NYC Parks

November 6, 2026

Addendum #3

RE: 84627P0003-Construction Management Services for NYC Parks Citywide

This addendum is hereby issued to amend and clarify the solicitation, including responses to requests for clarification received from prospective proposers.

The proposal due date remains **Tuesday, November 24th, at 2:00 PM.**

The question deadline date is **Tuesday, November 17th at 5:00 PM.**

Administrative, Forms and Submittals

See attached presentation from the pre-proposal conference. A recording is not available.

1. What form should be used for the cost proposal with rates?

   - All-inclusive hourly rates are not required for this RFP. See Revised RFP page 14R. Rather a cost multiplier will be used for all indirect costs including profit and overhead. See Section IV A. Item I for requirements of Financial Proposal. Also see blank Financial Proposal file included in the Documents section of the PASSPort system.

2. Would firms be allowed to JV on this contract?

   - Yes.

3. Can a proposing prime firm self-perform to meet MBE or WBE goals on task orders?

   - Yes, a proposing prime firm's performance may be used to meet M/WBE goals on task orders.

4. For purposes of the 5% M/WBE preference, must every member of a joint venture be certified as an M/WBE, or is the joint venture eligible if at least one member is a certified M/WBE?

   - Definitions of "Joint Venture" and "Qualified joint venture agreement" as defined in Admin Code Section 6-129(c)(24) and 6-129(c)(30) are provided below.

   (24) A "Joint venture" means an association, of limited scope and duration, between two or more persons who have entered into an agreement to perform and/or provide services required by a contract, in which each such person contributes property, capital, effort, skill and/or knowledge, and in which each such person is entitled to share in the profits and losses of the venture in reasonable proportion to the economic value of its contribution.

   (30) A "Qualified joint venture agreement" means a joint venture between one or more MBEs, WBEs, and/or EBEs and another person, in which the percentage of profit or loss to which the certified firm or firms is entitled or exposed for participation in the contract, as set forth in the joint venture agreement, is at least 25% of the total profit or loss.

There are three scenarios for those proposing as a Joint Venture:

- If the Qualified Joint Venture is certified prior to the submission deadline, they can get the benefit of the 5% technical point preference.
- If the Qualified Joint Venture is made up of firms that are already themselves individually certified, the JV can get the benefit of the 5% technical point preference.
- If the Qualified JV is in part made up of non-certified firm(s) then the JV can NOT get the benefit of the 5% technical point preference.

5. Page 14 of the RFP states "Provide all proposal documents (Items C-H) in one PDF file and upload to the appropriate section of the Document Submissions tab (in the PASSPort system)" however in the PASSPort Documents tab, there is a section to upload "Proposal/Bid-Proposal (Items C-F) as per Section IV of the RFP". In addition, there are separate sections to upload Item G "Other-Acknowledgment of Addenda" and Item H "Other-MWBE - MSA Form - Schedule B". Please clarify if Items G and H should be included with the single PDF containing C-F, or if they should be uploaded in their respective sections in PASSPort.

   - These should be uploaded in their respective sections in PASSPort. See Revised RFP page 14R.

Roles, Responsibilities

6. Attachment A of the RFP lists an Environmental Engineer who should hold a NYS PE license. Given that environmental engineering can encompass a broad range of services, could NYC Parks clarify the specific responsibilities and anticipated project scope so that we can provide the right individual for this role?

   The responsibilities of the Environmental Engineer may include but is not limited to the following:

   - Environmental oversight of industrial hygiene sampling and abatement
   - Generate workplace safety plan and ATR1 post abatement inspections specific to ATRU Permitted asbestos abatement projects.
   - Evaluate deliverables for abatement projects
   - Project Monitoring during industrial hygiene abatement or soil disturbance activities as per a plan required or approved by a regulatory agency, including air monitoring, dust wipe sampling, and TCLP sampling of waste
   - Earthmoving/Stockpiling and Off-site Soil Management
   - Evaluate credentials of haulers, labs, and disposal facilities
   - Evaluate waste profiles and disposal manifests for accuracy and recommending agency signature for hazardous and nonhazardous materials disposal manifests

7. Can Parks please provide an estimate of how much availability will be required for the Arborist position?

   - Personnel requirements will be based on the needs of the project.

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License requirements

8. The RFP requires the firm's principal to hold a New York State professional license or certification. We respectfully request that this requirement be waived or revised, as it would exclude many qualified construction management firms from competing. In addition, at the NYC Parks CM Industry Day on September 22, 2026, where this RFP was discussed, there was no indication that eligibility would be limited to firms with a licensed professional as an owner or partner. Would NYC Parks consider waiving this requirement, given that any design team staff assigned to the contract would be licensed professionals?

    - The requirement for a Principal (Partner or Officer) to hold a N.Y. State Professional License is waived provided the firm delegates an active N.Y. State License Holder within the relevant discipline within the firm to oversee the project on behalf of a principal. The N.Y. State License Holder will act as a close advisor to the Project Manager through continuous communication, specifically leading and handling all issues and communications that require licensed professional input.

9. If a firm submits as a joint venture, please confirm whether it is sufficient for only one of the JV member firms to have a Principal (Partner or Officer) who holds a New York State professional license in order to satisfy this requirement.

    - Yes, this is sufficient.

10. For the Senior Resident Engineer position (1.1), Attachment A of the RFP requires a Certified Construction Manager (CCM) certification. Would the Department consider accepting other relevant professional licenses or certifications, such as a Professional Engineer (PE), Engineer-in-Training (EIT), NICET Level IV, or Project Management Professional (PMP), in lieu of the CCM requirement?

11. Will NYC Parks consider accepting a licensed Professional Engineer with significant relevant CM experience in lieu of the CCM requirement for the Senior Resident Engineer position?

12. Will NYC Parks consider relaxing or revising the requirement for the Senior Resident Engineer to hold the Certified Construction Management (CCM) certificate or, alternatively, allow for the certificate to be obtained prior to approval on the project?

    - Proposers should use best efforts to indicate how they meet the requirements and indicate any variance in these.

Titles

13. Can we add a title(s) to the list of titles shown on Attachment A?

14. Additional Personnel Classifications (Attachment A, Page 22) Are proposers limited to the personnel classifications identified in Attachment A, or may additional classifications, such as Scheduler, Safety Manager, Office Engineer, and Document Control Specialist, be included in the proposal and subsequently utilized under individual work orders?

    - No, titles may not be added to the list of titles indicated on Attachment A. Additional titles may be requested by Parks as necessary, per individual work order.

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Experience

15. Qualifying REI Experience – Section IV.F.1 (a) Will Parks accept prime Resident Engineering and Inspection (REI) contracts that included construction management, administration, coordination, inspections, schedule and cost monitoring, and closeout as qualifying demonstration projects?

    - Yes, provided they meet the minimum criteria set forth in Section II.C and Attachment A.

16. Additionally, may relevant CM experience performed by proposed subconsultants under other prime consultants be considered toward the five-project requirement?

17. Prime CM Experience Requirement – Section IV.F.1 – Is the requirement to have served as prime CM consultant strictly applicable to all five demonstration projects, or may Parks consider a combination of the proposer's prime CM/REI experience and relevant CM experience performed by proposed subconsultants under other prime consultants?

    - No, the proposers must provide examples of five (5) projects completed within the last five (5) years as a prime consultant, principal of another firm or member of a joint venture. The proposer's role must be clearly identified. This requirement is distinct from the experience required by the sub consultants.

18. Prior Joint Venture Experience: What is the Agency's policy for evaluating a bidder that previously performed NYC Parks projects as part of a joint venture with another firm but is now submitting a proposal independently? Will the project experience and past performance accumulated through the prior joint venture be credited to the firm when evaluated as a standalone bidder?

    - Pursuant to Section (IV)(F)(1), the narrative for each demonstration project listed should include information identifying the role of the proposer in the project.

19. Evaluation of Design and Construction Management Experience: If a firm has both design and construction management (CM) experience on NYC Parks projects, will its past experience and performance in each discipline be evaluated separately for the corresponding contract, or will experience and performance in one discipline also be considered when evaluating the other?

    - Pursuant to Section (IV)(F)(1), proposer must provide examples of five (5) projects completed within the last five (5) years, for which the proposer has provided comprehensive CM Services.

20. Section II.C identifies at least seven years of experience in categories such as landscape construction (parks/playgrounds), building construction/reconstruction, retaining walls, sea walls, pools, infrastructure, shorelines, natural areas, greenways, new construction, monuments, and historic restoration. Must the proposer demonstrate seven years of experience in each category, or may it demonstrate seven years of relevant construction supervision experience across these categories, supplemented by specialty subconsultants?

    - Please see revised Section II.C, page 7R.

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21. Please clarify how proposers should demonstrate the requirement for at least seven years of relevant experience when the five Demonstration Projects must have been completed within the past five years. Are these separate requirements, with the seven-year threshold demonstrated through the Experience Summary and the five-year requirement demonstrated through the Demonstration Projects?

    - Please see revised Section II.C, page 7R.

22. Section IV.F.1 of the RFP states that each identified subconsultant shall demonstrate five (5) years of experience in CM Services. Attachment A, however, identifies personnel titles that may not be associated with construction management (e.g., Marine Structures Engineer, Environmental Engineer, Geotechnical Engineer, Architect, Landscape Architect, Surveyor, and Arborist). Please clarify whether all subconsultants proposed solely to provide such discipline-specific services must also demonstrate five years of CM Services, or whether five years of relevant experience in their discipline will satisfy the subconsultant experience requirement.

    - Subconsultant should demonstrate relevant experience in their discipline. Please see revised RFP page 16R.

Demonstration Projects

23. On-Call Contracts and Task Orders Where a consultant holds a prime on-call REI or CM contract with a public agency and has completed multiple separately authorized task orders, may each completed task order be presented as an individual demonstration project, provided each involved a distinct construction project and qualifying CM responsibilities?

24. For ongoing on-call construction management contracts, may completed individual task orders qualify as demonstration projects, provided the proposer served as the prime CM consultant directly contracted with the owner?

    - Yes, provided the task order meets the minimum criteria set forth in Section IV.F.

25. Definition of Comprehensive CM Services – Section II – Will Parks determine whether a demonstration project qualifies as comprehensive CM based on the consultant's actual contractual responsibilities and services performed, rather than the contract's designation as CM, REI, or Construction Supervision?

    - Parks will determine if a demonstration project qualifies based on the consultants' contractual responsibilities and services performed.

26. Project Reference Form: Certain information, such as Design Duration, Engineer's Estimate, and Budget Price, may not be available from the agencies. How should we address these fields when the information cannot be obtained?

    - Proposers are expected to use best efforts to capture this information. Other similar information can be provided e.g. award value, construction duration etc.

27. The Project Reference Form requires a Client/Owner contact person to be named at the top. At the bottom of the form, it asks for Contact Person and Title/Telephone number. Is this

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meant to be a duplicate of the Client/Owner Contact above, or is it meant to be the Prime Consultant contact?

- It is meant to be the prime consultant's contact information.

28. For purposes of the five-year completion requirement, will Parks consider a project completed upon substantial completion, final acceptance, or completion of administrative closeout? Which date will determine eligibility?

    - Preference will be given to projects that are both fully accepted, final payment administratively closed and projects that have not met this stage should be clearly labelled.

Subconsultants

29. Specialty Subconsultant Experience – Section IV.F.1 – For specialty subconsultants providing landscape architecture, architectural services, historic preservation, environmental engineering, horticultural expertise, or landscape construction oversight, will Parks accept five years of relevant professional and construction-phase experience, even if those firms have not independently served as prime CM consultants?

    - Subconsultant should demonstrate relevant experience in their discipline. Please see revised RFP page 16R.

30. Specialty Experience Performed as a Subconsultant – May a specialty firm demonstrate its qualifications through projects performed as a subconsultant to a prime CM, engineering, architecture, or construction consulting firm, provided its specific scope, responsibilities, and relevant experience are clearly identified?

    - Yes, provided they meet the minimum criteria set forth in Section IV.F

31. Experience of Principals and Key Personnel – For a specialty consulting firm, may the experience of its principals and key personnel on projects completed while employed by other firms be considered toward the five-year experience requirement, or must the experience have been performed under the proposing firm's current legal entity?

    - We would consider the specialty consulting firm's experience as a distinct prime firm, principal or member of a joint venture. Such experience shall be clearly identified in the proposal.

32. Specialty Subconsultant Assignments – May proposed specialty subconsultants be identified for specific disciplines and assigned only to work orders requiring their expertise, rather than being expected to provide general CM or Resident Engineering services throughout the contract term?

    - Yes, specialty subconsultants may be identified for specific disciplines and assigned only to work orders requiring their expertise.

33. Must all anticipated specialty subconsultants be identified at proposal submission, or may additional qualified firms be proposed for Parks' approval when specific work orders require specialized services not covered by the original team?

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- Proposers should identify subconsultants as necessary to demonstrate that the firm can meet the minimum requirements in Attachment A. Proposers may identify additional specialty subconsultants at their discretion. Additional subconsultants can be proposed on a task order basis, subject to Agency approval.

34. Draft Contract Article 7.5.3 restricts certain subcontracting arrangements between firms holding Parks CM requirements contracts in the same category. It is worth clarifying how Parks applies this to the proposal stage.

    - Please see revised Article 7.5.3 (page 34R of the contract).

Key Personnel

35. Resident Engineer Staffing – Section II and Attachment A – Must all four Resident Engineers be specifically identified and committed at proposal submission, or may a proposer demonstrate the ability to provide these personnel through its own staff and named subconsultants as individual work orders are issued?

    - In accordance with Section II.C "The Proposal may be considered non-responsive if the proposer fails to identify Key Personnel who meet the minimum requirements per title."

36. Senior Resident Engineer Requirement – Attachment A – Is the Senior Resident Engineer classification, which requires a Certified Construction Manager (CCM), a mandatory position to be identified in every proposal, or is that classification required only when requested for a specific work order?

    - A Senior Resident Engineer must be identified with this proposal and made available as required by accompanying work orders.

37. Key Personnel Requirements (Section II.D, Page 7; Section IV.F, Page 16). The RFP identifies one Project Manager and four Resident Engineers, while Attachment A lists 27 personnel classifications. Please clarify which positions are considered mandatory Key Personnel. Are proposers required to identify qualified individuals for all classifications, or may personnel be proposed selectively based on available resources and anticipated services? Attachment A (Page 22) identifies various titles/roles to support the contract and describes specific minimum criteria for certain roles. Only the Senior Resident Engineer position specifies years of experience required (8). The Identification of Key Personnel form states that all personnel requiring a minimum of 5 years of experience are considered Key Personnel. Which roles require 5 years of experience? We are trying to identify which roles are considered Key Personnel and require resumes to be submitted.

38. Page 16 of the RFP states: "Provide the resume of each individual identified in the Identification of Key Personnel form (three (3) page limit)." The Identification of Key Personnel Form states that "Key Personnel shall include the following personnel of the Consultant and/or any of its Subconsultants" Does this mean we are expected only to provide resumes for the Principal, Project Manager, and Senior Resident Engineer? If not, is there a page limit on this section?

    - The following are considered Key personnel: Project Manager, Senior Resident Engineer; and four Resident Engineers. See revised RFP page 6R and revised Identification of Key

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Personnel form. Proposers are required to identify qualified individuals for all titles listed in Attachment A.

39. Key Personnel Availability and Substitutions (Section IV.F, Page 16). Given the four-year contract duration and task-order-based assignments, are proposed Key Personnel required to remain continuously available throughout the contract term? Will substitutions of equally qualified personnel be permitted following contract award, subject to Agency approval?

    - Substitution of key personnel will be considered on a case-by-case basis subject to agency approval. Consultant may be terminated/defaulted/found non-responsive for failing to maintain the qualifications, experience and capabilities of its key personnel.

40. Does Parks anticipate requiring a dedicated Resident Engineer for each active work order, or may qualified personnel support multiple concurrent assignments when the scope and schedule permit? Will staffing and mobilization requirements be established separately for each work order?

    - Needs of personnel will be based on the needs of the project.

Contract Provisions, Contract Scope

41. For comprehensive and partial CM services, will subconsultants' direct salary costs be billed using the prime consultant's approved multiplier, or may individual subconsultant multipliers be applied? How will specialized consulting services be compensated when assigned through individual work orders?

    - There should only be one multiplier, the firms. Individual subconsultant multiplier's may not be applied.

42. Will there be a Mini-RFP process together with rotational assignments

    - Individual work orders will be awarded either through a mini-RFP process or rotation assignment based on complexity. Please refer to Article 2 of the Contract.

43. Can the re-construction of existing facilities and new facilities be from non-landscape projects?

    - Yes

44. Please elaborate on whether the community hiring requirements are part of the evaluation criteria, or if they are a post-award contract expectation.

    - The requirements are post-award contract expectations.

45. Will M/WBE goals per task order be satisfied by either MBE participation alone or WBE participation alone? Or is a combination of both required per task order?

    - Each individual work order will indicate the MWBE requirements for the project. If goal is designated as "unspecified" then the goal may be met by either MBE or WBE.

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This concludes the Addendum.

All other terms and conditions remain unchanged.

Your firm's submission of a proposal is confirmation that you have reviewed and included all addenda.

Sincerely,

Erica Goldstein
Erica Goldstein
Director of Contracts

IDENTIFICATION OF KEY PERSONNEL

Submission: The proposer must submit Identification of Key Personnel as part of the Technical Proposal.

Key Personnel: Key Personnel shall include the following personnel: one (1) Project Manager, one (1) Senior Resident Engineer and each of the four (4) resident engineers.

The proposer may identify multiple individuals for each title; provided, however, it must only identify those individuals it has the ability to provide. The proposer may re-type this form to add or delete lines as necessary, depending on the number of individuals identified per title. Any individual proposed for a title of Key Personnel by the proposer and/or subconsultant must satisfy the minimum requirements per title set forth in the contract document.

Title	Name	Years of Experience	Education	NYS License/Cert

Certification: By signing in the space provided below, the proposer certifies that if the proposer is selected for the Contract, it will assign such individuals to the Contract as Key Personnel. The proposer understands that if it is selected, the City was induced to make such selection based upon the proposer's certification that it will assign to the Contract the individuals proposed as Key Personnel. The proposer further understands that failure to provide such individuals as Key Personnel will be considered a material breach of the Contract and grounds for termination for cause. If the proposer is unable to make the certification set forth above, it must attach a signed statement indicating why it is unable to make the certification.

_____
Firm Name of Proposer

By:_____ _____
Signature of Partner or Corporate Officer — Date

_____ _____
Print Name — Title

Consulting Services
The selected CM will be required to provide consulting services in connection with the Agency's capital projects program.

2. Assignment of Work: When there is a need for services for a specific project, and dependent on the Agency's determination of a Project being deemed complex or non-complex, one of the two (2) Selection Procedures set out in this Contract shall follow prior to a Work Order Letter being issued to the awarded consultant firm.

a) The assignment of work and project locations shall be by Work Order Letter from the Agency.
b) The Work Order Letter for each project shall finalize the fee and performance schedule for each assignment.
c) All work to be done by the consultant must be authorized by the Agency in writing.

3. Consultant Personnel:

a. Any personnel provided by the Consultant or its Subconsultant(s) must satisfy the minimum requirements for the specific title in which he/she is performing services.
b. The minimum requirements per title are set forth in **Attachment A** to the RFP.
c. The Consultant agrees, throughout the term of the contract, to provide personnel for the performance of all required CM Services for a Project as directed by the Agency in the Mini-RFP.
d. The Consultant shall provide such personnel through its own employees and/or through its Sub-consultants. The Consultant should indicate the Sub-consultant firms which they anticipate using by completing and submitting the List of Sub-consultants form.

C. Minimum Requirements for Consultant's Personnel and Agency Assumptions Regarding Proposer's Experience

The Consultant will be required, throughout the term of the contract, to provide personnel for the performance of all required services for various projects in accordance with the Mini-RFP and Work Order. The Consultant's obligation to provide personnel for the performance of services is set forth in Article 7 of the contract.

Any personnel provided by the Consultant or its Subconsultant(s) must satisfy the minimum requirements for the specific title in which he/she is performing services. The minimum requirements per title are set forth in the chart in the Minimum Requirements found as Attachment A to this document. **The Proposal may be considered non-responsive if the proposer fails to identify Key Personnel who meet the minimum requirements per title**.

The Key Personnel are: one Project Manager, one Senior Resident Engineer, and four Resident Engineers.

In order to accomplish the objectives as set out above, the Consultant(s) would require, at a minimum, to the sole satisfaction of the Agency:

1. Experience – Illustrate at least **5** years of experience in managing construction projects. Such experience should demonstrate successful project completions with scopes relevant to the NYC Parks capital program, such as parks, playgrounds, pools, buildings, waterfront and natural areas, retaining walls and seawalls, shorelines, greenways, landmarks, monuments, cultural centers, etc.
2. Staff and Resources – Information illustrating the proposer's staff and resources to accomplish the scope of services in accordance with the project's scope, budget, and schedule.
3. Respondent's ability to lead the construction process.

D. Agency Assumptions Regarding Proposer's Organizational Capacity

In order to accomplish the goals and objectives as set out above, the Consultant would be required to, at a minimum, demonstrate to the sole satisfaction to the Agency: information illustrating the suitability of the proposer's staff and resources to accomplish the scope of services in accordance with the project's scope, budget, and schedule. The Consultant should have the organizational capability in Article 6 of the Contract. The Consultant shall provide all services through appropriately qualified personnel, either through its own employees and/or one or more Sub-consultants, and demonstrate the ability to manage multiple work orders and mobilizations concurrently.

In order to accomplish the goals and objectives as set out above, the Consultant(s) would be required to, at a minimum, demonstrate to the sole satisfaction of the Agency:

- Resources and ability to commence and complete work to the satisfaction of the Agency.
- Resources and ability to commence and complete multiple projects of reasonable magnitude simultaneously.
- Resources and ability to execute projects under tight timelines.
- Ability to conduct either directly or via a subconsultant, qualitative and quantitative research to both inform the development of and track the success of projects
- Its ability to designate and assign one Project Manager who is the main point of contact for all projects, as well as four (4) Resident Engineers throughout the term of the contract.
- Employ administrative staff capable of submitting detailed billing packages with accuracy and efficiency, conforming to City government requirements.

E. Agency Assumptions Regarding Proposer's Approach

In order to accomplish the goals and objectives set forth above, the Consultant would, to the sole satisfaction of the Agency, provide a detailed statement describing the Proposer's strategic approach, including their:

1. Understanding of the construction, architectural, engineering, and environmental technical issues and complexities related to CM Services.

SECTION IV - FORMAT AND CONTENT OF THE PROPOSAL

A. Written Material Format

1. Provide all proposal documents (Items C-F) in one PDF file and upload to the appropriate section of the Document Submissions tab (in the PASSPort system). The Financial Proposal (Item I) shall be uploaded as a separate file.

2. Submissions may not exceed the page limit provided. Additional pages exceeding the page limit may be discarded without evaluation (front and back covers, title and section title pages, and table of contents as pages).

3. Provide 8 ½" x 11" format, using 10 point or larger size, single space. Size 11x17 may be utilized for an organizational chart. Portrait and landscape orientation are both acceptable.

4. Provide consecutive page numbering throughout the file. Provide the name of the Proposer, RFP due date, and EPIN in the footer section of each page.

B. File Format

Submissions must be electronic and submitted as an Adobe PDF file. The PDF file must be readable and not corrupt, text searchable, printable, and appropriately bookmarked. Each PDF must be clearly labeled with the proposer's name, file name, RFP due date, and EPIN.

C. Cover Page (one page)

The cover page shall contain the following information on one (1) page. This shall be on the front of the proposal.

- Proposer's Legal Name
- Legal Name of all Major Participants
- Proposer's Address
- Project Name
- Project EPIN
- RFP Due Date

D. Table of Contents

The table of contents must include the name of each item listed below (including subsections of the Technical Proposal), in the exact order, and the page number where the item is located within the proposal. This must be the first page behind the cover page.

E. Cover Letter (one page)

The proposal cover letter must consist of a brief statement introducing the proposer that includes the following:

- Full contact information for the person(s) authorized to contractually bind the proposer.

- Email addresses for the Proposer's Designated Representative and up to two additional points of contact. Correspondence related to the RFP will be delivered to these email addresses only.

a completed "List of Subconsultants" form.

For each subconsultant identified, Proposer shall demonstrate five (5) years of relevant experience and provide a list of up to five (5) projects that show how the subconsultant's experience is related to or qualifies the consultant to be awarded this contract. Limit the experience information provided to a brief description of those projects and how they are similar to the project described in this RFP or how they otherwise qualify the consultant for this contract (two-page limit per subconsultant).

Key Personnel

Provide a completed Identification of Key Personnel form. Proposer shall identify the individuals it will provide to perform the required services throughout the term of the contract. Such individuals must be employees of the proposer or its subconsultant. The proposer may identify multiple individuals for each title; provided, however, it shall only identify those individuals it or its subconsultant(s) can provide.

All personnel performing services for any Project(s) assigned to the Consultant must be approved in advance by the Commissioner.

Provide the resume of each individual identified in the Identification of Key Personnel form (three (3) page limit). Resumes for each Key Personnel must include the individual's technical qualifications, area(s) of expertise, and years of experience. Resumes must demonstrate the required years of experience and professional licensure.

Provide an organizational chart (one page) including Key Personnel proposed for this contract, and the overall proposed structure. The organizational chart should support the proposer's management approach.

2. Organizational Capacity

Provide a summary, no more than three (3) pages, demonstrating its organizational (i.e., technical, managerial, and financial) capability to provide the work described in Section II. Specifically address the following:

- Resources and ability to commence and complete work to the satisfaction of the client;
- Resources and ability to commence and complete multiple projects of reasonable magnitude simultaneously;
- Resources and ability to execute projects under tight timelines;
- Ability to conduct either directly or via a Subconsultant, qualitative and quantitative research to both inform the development of and track the success of projects; and
- Employ administrative staff capable of submitting detailed billing packages with accuracy and efficiency, conforming to City government requirements.

by the Agency to maintain. Upon cessation of the delay, the CM shall restore the level of staffing as directed by the Agency.

7.4 Night Differential / Overtime: The CM shall provide a statement describing its company policy with respect to payment of a premium for CM Services during other than regular business hours (i.e., premium for Night Differential and/or Overtime). The CM's statement describing its policy shall indicate the following: (1) whether the policy is consistently applied to all clients; (2) the designated class(s) of employees to whom such policy applies, and (3) the premium or rate of increase to be paid to employees for such CM Services. For the purpose of payment, the CM's policy regarding payment of a premium for CM Services performed during other than regular business hours is subject to approval by the Agency. Approval shall only be given if the policy is reasonable, consistently applied to all clients, and in accordance with standard practice in the industry. Payment of a premium for CM Services performed during other than regular business hours is subject to the limitation set forth in Article 3.

7.5 Subconsultants: The CM shall engage such Subconsultants as may be necessary for the performance of all required CM Services for the project. The CM shall engage the Subconsultant(s) identified in its Proposal for the project, unless otherwise approved by the Agency. Failure by the CM to provide the Subconsultant(s) set forth in its Proposal for the project shall be grounds for termination for cause. The CM shall be responsible for the performance of CM Services by its Subconsultant(s), including maintenance of schedules, correlation of their work, and resolution of all differences between them.

7.5.1 Replacement Subconsultants: No substitution for any Subconsultant shall be permitted unless approved by the Agency. Any proposed replacement Subconsultant must possess qualifications and experience substantially similar to those of the Subconsultant being replaced and is subject to the prior written approval of the Agency. In addition, at the Agency's request at any time, the CM shall remove any Subconsultant and substitute another Subconsultant reasonably satisfactory to the Agency. The Agency may request such substitution at any time, in its sole discretion. The Agency will not be required to furnish a reason for requesting such substitution.

7.5.2 Expenses incurred by the CM in connection with furnishing Subconsultants for the performance of required CM Services hereunder are deemed included in the payments by the Agency to the CM, as set forth in Article 3. The CM shall pay its Subconsultant(s) the full amount due them from their proportionate share of the requisition, as paid by the City. The CM shall make such payment not later than seven (7) calendar days after receipt of payment by the City.

7.5.3 Intentionally deleted.

Article 8 – Additional Provisions with Respect to Payments

Parks

Construction Management RFP:

Pre-Proposal Conference

October 19, 2026

NYC Parks

Christopher Adkins

Agency Chief Contracting Officer

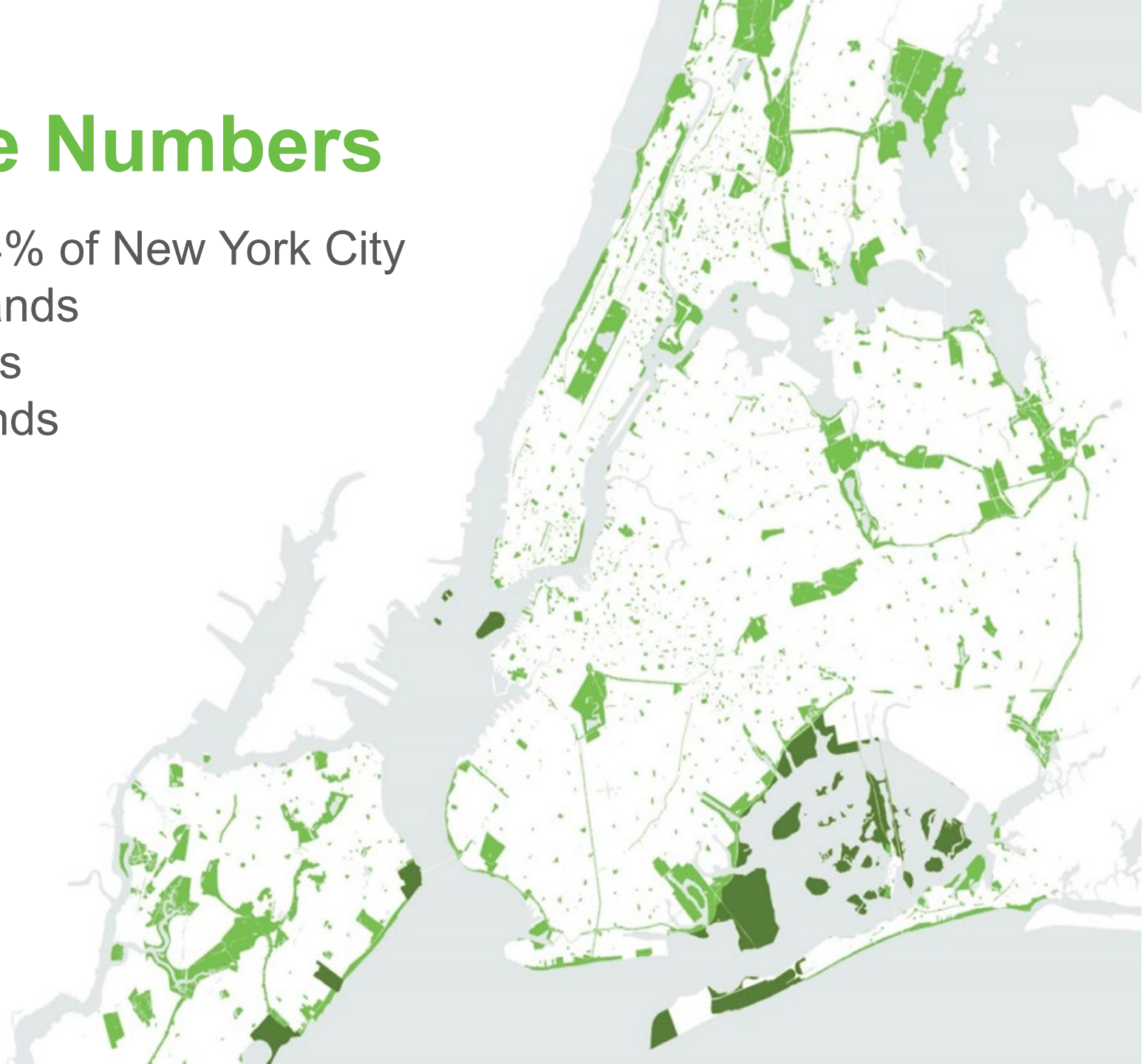


Crotona Pool, Bronx

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NYC Parks by the Numbers

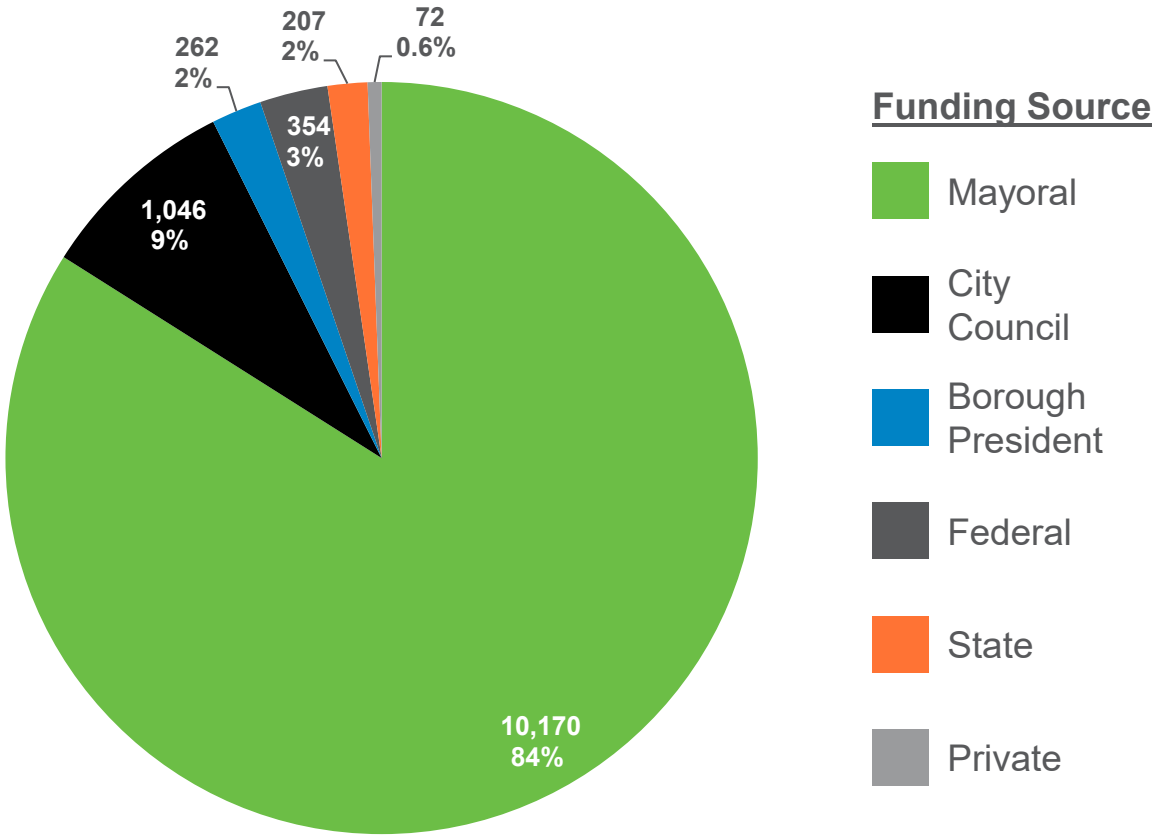
- **30,000** acres of land – 14% of New York City
- **10,000** acres of natural lands
- **5,000** individual properties
- **1,900+** parks & playgrounds
- **1,800+** basketball courts
- **800+** athletic fields
- **66** pools
- **51** recreation centers
- **15** nature centers
- **14** miles of beaches
- **2 million** park trees
- **650,500** street trees
- **600** community gardens



NYC Parks

FY26-FY35 Capital Budget by Source

(in millions of $)



$12.112B Total 10-Year Budget

(as of FY27 April Plan)

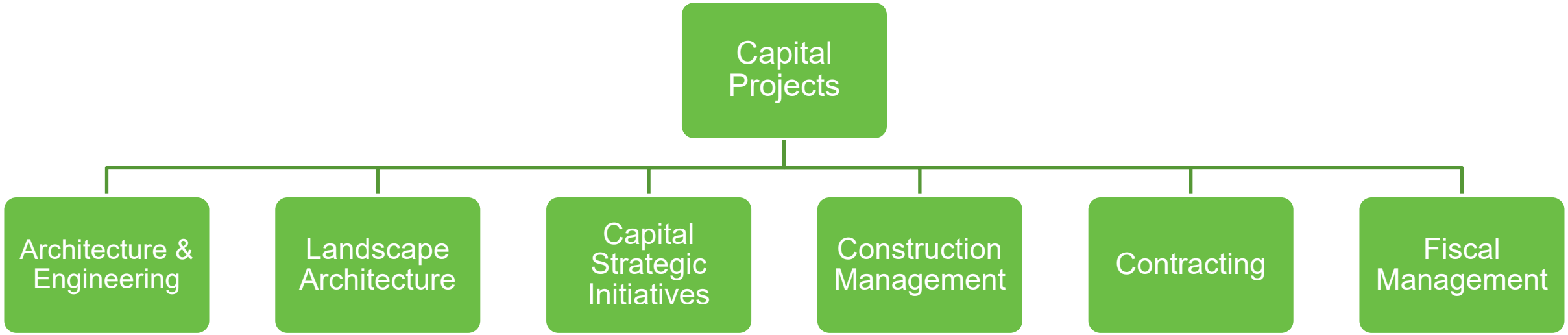
NYC Parks

Capital Program Management

- Capital Projects Division
- Citywide Services
- Forestry, Street Trees, and Trees & Sidewalks
- Natural Resources Group
- Other agency-managed projects (DDC, EDC)

NYC Parks

Capital Division Organization



NYC Parks

Capital Division by the Numbers

Our Portfolio

Staff: ~450

- Landscape Architects
- Engineers
- Architects
- Project Managers & Administrators
- Procurement & Legal Professionals
- Surveyors
- Budget and Accounting
- Data Specialists and IT
- Many more…

206 projects in Design

111 projects in Post-Design

59 contracts in Procurement

179 projects in Construction

555 total active projects

NYC Parks

Capital Portfolio and Project Types

Parks

Playground & Park Reconstructions



Ferry Point Park Playground, Bronx



Shoelace Park Adult Fitness Area, Bronx



Zimmerman Playground, Bronx

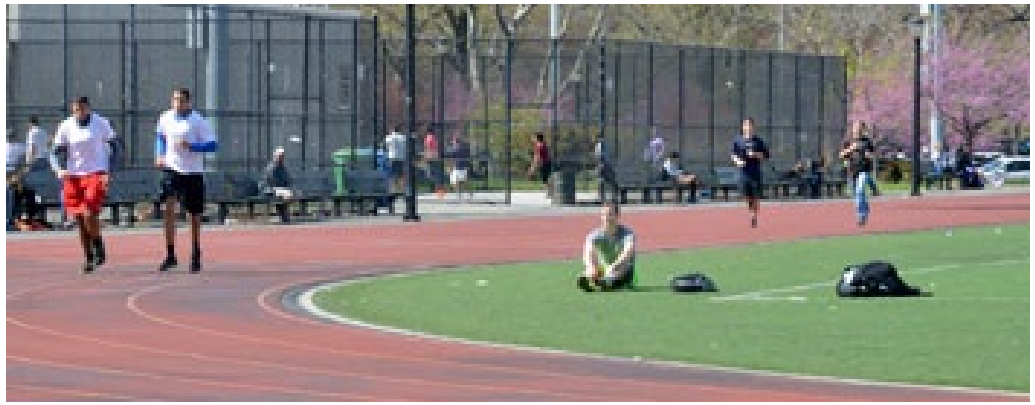


L/CPL Thomas Noonan Jr. Playground, Queens

NYC Parks

Sports Courts, Ballfields, Tracks









NYC Parks

Recreation Centers



Walter Gladwin Recreation Center, Bronx



Soundview Recreation Center, Bronx



Shirley Chisholm Recreation Center, Brooklyn



Gertrude Ederle Recreation Center, Manhattan

NYC Parks

Pools



McCarren Pool, Brooklyn



Astoria Park Pool, Queens

NYC Parks

Public Restroom Buildings (PRBs)







Cooper Park Public Restroom Building



Owl Hollow, Staten Island



Seaside Wildlife Nature Park, Staten Island



Bleecker Street Public Restroom Building, Manhattan

NYC Parks

Historic Houses and Structures



Bowne House, Queens



Fort Totten Commander's House, Queens



Mt. Morris Fire Watchtower, Manhattan



Highbridge Water Tower, Manhattan

NYC Parks

Waterfronts



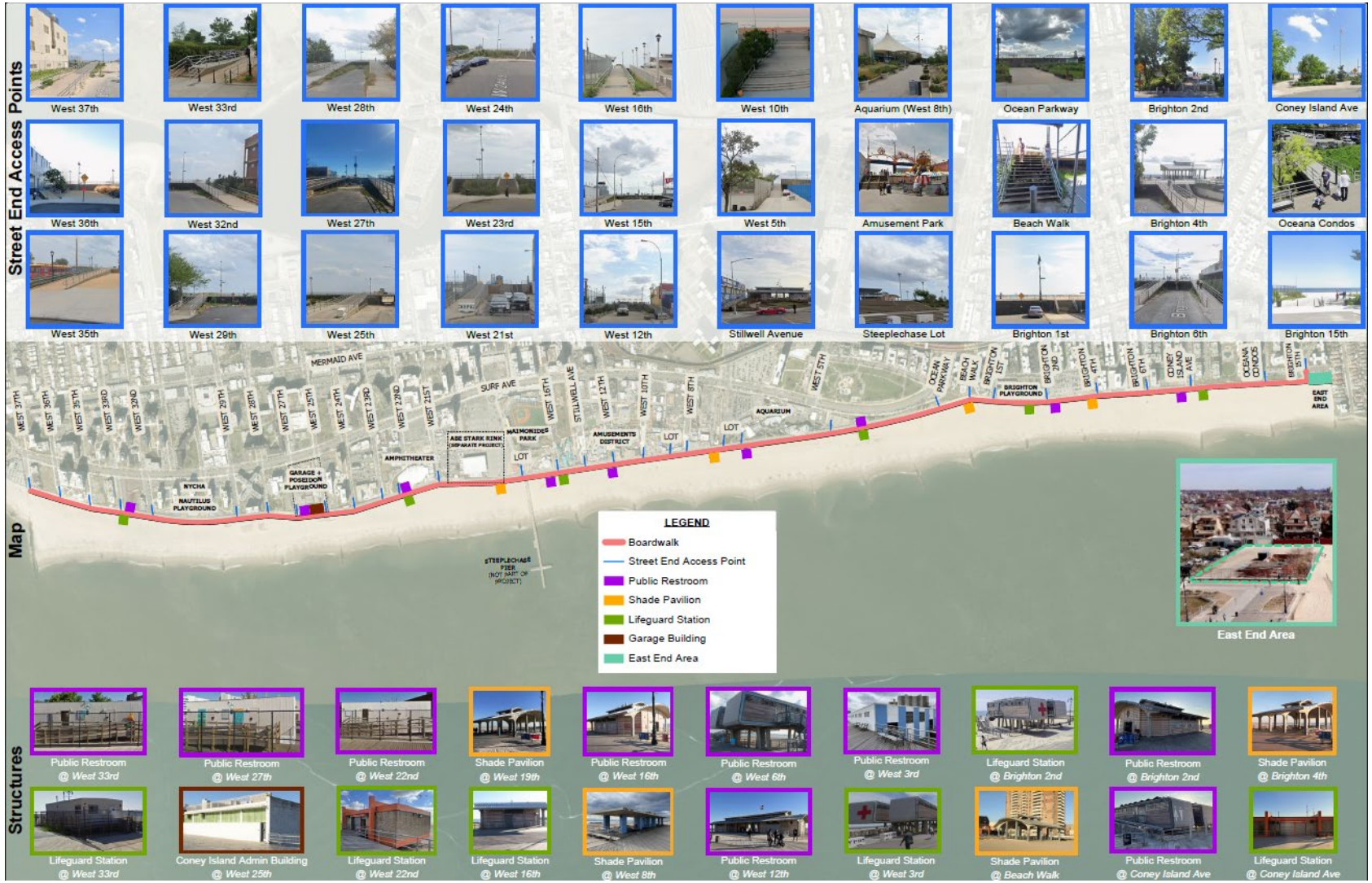
Riverside Park South



East River Esplanade

NYC Parks

Coney Island Boardwalk

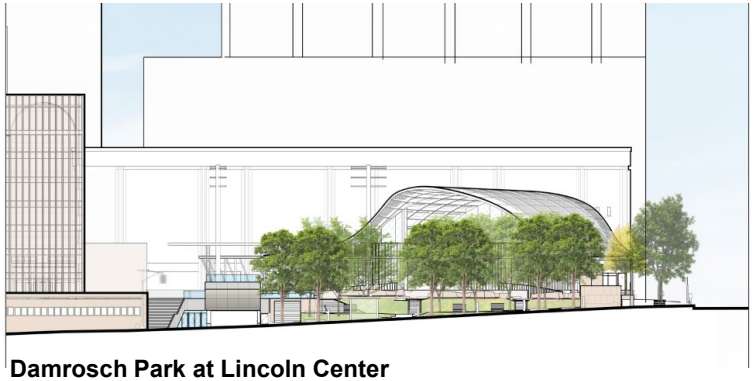


NYC Parks

Partner Projects



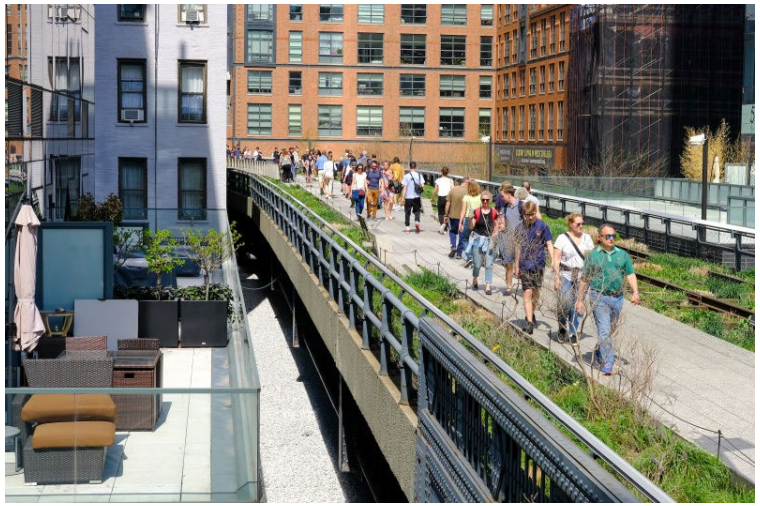
Rendering of the new Tang Wing for Modern Art at the Met Museum



Damrosch Park at Lincoln Center



Rendering of the Delacorte Theater, Central Park



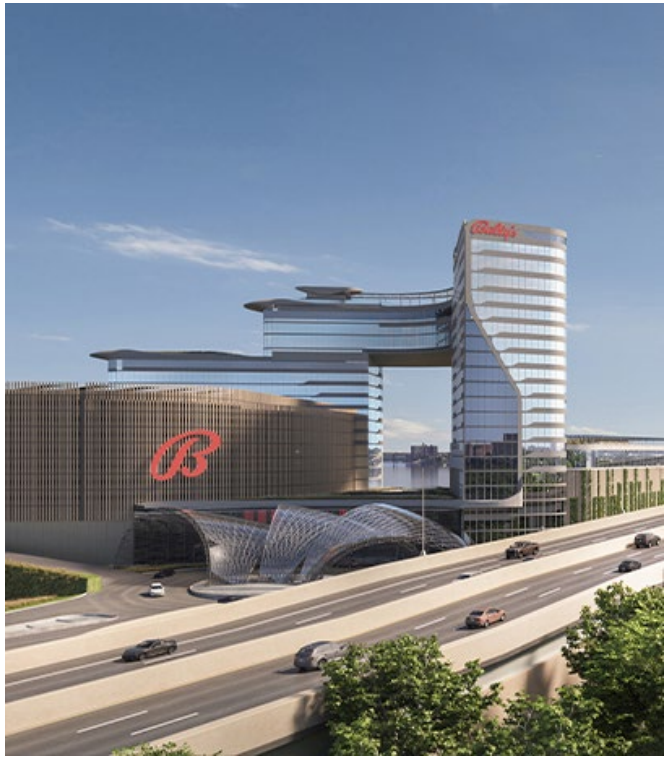
The Highline

NYC Parks

Casinos



Queens Future, Flushing Meadows, Queens



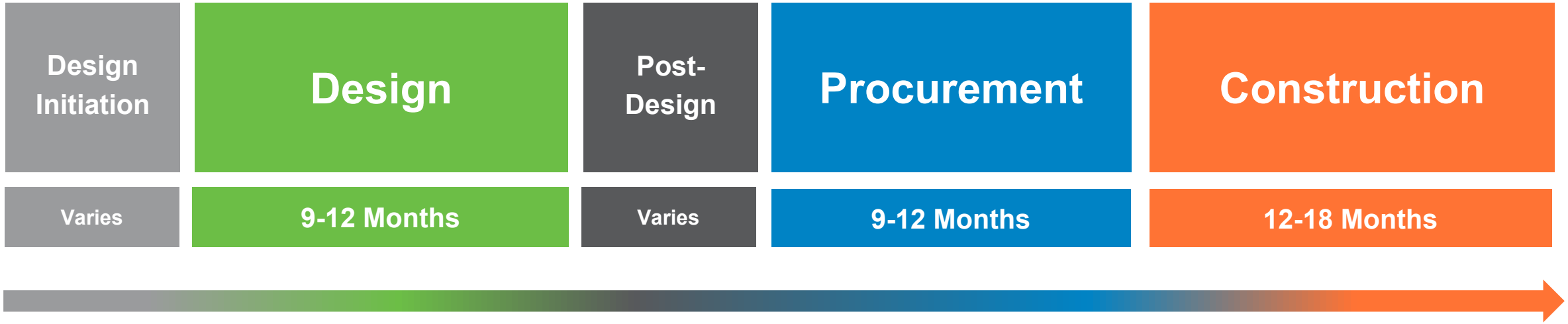
Bally's, Ferry Point, Bronx

NYC Parks

NYC Capital Project Process

Parks

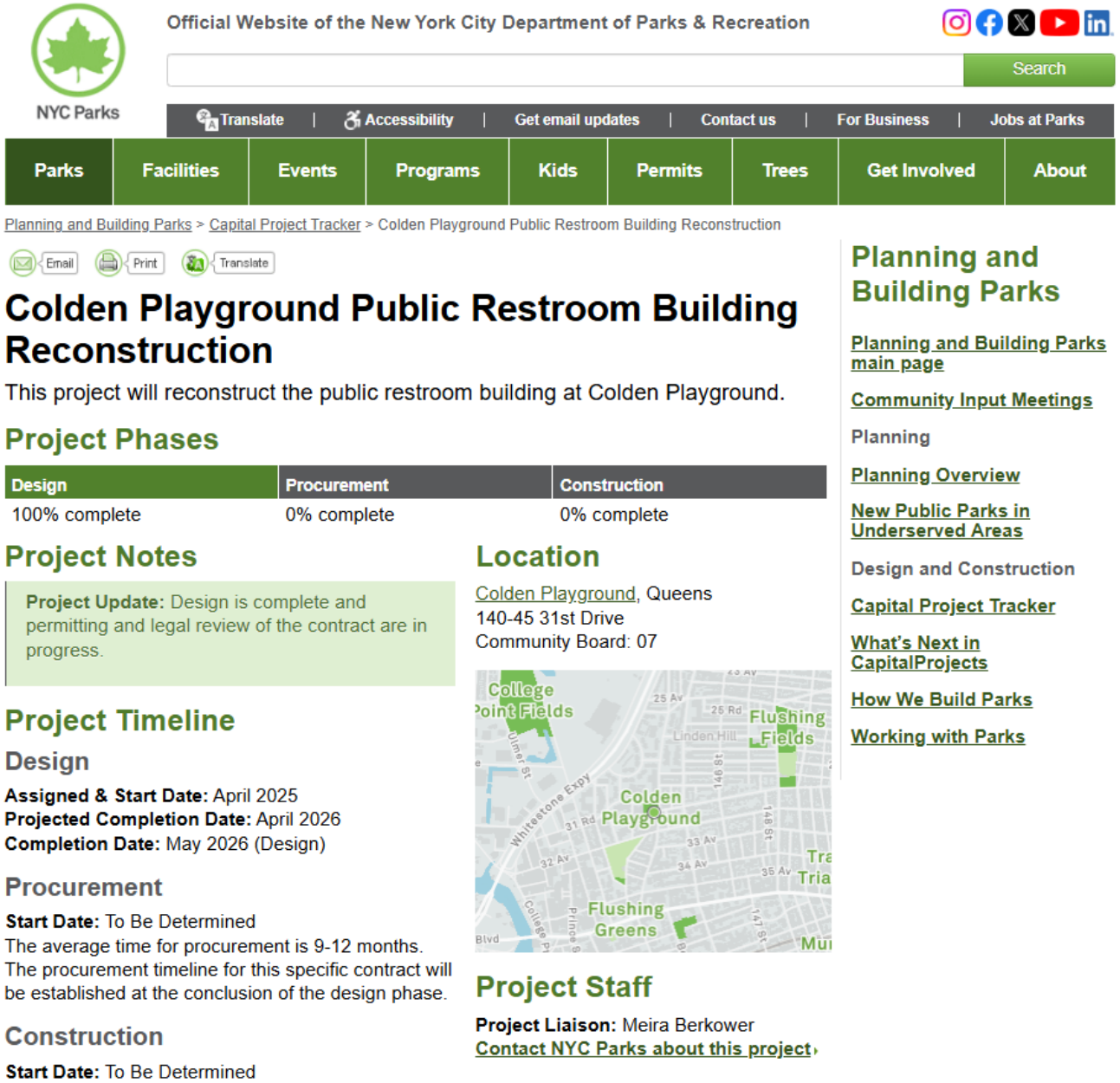
Standard Project Phases



NYC Parks

Capital Tracker

Online and publicly available



Official Website of the New York City Department of Parks & Recreation

NYC Parks

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Parks | Facilities | Events | Programs | Kids | Permits | Trees | Get Involved | About

Planning and Building Parks > Capital Project Tracker > Colden Playground Public Restroom Building Reconstruction

Email Print Translate

Colden Playground Public Restroom Building Reconstruction

This project will reconstruct the public restroom building at Colden Playground.

Project Phases

Design	Procurement	Construction
100% complete	0% complete	0% complete

Project Notes

Project Update: Design is complete and permitting and legal review of the contract are in progress.

Project Timeline

Design

Assigned & Start Date: April 2025
Projected Completion Date: April 2026
Completion Date: May 2026 (Design)

Procurement

Start Date: To Be Determined
The average time for procurement is 9-12 months. The procurement timeline for this specific contract will be established at the conclusion of the design phase.

Construction

Start Date: To Be Determined

Location

Colden Playground, Queens
140-45 31st Drive
Community Board: 07

College Point Fields
Flushing Fields
Linden Hill
Colden Playground
Flushing Greens
25 Av
25 Rd
31 Rd
33 Av
32 Av
34 Av
35 Av
Whitestone Expy
148 St

Project Staff

Project Liaison: Meira Berkower
Contact NYC Parks about this project

Planning and Building Parks

Planning and Building Parks main page
Community Input Meetings

Planning

Planning Overview
New Public Parks in Underserved Areas

Design and Construction

Capital Project Tracker
What's Next in CapitalProjects
How We Build Parks
Working with Parks

NYC Parks

Community Input Meetings



Community Priorities



Project Goals

Green
Trees, Native Planting

Seating
Benches, Tables, Variety of Options

Play
Open Play Area, Synthetic Turf, Climbing Features

Water
Water Play, Sound Feature

Events
Gathering Space, Market, Performance, Movies

Additional Borough Needs
Address drainage issues on southern edge of site

NYC Parks

Initiatives

Parks

NYC Parks Master Plan for Rec. Centers

Comprehensive Project Filter
Filter hides Recreation Centers listed in the Comprehensive tab, including those with active funding.

(•) Exclude Comprehensive Projects
( ) Show all Recreation Centers

General Service Attribute: (All)
Detailed Service Attribute: (All)
Instance: (All)

Select a DSA to highlight it
Click Keep Only to filter

- A/C - PACKAGED UNIT
- A/C - WINDOW UNIT
- ACTIVITY FIXTURES
- AIR HANDLING UNIT
- AWNINGS / CANOPIES
- BOILER
- BUILDING SEWER
- BULKHEADS
- BURNER
- CEILINGS
- CHEMICAL TANK
- CHILLER
- CHIMNEY
- COPING
- CORNICE
- DEHUMIDIFIER
- DIRECTIONAL SIGNAGE
- DUCTWORK
- ELECTRIC - OTHER
- ELECTRICAL SERVICE
- ELEVATOR
- EXHAUST FAN
- EXIT / EMERGENCY LIGHTS
- EXTERIOR DOORS
- EXTERIOR OTHER

SOGR Gap and Condition
By Detailed Service Attribute (DSA)

	SOGR Gap	% of SOGR Gap	Instances	Condition Sco..
Pelham Fritz Recreation Center			64	3.08
Thomas Jefferson Recreation Center			58	3.18
Tony Dapolito Recreation Center			56	2.86
Sunset Park Recreation Center			68	3.22
Al Oerter Recreation Center			57	3.75
Constance Baker Motley Recreation Center			50	3.04
Gertrude Ederle Recreation Center			50	3.44
Lyons Pool Recreation Center			48	3.08
Chelsea Recreation Center			99	3.31
Faber Park Field House			45	2.76
Brownsville Recreation Center			65	2.98
J. Hood Wright Recreation Center			40	2.79
Asser Levy Recreation Center			47	3.43
Hamilton Fish Recreation Center			47	3.22
Hunt's Point Recreation Center			44	3.15
St. James Recreation Center			43	3.51
Herbert Von King Cultural Arts Center			61	3.40
Fort Hamilton Recreation Center			22	3.16
Greenbelt Recreation Center			42	3.31
Kwame Ture Recreation Center			23	3.10
Red Hook Recreation Center Main Building			39	3.06

Condition

Instance	Detailed Service Attribute	Condition 1 2 3 4 5
R.03 Roof 3	ELECTRIC - OTHER	
0.0 General	BUILDING SEWER	
	DUCTWORK	
	LIGHTING	
	PLUMBING FIXTURES	
	THERMOSTAT	
	DIRECTIONAL SIGNAGE	
	SECURITY SYSTEM	
	BOILER	
	VENTS	
	UNIT HEATER	
	SPRINKLER SYSTEM	
	FIRE ALARM SYSTEM	
	EXIT / EMERGENCY LIGHTS	
	ELEVATOR	
	SITE DRAINAGE	
	WATER PIPING SYSTEM	
	FRAMING	
	FOUNDATION	
	ELECTRIC - OTHER	
0.0 General	WATER PIPING SYSTEM	

Failed
S.O.G.R.

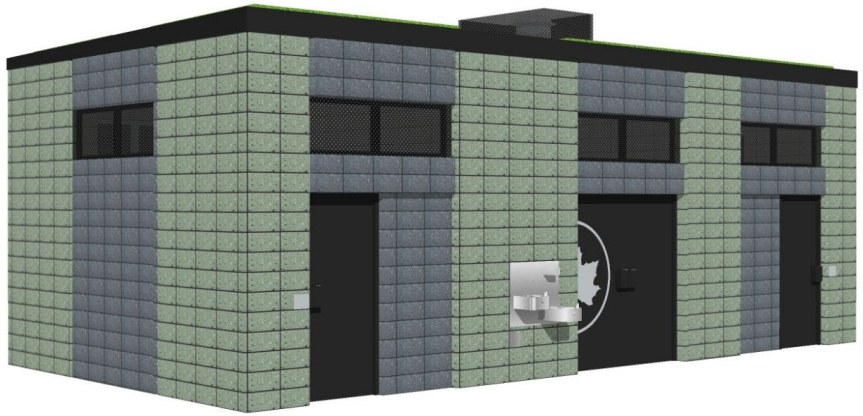
PRB Long-Term Planning

Managed by Parks:

- Stand alone new construction or reconstruction
- New construction combined with park reconstruction

Managed by Partners (EDC or DDC):

- Design/build - Onsite Construction
- Design/build - Modular Construction



NYC Parks

Portfolio Planning



Scope Maxing

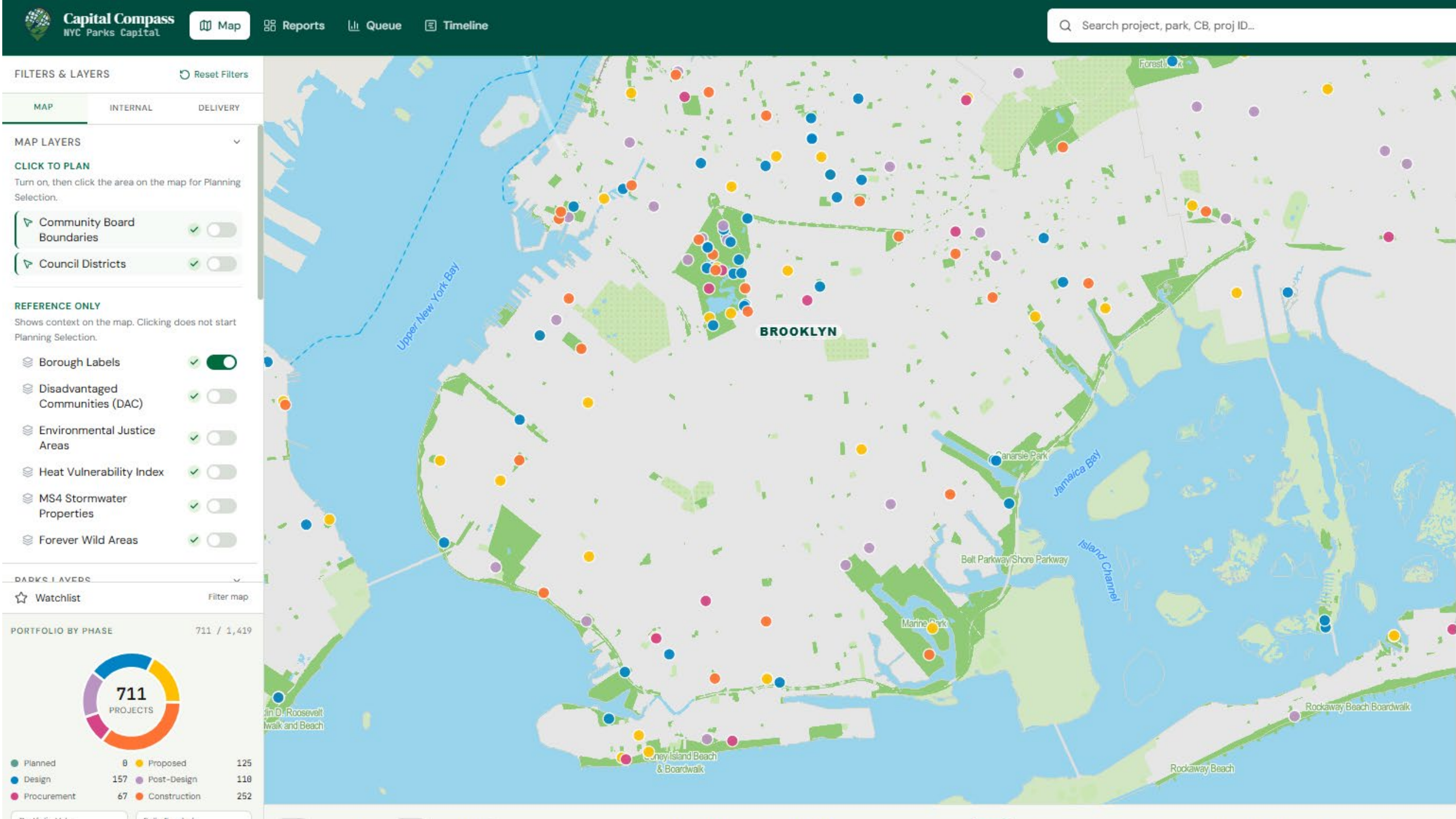


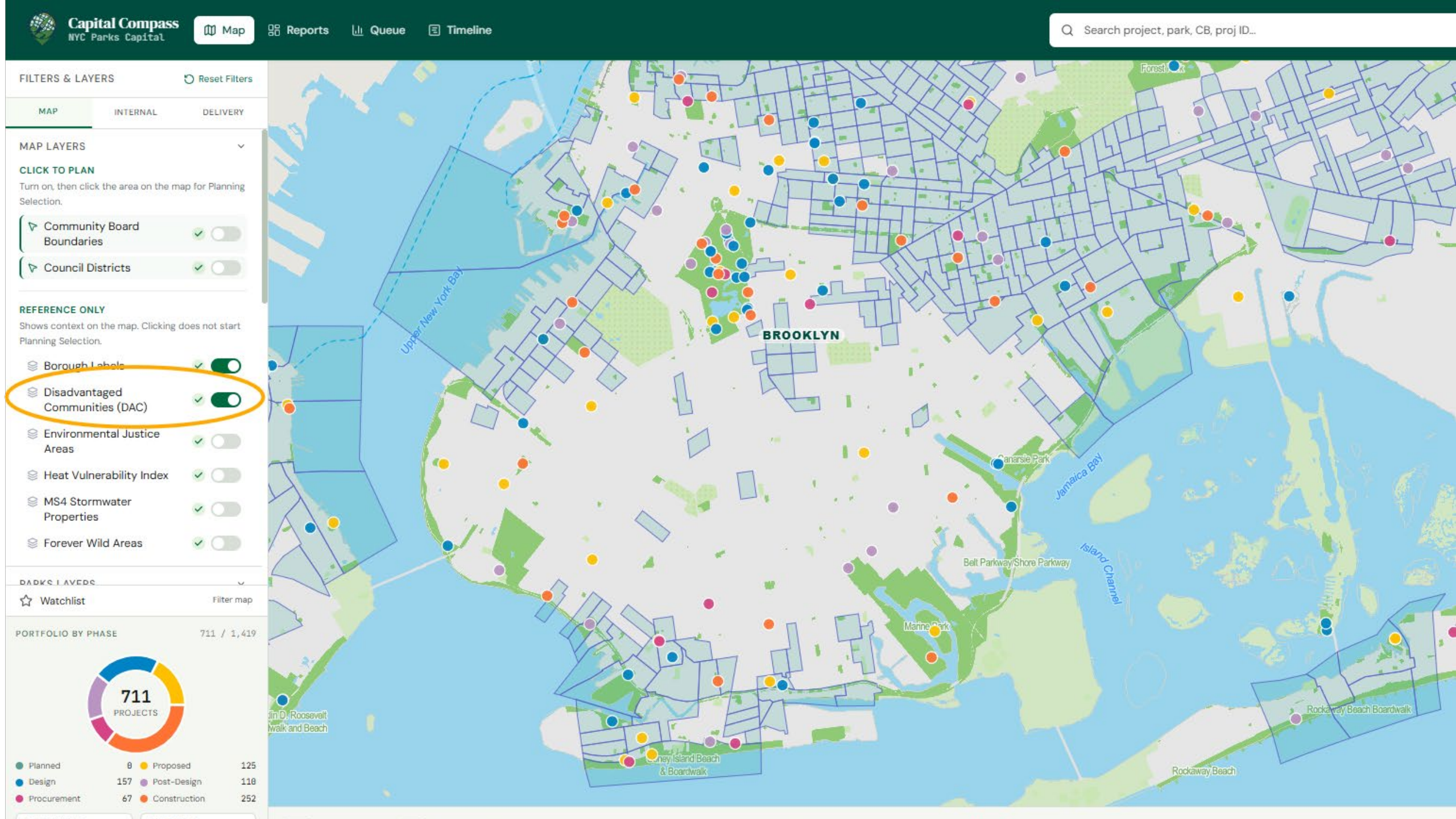
Multi-Site Contracts

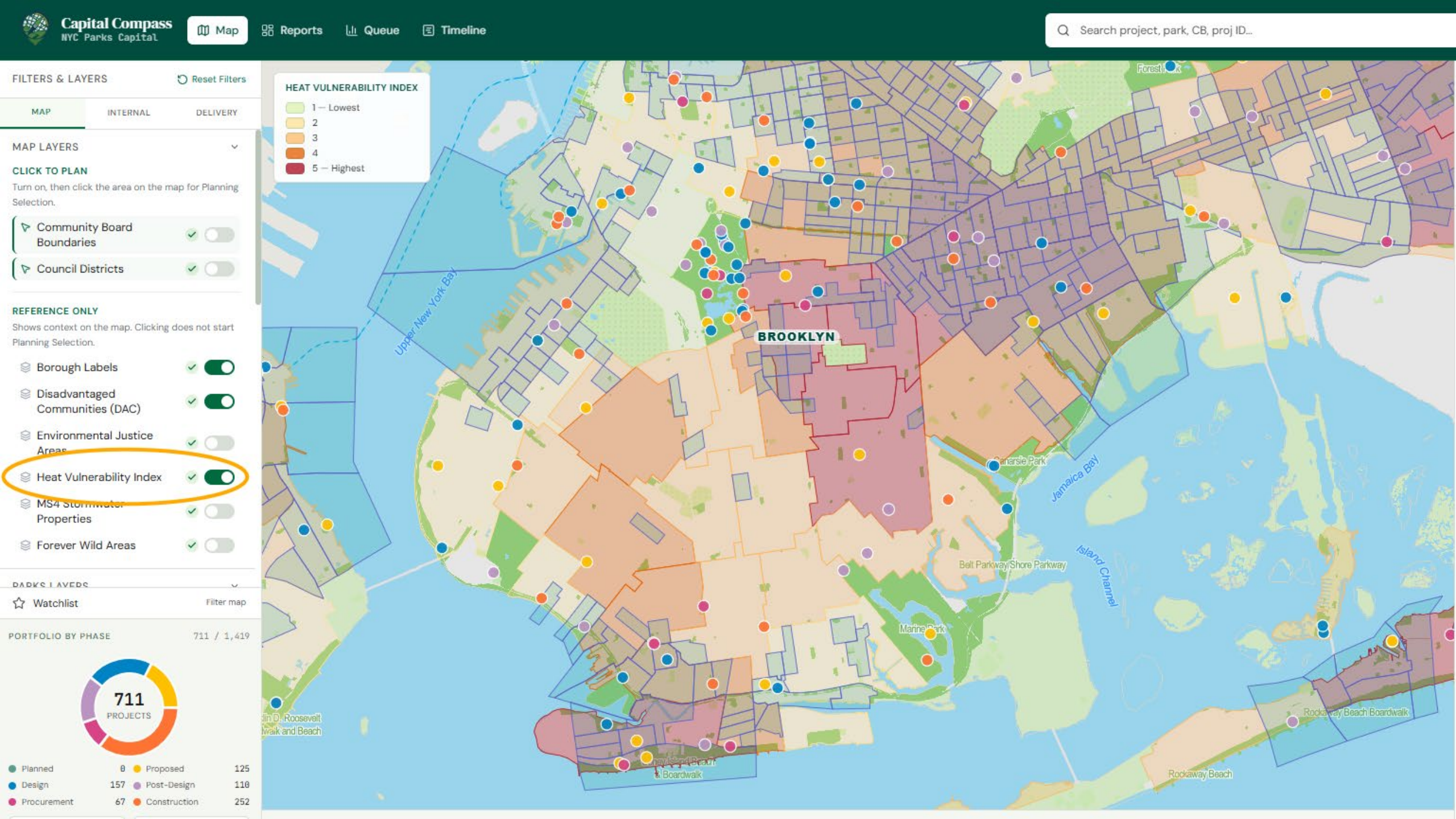


Prioritization

NYC Parks


Capital Compass
NYC Parks Capital
Map
Reports
Queue
Timeline
Search project, park, CB, proj ID...
FILTERS & LAYERS
Reset Filters
MAP
INTERNAL
DELIVERY
MAP LAYERS
CLICK TO PLAN
Turn on, then click the area on the map for Planning Selection.
Community Board Boundaries
Council Districts
REFERENCE ONLY
Shows context on the map. Clicking does not start Planning Selection.
Borough Labels
Disadvantaged Communities (DAC)
Environmental Justice Areas
Heat Vulnerability Index
MS4 Stormwater Properties
Forever Wild Areas
PARKS LAYERS
Watchlist
Filter map
PORTFOLIO BY PHASE
711 / 1,419
711
PROJECTS
Planned 0
Proposed 125
Design 157
Post-Design 110
Procurement 67
Construction 252
BROOKLYN
Upper New York Bay
Jamaica Bay
Island Channel
Canarsie Park
Belt Parkway/Shore Parkway
Marine Park
Coney Island Beach & Boardwalk
Rockaway Beach Boardwalk
Rockaway Beach


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Filter map
PORTFOLIO BY PHASE
711 / 1,419
711
PROJECTS
Planned 8
Design 157
Procurement 67
Proposed 125
Post-Design 110
Construction 252
HEAT VULNERABILITY INDEX
1 — Lowest
2
3
4
5 — Highest
BROOKLYN
Upper New York Bay
Jamaica Bay
Island Channel
Belt Parkway/Shore Parkway
Canarsie Park
Marine Park
Rockaway Beach Boardwalk
Rockaway Beach



Parks

Challenges and Lessons Learned

Challenges

- Existing buildings in parks portfolio are generally in a poor state of repair
- Lack of investigations into existing conditions
- Incremental project scopes
- Non-material change orders
- Insufficient RE presence in construction ("Rent an RE")

Responses

- Comprehensive scopes
- Dedicated QA/QC
- **CM pre-con services**



NYC Parks

Pre-Construction CM Services



Cost estimating



Quality control



Constructability review



Phasing and scheduling



Probes

NYC Parks

Construction Phase CM Services



CM as PM



Staffing as Needed



Increased Onsite Presence



Proactive Quality Control

NYC Parks

Upcoming RFP for On-Call CM Services

September 30th: Solicitation Released (RFP live)

October 19th: Pre-Proposal Meeting

November 2nd: Proposal Due Date (2:00pm)

All proposals and RFIs will utilize PASSport

NYC Parks

Procurement Process

Step	Duration	Est. Completion
Solicitation Release		September 2026
Proposals Due	1 Month	November 2026
Evaluations and Negotiations	2 Months	December 2027
Vendor Responsibility Check	1 Month	January 2027
Oversite Approvals	3 Months	April 2027
Insurance, Contract Approval and Execution	2 Months	June 2027
Contract Registration	1 Month	July 2027
Contract Start		**August 2027**

NYC Parks

Additional RFP Information

- 8-15 contract awards
- RFIs via PASSPort
- rfpsubmissions@parks.nyc.gov
- 5% point preference for MWBEs
- MWBE goals set at task-order level



NYC Parks


Rockaway Shore Front Parkway
Thank You!