

Request for Proposals (“RFP”):

Date: December 24, 2024

**Cost Management Services for  
NWBPCR Project**

RE: Addendum # 4  
# of Pages: 6

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**A) RFP BPCA’s RESPONSES TO SUBSTANITIVE QUESTIONS:** Below are the responses to substantive questions received by Battery Park City Authority (“BPCA”) by December 16, 2025, in connection with this RFP.

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By signing the line below, I am acknowledging that all pages of this Addendum #4 have been received, reviewed and understood, and will be incorporated into the Proposal submitted. This document must be attached to the Proposal for consideration.

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Print Name

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Signature

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Date

Number of pages received: \_\_\_\_\_ <fill in>

Distributed to: All prospective Proposers

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**Addendum No. 4**

The following is a list of responses to questions submitted by prospective respondents to the Cost Management Services for NWBPCR RFQ. A copy of the RFQ is available at:

[https://media.bpca.ny.gov/wp-content/uploads/2025/12/03114614/Cost-Mgmt-Services-RFP\\_FINAL\\_12.2.25.pdf](https://media.bpca.ny.gov/wp-content/uploads/2025/12/03114614/Cost-Mgmt-Services-RFP_FINAL_12.2.25.pdf)

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**Question 1:** Are firms on the NWBPCR CM team precluded from participating in this contract as either a prime or subconsultant?

**Answer:** Yes, firms on any team affiliated with the project are precluded.

**Question 2:** Are you able to disclose if the Construction Management / Owner's Representative Services for the North / West Battery Park City Resiliency Project opportunity was awarded and, if so, what was the firm(s) it was awarded to?

**Answer:** The Progressive Design Builder for the project is a Joint Venture between Turner and SPC (formally EE Cruz). The Owner's Rep scope is currently divided between AECOM for the Phase 1 design related scope and LiRo for the Phase 2 construction scope of services.

**Question 3:** What are the preclusion criteria for this RFP?

**Answer:** Preclusion is at the discretion of the BPCA, however current consultants or subconsultants would be precluded.

**Question 4:** Can a firm prime this opportunity and also be a subconsultant on another firm's prime proposal?

**Answer:** Yes, a firm may submit a proposal as a prime contractor and be included on another firm's proposal as a subcontractor.

**Question 5:** We are a firm working on a \$10 Bil. project for Construction Manager and we are sub consultants to a larger firm. We provide change order management and cost

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control. Could this be qualified as one of the qualifications to meet the minimum requirements?

**Answer:** No. Experience submitted to satisfy the minimum qualification requirements must be as a **prime consultant (or lead cost management firm)** with primary responsibility for cost management services on a **single project valued at \$1 billion or more**. Experience performed solely in a **subconsultant role** is not sufficient to meet the minimum qualification requirements.

**Question 6:** We provided multiple projects that will add up to \$1 Bil. Under a on-call contract with the city agency could this be qualified as one of the qualifications to meet the minimum requirement?

**Answer: No.** The request is for experience on a single project value of \$1B or more.

**Question 7:** We have provided a cost estimate of \$2bil. building project at schematic level. Could this be qualified as one of the qualifications to meet the minimum requirement?

**Answer: No.** The request is for a firm that has managed the full suite of services related to Cost Management in the RFP on project value of \$1B.

**Question 8:** Can MBE or WBE alone satisfy 30% or should MBE and WBE separately satisfy 15%?

**Answer:** Even if an MBE reaches 30%, they are still required to satisfy 15% WBE and 6% SDVOB goals via subcontracting.

**Question 9:** Can a firm go out as a Sub with another firm and submit as a prime too?

**Answer:** Please see response to Question No. 4.

**Question 10:** How many BPCA staff would need access to the project control software, or anticipate BPCA's participant to utilize software?

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**Answer:** This is to be determined – please fill out Exhibit B-3 - “Cost Management Software Platform fees which includes licensing fee structure.

**Question 11:** Please confirm if any of the firms listed on the org chart of Page 5 of the [North/West Battery Park City Resiliency Project Frequently Asked Questions \(FAQ\)](#) document are precluded from this opportunity.

**Answer:** Yes, those firms listed are precluded.

**Question 12:** In light of the holidays, we request a due date extension to January 15 and proposer interviews to January 20 to 21, which would still allow for the Feb 1 contract start date to remain.

**Answer:** The proposal due date remains the same.

**Question 13:** Who is the Owner’s Representative (OR) and what is their scope and authority?

**Answer:** AECOM and LiRO are currently contracted to provide this scope of service. The scope of services is typical to Owner's Representatives.

**Question 14:** Who comprises the Progressive Design-Build (PDB) team? Please confirm their design responsibilities.

**Answer:** The PDB is a JV between Turner Construction and SPC (formally EE Cruz). Arcadis is the lead design team.

**Question 15:** Confirm that Value Engineering support will be provided by the CMC, but VE design options will be developed by the PDB team.

**Answer:** If this service is needed, the PDB will develop the design options.

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**Question 16:** Are there any additional design-phase deliverables expected from the CMC beyond cost reviews?

**Answer:** The CMC is not being asked to provide design deliverables.

**Question 17:** Will the CMC need a dedicated site office? If yes, what are the requirements?

**Answer:** No, the CMC will be provided with space in the project field office as needed.

**Question 18:** Confirm frequency and format of in-person meetings and site visits.

**Answer:** Proposers should propose frequency for this size and type of project based on the scope of work.

**Question 19:** What is the CMC's role in bid analysis, reconciliation, and award recommendations?

**Answer:** Proposer should include the above as part of their proposal as noted in the RFP scope.

**Question 20:** Does BPCA have a preferred cost management/dashboard platform, or should the CMC propose one?

**Answer:** Proposer should include one in their proposal.

**Question 21:** Confirm required integrations (Primavera P6, MS Project, SAP/Oracle, Power BI).

**Answer:** CMC will need to determine requirements.

**Question 22:** How many user licenses and roles are anticipated for the platform?

**Answer:** Please see response to Question 10.

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**Question 23:** Confirm reporting cadence and content: monthly vs. quarterly, portfolio-level dashboards, KPIs.

**Answer:** Anticipate a monthly report, however dashboards should provide real time updates if possible.

**Question 24:** Are cybersecurity compliance artifacts (SOC 2, SSP, patching governance) mandatory?

**Answer:** BPCA's Cybersecurity requirements are noted in Exhibit F – Draft Form of Contract (PDF pages 98 to 114)).

**Question 25:** Clarify the change order validation process under the PDB/GMP structure.

**Answer:** This will be developed with the selected proposer.

**Question 26:** Are there any specific rules for contingency governance and reporting.

**Answer:** This will be developed with the selected proposer.

**Question 27:** Are there any funder-specific reporting templates or audit protocols?

**Answer:** The project is not funded by outside lenders.

**Question 28:** Can BPCA relax the \$1B+ project experience requirement or accept equivalent portfolio experience?

**Answer:** No. The experience requirement is a key qualifier for this RFP.

**Question 29:** Confirm annual escalation cap for labor and software fees.

**Answer:** Proposers should provide as part of their proposal.

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**Question 30:** Will the platform need to support BPCA's entire capital portfolio from Day 1?

**Answer:** The RFP is specific the North West Resiliency scope not the capital portfolio.

**Question 31:** Are staff required to work on site or will there be an option to work remotely?

**Answer:** Proposer should include a recommendation in their proposal based on the scope of services.

**Question 32:** Is there any limitation on exclusivity of subconsultants to teams for proposals?

**Answer:** There is no limitation on the exclusivity of subconsultants to proposal teams. A subconsultant may participate in more than one proposal, provided that all proposals are independently developed, and there is no coordination or collusion among proposers. Each Proposer must comply with all applicable procurement requirements, including the submission of a Non-Collusion Statement found in Exhibit C.

**Question 33:** RFP Page 3, V., A2 "Relevant project experience of at least 3 successfully completed or ongoing projects of \$1B+ total construction value within the past 5 years and demonstrate experience with similar project types."

*Q – Would this be a quantity of 3 \$1B projects (for a total of \$3B+) – or – 3 projects that add up to \$1B?*

**Answer:** Each of the 3 projects cited must be \$1B or more (i.e. not totaling \$1B).