

Addendum #1
RFP for Construction Management Services
Clinton Market Collective Project
August 13, 2021

1) RFP and Webinar Questions and Answers

Q1: Have you spoken with the management of the Federal Building?

A1: Yes, we have been coordinating with the GSA throughout the design of the project.

Q2: Is the Skyway being constructed by Capitalize Albany Corporation?

A2: No. While Capitalize Albany led the initial concept and planning work and continues to be informed of the progress, the project is overseen by NYSDOT and is being constructed by L&T Construction.

Q3: Will Capitalize Albany Corporation hold the contract?

A3: The selected respondent will have a construction management services contract with Capitalize Albany.

Q4: Who is the architect and engineer for the project?

A4: The design team is led by PLACE Alliance and the engineering work is performed by GPI.

Q5: What are the funding sources for the project?

A5: As is mentioned in the RFP, the construction is primarily funded through the NYS Department of State as part of the Downtown Revitalization Initiative. Additional funding is provided by National Grid and Capitalize Albany Corporation.

Q6: Can you share the presentation and webinar participants?

A6: The presentation has been made as part of this addendum and the participants who registered are below:

Vera Zhgun, Safety Dynamics, LLC
Jim Reeks, Sano-Rubin
Dave Hollander, Sano-Rubin
Colleen Breiner, Sano-Rubin
Richard Cote, Hudson Meridian
Kelly Mannese, Hudson Meridian
Danny Broadhurst, Hudson Meridian
Serafino Catapano, RGS
Frank Franco, Liro Group
Monica van Ommeren, Laland Baptiste, LLC
Ed Szajna, CCC NYC, Inc.
Debra Inwald, WPA
Christine Wahaba, WPA

(RFP and Webinar Questions and Answers Continued)

Q7: Do you have any requirements in terms of training for the Construction Manager?

A7: All Respondent qualifications are outlined in Section 6 of the RFP.

Q8: What is estimated Start Date of Preconstruction Services (CM NTP)

A8: We are looking to have a contract and notice to proceed signed as quickly as possible once we are approved by our Board.

Q9: What is the estimated bid date?

A9: We expect that bidding would begin in early 2022 and would seek guidance from the selected Construction Manager.

Q10: What is the bid duration?

A10: While we will seek guidance from the selected Construction Manager, we are anticipating a standard, several week solicitation process followed by contract award and negotiations.

Q11: What is the estimated NTP to Contractor?

A11: We would seek guidance from the selected Construction Manager on timelines, but our expectation is to start construction as soon as practicable in early 2022.

Q12: What is the anticipated construction duration?

A12: We expect this to be a one construction season project that would close out before the end of 2022.

Q13: What is the required M/WBE participation for the CM?

A13: Per the RFP, CAC encourages M/WBE and SDVOB participation on this project. The State funding has a requirement for 30% M/WBE and 6% SDBOB.

Q14: Can a sample contract agreement be issued?

A14: A sample contract is not available at this time.

2) Webinar Presentation (See following pages)



AGENDA

- 1. Overview**
2. Key Dates
3. Minimum Requirements
4. Site Plan
5. Questions



Construction Management Services RFP for the Clinton Market Collective

Wednesday August 11, 2021



AGENDA

1. Overview

2. Key Dates

3. Minimum Requirements

4. Site Plan

5. Questions

Overview

- Capitalize Albany Corporation is seeking proposals from qualified Construction Managers and/or Owner's Representatives to provide construction management services for the Clinton Market Collective Project
- Proposals from Respondents seeking to bid on and/or self-perform work will not be considered
- Project is funded in part with funds from the NYS Downtown Revitalization Initiative, which has requirements set forth in the RFP
- General scope of work includes:
 - Reviewing design plans and making strategic recommendations
 - Assisting the team in soliciting, reviewing and awarding contractor bids
 - Administering and supervising all phases of construction
 - Serving as the main point of contact for local stakeholders
 - Organizing and running regular construction team meetings
 - Reviewing and opining on any necessary change orders
 - Providing project monitoring and status reports to Owners
- The construction project is 90% designed and estimated to be approximately \$1MM



AGENDA

1. Overview
- 2. Key Dates**
3. Minimum Requirements
4. Site Plan
5. Questions

Key Dates

RFP Issue Date:	July 28, 2021
Webinar Session:	August 11, 2021
Proposals Due:	August 27, 2021 by 4PM
Review Proposals Received:	Week of August 30
Conduct Interviews:	Week of September 6
Finalist Selected:	Late September
Board Approval:	September 28, 2021
Contract Start Date:	September 29, 2021

Construction is expected to start in early 2022 and finish by the end of the year.



AGENDA

1. Overview
2. Key Dates
- 3. Minimum Requirements**
4. Site Plan
5. Questions

Minimum Requirements

1. Have capable and demonstrable experience consulting and engaging with public/private entities as it relates to open space and building design and engineering, developing schedules, preparing construction estimates, performing value engineering and life-cycle costing, understanding construction methods and techniques, performing construction monitoring, and coordinating and communicating team activities throughout the entire construction process.
2. Demonstrated qualifications and successful experience in providing owner's representative/construction management services for comparable projects.
3. Have a minimum of five (5) years of experience performing or providing services of this type.
4. All interested Respondents shall have sufficient, readily available resources in the form of trained personnel, support services, specialized Respondents and financial resources to carry out the work without delay or shortcomings.
5. Located and authorized to do business in the United States and New York State.



Design Elements of the Clinton Market Collective

- | | | |
|----------------------|------------------------|--------------------------|
| 1) Mountable Curb | 7) Storage Container | 13) Pre-cast Seat Blocks |
| 2) Food Truck Area | 8) Pop-jet Fountains | 14) Bike Racks |
| 3) Stairs | 9) Filterra Stormwater | 15) Swing Structure |
| 4) Vendor Container | 10) Pergola Structure | 16) Stage |
| 5) Accessible Ramp | 11) Overlook Structure | |
| 6) Storage Container | 12) Utility Pad | |



AGENDA

1. Overview
2. Key Dates
3. Minimum Requirements
4. Site Plan
- 5. Questions**

Questions?

- If you have any questions, please e-mail: development@capitalizealbany.com
- All questions and answers received by August 12 by 5:00 PM will be posted on our website by Wed August 18.
- For more information: <http://capitalizealbany.com>