

Northland Corridor Redevelopment Project Phase 3: Questions And Answers

Q: The Pre-Bid Walkthrough for the Phase 3 RFPs are set for October 8th but it does not give a location of where to meet. Can you tell us where the walkthroughs will be held

A: The pre-bid walk through will be held on October 8th at 612 Northland at 9am. This information is presented in the general construction specifications on pg. 3 section 1.05 B Procurement Timetable

Q: May we have an estimated cost for bonding purposes?

A: The bid bond amount is five (5%) percent of the bid amount/price

Q: Can you tell me where I can get the plans and specs?

A: There are two (2) RFPs for the Phase 3 projects. General Construction and Construction Management (Energy). The RFP is posted on [BUDC's website](#).

Q: My company is interested in the solar portion of the redevelopment project at the Northland Corridor. We understand that a rooftop and ground mounted solar system is planned for community solar. We see that a bid is due Nov 1, but within the bid instruction packet, I don't see any mention of the solar part of the project. Is the solar portion part of the RFP? If so, would you kindly send me the information

A: The solar array is mentioned in the RFP under section 2.0 titled Project Overview. Furthermore, the solar array is shown in the energy drawings set and specifications. The RFP is posted on [BUDC website](#).

Q: Please advice for bonding purposes what the construction budget or an approximate order of magnitude for this project might be

A: General construction \$15 million - \$20 million. Construction management energy is \$2 million - \$4 million.

Q: Reviewing the two listed RFPs for the northland corridor redevelopment project listed on the BUDC website, it has come to my attention that sections 034713 – Tilt- Up Concrete and 213213 – Electric-drive, Vertical-Turbine Fire Pumps do not appear to be contained within the document package, though they are listed in the table of contents. Are these listed elsewhere?

A: Section 034713 have been removed from the specifications table of contents. Section 213213 – should be revised to 'Section 213000 – Fire Pump Package Systems' in the table of contents.

Q: Please provide details of the roof dunnage systems being provided and installed by the General Construction RFP for the solar array. Specifically details on how the modules are to be attached.

A: Please see the supplemental dunnage system framing drawings. The framing is included within the 541 E. Delavan General Contractor's scope

Q: Please clarify who is purchasing and installing the Ground Mount Solar racking. Please provide details of the racking that is to be used. Also, if the system is ballasted or drilled

A: The energy contractor shall purchase and install the ground mount racking system. Please see drawings E813 for racking details

Q: Please clarify who will provide the site work for the solar and substation.

- All concrete pads
- All trenching (if allowed). If trenching is not allowed
Details on penetration depths allowed or surface mounting of conduit runs.
- Demo and removal of the old substation.
- Surveying and site layout.

A: The general construction contractor for 612 Northland and 541 E. Delavan Ave shall produce concrete pads and trenching from the substation property to the buildings. The energy contractor shall include the following in their proposal:

- **Demo and removal of the old substation**
- **Rigging placement of the new substation**
- **Surveying and site layout**

Q: The Chint inverters speced would not qualify under Buy American should be propose alternates?

A: Alternate inverters may be proposed that meet specified performance criteria

Q: Clarify if the fence around the array (material and installation) is part of the General Construction contract. If so which contract is electrical grounding of the fence in?

A: The general construction contractor for 612 Northland and 541 E. Delavan Ave shall install fencing. The energy contractor shall provide the electrical grounding provided in detail 5 on drawing E813.

Q: E817 Auxillary Loads shows a weather station and RS485 anntenna is that to be Provided If so specs required?

A: These is not required and are listed for example auxiliary loads

Q: Location: 541 East Delavan Ave.

Drawing: C301 Utility Plan

Specification: 334100 Storm Utility Drainage Piping

Please provide the following Information

Pipe Sizes

Pipe material

Rims

Inverts

A layout of the storm water detention system.

Location: 541 East Delavan

Drawing: n/a

Specification: 312000 Earth Moving

Please provide a grading drawing for 541 East Delavan.

A: Please see updated drawings C301 and C401. There is no detention system.

Q: In reviewing the RFP for the Northland Corridor Redevelopment Project Phase 3 published to Construction Exchange on Friday, 10/11 there is a bid due date of 11/1. Can there be a bid submission extension for us to vet and price this project. Please let me know if this is something that could be considered.

A: There can be no bid submission extension for the project.

Q: Can you please provide the Required Federal Contract Provisions? I did not seem to locate them in the bid documents/specs.

A: The Federal Contract Provision that are applicable to the project can be found in the RFP under section "5.0 Compliance with Funding Sources". Also the federal contract provisions is in the specifications document starting on page 76. The bid docs can be found on [BUDC's website](#).

Q: In reviewing the Project Manual and General Conditions included in the Sample Contract, I was not able to find details on Payment Terms. Are you able to provide what the typical payment terms are on a project with ESD/BUDC?

A: Payment can be submitted monthly. Payment is subject to ESD approval.

Q: This project came out on the construction exchange over the weekend. Is it an open bid or was there a prequalification we missed out on?

A: There is no pre-qualification. Yes. It is an open bid. The bid docs can be found on [BUDC's website](#).

Q: Has there been any consideration to extending the bid date?

A: There is no bid extension due date

Q: Is the project subject to prevailing wage rates and is not tax exempt?

A: The project is subject to prevailing wages and BUDC is a not-for-profit tax exempt entity

Q: Please confirm if the GC is responsible for Building Permit fees.

A: Yes

Q: Please confirm the retention percentage for this project.

A: There is no listed retention.

Q: Section 5.01 in the Instruction to Bidders indicates that an AIA A305 may be required. Please confirm if this is a requirement at this time.

A: Please submit qualifications using AIA for A305.

Q: Drawing P100 illustrates the SSDS system. Comments at pre-bid regarding DEC involvement with the requirement of a SSDS seems to be consistent with a Brownfield or contaminated site. Please confirm if this site is part of the NYSDEC Brownfield or similar program. If so, is there a Site Management or Excavation Work Plan associated with the site? Please provide soil and soils handling documents if available.

A: The Site is a NYSDEC Superfund Program Site, identified as Vibratex Inc. Site No. 915165, with on-going investigation and remedial actions. There are no current DEC-approved Site Management or Excavation Work Plans for the Site; however, the earth work, site cover, and sub-slab depressurization system will be implemented in accordance with an Interim-Remedial Measures Work Plan (IRMWP) pending NYSDEC approval. In general, all work at the Site will be conducted in accordance with NYSDEC's Department of Environmental Remediation (DER)-10 (*Technical Guidance for Site Investigation and Remediation*). Soil handling procedures will be in accordance with the IRMWP and NYSDEC DER-10. Generally, all Site soil/fill materials are considered contaminated unless testing demonstrates otherwise. Soil/fill disturbed during site activities exhibiting evidence of impact (i.e. staining, odors, discoloration, elevated screening levels, etc.) will require off-site disposal at an appropriate, approved disposal facility. Soil/fill not exhibiting evidence of impact may remain on-site if placed below the site cover system. Soil/fill removed from the Site must be transported and disposed in accordance with all local, state (including 6NYCRR Part 360), and federal regulations at an appropriate, approved facility. If disposal of material from this Site is proposed for unregulated off-site disposal, the material must be characterized in accordance with NYSDEC Part 360 and a formal request with an associated plan will be required to be submitted to the NYSDEC. Imported soil to the Site must be characterized and meet DER-10 requirements and obtain approval by the NYSDEC.

Q: There is a discrepancy within the RFP regarding the expected construction schedule. Conversations at the pre-bid walk indicated that there is some level of expectation regarding turnover timing. For the benefit of obtaining leveled bids and mitigating the risk of receiving bids with varying levels of staffing costs, please provide an expected duration or timeline associated with the project.

A: Clarification from the pre-bid walkthrough: BUDC expects the contractor to propose a project schedule. Funding for the project through the US EDA requires all work to be completed prior to July of 2027.

Q: Specification section 051300 requires fabrication and erection to be provided by an AISC certified contractor. Can this requirement be waived to encourage better bidder participation and more competitive bid values?

A: Please adhere to the required certifications called out in the specification.

Q: Specification section 034713 is missing from the specification manual. Please provide this section.

A: Please disregard this – section has been removed from the Table of Contents.

Q: Specification sections for overhead doors are missing from the specification manual. Please provide these sections.

A: This has been added in section 083323.

Q: There is a specification section 033713 – Shotcrete. Can you confirm where this scope applies or is shown in the drawings?

A: Refer to drawings C201 and C504 in the 541 E Delevan Drawing Set for Shotcrete Scope.

Q: Please confirm if the project is tax exempt or if capital improvement taxes apply.

A: BUDC is a non-profit and is tax-exempt.

Q: Section 000102-1.05A – Substitution requests due (7) days prior to bid due date...please verify all accepted substitutions will be shared with all bidders for the purpose of obtaining level bids.

A: Yes, these will be shared.

Q: Section 002113-7.05A – Additional bid information. This section lists several supplements that do not appear to be included in the specifications, which include:

- a. Document 004336 – Subcontractors Form
- b. Document 004322 – Unit Prices Form
- c. Document 005325 – Substitution request Form
- d. Document 004333 – Proposed Products Form
- e. Document 004328 – Tax Rebate Form

Please Advise.

A: Please see the attached Document 004336 Subcontractors Form and Document 004322 Unit Prices Form.

Document 004328 and 04333 does not apply. Please submit substitution requests on contractor's letterhead with all required information for the owner's consideration.

Q: Section 013000-3.01.A.7 – Use of Newforma is required for info exchange. Please confirm Procore is also an acceptable project software service and can be used for project communication and documentation.

A: Procore is also an acceptable software.

Q: Section 020810 - Lead-Containing Materials...have lead-based inspections been performed and documented, and if so, can you provide the environmental report?

A: Please see the attached Regulated Building Materials report.

Q: On the door schedule on drawing A600 in the 541 East Delavan set of plans the F2 frame type is described as a hollow aluminum frame with transom but then refers to the hollow metal spec section 081113. Is this supposed to be hollow metal? If it is supposed to be hollow aluminum, please provide the appropriate spec section for reference. (See attached annotated drawing)

A: Please see Specification Section 081113, subsection 2.4 for hollow metal frame requirements. Please note there is no attached annotated drawing.

Q: A601 Bldgs. 541, 714, 683 Storefront schedule scope:

a. What is being shown in the elevations of SF1 through SF7?

A: SF1 through SF7 are “Aluminum Storefront Framing per Specification 084313” as stated below each elevation on the drawings. There are applied muntins to the areas of glass to mimic divided lites and operable openings. See revised A601 for further clarifications.

b. What is the design intent of this feature? Is this an operable window? If so, Please provide a specification section for this. Please define the configuration... if this is an operable window, is it a casement, hopper, awning, double hung, vent, single hung. Do they tilt inward or outward? do they swing inward or outward? What is the hardware? Are there full screens? What is the performance rating? (See attached annotated drawing)

A: These are not intended to be operable windows. They are fixed storefront framed insulated glass windows with applied muntins to mimic divided lites and operable windows. See revised sheet A502 for details.

Q: A601 Bldgs. 541, 714, 683 Storefront schedule, what is the glass type for SF1 thru SF7?

A: Utilize insulated glass type IG-1 as specified in revised specification issued for section 088000. IG-1 has been indicated on each window type in revised drawing A601.

Q: A601 Bldgs. 541, 714, 683 Storefront schedule, SF1 through SF7 - 084313 Aluminum Framed Storefronts, page #4 - 2.5 -C - applied Muntins. Are the Muntins on both surfaces of glass applied to the interior side and exterior side? Or just one side, if one side, then which surface of glass, applied to just the interior side or just the exterior side? A detail of the muntins is required, profile and shape and sizes of the muntin is needed. A detail is not drawn in the architectural drawings, please provide.

A: Reference revised drawing A502 which illustrates the muntins to be applied to each side exterior of the glass assembly, with a spacer between the glass to simulate the true divided lite. The wider muntins simulate the operable windows, and have been illustrated in the revised drawing A502 for clarification. 612 Northland already has a similar installation, see attached photo for example.

Q: C201 indicates “textured or colored” concrete walk – please confirm if this is to be textured or colored or both. Please confirm stamp pattern, integral color, aggregate requirements, etc.

A: Stamped concrete colored to match building. Pattern shall be brick-style, per owner’s approval.

Q: Please clarify NYS Monitoring Well decommissioning requirements.

A: The NYS monitoring wells are to remain in-place as they are still in-use by the DEC.

Q: Drawing C301 has bedrock elevations for the catch basins. Is there a geotechnical report available?

A: Please see the attached geotechnical report.

Q: Except for 440 lf of 12" hdpe pipe installed between RCVR #1 and RCVR #3, all other pipe is pvc pipe. Please confirm that the 12 pipe is hdpe and not pvc

A: This was an oversight. Please see the attached revisions on drawing C301. All piping is to be PVC.

Q: The roof drain on the west side of the building is labeled 8" pvc but the wyes are labeled 4" x 10"
The roof drain on the south side coming from the east corner is labeled 6" pvc but the wye for Roof Drain #8 is labeled 8" x 10".

Please confirm the sizes of the roof drain pipe.

A: Please see the attached revisions to C301 with annotations on changes. Refer to plumbing drawings for correct pipe sizes.