



Roosevelt Island Operating Corporation

RFP # 26 1095 Eleanors Pier Repair Project

ADDENDUM #02

Date Issued: April 17th, 2026

Please review the following addendum to the RFP. Please sign and include in your proposal.

Please note that we will extend the bid due date to 3PM May 6th, 2026.

RFI submission and response log is detailed below

1. I have received, read and considered the information provided in Addendum No. 01.
[Kindly review and return this document with your proposal].

Signature

Name

Title

Company Name

RFI's Eleanors Pier

#	RFI	Response
1	The RFP asks that "Proposal Form should include, at a minimum, the following – labor rates, direct construction costs, administrative expenses, general conditions, contractor overhead, contractor profit, subcontractor costs and materials", however the supplied Fee Proposal Form does not align with that request.	Proposers should add to the provided Fee Proposal Form as needed to meet the criteria of the RFP.
2	Please confirm whether the Fee Proposal Form is intended as a Schedule of Values supporting a lump sum bid, and whether bidders may define their own cost breakdown categories.	Confirmed, bidders may define their own breakdown, however, we request that the bids be submitted broken out by trade, Iron, Wood, and Piles.
3	Please confirm whether the project will be administered as a lump sum contract and whether the provided fee breakdown is for informational purposes only.	The project will be administered as a lump sum contract. The fee proposal form is intended as a Schedule of Values to support that lump sum bid
4	Please confirm that labor rates should be supplied separately for information only.	Confirmed.
5	Are there any noise restrictions or permitted working hours for this project?	The contractor should conform to normal DOB work hours of 7am - 6pm. While there are no noise restrictions, RIOC asks that the contractor notify them prior to any loud work commencing so it can be properly noticed.
6	Will road closures be permitted in front of the pier during construction?	The area immediately in front of the pier can be utilized for load in/load out and lay down. The West Road cannot be closed to vehicular traffic.
7	Can designated parking spaces be secured in front of the pier for construction personnel?	RIOC will coordinate with the selected contractor and RIOC Public Safety to coordinate parking of construction vehicles on site.
8	Please provide the full project specifications	Please see updated drawings and specifications
9	Is this project federally funded?	NO
10	Please provide the size and quantity of steel sleeves to be removed	Please see updated drawings and specifications
11	Is there any existing hardware embedded in the current wood deck?	No
12	Please confirm that there are no utilities within the work area that would interfere with the pile repairs.	Confirmed
13	The wood framing drawings show different post spacing compared to the railing post layout. Please clarify.	All railing work to follow the railing drawings. Railing posts are located by the railing drawings.
14	Please confirm whether the railing posts are the same as those shown in the wood framing drawings. If they differ, will the railing posts be connected at the concrete level or mounted on the wood decking?	All railing work to follow the railing drawings. Railing posts are located by the railing drawings. Rails are mounted to the concrete deck per the details on the railing drawings.
15	Please clarify the limits of temporary fencing, including starting and ending points. Note: It may not be feasible to install fencing on the pier during active construction zones.	The selected contractor will be required to provide a fencing plan for protection of materials. It is assumed that a perimeter fence would be in place for safety purposes and to limit access to the site.
16	The "Overview & Scope of Work" specifies Dynaplank Boardwalk Planking (dark grey), while the drawings indicate pressure-treated 2x8, teak/lpe 2x8, or Kebony 2x8 planking. Please confirm the correct material to be used	The correct material is the Dynaplank Boardwalk Planking (dark grey) or similar. See revised drawing (CPP to provide)
17	The RFP documents say to submit MWBE forms with the bid, however the forms themselves state they can be submitted after the bid but before award. Please clarify when they should be submitted.	MWBE utilization plan forms should be submitted with the bid.

18	The specifications state that the fiberglass jacket thickness shall be either 1/8" or 3/16" depending on application and diameter size. Please provide clarification on the required thickness for each applicable condition.	Jacket thickness is a performance design by the vendor providing the fiberglass jackets.
19	MWBE Forms 100 and 103 appear to contain overlapping requirements related to the Utilization Plan. Please clarify whether both forms must be executed and submitted.	MWBE 100 and 103 are both MWBE Utilization Plans, one of these may be submitted, rather than both.
20	The RFP documents say to submit MWBE forms with the bid, however the forms themselves state they can be submitted after the bid but before award. Please clarify when they should be submitted.	Utilization plan should be submitted with the bid application.
21	How are wood planks supported at the deck edges? Drawings show framing set back from the pier edge—are planks overhanging, or is a perimeter support missing?	See left side of detail 3/S-200.00, which shows the decking perimeter condition.
22	Files : MWBE Quarterly Report, ST-220-TD, SCHEDULE C SCHEDULE C PREVIOUS PARTICIPATION AND DISCLOSURE STATEMENT1, Offerer's Certification of Compliance with State Finance Law,§139-k(5) Offerer's Affirmation of Understanding of and Agreement pursuant to State Finance Law §139-j (3) and §139-j (6) (b), were not located in the Bid Completeness Checklist. Please confirm if they are required to be submitted.	Confirmed, please include all listed documnts.
23	Who is responsible for the disconnection and removal of existing electrical utilities?	RIOC will be responsible for the disconnection and removal of existing electrical utilities.
24	Should the wood planks be cut to match the contour of the existing granite face at the stairs and seating areas?	Yes. This should be included.
25	The ramp currently includes a decorative wooden plank cut to follow the contour of the existing granite face. This detail is not shown on the drawings—should this be included in the new ramp construction?	Yes. This should be included.
26	To remove and salvage the existing wood cap, the wood plugs must be removed to unscrew the wooden caps, and they are likely to be damaged in the process. Please provide what type of wood will be used?	This would be determined on an as needed basis during construction through consultation with the Engineer of Record.
27	Where can we place dumpsters? Is it allowed on the pavers?	The area immediately in front of the pier can be utilized for load in/load out and lay down. RIOC will coordinate with selected contractor on parking availability and location.
28	What is the anticipated start date?	The anticipated start date of the work would be early July 2026.
29	We are just getting involved in this bid and based on the fact that the site visit was yesterday, we are requesting an RFI submission extension by 1 week.	The RFI submission date has been extended to April 15, 2026 per Addendum #1.
30	Similarly, we are requesting a bid due date extension by at least 2 weeks to procure subcontractor pricing, source MWBE/SDVOB contractors, prepare the elaborate bid submission package as described in the bid documents and complete a thorough scope review?	The bid due date will be extended to Wednesday, May 6th
31	Rip-Rap and soil excavation will be required to expose the embedded surface area of the existing piles. Can we re-use the same material as backfill or do we need to dispose the existing materials off-site and import new materials?	This will largely be dependent on any permit requirements, however, Proposers should include a unit cost for new material in their submission.
32	Do you have any pictures of the existing rip rap? Are they big pieces (boulders) of stone?	Please see attached structural report.

33	Approved Methods for Embedded Steel Sleeve Removal Drawing S-050.00 prohibits jackhammering during demolition. Can RIOC confirm what methods are approved for removal of the existing embedded steel sleeves from the concrete curb at each railing post location?	Jackhammering is not prohibited, however, it should not be conducted during early morning hours.
34	Permit Requirements for Pile Encasement Scope The scope of work includes underwater pile repairs and installation of pile encasements on existing piles. Can RIOC confirm whether any active permits from prior work on Eleanor's Pier remain in effect and would be available to the selected contractor?	The selected contractor will be required to obtain the necessary permits to complete the work.
35	Decking Material Specification and Warranty Requirements The specification references "Dynaplink Boardwalk Planking (dark grey) or similar" as the required decking material. Section 1.3 also requires an extended 20-year warranty from the date of Certificate of Final Completion on the decking material. The Drawings also specify wood, kebono and other decking. Can you please confirm exactly what decking should be included in the bid and if any alternative brands are allowed. If alternative brands are acceptable, please confirm what other brands/ models of decking are acceptable and how pricing for each should be presented in the bid.	The correct material is the Dynaplink Boardwalk Planking (dark grey) or similar. See revised drawing (CPP to provide)
36	Existing Drawings and Structural Information Can RIOC confirm whether as-built drawings from the original 1990 pier construction and/or the 2014 Hurricane Sandy renovation are available to bidders? Specifically, are pile locations, pile dimensions, and pile embedment depths documented?	Please see posted structural report.
37	Steel Grade Discrepancy: 304 vs 316L The RFP text specifies 304 stainless steel for railing members, however the engineering drawings by IMEG consistently specify 316L stainless steel throughout all railing details including posts, base plates, pickets, and all connections. Can RIOC confirm which specification governs — the RFP text or the engineering drawings — and whether all railing members including posts, pickets, base plates and connections shall be 316L stainless steel?	316L is correct.
38	Denso and Approved Equal Products for Pile Repair Drawing S-102 specifies Denso Series 2000HD for Pile Repair Type 1 coating and Denso Sea Shield 500 system for Pile Repair Type 2 encasement, both noted as "or approved equal." Can RIOC confirm what documentation is required to establish an approved equal for these products or if RIOC is requiring those exact products, and whether approved equal submittals must be included with the bid or can be submitted post-award for engineer review and approval?	Approved equal submittals can be submitted post-award for EOR review and approval. They do not need to be included in the bid submission.
39	With regard to Builders Risk coverage, What is the value of the existing structure?	Pending further response, however, There is no known value of the existing structure to provide.
40	Please provide a bid form that details descriptions, quantity, units, or all work associated so that all contractors are pricing the same exact work.	Proposers should submit their own form of bid that encompasses all of the work described in this RFP and broken down by line item.

41	A24 clips are not available in 316 stainless steel and are only offered in Zinc Galvanized G90 or ZMAX coating, please confirm the required material/coating.	This question would be addressed post award with engineer of record.
42	Please provide the required width/dimensions for the (2) chain link gates.	Please see drawing S-105.00
43	The drawings reference a "stability base" for fence posts, but do not include details, please provide the footing type, size, and installation requirements.	Stability base, posts, frames, and bracing must be designed to withstand wind loads. Per drawing S-105.00, contractor should submit manufacturers specifications and drawings, indicating all sizes and connections to be used, for approval by the owner's representative.
44	Please confirm whether privacy slats are required for the fence and provide specifications/details for the inserts if applicable.	Please see drawing S-105.00. Color is specified but type should be proposed.
45	Additionally, we would like to request that the bid due date be extended by one week.	The bid due date will be extended to Wednesday, May 6th
46	Are there any liquidated damages associated?	Yes, please see page 7 of the RFP, General Requirements section "n", states: Failure to complete the project on time, as per Sections 5 and 6 of the Contract, may result in Liquidated Damages listed in the Contract under 'Scope of Work' and 'Additional Terms'. Liquidated damages will be calculated at 0.1% of the total contract price per calendar day.
47	What will be the retainage % for the contract?	yes, 10%