



Design and Consultant Services for  
Façade Restoration Project at Pier 40  
Request for Proposal (RFP)  
Project/Contract #A5029  
Questions & Answers  
December 19, 2018

PLEASE NOTE: *Questions* are presented below in *italics*, with **answers** from the Trust in **bold**.  
Similar questions are answered only once.

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1.) *Can a PDF of the WJE report be provided?*

**Yes. If a copy is needed, email [nkhan@hrpt.ny.gov](mailto:nkhan@hrpt.ny.gov). The file contains 6.7mb.**

2.) *Can the as-built drawings referenced at the Pre-proposal meeting be provided in PDF format?*

**Provided on the Website. Please see:**

**[https://hudsonriverpark.org/assets/content/general/As-Built\\_Facade\\_Drawings.pdf](https://hudsonriverpark.org/assets/content/general/As-Built_Facade_Drawings.pdf)**

**More detailed drawings can be provided to the consultant selected for the project.**

3.) *Is this intended as a comprehensive project or will there be additional work once funding / budgeting is available?*

**The scope of services is complete. No additional work anticipated at this time.**

4.) *We understand that the Trust will not be issuing W.J.E.'s "Opinions of Probable Cost"; could you tell us what the Trust is generally budgeting for the project (hard and soft costs total)?*

**The preliminary hard cost estimate prepared by W.J.E. is \$750,000. Adding W.J.E.'s estimate of general conditions at 15% and contractor's overhead and profit of 10% brings the total estimated hard cost to approximately \$950,000 adding 10% design contingency and 10% construction contingency. The estimated total hard cost and soft cost is approximately \$1,170,000. The selected Consultant shall, as part of its services, provide a more refined hard cost estimate. This does not include construction management or CA to be provided by the selected respondent.**

5.) *The site is not listed as a NYC landmark, is it eligible for the State / National register by the State Historic Preservation Office?*

**It is not.**

- 6.) *Can you also provide access to the sign-in sheet from today's meeting?*

**Provided on the Website. Please see:**

[https://hudsonriverpark.org/assets/content/general/Sign-In\\_sheet.pdf](https://hudsonriverpark.org/assets/content/general/Sign-In_sheet.pdf)

- 7.) *Is there a link to the Addenda on the web site? I'm not able to find it.*

**Yes. Please see:**

[https://hudsonriverpark.org/assets/content/general/Pier\\_40\\_Facade\\_RFP\\_-\\_Addendum\\_No\\_1.pdf](https://hudsonriverpark.org/assets/content/general/Pier_40_Facade_RFP_-_Addendum_No_1.pdf)

- 8.) *A list of firms expected to respond to the RFP*

**We have no information regarding expected responses.**

- 9.) *Please confirm that the Budget Cost Estimate for Recommended Building Façade Work (Exhibit 8 - Draft Contract page 27) is not expected to be completed by the Architect/Engineer as part of the proposal.*

**Confirmed, this will be completed as a task that is part of the contracted work.**

- 10.) *Please confirm that maintenance and repairs of the turnover & overhead doors at main deck & second deck levels are part of the design scope. The turnover doors appear to be identified as steel panels in the WJE report. Operations repairs of said doors is not part of the scope.*

**Paint and minor steel repairs of the doors in place are in the scope. Making the doors operational is not.**

- 11.) *Please confirm that the finger pier at the southwest corner of the pier is not part of the scope.*

**Finger Pier is not part of the scope.**

- 12.) *Please confirm the only roof scope is above the entrance canopy.*

**Confirmed, the only roof scope is above the canopy.**

- 13.) *Should the single electronic submittal of the proposal on USB or CD include both the Technical and Price Proposals?*

**The evaluations will be performed separately for technical and price. The submission of both can be on the same USB or CD but contained in separate files. Alternately, respondents may submit the fee proposal as hard copy in a separate envelope.**

- 14.) *Please confirm / clarify if lead, asbestos, and PCB analysis will be included in the Consultant's scope of services or an Environmental Consultant will be retained and paid directly by Hudson River Park Trust.*

**The Consultant will make recommendations as to the number and types of environmental tests needed to be performed. The performance of these tests will be conducted by sub-consultants of the selected respondent. The cost for these testing services will be approved by the Trust and additional to the fee proposed by the Consultant.**

- 15.) *Please confirm if findings by the environmental testing company will need to be shown on repair plans.*

**They will be separate reports.**

- 16.) *What is the extent of the Environmental investigation work that will be necessary?*

**To be determined based on Consultant recommendations and reviewed and approved by the Trust.**

- 17.) *Since exploratory probes may be required as part of the hazmat investigation, please confirm / clarify if a Probes Contractor should be retained by the Consultant or directly by Hudson River Park Trust.*

**Contractor shall be retained by the Consultant. See answer 14 above.**

- 18.) *Please confirm that all repair recommendations (Immediate, Short-Term, and Long-Term) indicated in WJE's report will have be included in the scope of this project.*

**Work on the steel railings mounted on the parapet are not included. The rest of the W.J.E.'s repair recommendations should be included in the Consultant's scope of service. The Trust will separately decide whether to proceed with each of the recommendations.**

- 19.) *Please confirm that the façade survey will be required on all 4 exterior facades of the building. Please confirm if scope of work, at minimum, will include survey and restoration of concrete parapet, concrete column, and railing repair for all 4 exterior facades.*

**Work on the steel railings mounted on the parapet are not included. All other elements of the building façade are included. A survey to confirm or modify the findings of the W.J.E. for all 4 facades should be performed by the Consultant.**

- 20.) *Please confirm that all exterior electrical conduits, piping, wall penetration and appurtenances will need to be shown on façade plans, especially if they may interfere with the façade repair areas.*

**Consultant should prepare drawings at a level of specificity adequate for contractors to bid the work.**

- 21.) *We understand from Tuesday's walk-through that all facades are included in the scope with the exception of the portion of the north façade that is not brick masonry. Could you please confirm?*

**All exposed concrete columns and beams at the exterior facades are to be included.**

- 22.) *Is Public Design Commission approval going to be required?*

**No.**

- 23.) *Are we to assume that all existing attachments (like wall mounted signs, conduits, pull boxes, lights, etc.) to the facade are to remain and be rehabilitated in kind?*

**The Trust will specify what existing attachments are not functional. These attachments can be either removed or remain in place if they do not interfere with the work.**

- 24.) *Are gates, free standing light poles, planters, adjacent to (but separate from) the facades located on the pier horizontal surfaces included/excluded from scope?*

**These items are excluded from the scope.**

- 25.) *Are there limitations on access equipment, such as personnel lifts/scaffolding, on the pier structure?*

**No. However, a logistic plan will need to be approved by HRPT.**

- 26.) *Are all exterior guardrails/railings and their supports at the top parking lot level included in the scope or only the ones on the outside perimeter of the building?*

**Please be advised that HRPT removed the railing repairs from this project.**

- 27.) *Is the courtyard facade to be considered?*

**No.**

28.) *Are there any performance / aesthetic parameters for the interior surfaces of the facade*

**Interior façades are not part of scope.**

29.) *Is a replacement of the facade rather than a restoration of it to be considered should factors such as cost become a parameter?*

**This is a restoration project.**

30.) *Does the building foresee an update of mechanical systems and their interface with the facade? I.e. Do you foresee keeping the current louvers, vents, etc?*

**There is presently no plan to update mechanical systems in a manner that impacts the façade. We will keep current louvers & vents etc.**

31.) *Is this a design build project? The contract awarded would be for designing and doing the actual construction of the facade restoration?*

**The Consultant will perform the design of the project. A contractor will perform the work under a separate contract.**

32.) *During walkthrough, the scope of work is limited to only Brick Masonry repair, Steel garage door shutters painting on South and West side, and Repair of parapet mounted railing. Please confirm major scope of work is limited to these three items only.*

**Please refer to the scope of services in the RFP. Everything is included except the railing.**

33.) *Please provide us design and construction duration.*

**The design should be completed within approximately 3 months. The duration of the construction will depend on the extent of plans and drawings prepared by the Consultant.**