



# Roosevelt Island Operating Corporation

## Request for Proposal ON-CALL CONSTRUCTION MANAGEMENT SERVICES

### ADDENDUM #01

Date Issued: June 25<sup>th</sup>, 2026

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

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 Log - On Call CM RFP**

**A) RFP REVISIONS:**

The following revisions are hereby incorporated into the RFP, and supersede any requirement included in the RFP:

- The following Item #5 of Section VI. B – Proposal Content is hereby deleted:

“5) Attach a project schedule showing resources based on the staffing required to manage the three (3) projects.”

**B) RIOCS RESPONSE TO SUBSTANTIVE QUESTIONS:**

Question	Response
1 Will the Roosevelt Island Operating Corporation award contracts to multiple firms to establish a pool of on-call Construction Management firms, or does RIOC intend to select only one firm?	RIOC plans on awarding on-call contracts to multiple firms.
2 Is there currently an incumbent firm, or multiple incumbent firms, providing these services under an existing contract?	No
3 If there is an incumbent firm or firms, how many years has each incumbent held the contract?	N/A
4 What has been the historical annual spend under similar on-call CM contracts?	This is RIOC’s first On-Call CM contract. Most capital projects undertaken under this contract are expected to range between \$5,000 and \$175,000.
5 What is the estimated annual volume of task orders?	This has not yet been determined. Demand for these services is tied to capital needs, which may vary over the course of the year.
6 Are firms expected to provide full-time onsite CM staff for certain task orders, or will staffing be determined on a task-order basis?	Staffing will be determined on a task by task basis. Over the next twenty-four months, the most substantial capital project activity is expected to center on marine construction and roadway reconstruction.
7 What are the three largest anticipated project types over the next 24 months?	This is still to be determined and will depend largely on the number of firms that express interest.
8 How many firms does RIOC anticipate awarding to?	
9 Kindly provide more information such as size and type of project on the three projects referenced in “Section B. Proposal Content, 5)” in order to provide an accurate project schedule to include in our proposal.	Please see item A of this Addendum
10 Are MWBE/SDVOB goals applied contract-wide or per job order?	Goals need to be met on the total value of the contract.
11 Will RIOC allow a prior RIOC employee, separated approximately ten years ago, to serve as a technical advisor/key person subject to disclosure?	Please disclose the details of the individual(s) and it will be evaluated pursuant to the Public Officer's Law
12 Are builder’s risk, installation floater, and marine liability required only when specifically triggered by a job order?	
13 Does “site safety plan oversight” mean CM monitoring/reporting only, or does RIOC expect the CM to assume any direct safety-control responsibility?	Site safety plan oversight refers to CM monitoring/reporting in this instance.
14 Can RIOC provide examples of the “three projects” referenced for the required staffing/resource schedule?	Please see item A of this Addendum
15 Is there any minimum guaranteed assignment value?	No
16 RFP Page 7, section VI, B. 5 states “Attach a project schedule showing resources based on the staffing required to manage the three (3) projects.” What are the 3 projects? Is a schedule required as part of our proposal submission?	Please see item A of this Addendum
17 Kindly provide more information such as size and type of project on the three projects referenced in “Section B. Proposal Content, 5)” in order to provide an accurate project schedule to include in our proposal.	Please see item A of this Addendum

18 Is office space available on-site? or would the consultant potentially need to procure a trailer where continuous on-site inspection maybe required for an assignment.

19 Is there a specific construction management platform that RIOC prefers or is the consultant make recommendations as part of their proposal? What project management and document control platforms does RIOC currently utilize?

20 What is the anticipated aggregate value of the On-Call CM Services Panel over the initial five-year term?

21 Is this a sole source opportunity or is RIOC looking to procure more than one consultant under this agreement?

Under Section VI. B. 5. what is meant by, " Attach a project schedule showing resources based on the staffing required to manage the three (3) projects".

a.Are there three specific projects this is referring to?

b.By Schedule are you asking for Gnant Chart?

c.How should we determine the staffing required without some additional detail on the projects?

22

Can RIOC provide some guidance on potential initial upcoming task order assignments under this agreement. Are they building related or more infrastructure related?

23 Can RIOC provide the expected construction value range for assignments to be issued under this contract?

25 Can RIOC provide representative examples of projects anticipated during the first 12-24 months of the contract?

Does RIOC anticipate requiring full-time resident engineering/inspection staff for certain assignments, or primarily part-time project management support?

26 What are RIOC's expected response times for emergency assignments? What response and mobilization timeframes are typically required for emergency assignments?

28 Is the multiplier intended to include all overhead, profit, and administrative expenses?

29 Will reimbursable expenses be paid separately from labor charges?

30 Can RIOC provide examples of reimbursable expenses that will be considered allowable?

For contractor procurement support, does RIOC expect the CM consultant to prepare bid packages and engineer's estimates, or only assist RIOC staff during procurement?

32 Will special inspections, testing services, commissioning, or safety oversight be procured separately by RIOC or through the CM consultant?

Can RIOC clarify its expectations regarding MWBE and SDVOB participation for this On-Call Construction Management Services Panel? Specifically, is RIOC expecting proposers to identify and commit to specific MWBE and SDVOB subconsultants as part of the initial RFP response, or is it acceptable for firms to provide their overall approach and commitment to achieving MWBE and SDVOB participation, with utilization plans and specific

33 subconsultant assignments developed on a task-order-by-task-order basis as project scopes and staffing needs become defined?

Under VI.PROPOSAL FORMAT AND CONTENTS, B. Proposal Content, 5) Attach a project schedule showing resources based on the staffing required to manage the three (3) projects - given the on-call nature of this contract, can you please clarify this requirement?

35 Please provide the historical annual volume and approximate dollar value of Job Orders issued under similar on-call CM contracts.

36 How have Job Orders historically been distributed among awarded consultants under previous contracts?

37 What is the anticipated not-to-exceed value of each awarded on-call CM contract?

Can RIOC provide examples of representative projects that would typically be assigned under this contract, including project size, duration, and CM staffing requirements?

38 Section VI.B.5 of the RFP requires proposers to 'attach a project schedule showing resources based on the staffing required to manage the three (3) projects.' The RFP does not identify three specific projects. Can RIOC please clarify the referenced projects or the resources that should be assumed for the projects?

40 Will the CM be holding the subcontracts for trade work?

Please clarify whether proposers are required to identify and provide rates for Superintendent and Inspector positions as part of the proposal, or if these positions will be established on an as-needed basis at the Task Order level.

41

No, office space is not available on site. If continuous on-site inspection is required, RIOC can work with the consultant to determine the best option for office space.

Procure Construction Management software would be preferred.

This has not yet been determined. Demand for these services is tied to capital needs, which may vary over the course of the year.

RIOC plans on awarding on-call contracts to multiple firms.

Please see item A of this Addendum

Please see response to Question 14

Please see response to Question 4

Please see response to Question 14

Primarily part-time project management support

For emergency assignments, the response time would be between one (1) and three (3) business days.

Yes

Reimbursable expenses will be included with each job order cost.

This will be evaluated on a job order by job order basis.

The CM would be asked to preapre engineer's estimates and assist during procurement.

These services would be separately procured by RIOC

Firms should provide their approach to MWBE/SDVOB participation in their proposal and proposed good faith efforts.

Please see item A of this Addendum

Please see response to Question 4

Please see response to Question 4

This will not be a not-to-exceed contract. Projects will be awarded on a case by case basis so value will vary.

The CM would be assigned various projects across RIOC which may include, but are not limited to: marine construction, transportation, building improvements, parks improvements.

Please see item A of this Addendum

No

These rates should be included as part of the proposal but will be used on an as-needed basis.

Please clarify the statement, "The Cost Proposal must be submitted per the guidance of Section IV.D." Does this simply require completion of Exhibit D  
42 – Form of Cost Proposal, or are there additional requirements to be addressed?

It requires the completion of the Form of Cost Proposal

43 Please advise if any additional one (1) year extensions to the contract would include an update to the proposed hourly rate ranges.

Rate escalation will be evaluated at the time of any one (1) year extensions.

Exhibit E Form of Technical Salary Rates: Please confirm that the Hourly Rate Ranges provided for staff shall represent the maximum hourly rates,  
44 including yearly escalation, for the entirety of the five (5) year contract term.

Yes, please provide maximum hourly rates and a proposed annual  
escalation for the five year term.

For Section 5 – Project Schedule, please provide additional information regarding the size, scope, and anticipated duration of the three (3) projects  
45 requiring resources and staffing.

Please see item A of this Addendum