and program development). The design consultant is FxFowle Architects. Full design documents are projected to be complete June 2008.

10. QUESTION: Are the building systems to be upgraded?

ANSWER: Base building work on plumbing, electrical and HVAC are not part of this project.

11. QUESTION: IS the building sprinklered?

ANSWER: The building is only partially sprinklered.

12. QUESTION: Is there any asbestos in the building?

ANSWER: Asbestos abatement would be done under this contract if uncovered.

End of Meeting Record