

ATS 2023 Response and Consideration of the Public Comments

Suggestion	Response
Allow the use of construction contingency funds for change orders in a wider set of circumstances.	Modifiing to allow for use of up to 20% of contingency funds for design team errors and omissions.
Remove or raise the proposed 5% limit on the use of contingency funds for change orders stemming from errors and omissions.	Modifiing to allow for use of up to 20% of contingency funds for design team errors and omissions.
In cases where there is a contingency balance, allow funds to be reallocated to a pre-approved list of 'add-alternates' that were value-engineered out of projects at closing to balance the budget. Prioritize add-alternatees as: 1) adding to the durability and longevity of finishes; 2) improving energy efficiency; and 3) improving residents' quality of life.	We consider on a case by case basis "betterments".
Permit sponsors to bid the project at 100% Design Development, when project scope is sufficiently defined for meaningful bids, but the project is still early enough in the design process to incorporate essential GC feedback.	The ATS manual does not prescribe level of drawings to be bid.
The increase to the percentage of accessible units will require an increased amount of parking. MOPD interprets the federal UFAS requirements to require one handicapped parking space for each fully accessible apartment. The 1:1 requirement remains, even when parking counts are reduced with eTOD.	Conflicts with goal to increase accessible units.
Allow general contractors to share in cost savings to align interests and incentivize cost saving throughout the course of the project.	Thank you for your comment.
Rather than outright prohibiting developers from serving as the project general contractor, allow it in a manner that capitalizes on the efficiency to expand opportunities to emerging developers and contractors.	Thank you for your comment.
Utilize a market-standard approach for holding retention so as not over-burden early trades and small businesses.	Thank you for your comment.
Increased demands for energy efficient systems leads to increased salary demands for training for staff, particularly to manage maintenance.	Thank you for your comment.