



**Village of Hempstead Community Development Agency
Construction Management RFP**

Questions and Answers as of 3-29-2020

Link to Construction Management Pre-Submission Meeting:

[https://us02web.zoom.us/rec/share/gxBvXSbhejUmE5T6RrkoO2eceaxsUh-](https://us02web.zoom.us/rec/share/gxBvXSbhejUmE5T6RrkoO2eceaxsUh-wCMUtj4IAS3erkZIKYUJQL7Qa0BW1Xi0O.czfzXE6KISGcx02K)

[wCMUtj4IAS3erkZIKYUJQL7Qa0BW1Xi0O.czfzXE6KISGcx02K](https://us02web.zoom.us/rec/share/gxBvXSbhejUmE5T6RrkoO2eceaxsUh-wCMUtj4IAS3erkZIKYUJQL7Qa0BW1Xi0O.czfzXE6KISGcx02K)

1. Does the RFP require to have Section 3 and NYS M/WBE firms submitting for this RFP? Or will one or the other be sufficient?

Our goal is to provide contracting opportunities for underrepresented business owners to the greatest extent feasible. We would prefer that your team include members who are both NYS MBE and NYS WBE certified. Although there is a cumulative MWBE goal of 30%, the CDA required a documented effort, to engage **both** MBE and WBE firms “to the greatest extent feasible.” There is also a NYS SDVOB goal of 6% and a HUD Section 3 Goal of 3% on this contract. Many business owners who are SDVOB and/or HUD Section 3 Certified are also MWBE certified. You **MUST** engage NYS M/WBE firms, but these firms may also satisfy your SDVOB and HUD Section 3 goals.

2. Please clarify the MWBE, SDVOB Goals for this RFP?

The contracting goals for this RFP are:

NYS MBE – 15%

NYS WBE – 15%

Note: although goals are 15% each, engagement of MBE and WBE firms for the cumulative goal of 30% will suffice.

NYS SDVOB – 6%

HUD Section 3 Business Concerns – 3%

(See <https://portalapps.hud.gov/Sec3BusReg/BRegistry/SearchBusiness>)

3. Can you provide a list of roles and responsibilities needed for this contract term?

Please refer to Section III of the RFP.

INC. VILLAGE OF HEMPSTEAD COMMUNITY DEVELOPMENT AGENCY

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www.villageofhempsteadcda.org

4. Do you have a fee table/structure you can provide for firms to break down fee based upon Section I on page 8 of the RFP?

No - Cost proposal should include: projected time allocations for each team member, blended hourly rates for each team member, fee estimates for a **not to exceed annual rate**.

5. Do we need to provide a Certificate of Insurance included in our bid submission?

No – upon award, proof of insurance will need to be provided prior to contract signing.

6. Under Section II. Minimal Proposal Requirements, it states that *the company must be properly licensed and registered to do business within the State of New York*. Does this term “licensed” in this statement mean that we must be a licensed architect and engineering firm?

No, selected firm must be authorized to do business within the State of New York and all professional licensing must current as applicable.

7. Has an architectural firm been engaged on the project? Yes – for 40 Byrd Street

8. Are plans and specs available for the project?

Preliminary plans have been completed and detailed plans are in process.

9. Is an anticipated scope of work available? Yes – attached herewith

10. What are the names of your current design, architect and engineering team members?

Robert Scarlett, PE, BEAP, CPMP
Scarlett Consulting, Engineering and Commissioning, PLLC
Jackman J. Prescod, P.E., SCT
5D Architecture and Engineering, PLLC

11. Does the CDA have a current pre-screened MWBE/Section 3 list available?

The CDA did review the NYS MWBE Directory and the HUD Section 3 Business Directory for this solicitation and have attached that list hereto.

Disclaimer: The CDA makes no representation with respect to the capacity or capabilities of any of the listed firms.

12. What projects do you have in the pipeline for the next 3 years?

We will have 4 scattered site housing development projects totaling 11 units to come on line in years 1 and 2. There after the CDA will develop 11 more units and will play a key role in commercial revitalization along the Main Street corridor.

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13. Section III.E. Provide clarification on the expectation of physical security; Is the CM to arrange for security services to be paid directly by the agency? This is not a typical CM service to ensure physical security but to assist in the procurement.

The CDA expects the CM to provide guidance and assist in the procurement process for all necessary ancillary services related to development of the project.

14. Section III.H. Provide clarification on the expectation of market availability; Is this in regards to housing pricing and or appraisal services? This is typically not a CM service

The CDA will rely upon the expertise of the CM to evaluate cost reasonableness for bid submitted by the GC and other subcontractors. Bids may be impacted by increases in cost and availability of supplies and materials. We would expect the CM to have knowledge of construction related market impacts.

15. Since this is HUD funding, is Elations reporting requirement and will CDA handle this reporting responsibility?

Elations reporting will not be required on all CDA projects, particularly on the residential scattered site developments. However, the CM you guide the CDA to confirm when Elations reporting is required. The CDA will be responsible for reporting compliance with the assistance of the CM.

16. Section III.P. - Identifying funding sources - please clarify this responsibility since grant writing is not typically a CM service

The CDA anticipates that the CM will be familiar with various public and private funding sources for various projects and might assist the CDA grant budgets, budget narratives and other grant considerations. The CDA will be responsible for preparing all applications.

17. Section VIII.G.3. - Building Information Modeling is handle by the Design Team and not typically a CM Agency service. The CM is involved in the review of BIM information to review if it is feasible to construct; Please clarify

Here we would expect the CM to be an additional set of eyes to maintain cost efficiencies and identify any discrepancies at the design phase. As stated, the CM would review the BIM information to confirm feasibility to construct.

18. Cost proposal - Will the agency be providing a form on how you would like to see the information present or is it up to the proposer to format?

Although the agency does not have a cost proposal form, Proposals should identify each team member that might be assigned to various projects; the job description for each team

INC. VILLAGE OF HEMPSTEAD COMMUNITY DEVELOPMENT AGENCY

member; the blended hourly rate for each team member (blended hourly rates to include cost of applicable benefits); and **a not-to-exceed annual rate.**

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Questions as of 3-29-2021

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The following is the suggested scope of work for the NetZero rehabilitation of the residence at 40 Byrd Street, Hempstead NY.

Architectural Systems

1. Interior
 - a. Remove and replace existing floor, walls, and ceiling where necessary
 - b. Remodel bathroom
 - c. Remodel Kitchen & dining adjacencies
 - d. Thermally insulate walls and ceiling
 - e. Remodel interior spaces in accordance with architectural plan
2. Erect new enclosed 64"Wx48"D portico with roofing to match existing
3. Erect new 22ft x 12ft single car garage
4. Repave driveway to new detached single car garage
5. Repave walkway & sidewalk
6. Vermin proofing
7. Landscaping and fencing

Mechanical Systems

1. System Type: Option 1.
 - a. Ground Loop VRF heat pump, 30,000 BTUH
 - i. Air Distribution System Type: Multi-split terminal devices
 - ii. Compressor Type: Inverter, 3-phase
2. System Type: Option 2.
 - a. Ground loop conventional heat pump, 30,000 BTUH
 - i. Air Distribution system: ducted supply w/central return
 - ii. Variable air diffuser
 - iii. Horizontal Packaged unit with Inverter compressor & ECM evap motor
3. Ground loop wells: two 300 feet deep wells
 - a. Piping: SDR 11 – HDPE, rated minimum 130psi
 - b. Circulator Pumps: 2
4. Insulation: R30 for wall and R65 for attic space
5. Attic ventilation
6. Toilet exhaust

Plumbing Systems

1. Separate gray water from sewage system
2. Size & Install Rain/Gray water detention tank
3. Sanitary/Sewer System Type: Standard cast iron pipe system
4. Grey water piping: Poly Butadiene, PVC
5. Cold & HW System Type: Copper Pipe system
6. Irrigation piping: CPVC
7. Grey water treatment: Filtration & Treatment
8. Water Heaters: Instantaneous Heater

Electrical Systems

Demolition

1. Coordinate with PSE&G for all power shutdown required
2. Remove existing house panel(s) and associated branch circuit wiring
3. Remove existing branch circuit devices inside house such as receptacle and lighting outlets



New Installation

1. Coordinate with PSE&G to upgrade incoming service wire, and install new net-metering and solar system devices
2. Provide minimum of 42 solar modules rated 365W each
3. Provide mounting structure for the modules on the roofs including all interconnecting cabling and connectors
4. Provide grid-tie inverter system, 16KW min./240VAC/60HZ output power with DC side disconnects
5. Provide one main 200A min., 240VAC utility service disconnect
6. Provide feeders rated 200A min., 3-wire + ground system
7. Provide panel rated panel 200A min. MCB, 240/120V or 208Y/120V 3-wire system. Provide with AFCI or GFCI branch breakers as required by NEC.
8. Provide utility approved Net-Energy Metering Device
9. Provide all interconnecting power and data wiring between inverter, utility service disconnects, house panel and solar modules
10. Provide receptacle outlets throughout as prescribed by NEC for all areas of dwelling units
11. Provide lighting outlets and switches throughout as prescribed by NEC and as located by architect
12. Provide branch circuit wiring devices such as local disconnects for mechanical equipment and fixed in place appliances
13. Provide electric vehicle charging coupler and receptacle

**Village of Hempstead CDA
Construction Management RFP Pre-Submission Meeting
March 23, 2021 @ 11AM
Registrants**

	Company	Contact Person	Email Address	M/WBE	SDVOB	HUD Section 3	Attended Mtg
1		Matthew Korytko	matthew.korytko@pacificpmg.com				X
2		Gus Xenakis	Gus.xenakis@jacobs.com				X
3		John Walsh	jwalsh@greenwayusaco.com				
4		Jeannine Nelson	j.nelson@tctcost.com				X
5		Paul Ersboll	persboll@lalandbaptiste.com				
6		William Achnitz	wachnitz@cdcli.org				X
7		Bill Wong	bill.wong@principleprojects.com				X
8		Brent Chow	brent.chow@jacobs.com				
9		Marketing Gedeon GRC	Marketing@gedeongrc.com				X
10		Bridget Wynne	Bwynne@gedeongrc.com				X
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30	Adrienne Horgan	marketing2@dackconsulting.com					X
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61	Robert Bowers	robert@dancmc.com					
62	Achaibar Sawh	dan.sawh@hdconsultgroup.com					X
63	Carlyle Lobo	carlyle.lobo@de-simone.com					X
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73							
74							
75							



**Targeted Solicitation List for RFP for Construction Management Services
February 22, 2021**

#	Company Name & Contact Info	Contact Person	M/WBE Y/N	HUD Section 3 Y/N	Additional Comments
1	Gedeon GRC Consulting 6901 Jericho Turnpike, Suite 216 Syosset, NY 11791 T: 516-873-7010 F: 516-873-7011	Rudolf J. Gedeon, P.E. President/CEO rgedeon@gedeongrc.com	Y	N	Sent 2/22
2	5D Architecture and Engineering, PLLC 270 Spagnoli Road Melville, NY 11747 T: 631/516/718 / 561-5454 Ext. 701 F: 631-824-9143 C: 631-275-1236	Jackman J. Prescod, P.E., SCT President / CEO jprescod@5-th-dim.com	Y	Y	Sent 2/22
3	Henrich Group, LLC 50 Clinton Street, STE 207, Hempstead, NY 11550 T: 516-667-6918 C: 347-809-1165	Rich Henry Managing Director RHenry@Henrichgroup.com	Y		Sent 2/22
4	TDP Associates, Inc 153 Shepherd Lane Roslyn Heights, NY 11577-2525 T: 516-406-9917 T: 718-343-4209	Tejendrakumar Patel tpatel@tdpassociates.net		Y	Sent 2/22

5	Domicile Solutions Services, Inc. 400 Post Avenue Westbury, NY 11590 T: 833-366-4245	Neena Jacob, Business Manager services@833domicile.com		Y	Sent 2/22
6	Field Associates, PC 379 Nassau Road Roosevelt, NY 11575 T: 516-378-2794 F: 516-378-4965	Leopold Field lfield2272@gmail.com	Y	Y	Sent 2/22
7	Global Facility Management & Construction, Inc. 525 Broadhollow Road, Suite 100 Melville, NY 11747 T: 866.213.2337	Dennis Doyle, VP Construction dennis.doyle@gfm247.com		Y	Sent 2/22
8	Global Holman Services Inc. 1064 Alhambra Road Baldwin, NY 11510 T: 516-497-9855	Christopher Holman chrisholman@globalholmanservices.com	Y	Y	Sent 2/22
9	Jodem Corporation 325 Franklin Avenue Franklin Square, NY 11010 T: 516 502 2996/347-549-5962	OLULADE ADEMOKUN, PE. President/CEO admin@joademcorps.com		Y	Sent 2/22
10	Palacios, Sanin, Walker and Associates, LLC 160 Howells Road, Suite 26 Bay Shore, New York 11706 T: 516-761-0341	Jairo Sanin jsanin@pswandassociates.com		Y	Sent 2/22
11	Scarlett Consulting Engineering Commissioning, PLLC 740 Colonial Avenue Uniondale, New York 11553 T: 516-410-9240	Robert Scarlett robert@scarletteng.com	y	Y	Sent 2/22
12	Titanium Linx Consulting, Inc. 598 Newton Avenue Uniondale, New York 11553 T: 516-522-0093	Margo K. Cargill, CEO margo.cargill@gmail.com	Y	Y	Sent 2/22
13	FLA Associates of NY, LLC 769 Dogwood Avenue West Hempstead, New York 11552 T: 516-779-1875 F: 516-292-0930	Joseph Artusa jartusa@flaassociatesny.com			Sent 2/22

14	HGA Program Management 500 Bi County Boulevard, Suite 300 Farmingdale, New York 11735 T: 985-438-0336	Bonnie Lafont blafont@hga-llc.com			Sent 2/22
15	ZERO BELOW Construction Management Services 68 SOUTH SERVICE ROAD SUITE 31 MELVILLE, NY 11747 T: 516-587-6605 F: 631-454-5252	David Hunter zerobelowtrucking@yahoo.com	Y		Sent 2/22
16	Community Development Corporation of Long Island 2100 Middle Country Road Centereach, NY 11720 T: 631-471-1215 x175 www.cdcli.org	Gwen O'Shea, President and CEO goshea@cdcli.org Cell: 516-987-3492			Sent 3/3

Disclaimer: The CDA makes no representation with respect to the capacity or capabilities of any of the listed firms.