

**Project:**        **Pier A Plaza Design Services**  
                      Battery Park City Authority

**Date:**            **15 August 2012**

**RE:**              **Addenda #1**  
**# of Pages:**    **4**

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The following revisions and/or clarifications are to be made to the proposal documents for "Pier A Plaza Design Services":

**Questions:**

The following are the questions (Q#) posed by various potential proposers, as well as answers / responses (A#) to each question:

- Q1.      Will the project budget be in the form of a broken down cost estimate prepared by a cost estimator and provided to the consultant? Is it correct that the consultant is not required to produce a cost estimate?
- A1.      A Schematic Design level estimate, with quantities and costs per SF will be provided to the successful proponent once completed and approved by the BPCA and EDC.
- Q2.      Please define the scale and form of the model described in Task 3.G.vi of the Construction Documents Phase in the *General Work Description*.
- A2.      Assume a scale model at 1" = 20'-0" for the sake of providing a cost for same.
- Q3.      Has a project budget, or construction estimate, been established yet?
- A3.      Battery Park City Authority is in the process of obtaining a detailed construction cost estimate for the project; however, it is currently carrying a preliminary estimate of approximately \$3 to \$3.25 million for the construction of the improvements.
- Q4.      Is the time frame for delivery of 90% CDs accurate, with Oct. 9<sup>th</sup> as the date?
- A4.      Yes the due date is 10/09/12 for 90% CDs.
- Q5.      Per the General Work Description on pg 3 of 3, 90% CDs are due on 10/09/12 while the proposal is due on 08/28/12 with possible interviews to follow. Is the 10/09/12 due date still valid? If so, in order to determine the amount of time available to develop documents from design development to 90% complete CDs, please provide anticipated date of contract award.
- A5.      Yes the due date is 10/09/12 for 90% CDs. The anticipated award date is Sept. 4, 2012. All proposers should hold Thursday, August 30, 2012 for potential interviews.
- Q6.      Based on the scope depicted in the Preliminary PDC Submission downloaded from the BPCA ftp site, it does not seem that an architect subconsultant is necessary. Please clarify what the intended scope of work for an architect subconsultant was assumed to be?
- A6.      Architects are not a required subconsultant / discipline, rather they are one possible prime consultant / proposer type. Proposers can be architects, landscape architects or engineers.

- Q7. Is an architect subconsultant a required team member?
- A7. Architects are not a required subconsultant / discipline, rather they are one possible prime consultant / proposer type. Proposers can be architects, landscape architects or engineers.
- Q8. Are the required insurance amounts included in the contract correct for this project? They seem excessive and not typical for this size site project – please clarify.
- A8. This level of insurance is required by the terms of the lease to Battery Park City Authority, so yes the insurance amounts indicated in the RFP are correct.
- Q9. Is the project federally funded?
- A9. No.
- Q10. Should the Cost Proposal be bound and packaged separately from our Technical Proposal? If so, how many copies of the Cost Proposal are required?
- A10. No, the proposal can all be bound together.
- Q11. Has the plaza design, as illustrated in the .pdf file that was made available via ftp site, been approved by PDC? If so, does the project have Conceptual Design Approval or Preliminary Design Approval.
- A11. The conceptual design submission for the plaza was approved by PDC on August 6, 2012. The Preliminary Design Submission will be made to PDC on September 11, 2012 and presented at the October 1, 2012 PDC meeting.
- Q12. Are the consulting firms that prepared the August 6 PDC Design submission, Rogers Marvel Architects and ARUP, precluded from submitting a proposal for this project?
- A12. No.
- Q13. The design does not appear to include any drinking fountain or water elements suggesting there is no need for mechanical engineering services for any type of water service? Can you please confirm this is true.
- A13. Although drinking fountains and water elements are not part of the design of the plaza, water service shall be provided for maintenance of the plaza and plantings.
- Q14. The design of the plaza appears highly developed. Has a cost estimate for the construction of the plaza been prepared and approved by EDC and/or BPCA? If so, how much is it estimated the plaza will cost to build?
- A14. A cost estimate is in process and will be subject to final approval by BPCA and EDC. If it is finalized prior to the bid proposal due date for this RFP, it will be posted to the BPCA website, so please check the website prior to submitting proposals.
- Q15. The scope of services includes 26 weeks of “Construction Administration” which includes attendance at periodic site visits and “observation” of the work. Will somebody else (under separate contract) be supplying full-time resident engineering and inspection of the contractor’s work?

- A15. Battery Park City Authority intends to hire a Construction Manager for the implementation of this project who will oversee the work of the multiple prime contractors.
- Q16. Upon looking over the RFP, we have not clearly located a section in which to include work samples/visual examples of work. I would like to know if this is a section that should be included within the RFP and, if so, which section of the proposal would it be placed within? In addition, if inclusion of a portfolio section/visual work samples is not one of the proposal requirements, can we add this section to the main proposal requirements listed in Section VI?
- A16. The "Proposal Content" section of the RFP references the required proponent firm's response to RFP Questions, wherein item 12 ("Describe your proposed team's experience with similar work for other public agencies and authorities, with a particular emphasis on New York State agencies and authorities.") would be an appropriate location for the work samples / visual examples of work", as well as the Appendices section regarding "firm credentials" if needed.
- Q17. Additionally, will all the questions and answers submitted for this RFP be available to read over on Thursday, August 16th? If so, I would appreciate being send the complete document.
- A17. All questions received by the deadline are responded to herein and are being distributed to all firms who submitted questions, as well as being posted on the BPCA website.
- Q18. Who is the designated designer?
- A.18. Rogers Marvel Architects and Ove Arup & Partners worked collaboratively to produce the design documents for the Conceptual and Preliminary Design Submissions to PDC, however the successful proposer for this RFP will assume the designer role once the services outlined in this RFP commence.
- Q19. What level of detail will be provided by the designated designer to the selected proposer?
- A19. As noted in the RFP in the General Work Description, Background paragraph 4, "BPCA anticipates that the design will be refined to or near the design development level at the time that the services outlined in this RFP commence."
- Q20. This RFP suggests one month's time for CDs, another month for bidding and negotiation, and six months for construction administration. The RFP states a 12-15 month project schedule. Are we to assume a four to seven month timeframe for public approvals (with the PDC)?
- A20. While, the RFP delineates specific timeframes for certain items (e.g. 90% CDs), BPCA estimates that these durations, plus CD completion and necessary review, approval, permitting, completion and close-out processes will result in a total overall project schedule of 12 to 15 months.

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By signing the line below, I am acknowledging that all pages of the addenda has been received, reviewed and understood, and will be incorporated into the bid price submitted. This document must be attached to the proposal for Battery Park City Authority's consideration.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Number of pages received: \_\_\_\_\_<fill in>

Distributed to: BPCA Website and all potential proposers who submitted questions.