



ADDENDUM

ADDENDUM NO. 2 OGS PROJECT NO. SF961

Construction Management Services at Manhattan Psychiatric Center and Kirby Forensic Psychiatric Center Wards Island, New York

Date: 6/10/2025

NOTE: This Addendum forms a part of the RFP Documents. Insert it in the RFP Package.
Acknowledge receipt of this Addendum as instructed in Section 1.3 of the RFP

Questions from bidders and OGS Responses follow as part of this document:

Questions/Responses

1. Could you please indicate the prior consultants who were awarded this or a similar contract? Will OGS pick one or multiple consultants for the award?

Response: A.1) The prior consultant was TDX Construction Corporation; this information is listed on the Contract Reporter advertisement found by navigating to this link (<https://www.nyscr.ny.gov/agency/index.cfm>).

A.2) Pursuant to Section 1.1 of the RFP, OGS D&C intends to award (1) contract.

2. Section 3.1 of the RFP states that the response to selection criteria items 1-3 must not exceed 40 pages. Within the same paragraph it also states that the entire proposal submission including forms, resumes, reports and the appendix must not exceed 40 pages.

Response: The page limit for the entire proposal is 40 pages. Proposals should be structured to account for all items identified on the RFP Submittal Checklist within this page limit.

3. Can you please confirm that suggested edits to the contract language are now allowed.

Response: Pursuant to RFP Section 5.1, Standard Agreement, "The Standard Agreement... except for Standard Clauses for New York State Contracts in Appendix I, may, if required, be modified by the State to reflect the terms and conditions of the final agreement between the State and the successful Proposer." Suggested revisions must not materially alter the requirements or specifications set out in the solicitation.

4. Q1. The RFP asks that we include a write-up on pre-construction services as part of our "Execution Plan," but it otherwise appears to focus primarily on construction-phase services. Could OGS clarify what design phases the proposed projects are expected to be in? This information would help us better understand the anticipated level of involvement during the pre-construction phase.

Q2. The RFP notes that a Project Labor Agreement (PLA) may be contemplated for individual projects and that if executed, the selected CM will be a signatory agent of the PLA. It also notes that upon execution of a PLA, the selected CM shall provide OGS a PLA Monitoring Plan, including how they will ensure vendors' compliance to PLA provisions and steps taken to resolve

PLA disagreements. Can you please clarify any additional responsibilities of the CM as signatory agent and/or provide the language describing the CM's legal responsibilities under the PLA?

Response: A.1) This information will not be provided: there are multiple projects ongoing in various stages of design and construction.

A.2) The CM as signatory agent is responsible to enforce the provisions of the PLA. The provisions of the PLA are expected to be consistent with PLAs previously executed with the Building and Construction Trades Council in this region.

5. Q1. Can you please provide details regarding scope of the project(s)? (For example: number of buildings/ projects, disciplines involved, type of work, etc.)

Q2. What is the estimated construction value?

Q3. What is the status of design documents for the project(s)?

Response, All: This information will not be provided: there are multiple projects ongoing in various stages of design and construction.

6. Please confirm whether firms are permitted to submit multiple candidates for each staffing role? Please also confirm if proposed staffing positions submitted by the CM or their subconsultants can be interchangeable.

Response: Proposals should identify a single candidate. Alternate staffing can be proposed as a part of the submission. Staffing positions can be filled by either the CM firm or their subconsultant.

7. Under Preconstruction Scope of Service, it is noted that it's the CM's responsibility to provide regular updates of the project schedule. The RFP references a contractor's project schedule and CPM schedule to be submitted during the construction phase, please advise who is submitting the CPM schedule in this case if it does not refer to the project schedule. Is a preconstruction CPM required in addition to the CPM provided during construction?

Response: The project schedule referenced in Schedule B, Section II.A(6), Scheduling Services and the CPM schedule referenced in Schedule B, Section II.B(4), Scheduling Services are one and the same. The selected CM will be an active participant in the CPM Scheduling during Preconstruction. CPM may be required at various phases and will be undertaken at the direction of OGS.

8. As per Schedule B, 9. BIM Coordination and Execution bullets "Any required laser scans to document as-built conditions" and "Hardware and software required for model access in the field". Please clarify the involvement of the CM's BIM Coordinator during the construction phase. To what extent will the CM be involved with the modeling and resolution of clashes during the construction phase?

Response: The BIM Coordinator shall be capable of providing services, at a minimum, to the extent listed in Schedule B, Section II.B(9). Involvement with modeling and resolution clashes will be determined on a project-by-project basis.

9. Due to the 40-page limit outlined in the RFP please advise if resumes are required for all proposed staff or only for key personnel. Additionally, would the agency consider allowing an extension to the 40-page limit to accommodate all required staffing information if necessary?

Response: Resumes are required for key staff only. The page limit will not be extended: proposals should be structured to account for all items identified on the RFP Submittal Checklist within this page limit.

10. Can OGS please advise on any project planning that is currently being discussed that will be managed under this contract?

Response: This information will not be provided: there are multiple projects ongoing in various stages of design and construction.

11. Per the submittal instructions, should the two (2) hard copies of the RFP response, the one (1) PDF copy, and the completed Maximum Hourly Wage Rate Form in Excel (on a USB drive) all be placed together in one sealed envelope? Or should they be submitted in separate envelopes?

Response: All proposal materials shall be submitted in a single package. The Maximum Hourly Wage Rate Form shall be provided in a sealed envelope within the proposal package.

12. As per section 10.3 of the RFP, Invoices shall be submitted on a monthly basis, please advise on the anticipated payment schedule after submission of monthly invoices.

Response: Payments will be remitted based on the order in which it is received by the Contract Payment Audit Group.

13. What Project Labor Agreement would govern on potential projects? (Schedule B, Item 1)

Response: If determined prudent and economically viable, the project(s) will be incorporated into the Scope of the PLA.

14. If the Prime is a MWBE firm, is the value of their participation specific to either the MBE or WBE goal. Or can it be used to meet one goal (IE: MBE) with the overage applying towards the other goal (IE: WBE)? (Contract, Article 19)

Response: A Prime firm can get credit for their status as a Minority- or Women-Owned Business Enterprise, and meet their goals in full. Proposals will be evaluated on good faith efforts to meet the 15%/15% M/WBE contract goals.

15. Please confirm that the Commercial General Liability limits can be achieved with a combination of the CGL and Excess/Umbrella policies? (Contract, Article 13.2.9 (1))

Response: This is confirmed.

16. Please confirm that all subconsultants and trade contractors must have Professional Liability/Errors & Omissions Insurance in the amount of \$2M as part of their insurance program? (Contract, Article 13.2.9 (5))

Response: This is confirmed.

17. The text in red (Max Rate \$XX.XX), confirm that is the base rate (before multiplier) that can be used for any member of the CM team, including the Project Executive? (WageRate Form)

Response: The Max Rate as indicated represents the highest rate that will be permitted based on the multiplier that is entered. Per the WageRateForm, the "Project Executive will be reimbursed for on-site project specific tasks only."

18. Confirm that the Current Maximum Rate of \$260, is the maximum rate with multiplier for all members of the CM team, not just the Project Executive. (WageRate Form)

Response: The \$260 maximum wage rate is applied to all members of the CM Team.

19. Confirm that any subconsultants are billed at their base rate plus the CM's Home-Office Multiplier and/or On-Site Multiplier as opposed to the sub-consultant's actual multiplier. (WageRate Form)

Response: Pursuant to Contract Article 6.4, Subconsultants - "Reimbursement for services performed by SUBCONSULTANTS shall be the actual rate paid as defined below and limited to the maximum wage rates set forth in SCHEDULE C of this AGREEMENT and the

SUBCONSULTANT'S multiplier shall be limited to that of this AGREEMENT'S Home Office Multiplier."

20. Can you advise how the "Sum of Rates" figure is calculated? (WageRate Form)

Response: This is the summation of the rates entered for a given title across all years. Addenda 1 dated 6.5.25 has been issued correcting a noted error in the "Sum of Rates" columns.

21. If there are any roles within the construction management team that we feel are missing from Schedule B (and therefore the Wage Rate Form), can they be added during the RFP process or if awarded can they be awarded?

Response: Pursuant to Contract Article 9.2.2, "Specialist titles, not identified on the Contract Wage Rate Form, must be approved by the DIRECTOR and the CONTRACTING OFFICER."

22. Can OGS provide the street address for OGS's Corning Tower Building within the Governor Nelson A. Rockefeller Empire State Plaza. In the past, FedEx has required a physical address and we have had issues with the delivery going to the incorrect mailroom within the Plaza.

Response: The address provided on the RFP Submittal Checklist is accurate.

23. Is OGS willing to negotiate changes to the Health & Safety consulting scope, limiting the role to an administrative coordination role, as opposed to a broader safety monitoring role?

Response: The Scope of Services and the requested role will not be revised.

24. Should we provide a Max Wage Hourly Rate form for our sub consultants?

Response: No - please see prior response to Question 19 for additional clarification.

25. Are sub consultants required to complete a EEO Staffing Plan? If so, will this form count towards the 40 page limit?

Response: No - form EEO-100 should be submitted for the prime firm only. Yes - this document counts towards the page limit.

26. Will all forms, requested sample documents and resumes enclosed in the Appendix count towards the 40-page limit?

Response: Yes, with the following exception; all pages for form BDC 327 and BDC 327S will count as one page pursuant to RFP Section 3.1, Preparation of Proposals.

27. On the Staffing Plan (EEO-100), if only the key personnel are being identified as part of the proposal submission, and the rest of the staff is contingent upon the award and assignment to a project. Confirm what information should be provided on the EEO-100 form? Should CM and potential subconsultants complete and submit an EEO-100 based on the staff to potentially be utilized on this contract? Or should it be based on the CM's total workforce and one for each Subconsultant's total workforce?

Response: Pursuant to RFP Section 1.10, Equal Employment Opportunity (EEO), "To ensure compliance with this Section, the Consultant shall submit a staffing plan (Form EEO 100) to document the composition of the proposed workforce to be utilized in the performance of the CONTRACT by the specified categories listed...". Please see prior response to Question 25 for additional clarification.

28. On form BDC 325, Consultant's List of Sub-Consultants for Vendor Responsibility Review, since this is a term contract and the value of the sub-consultants are unknown. How should the Current Contract columns be completed (is it if they hold a current contract with OGS on another project) or do we make the assumption all sub-consultants value with exceed \$100K for purposes of the proposal submission, which would be updated if CM is awarded contract?

Response: As the "Anticipated "Life of Contract" Dollar Value for this Sub" is unknown at this time, it is acceptable to submit the BDC325 with the "Current Contract" columns unchecked. If a questionnaire is determined to be required, Vendor Responsibility will make that advisement.

29. Confirm that the 2 projects with PLA participation can be separated from the (3) IDIQ contracts. Can those project also be in progress?

Response: Confirming the (2) projects with PLA as requested in RFP Section 4.3.(1) can be separate from the indefinite delivery/indefinite quantity contracts, and that the (2) projects with PLA can be in progress.

End of Addendum

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