

**Request for Proposals for Compliance Monitoring Services
for the Columbia University Mixed-use Development Project**

Addendum # IV

Q&A

Release Date January 3, 2018

Q: How many other monitors have worked on the project?

A: There have been two other firms that have served as monitor of this project since it began. The first served for two one-year terms and the second served for three one-year terms, the maximum allowed for each Successful Respondent.

Q: How many official reports has Columbia submitted to ESD on the project?

A: The report submitted on 10/16/2017 was the fourteenth report submitted to Empire State Development concerning the civic obligations. Quarterly reports detailing the MWL spend and workforce hours are submitted every January, April, July and October.

Q: What is the construction value of the project?

A: The original estimated construction value of the project was \$6.8 billion. Over \$1 billion has already been spent.

Q: What is the expected completion date of the project?

A: The construction is projected to run for 25 years from the start of the project. This time frame may be adjusted due to varying factors.

Q: How many commitments would the new monitor be responsible for monitoring?

A: The State Monitor's scope of work is identified in the Declaration of Covenants and Restrictions as follows: Obligations under Sections 2.07, 2.10, 5.03, 5.05, 5.06 and 5.07 (other than Section 5.07(e)) of the Declaration). The exact number of commitment fluctuates from time to time as new commitments are triggered and existing commitments are completed.

Q: Are there any other monitors on the project?

A: There is an FEIS Monitor on the project hired by the City of New York to manage all environmental components. The GPP Monitor would be expected to liaise with the FEIS Monitor to remain abreast of the environmental conditions on the project.

Q: Does the scope of work include commitments in both the CBA (Community Benefits Agreement) and the DEC (Declaration of Covenants and Restrictions)?

A: No. The scope of work only pertains to commitments outlined in the Declaration.

Q: Does ESD require Respondents to offer positions and rates in the fee proposal?

A: The inclusion of a fee proposal is expected. The structure, within the guidelines presented in the RFP must be determined by the Respondent.

Q: What is the estimated dollar value of construction that will occur over the next 12 months?

A: The work to be completed in the next 12 months is comprised of the Forum Building and work on the two Business School buildings. The construction spend on the project is not related to the value of the GPP Monitor contract.

Q: Will a schedule of construction work be provided?

A: A construction schedule will not be provided. The work to be completed in the next 12 months is comprised of the completion of the Forum Building and work on the two Business School buildings.

Q: Is a Respondent who has worked in the past or is currently working on a Columbia University project ineligible for consideration for this RFP?

A: Please review Sections VI(A)(6)(b) and VI(A)(6)(c) in the RFP regarding the required Statement Concerning Conflicts of Interest.

Q: Does the monitor need to have knowledge of heavy construction to be successful?

A: Respondents should demonstrate the ability to perform the tasks outlined in the RFP.

Q: Is there a technology platform preference?

A: No.

Q: Are the reports provided by the current monitor public?

A: Not at this time. Any report published will be at ESD's discretion

Q: Is the Current Columbia University workforce Consultant responsible for any of the commitments in the DEC?

A: No. the Columbia University workforce consultant works directly for Columbia University and is not directly responsible for monitoring or delivering on any commitments related to this RFP.

Q: Will complete assessments of all obligations be provided?

A: The nature of the obligations and Columbia's reporting can be found on Columbia's Manhattanville website. <http://manhattanville.columbia.edu/community/benefits-and-amenities>

Q: Will office space be provided?

A: No. Office space will not be provided.

Q: Is workforce and MWBE compliance included in the RFP?

A: Yes.

Q: How often must monitors submit reports?

A: The frequency of reporting will be determined by monitoring schedule established by the Monitor and ESD.

Q: The bottom of page 11 of the RFP says that the GPP Monitor will be required to furnish a good faith budget that cannot be exceeded absent ESD's prior written approval. Does that budget need to be part of the RFP response?

A: The submission of a Fee Proposal is required.

The good faith budget will be based on the final rates negotiated by ESD and the Successful Respondent (GPP Monitor). The GPP Monitor may not exceed this budget without written approval from ESD.

Q: Are Respondents required to meet a Locally Owned Business goal? Please define "Locally Owned Business".

A: Respondents are not required to meet a Locally Owned Business goal. Respondents are required to meet M/WBE and SDVOB goals. The Manhattanville project itself aspires to meet an overall 35% MWL goal (Minority/Women/Local) which includes a 20% M/WBE minimum. A locally owned business is one with its primary office located within the one of the following Upper Manhattan and South Bronx zip codes: 10025, 10026, 10027, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10037, 10039, 10040, 10451, 10454, 10455, and 10474.

Q: Please clarify the goals or requirements of this RFP for consultant's use of MBE, WBE, LBE, and SDVOB team members.

A: Respondents are expected to meet the following goals: MBE – 15%; WBE – 15%; and SDVOB - 3%. Please refer to Section IX(D) of the RFP for further clarity.

Q: Can a recent sample report from the incumbent GPP monitor to ESD to the Respondents?

A: This information has not yet been made public, a sample report will not be provided.

Q: What, if any, transition period will take place between the existing GPP monitor and the future GPP monitor?

A: A transition period between monitors is not anticipated.

Q: Can a copy of the last Implementation Plan be made available?

A: Contents of the Implementation Plan Report have been made available by Columbia University on its website. <http://manhattanville.columbia.edu/community/benefits-and-amenities>

Q: Can Respondents be informed of any areas in which Columbia is not currently compliant with the Implementation Plan?

A: No. Respondents are not expected to monitor or evaluate Columbia's compliance with the Declaration.

Q: What is the definition of "Local Community" as stated in Section 5.05 (ii) of the Declaration?

A: This term has not been formally defined. For the purposes of this RFP and in the context of Section 5.05 (ii) of the Declaration, residents of and locations within Upper Manhattan may be considered.

Q: How many labor hours per month does the current GPP monitor dedicate to the project?

A: Respondents are required to provide an estimate based on the proposed methodology.

Q: Can ESD clarify to what extent the GPP monitor is expected to reconcile or certify construction work completed with field visits and/or actual field conditions?

A: The GPP Monitor is not required to “reconcile” or “certify” construction work completed on the project. The GPP Monitor will be required to monitor Columbia’s compliance with Sections 2.07, 2.10, 5.03, 5.05, 5.06 and 5.07 (except e) of the Declaration.

A: Does the current GPP monitor include a licensed architect or engineer? Does the ESD have a desire or preference for such inclusion?

Q: The GPP Monitor will be required to monitor Columbia’s compliance with Sections 2.07, 2.10, 5.03, 5.05, 5.06 and 5.07 (except e) of the Declaration. Each Respondent will be evaluated on its team’s ability to perform the scope of work set forth in the RFP.

Q: What is the status of tenant relocation on the Manhattanville project? Is there a formal list of tenants who are to be relocated? Who maintains the list of tenants to be relocated?

A: Tenant relocations included in the Manhattanville Campus expansion project are associated with specific building addresses. Each building owner has a separate agreement with Columbia University and a different timeline for tenant relocations. There will likely be no further relocations triggered for the next three years, beyond the one building where tenants are currently being relocated.