



## Recreational Community Center Request for Proposal *Request for Clarification*

**These answers are being issued to clarify the Recreational Community Center Request for Proposal and shall supersede and supplement all portions of previously issued documents with which it conflicts. It shall be made an integral part of the Request for Proposal.**

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**QUESTION -** \_\_\_\_\_ 1 \_\_\_\_\_

Are you able to provide clarity on the City's anticipated construction budget?

**RESPONSE:**

Construction budget is anticipated to be \$5 million. However, we are aware that our preferred option's overall construction cost may be greater than this amount and we would like at least conceptual plans and cost estimates for this as laid out in Task 1. If it is decided that we would like to move forward with the preferred option, negotiations of increase in project scope can be discussed at that time. The main goals we are looking to accomplish with this project is to construct the new gym and event space and make the existing building (bathrooms, entrance etc.) ADA compliant.

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**QUESTION -** \_\_\_\_\_ 2 \_\_\_\_\_

Question regarding Task 13: provide construction observation during construction, is the City's expectation for someone to be on site full-time throughout the duration of construction?

**RESPONSE:**

We anticipate there to be part-time inspection throughout the duration of construction.

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**QUESTION -** \_\_\_\_\_ 3 \_\_\_\_\_

Will there be any phasing of construction? Is the plan to keep the building operational during construction?

**RESPONSE:**

No phasing is anticipated during construction, but the existing building will need to remain open during construction.

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**QUESTION -** \_\_\_\_\_ 4 \_\_\_\_\_

What type of construction delivery process does NT plan on using? Conventional design-bid build (DBB), CMC, CMA, other? If DBB will it be a conventional GC prime or do they want the A/E to scope out a WICKS Law Multi-Prime?

**RESPONSE:**

We plan on using a conventional design-bid-build approach for this project. Based on the anticipated construction cost we believe that WICKS Law Multi-Prime contracts will be needed but we will leave that up to the design consultant to determine.

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**QUESTION -** \_\_\_\_\_ 5 \_\_\_\_\_

Is a prevailing wage schedule to be used? Does NT operate under a Project Labor Agreement (PLA) with the local unions?

**RESPONSE:**

As this is a public job, prevailing wages will be needed in construction. There are no PLAs that we are aware of.

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**QUESTION -** \_\_\_\_\_ 6 \_\_\_\_\_

Will the construction scope include: interior or exterior signage, kitchen, athletic or theatrical equipment?

**RESPONSE:**

Construction scope should include interior and exterior signage, kitchen equipment for the senior center facility, and athletic equipment for the proposed gymnasium space. We don't anticipate the need for theatrical equipment at this time.

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**QUESTION -** \_\_\_\_\_ 7 \_\_\_\_\_

Will the construction scope include: low voltage systems such as IT, AV and security systems, vs. cabling and conduit vs. just conduit?

**RESPONSE:**

We anticipate security systems and IT upgrades in addition to standard cabling and conduit.

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**QUESTION -** \_\_\_\_\_ 8 \_\_\_\_\_

Are there any graphics wanted as part of construction?

**RESPONSE:**

No additional graphics are anticipated at this time.

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**QUESTION -** \_\_\_\_\_ 9 \_\_\_\_\_

Have building assessment reports and or hazardous material reports been done? Does NT have any engineering deficiencies review report on MEP and/or structural systems? Is there any need for MEP feeds to the building to be upgraded?

**RESPONSE:**

The City does not have any building assessment, hazardous material, or engineering deficiency review reports for the building. If it is determined that these would be needed by the design consultant, they should be included in your proposal. We will leave it to the design consultant to determine if MEP feeds need to be upgraded into the building based on the changes made to the building and the addition.

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**QUESTION -** \_\_\_\_\_ 10 \_\_\_\_\_

Are there any sustainability goals or grants such as LEED, NYSERDA, all electric other?

**RESPONSE:**

No goals have been identified at this time. However, if during design grants that align with the project are identified the City may pursue to add in to aid in funding the construction of the project.

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**QUESTION -** \_\_\_\_\_ 11 \_\_\_\_\_

How did NT arrive at the square footage for the addition? Is NT looking to add a HS regulation basketball court?

**RESPONSE:**

The preferred option is ideally 2 courts (94x50) and the event space noted in the RFP. However, gym size could be reduced to 70x50 if needed to work within our budget. Event space square footage can be adjusted to fit the need of larger events and program flexibility.

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**QUESTION -** \_\_\_\_\_ 12 \_\_\_\_\_

Is it acceptable to provide our lump-sum fee for the work broken into the typical AIA design phases of Schematic Design/Design Development/Construction Documents/Bidding/Construction Administration?

**RESPONSE:**

Yes, this breakdown is acceptable.

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**QUESTION -** \_\_\_\_\_ 13 \_\_\_\_\_

The RFP mentions “supervision of construction” and “construction observation” in several locations. Are we to take this to mean the usual Architect’s Construction Administration services, or are you looking for a full-time on-site representative during construction? The latter would seem to be excessive on a project of this size and type. Please clarify.

**RESPONSE:**

See response to Question 2.

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**QUESTION -** \_\_\_\_\_ 14 \_\_\_\_\_

Are we to include fees for site surveys, geotechnical exploration, and environmental reviews within our project fee? These can be difficult to estimate without defined project parameters.

**RESPONSE:**

Yes, these are to be included.

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**QUESTION -** \_\_\_\_\_ 15 \_\_\_\_\_

Is there a target budget for design and construction?

**RESPONSE:**

See response to Question 1.

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**QUESTION -** \_\_\_\_\_ 16 \_\_\_\_\_

Do you have an anticipated construction duration?

**RESPONSE:**

We anticipate this work to be complete within a year but leave it to the design team to provide a timeline they believe to be realistic.

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**QUESTION -** \_\_\_\_\_ 17 \_\_\_\_\_

Are there any existing hazardous material surveys/reports for the building to be renovated?

**RESPONSE:**

See response to Question 9.

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**QUESTION -** \_\_\_\_\_ 18 \_\_\_\_\_

Can you provide the sign-in sheet from the September 12, 2024 walkthrough?

**RESPONSE:**

Yes, please see attached.

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## Pre-Bid Walk Thru

September 12, 2024 (10:00am)

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