



To: Prospective Bidders  
Date: November 9, 2023

RE: Addendum No. 1  
Tudor and Elmore Development:  
Progressive Design-Build  
RFP # SCF23-1118

Issue Date: October 30, 2023

This document forms a part of the Contract Documents and modifies the original Procurement Documents dated October 30, 2023. Acknowledge receipt of this Addendum in the provided on the Bid Form. Failure to acknowledge receipt of this addendum may subject Proposers to disqualification.

This Addendum consists of two (2) pages.

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## 1. Responses to initial Bidder questions:

Below are responses to some of the initial questions with more to come in future addenda:

Comment or Question Provided by Bidder	SCF Response
Is the cover letter part of 10 pages	Please refer to the RFP document Section 5.1
Exhibit A describes the scope of service which includes shell space on level 2. How much shell space on level 2 should be anticipated?	Shell space to be determined. Assume 2 story, 60,000 sq ft with programs outlined in Section 2.1. The three programs defined are in Exhibit E.
For the floors above the second floor what uses will be on those floors?	Future use is to be determined with design build team. Future use of any building area above 60,000 sq ft is to be identified by design build team.
Are the rates being requested for pre-design for the contractor or for the full team?	Please refer to Exhibit B
Will SCF provide SCF Modified A141-2024? RFP mentions that it was supposed to be included in the RFP.	Contract will be provided by addenda

Comment or Question Provided by Bidder	SCF Response
Is there a TIA available for the property?	No Traffic Impact Analysis
Section 5.1 – is the high-level schedule of the project part of page limit?	High level schedule is limited to 1-page and is not included in page limit
Exhibit D Sample Contract is to be issued in an addendum. Please issue before 11/13.	Draft A141-2024 to be included in addenda
Are there any previous Geotechnical Reports for this site that can be shared with the Proposers?	No geotechnical reports are available at this time.
Section 5.1 states that all pages of the proposal are to be in portrait orientation. Please confirm the schedule required in Section D is to be in portrait orientation also.	High level schedule may be landscape, but only 1-page.
Summary Matrix of Cost Allocation, Miscellaneous Costs and Items covered by Phase II Costs includes the Soils Report, Geotechnical Engineering and is indicated as a Phase 1 Cost. Please confirm this is a Phase 1 cost.	Corrected cost matrix included in addenda
Please confirm if we are to comply with the 2022 FGI Guidelines Design of Behavioral Health Crisis Units.	Design will comply with 2022 FGI for Behavioral Health Crisis Units where applicable
Please confirm if we are to follow the New York Office of Mental Health Patient Safety Standards, Materials and Systems Guide.	Consider this document as best practice guidance
A Conditional Use Permit will be required for this project. Should all costs associated with this permit, including the Land Use Planner, be included by the Proposer as part of the Phase 1 costs?	Owner will cover all costs associated with land use
Exhibit E Space Program identifies dining rooms, meal tray cart holding, and kitchen/food prep spaces are required. Is a commercial kitchen required for this facility?	Assume commercial kitchen will be required
Exhibit B paragraph E. Part IV – Staff Hourly Rates: please confirm if this is for Part IA and Part IB personnel.	Include hourly rates for both Part IA and Part IB
We would like to request an extension of the proposal bid date to help the design – build teams get properly prepared for the project.	SCF is unable to adjust the schedule at this time.
Please confirm that the proposal offer should be submitted separately from the response to the RFP.	Proposer shall complete and return EXHIBIT B, Proposal Offer and Signature Page, with your submitted proposal, as a separate PDF file. Proposer shall initial each page and sign and date the last page.