# ADDENDUM IV

## Questions and Answers

**Request for Proposals**
**for Compliance Monitoring Services Columbia University Educational**
**Mixed-Use Development Land Use Improvement and Civic Project**

Release Date: January 9, 2026

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The following is a list of responses to questions submitted by prospective respondents to the Request for Proposals for Compliance Monitoring Services Columbia University Educational Mixed-Use Development Land Use Improvement and Civic Project. A copy of the RFP is available at:

https://esd.ny.gov/doing-business-ny/requests-proposals/request-proposals-compliance-monitoring-services-columbia

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| No. | Question | Answer |
|---|---|---|
| 1 | **Section VIII. Submission of Proposals, Section F. Statement Concerning Conflicts of Interest, Subsection ii. of the RFP requests:**<br><br>**"A statement that Respondent has not provided services to Columbia within the past 5 years; that Respondent, if selected to serve as GPP Monitor, shall not serve as 11 FEIS Monitor nor provide services to Columbia during the time it is engaged with ESD…"**<br><br>**The language in this section appears overly broad relative to the potential conflict it is attempting to address and would appear, as written, to limit any potential participant from certifying the same due to any work performed for Columbia University even if such work is entirely unrelated to the scope of this engagement i.e., Manhattanville GPP.**<br><br>**Is the intention of this language to preclude a firm that has performed any work for Columbia University unrelated to the Manhattanville GPP or is the intention only to limit conflicts related to the work performed under the Manhattanville GPP? Please clarify intent.** | That is correct, the intention of this language is to preclude any firm that has performed **any** work for Columbia University within the past 5 years, so as to avoid any conflict of interest or the appearance thereof. This includes any work performed within the past 5 years for Columbia University unrelated to the Manhattanville GPP. |
| 2 | **Can you share who held the contract previously?** | **Landair Inc.** currently holds the contract as Monitor to the Manhattanville GPP. It was initially held by **Spectrum Personal Communications Corp.** |
| 3 | **Will there be a proposal meeting?** | No, there will not be a proposal meeting at this time. |

| No. | Question | Answer |
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| 4 | **Under what circumstances does ESD anticipate the GPP Monitor to conduct site visits/physical Inspections. Will such activities be periodic or as needed?** | It depends on the obligation. The monitor is expected to verify compliance through site visits and visual observation. The monitor also verifies compliance through independent research, sampling and review of collateral materials. |
| 5 | **Can ESD clarify if the Monitor is expected to recommend corrective actions or only identify and report potential non-compliance issues to ESD?** | The monitor is expected to identify and report instances of non-compliance and recommend corrective actions. |
| 6 | **The RFP notes an annual budget must be submitted 60 days prior to each contract term. Can ESD clarify if this budget is expected to be level of effort based or milestone driven?** | ESD requires an hourly-based budget. Submissions should include a detailed breakdown of the projected hours required to complete the report. |
| 7 | **Are there any plans to use an electronic gate for sign in and sign out sheet purposes? Will active construction sites be enclosed?** | There are no plans to use an electronic gate for sign in and sign out purposes. We do not expect the Monitor to access construction sites. Any access to Columbia's facilities must be coordinated with Columbia. |
| 8 | **Can you please share which project management information system is being used for the Project(s)?** | There is no specific project management information system being used by ESD or Columbia University for this project. |
| 9 | **Can you please share Columbia's efforts to date with achieving a goal of awarding at least 35% of the total dollar value of Phase I Project site development construction subcontracts to Minority, Women, and Local Business Enterprises?** | As of June 30, 2025, Columbia University has reported a Minority, Women, and Local construction spending of 37%. |

| No. | Question | Answer |
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| 10 | **Could you provide a sample of Columbia's Implementation Plan Report that the monitor would need to analyze?** | Columbia posts their implementation plan submitted to ESD on their website: https://neighbors.columbia.edu/content/2025-manhattanville-west-harlem-implementation-plan-report |