



Schenectady County
Purchasing Department

620 State St.-2nd Floor
Schenectady, NY 12305
purchasing@schenectadycountyny.gov
518.388.4240

ADDENDUM

RFP-2025-01
AQUATIC CENTER BUILDING CONSTRUCTION MANAGEMENT SERVICES

ADDENDUM #1

Issued Date: 02/06/2025

The purpose of this addendum is to provide detailed information to all Bidders. This addendum is hereby included in and made part of the Contract Documents, whether or not attached thereto. Receipt of this Addendum must be acknowledged on the bid form.

CONTENTS/RESPONSE TO QUESTIONS/REFERENCE TO ATTACHMENTS

General:

1. This addendum changes the Pre-Proposal Conference Schedule
 - a. The site visit will be at 10:00 AM, instead of “by appointment.”
 - b. Please meet on site at the Statues at the S. Ferry & Erie intersection.

Company Name of Contract Document Holder

Signature Acknowledgment of Contract Document Holder

Date

RETURN WITH SIGNATURE ACKNOWLEDGEMENT WITH YOUR PROPOSAL

END OF ADDENDUM #1



Schenectady County Request for Proposal
 AQUATIC CENTER BUILDING CONSTRUCTION MANAGEMENT SERVICES
 RFP-2025-01
Proposal Submissions Checklist



COUNTY OF SCHENECTADY
REQUEST FOR PROPOSALS
 Schenectady County Office of Facilities
Proposal # RFP-2025-01
AQUATIC CENTER BUILDING
CONSTRUCTION MANAGEMENT SERVICES

| Key Proposal Dates | |
|------------------------------|---|
| February 7, 2025 at 10:00 AM | Pre-Proposal Conference |
| February 10, 2025 at 2:00 PM | Last Date/Time to Submit Questions |
| February 18, 2025 at 2:00 PM | Proposal Submission Deadline/Proposal Opening |

| PROPOSAL SUBMISSION CHECKLIST | |
|---|---|
| (Please RETURN ONLY the FOLLOWING ITEMS with your PROPOSAL Submission). Do not return the full specification set. If incomplete, Proposals will be rejected. | |
| Check Mark | Description |
| | Proposal Cover Page/Checklist (This Page) |
| | Non-Collusion Form |
| | Iranian Divestment Form |
| | Russian Divestment Form |
| | Board of Directors Resolution (if applicable) |
| | Disclosure of Prior Non-Responsibility Determinations. |
| | Certification for the Prevention of Sexual Harassment |
| | W-9 * (If Proposer has not worked with County in last 2 calendar years) |

SCHENECTADY COUNTY PURCHASING DEPARTMENT

County Office Building
 620 State Street – 2nd Floor
 Schenectady, New York 12305
 purchasing@schenectadycountyny.gov
 Website: www.schenectadycountyny.gov
 518.388.4240



Schenectady County Request for Proposal
AQUATIC CENTER BUILDING CONSTRUCTION MANAGEMENT SERVICES
RFP-2025-01
Notice to Proposers

NOTICE TO PROPOSERS
RFP-2025-01
AQUATIC CENTER BUILDING CONSTRUCTION MANAGEMENT SERVICES

The County of Schenectady is seeking to construct an 80,000 - 130,000 square foot aquatic center in Schenectady, New York for SUNY Schenectady (the "Aquatic Center"). The Aquatic Center will be designed to include a NCAA 8-lane Olympic-Size 50-meter pool, diving well, instruction pool, therapy pool, seating on deck for 600 +/- athletes, spectator seating to accommodate at least 1,200 spectators, locker rooms, restrooms and showers, multi-purpose instructional areas, cafe/ concession space, retail shop, and contiguous parking deck to accommodate 250 - 300 +/- parking spots.

Digital copies of specifications may be obtained from BidNet Direct at www.bidnetdirect.com/new-york or by submitting a request to the Purchasing Department at purchasing@schenectadycountyny.gov. Paper copies may be picked up at the Purchasing Department, 2nd Floor, Schenectady County Office Building at 620 State Street, Schenectady, New York, 12305 between the hours of 9:00 A.M. and 4:00 P.M. weekdays, but must be requested via email 24 hours in advance.

A pre-proposal conference will be held at the Erie Blvd. Site location, Schenectady, NY 12305 on February 7, 2025, at 10:00 AM. Those interested are asked to meet on site at the Statues at the S. Ferry & Erie Blvd. intersection.

All proposals must be delivered in a sealed envelope marked "Proposal" and stating ***Aquatic Center Building Construction Management Services, RFP-2025-01***, to the Purchasing Agent, no later than February 18, 2025 at 2:00 PM at which time they will be opened.

Woman and minority owned businesses are encouraged to submit proposals. Schenectady County is an Equal Employment Opportunity/Affirmative Action employer.

Schenectady County will make any investigation it deems necessary to determine the responsibility of any Proposer to perform the work. The County reserves the right to reject any Proposal if an investigation of the Proposer fails to satisfy the county that the Proposer is responsible and can carry out the obligations of the contract.

Schenectady County reserves the right to waive any informality in a Proposal or to reject any or all Proposals.

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I. INTRODUCTION

The County is seeking to construct an 80,000 - 130,000 square foot aquatic center in Schenectady, New York for SUNY Schenectady (the “Aquatic Center”). The Aquatic Center will be designed to include a NCAA 8-lane Olympic-Size 50-meter pool, diving well, instruction pool, therapy pool, seating on deck for 600 +/- athletes, spectator seating to accommodate at least 1,200 spectators, locker rooms, restrooms and showers, multi-purpose instructional areas, cafe/concession space, retail shop, and contiguous parking deck to accommodate 250 - 300 +/- parking spots.

II. OVERVIEW

Schenectady County (the “County”) is seeking proposals from well-qualified Construction Management firms (“CM”) to enter into an agreement to provide pre- construction, construction, and post-construction management services as related to the proposed Aquatic Center Building to be located on Erie Boulevard in downtown Schenectady, New York. The CM shall represent the County as an Owner’s representative in all aspects. The CM will work closely with the design consultants for the project to implement the design of the Aquatic Center Building. Each party that submits a response (“Proposal”) to this Request for Proposal (“RFP”) is referred to herein as a “Respondent,” and the Respondent that is conditionally designated through this RFP process is referred to herein as the “Construction Manager.”

The new state-of-the-art Aquatic Center, located in downtown Schenectady, NY, will encompass approximately 80,000 - 130,000 square feet and feature leading-edge aquatic design concepts. The facility will include four bodies of water: a 46' x 75' warm-up/teaching pool, a 50-meter stretch competition pool (52.5m x 25 yards) with two moveable bulkheads, a 25' x 22' x 17' deep diving well, and a 15' x 20' therapy pool.

The Aquatic Center will fully meet NCAA and FINA standards, enabling it to host a wide range of aquatic events, from high school and collegiate competitions to local, regional, and national events. This state-of-the-art venue will bring together all major aquatic sports—competitive swimming, water polo, synchronized swimming, and diving—under one roof.

The proposed budget for the project is approximately \$52 million. Additionally, a 250 - 300 ± car parking structure with one deck and at-grade parking is planned for the rear of the building.

The Architect/Engineer Team (“A/E”) completing the architectural/engineering design for the Project is led by:

Re4orm Architecture

323 Clinton St.

Schenectady, NY 12305

Total Project Construction Cost

The Aquatic Center project budget is \$52,000,000.