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MEMORANDUM

TO: Potential Bidder

FROM: USA Niagara Development Corporation

DATE: October 2, 2002

RE: Questions and Answers from Pre-Bid Conference

Questions and Answers from CM pre-bid Meeting:

- Q1. Will Exhibit Hall be divided?
A1. Design is currently being developed. The space may be divided.
- Q2. Is a floor box power distribution system proposed?
A2. Yes. Part of the existing building has 4" deep pavers that define a walkway for the building's previous use. Removal of these pavers and resulting recessed slab in these areas should simplify the demolition process for installation of proposed floor box power distribution system.
- Q3. Is RFP Addendum 1 a complete reissue or a supplemental document of originally issued RFP?
A3. Addendum 1 completely replaces original RFP.
- Q4. RFP indicates first deliverable to be cost estimated of 30 percent complete project construction documents. What is current status of project design?
A4. The project design is in process. 30% documents are currently due October 15.
- Q5. What will be status of project construction documents at the time of award of Construction Manager?
A5. 30% complete drawings, with design and finishes finalized are due to be complete when CM Proposals are received. Board Approvals are required, so that by time of award, anticipated to be November 1, Construction Document Phase will still be underway, but is expected to be complete by the end of December.
- Q6. Give an overview of the schedule of the design process.
A6. Anticipated Design phase schedule is as follows:
October 15 – Documents 30% complete (final design/finishes).
November 1– CM reviews drawings, prepares comments.
November 14– Documents 60% complete (demolition drawings 100%)
December 14 – Construction Documents 90% complete.
December 30 – Construction Documents 100% complete.
- Q7. Will CM contract be awarded before Pre-Construction?
A7. Yes.

- Q8. Should percentage fee include overhead, profit and reimbursable expenses?
A8. Fee is intended to be all-inclusive.
- Q9. If no general conditions are to be accepted in CM contract, where are expenses for field office and equipment to be covered? There appears to be a conflict between Construction Contract and Construction Manager Contract with respect to Reproduction Costs and Temporary Facilities Costs.
A9. Reproduction costs will be reimbursable. Temporary Facilities and Equipment Costs will also be reimbursable in construction contract. It is likely that a portion of a “core & shell” space will be set up as a construction office. Temporary toilets will be provided by the GC.
- Q10. Demolition is scheduled to begin in early January. Trailer/temporary office is part of Construction Contract. There seems to be a timing issue if CM is to be on site but Construction Contract is not awarded until after demolition.
A10. We do not expect to establish a CM office on site during demolition. The CM will have use of USA Niagara’s offices and equipment during this period.
- Q11. When will access to the building be allowed for purposes of surveying existing conditions?
A11. Site is to be acquired through condemnation. USA Niagara’s Attorneys are currently working to gain access, but there is currently no guarantee that the CM will have unrestricted access prior to January 1.
- Q12. Is RFP intended to address fit out of retail/tenant space?
A12. Utilities and shell construction of tenant space is to be part of this contract. Finish out of tenant space is not to be included in this proposal.
- Q13. RFP states that CM shall attend all scheduled Design Team Meetings as required and or any other meetings scheduled by USA Niagara during the Project design phase. Assume weekly job meetings though-out construction. Should this actually begin at award of contract?
A13. Yes.
- Q14. Who will be permitting the project and are the fees for permitting to be the owner’s expense?
A14. City of Niagara Falls will be the permitting agency. Fee’s will be paid by owner.
- Q15. Is Equal Employment Opportunity statement required?
A15. Yes. While 10% minority participation is a project-wide goal, the CM is encouraged to achieve this with his staff as well. It is recognized that the CM’s team will be very small and it may not be possible to do this, but Schedule A-1 is to be submitted. The CM will track minority participation throughout the duration of the project.
- Q16. What is the estimated construction budget?
A16. \$8.75 million, which includes allowances for 15% soft costs and a 30% contingency.
- Q17. Does concern exist about adequacy of capacities existing utilities?
A17. Not at this time, but capacities will be evaluated as design progresses. It is assumed at this time that existing utilities are to be used but that plumbing will require modification due to required fixture counts.

- Q18. Is parking lot to be considered additional service?
A18. Cost is not included in current scope of work. Project team will be asking for input.
- Q19. Is Outline Specification currently available for review?
A19. This is not available yet for review, but should be available approximately October 15.
- Q20. Who is required to provide Builder's Risk Insurance?
A20. Contractor is to provide.
- Q21. Will there be a Project Labor Agreement?
A21. This is not being discussed at this time.
- Q22. Is Construction Manager required to be on site during Demolition Phase of Project?
A22. The CM will monitor the demolition, but will not have an on-site office during this period. The CM will have use of USA Niagara's offices and equipment during this period.
- Q23. Can prospective Construction Managers obtain a copy of sign in sheet for this meeting?
A23. Yes.
- Q24. RFP states that no allowance shall be made to any CM due to lack of examination or knowledge of the site. Can this clause be struck due to current lack of access to the interior of the building?
A24. No.
- Q25. Will inspection of existing utilities and mechanical equipment be done?
A25. The availability and condition of existing utilities and mechanical equipment must be evaluated during design phase and taken into account in the design of the renovation project. This work is not assumed to be the responsibility of the CM.

End of Questions

Additional questions may be addressed in writing.

