

August 5, 2026

RFI Responses Batch NO. 2

PROJECT: CM-Build Services for Macon Library Systems Upgrade

THIS RFI RESPONSE IS ISSUED FOR THE PURPOSE OF CLARIFYING THE REQUIREMENTS OF THIS PROCUREMENT BUT DOES NOT IN ANY WAY AMEND AND/OR MODIFY THE REQUIREMENT DOCUMENTS.

RFIs: 5-19

FINAL RFQ RFI CM-Build LBC21MNFR Macon Library

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Batch	ID	Request for Information	DDC's Answers
2	5	Has DDC completed?: •Asbestos Survey & Report •Lead Paint Survey & Report •Mold Investigation & Report •Building Envelope (roof & façades) Water Infiltration Survey & Report •Condition of building's structural load-bearing system (due to years of water infiltration) •Existing Utilities (Electric, Domestic Water, Sewer, etc.) Conditions & Capacities Surveys & Report oWill any of the existing buildings' utilities require significant upgrades? If so, will those reports be released during the SOQ phase? Will abatement of any of the above listed hazardous materials expected to be part of the approx. \$7.8 million project budget? If so, what are the anticipated budget amounts?	Refer to Exhibit D for CM-Builder's scope requirements and that any additional and available information/documentation will be provided at the RFP stage. Per Exhibit D, Section 6, No. 6.2 "Site Conditions," the CM-Builder will be required to undertake all tests, inspections and investigations of the Project site (including additional geotechnical evaluations, hazardous materials or utility studies) as necessary to perform its obligations under the Agreement. Additionally, abatement and investigations are expected to be part of the \$7.8 million project budget.
2	6	Geotechnical Information - Has a geotechnical investigation (including potential groundwater status) been completed for the rear retaining wall work? If so, will those reports be released during the SOQ phase?	All available documents will be provided at the RFP stage.
2	7	Occupancy During - Construction During construction, will the Macon Library be fully vacated and closed to patrons? If not, has DDC developed an anticipated phasing strategy? If yes, will that phasing be mandatory or conceptual?	Yes, Macon Library will be fully vacated and closed to patrons during construction.
2	8	Library stacks / books / literature / delicate artifacts - Will DDC be responsible for the protection, removal & long-term storage of all Library stacks / books / literature & any delicate artifacts?	Additional information will be provided at the RFP stage.
2	9	Historical Status - Please confirm whether the Macon Library is subject to review or approval by the New York City Landmarks Preservation Commission (LPC), the New York State Historic Preservation Office (SHPO), or any other historic preservation authority. If such reviews are required, please identify the applicable agencies, the current approval status, and any preservation requirements or restrictions that will govern this project?	Refer to Exhibit C, Section 1 "Summary of Project Information and Requirements" for additional information regarding LPC/PDC review. At this time, NYS Historic Preservation Office (SHPO) is not applicable.
2	10	Project Duration Phasing - The RFQ references approximately 944 calendar days. Please identify the anticipated breakdown between phases: •Design Development •Procurement •Construction •Commissioning •Closeout	Approximate breakdown will be provided at the RFP stage.
2	11	Long Lead Materials & Equipment - Will long-lead procurement (& associated deposits) prior to GMP be authorized?	Additional information will be provided during the RFP stage.
2	12	Expected Level of Design - Please clarify that the expected level of design completion will be at least 80% complete CD drawings level to base GMP establishment?	Per Exhibit D, Section 4.5 "Option for a Guaranteed Maximum Price for all Construction Work," there is no fixed percentage by when the GMP needs to be established; however, if DDC and the Construction Manager agree that the design and specifications are sufficiently complete, DDC may request the Construction Manager to prepare and submit to DDC a proposed Guaranteed Maximum Price ("GMP") to complete all, or a portion, of the Construction Management Services and Construction Work for the Project.
2	13	Project Scheduling Software Platform Will Primavera P6 scheduling be mandatory or can Microsoft Project be allowed to be utilized for project scheduling purposes?	There are no mandatory required software for scheduling noted in the RFQ; however, per Exhibit B, Section H(i) "Project Experience and Past Performance (Tab 2)," Proposer should provide approach to schedule management.
2	14	Addendum No. 1, issued July 30, 2026, Exhibit B, 2. PART B-2: SOQ SUBMITTAL REQUIREMENTS, (G)(vi) states that a letter of commitment from Surety is required from the Proposer. Exhibit D, 5.2 Payment Bond and Performance Bond for Construction Work gives the option for bonds to be provided by either the Construction Manager or the Contractor. In the case where the Construction Manager will have the Contractor provide all required bonds, does the Proposer (Construction Manager) still need to provide a letter from the Surety?	Regardless of future subcontracting plans, the proposer must demonstrate the financial capacity to meet all contractual bonding requirements.

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2	15	Please confirm this project intends to achieve LEED Gold certification?	The project does not intend to achieve LEED Gold certification. More information regarding sustainability goals will be provided at the RFP stage.
2	16	Based on when the CM is awarded contract what is the expected Scope of Preconstruction? I.e, expected rounds of constructability reviews, budget development.	The goal is to onboard the CM-Builder during the design development phase as a Category B project. Therefore, all pre-construction services outlined in Exhibit D (CM-Build Exhibit Term Sheet), Section 2, Pre-Construction Services, apply.
2	17	At which set or percentage of documents in the design development is the architect expected to be at when the CM is Awarded?	The goal is to onboard the CM-Builder during the developement of design as a Category B project.
2	18	Is it anticipated that the Macon Library will remain fully or partially occupied by Brooklyn Public Library staff or open to the public during the construction phase	Macon Library will be fully vacated and closed to patrons during construction.
2	19	Given the Scope of Work, Can you please confirm if a TCO (Temporary Certificate of Occupancy) will be needed?	TCO (Temporary Certificate of Occupancy) requirements will be determined later in design.