



ADDENDUM

ADDENDUM NO. 1 OGS PROJECT NO. SF985

Construction Management Services – Provide National Guard Division Headquarters – Stand-Alone Contract

780 Watervliet Shaker Road, Albany, NY 12112

Date: 8/12/2025

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

The following changes are made to the RFP SF985 - Construction Management Services – Provide National Guard Division Headquarters, dated July 09, 2025.

- Project Location-
 - The correct project location is 780 Watervliet Shaker Road, Albany, NY 12112.
 - All references to 770 Watervliet Shaker Road, Albany, NY 12112 shall be considered to be in error and replaced by 780 Watervliet Shaker Road, Albany, NY 12112.

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

Questions/Responses

Question 1:

Are firms who are affiliated with the design portion of this project precluded from responding as the Construction Manager?

Answer 1:

Yes, due to the nature of the work required by the Construction Manager an entity who is affiliated with the design portion of this project is precluded from responding as the Construction Manager. The Construction Manager is tasked with performing work which may conceivably come into conflict with the work of the Designer of Record. Accordingly, it would represent an inherent conflict of interest to act as both the Designer of Record and Construction Manager for this project (see generally: RFP 1.1, Scope of Services II(A)(2), Scope of Services II(A)(3), Scope of Services B(7), and Scope of Services B(13)).

Question 2:

1. Prime Participation and MWBE Credits

Given AZH Consulting Corp is a certified MWBE and prime respondent, can we satisfy the full MWBE goal if no additional subcontractors are used? If not, is a waiver or justification process available?

2. Ezelogs Software Integration

Would the agency accept or evaluate proprietary platforms like Ezelogs (www.ezelogs.com), which includes AI-powered modules for:

Document & Contract Management

Estimating & Scheduling

Capital Planning

EAM (Enterprise Asset Management)

Field Reporting

Compliance & MWBE tracking?

If so, is there a separate section in the evaluation to describe software automation capabilities?

3. Digital Submissions with AI Enhancements

Ezelogs offers PDF AI form-fillers, smart document tagging, and OCR capabilities. Can such AI-enhanced automation tools be considered as part of our response and implementation plan for document intake, search, and processing?

4. Software Hosting Requirements

Is the agency open to SaaS-based enterprise software hosted in FedRAMP or SOC2 certified cloud infrastructure, or is on-premise installation mandatory?

Answer 2:

1. Firms are required to propose a team in good faith effort to meet the listed 30% MWBE and 6% SDVOB goals of the solicitation. The 30% MWBE goal can be obtained by utilizing any combination of MBE and /or WBE participation for subcontracting and supplies acquired under this Contract. The 6% SDVOB and 30% MWBE goals are independent and the inclusion of one beyond the listed goals cannot compensate for a deficiency in the other. Firms are encouraged to reference the directory of New York State Certified MWBEs found at: <https://ny.newnycontracts.com/> Firms are encouraged to reference the directory of New York State Certified SDVOBs found at: <https://ogs.ny.gov/Veterans/>. Bidding firms must document good faith efforts to provide meaningful participation. Provided the firm demonstrates an inability to solicit the listed participation despite good faith efforts, the applicable waiver applications (BDC333.1 or BDC333S) along with any supporting documentation shall be submitted with the proposal. Waiver applications and instructions can be found at: <https://ogs.ny.gov/design-construction/consultant-contract-forms>

2-4. This procurement is for Construction Management Services, not Construction Management Software. Please review the Scope of Services for the Personnel and Services expected to be rendered. A bidding firm may wish to highlight utilization of technology (hardware or software) as part of the provision of the required services. NYS Design & Construction may provide personnel hardware and software for utilization under this contract for various functions. Please review section 4.0 "Evaluation Criteria" for details regarding scoring.

Question 3:

5. Data Integration Scope

Can the proposed system integrate with existing systems through API, such as Maximo, InfoSource, or any other asset or document inventory platforms? If yes, is a data dictionary or API documentation available for those systems?

6. Metadata Tagging Requirements

Ezelogs offers smart hierarchical tagging of documents based on AI learning and role-based access. Are there defined metadata standards or taxonomies the agency prefers for tagging?

7. Configurable Search & Views

Can we propose dynamic UI components, such as

Role-specific document dashboards

Workflow-based search filters

Hierarchical folder structure with custom permissions

Does the agency currently use or expect such modular UI?

8. Future Expansion and Phased Modules

Would the agency allow a phased deployment approach using modular architecture such as:

Phase 1: Document management & OCR

Phase 2: Integration with EAM and asset databases

Phase 3: AI-based compliance tracking and document lifecycle alerts

9. MWBE and NYS Procurement Synergy

Are there any points/credits provided if the proposed software supports automated MWBE tracking, certified payroll, utilization plan tracking, and SOV-based payments — all of which are native to the Ezelogs platform?

Answer 3:

5-9. This procurement is for Construction Management Services, not Construction Management Software. Please review the Scope of Services for the Personnel and Services expected to be rendered. A bidding firm may wish to highlight utilization of technology (hardware or software) as part of the provision of the required services. NYS Design & Construction may provide personnel hardware and software for utilization under this contract for various functions. Please review section 4.0 "Evaluation Criteria" for details regarding scoring.

Question 4:

10. File Format Requirements

Are there any limitations or preferences for submitted files regarding format (PDF with OCR text layers), maximum file sizes, or naming conventions beyond what's provided?

11. Evaluation of Proprietary Software Capabilities

Will the evaluators consider proprietary AI/Quantum-enhanced platforms like Ezelogs favorably if it significantly reduces manual processing and improves digital transformation outcomes?

12. Role of AI & Quantum Technologies

As we plan to utilize Quantum-Ready modules (encryption, predictive learning, graph modeling), is there interest or openness to adopting or piloting emerging tech as part of this engagement?

Answer 4:

10-12. This procurement is for Construction Management Services, not Construction Management Software. Please review the Scope of Services for the Personnel and Services expected to be rendered. A bidding firm may wish to highlight utilization of technology (hardware or software) as part of the provision of the required services. NYS Design & Construction may provide personnel hardware and software for utilization under this contract for various functions. Please review section 4.0 "Evaluation Criteria" for details regarding scoring.

Question 5:

The DCA-3 Form link does not work. Can you please provide a corrected link.

Answer 5:

The DCA-3 form is available for download at <https://ogs.ny.gov/design-construction/design-construction-forms> per the RFP SUBMITTAL CHECKLIST. The download link for this document is operational. Please attempt to resolve any technical issues accessing this link through your firm's internal troubleshooting.

Question 6:

Please confirm the site's address as the cover page references 770 Watervliet Shaker Road, while 780 Watervliet Shaker Road is referenced in Section 1.1, Statement of Intent.

Answer 6:

Please see addendum no.1 to clarify this address correction. All references to 770 Watervliet Shaker Road, Albany, NY 12112 shall be considered to be in error and replaced by 780 Watervliet Shaker Road, Albany NY 12112.

Question 7:

Is the \$7M referenced the hard construction cost or the overall budget, including soft costs for the project?

Answer 7:

\$7,000,000.00 is the initial value approximately of the construction management services contract to Provide National Guard Division Headquarters.

Question 8:

The RFP in Section 1.1 references "the two-story structure totaling approximately 140,000 SF on a previously developed site". Please advise if there is an existing building on the site that needs to be demolished or how any existing structures will be handled?

Answer 8:

There are no existing structures on-site and minimal paved area, much of it is over-grown with high grasses.

Question 9:

The last paragraph in Section 1.1 on the top of page 5, references "Individual work orders will be issued describing the specific services required." Please advise if this paragraph is applicable to this RFP.

Answer 9:

The last paragraph in Section 1.1 is applicable to this RFP.

Question 10:

In the first paragraph under the chart of dates, it states that the Anticipated Construction Contract Award is May 2026 while in the chart above, Nov 2025 is shown as the Anticipated Contract Execution by Office of State Comptroller. Please clarify.

Answer 10:

The Anticipated Contract Execution by the Office of the State Comptroller for this Construction Management Services Contract is November 2025.

The anticipated Contract Execution by the Office of the State Comptroller for the associated construction work is May 2026.

Question 11:

You indicate in 1.1 that the contract value will be \$7,000,000. We understand that it will be a cost-plus arrangement based on billing rates (inclusive of multipliers) and reimbursable expenses. In 2.2, there are 12 Full-time employees and 7 part-time employees listed – which is different from the hours shown on the wage rate form, and in fact none of the personnel shown on the wage rate form are indicated to be full time. Please clarify:

Answer 11:

Staffing is anticipated as listed per Section 2.2 of the RFP, Individuals proposed for underlined positions are "key staff" and shall be identified in the proposal.

Bidders shall include rates for titles as requested within the Wage Rate Form. Per Section 2.2 of the RFP this form will be used to establish a total value for purposes of cost comparison in the selection process and to set the maximum rates for all titles listed. Actual personnel and quantities may vary.

Question 12:

Schedule B indicates there may be a PLA and that the CM may be expected to sign it as signatory agent. As agency construction manager with no responsibility or contractual authority to issue directives to the general contractors or to control their workforce and job assignments, and with no direct-hire workers, can we agree it is unnecessary and not required for the CM to sign the PLA?

Answer 12:

Per Schedule B Scope of Services if determined prudent and economically viable, the selected CM will be a signatory agent of the PLA. Failure to agree to be a signatory to the PLA will result in a non-responsive proposal.

Question 13:

Please confirm the general contractor(s) will be required by contract to defend, indemnify and hold harmless the construction manager against all claims (just as they are required to indemnify the state). Also, please confirm the general contractor(s) will be required by contract to add the construction manager as "additional insured" on their insurance policies, and for such policies to include a waiver of subrogation.

Answer 13:

While the solicitation for the general contractor has not been let yet, once let, it will contain the New York State Office of General Services- Design & Construction Group's General Conditions (August 2010 Edition). That document provides in pertinent part:

Article 17-COORDINATION OF SEPARATE CONTRACTS Section 17.7: Should the Contractor sustain any damage through any act or omission of any other contractor having a contract with the State for the performance of work upon the Site of work which may be necessary to be performed for the proper prosecution of the Work to be performed hereunder, or through any act or omission of a subcontractor of such contractor, the Contractor shall have no claim against the State for such damage, but shall have a right to recover such damage from the other contractor under the provision similar to the following provision which has been or will be inserted in the contract with such other contractors.

Section 17.8: Should any other contractor having or who shall hereafter have a contract with the State for the performance of work upon the Site sustain any damage through any act or omission of the Contractor hereunder or through any act or omission of any subcontractor of the Contractor, the Contractor agrees to reimburse such other contractor for all such damages and to indemnify and hold the State harmless from all such claims.

In addition, pursuant to ARTICLE 19-INSURANCE-BUILDER'S RISK, LIABILITY AND WORKERS' COMPENSATION Section 19.1.1 "The endorsement shall name The People of the State of New York, its officers, agents, employees, and the assigned construction manager as additional insureds there under, and such additional insured coverage shall be primary and non-contributory." This document will also be included in any contract awarded pursuant to this procurement, so it will be available as a remedy to the successful awardee. There is no requirement for such policies to include a waiver of subrogation. Accordingly, the Construction Manager is protected from acts or omissions of the trades contractors through the insurances provided by the trades contractors but is liable for the Construction Manager's own acts or omissions.

End of Addendum

Bridget O'Hanlon, P.E.
Deputy Commissioner and Director
Design and Construction