



# Construction & Development

June 6, 2022

## Addendum No. 10

### **Request for Proposals for Contract – MS21001 Operation and Maintenance of Infrastructure and Structures Supporting Long Island Rail Road Access into Grand Central Madison Terminal: Passenger Facilities and Retail Development and Management**

To All Prospective Proposers:

You are hereby notified that Addendum No. 10 is attached to this Letter. Addendum No. 10 supersedes Addenda Nos. 3-9 and constitutes the new solicitation document for Phase Two in its entirety. For administrative ease, the MTA Group is compiling all changes from Addenda Nos. 3-9 into this Addendum 10. However, this Addendum No. 10 is not just a compilation of changes made in Addenda Nos. 3-9 and includes new substantive changes. These changes are being made based on feedback the MTA Group has received from the Prospective Proposer community after Addenda Nos. 3-9 were issued. As such, there are substantive changes made in this Addendum No. 10 that Prospective Proposers have not yet seen. Prospective Proposers should also take note that the MTA Group will be hosting an Industry Day on June 30, 2022 in order to highlight some of the key changes being made in this Addendum No. 10. While Prospective Proposers are expected to read this Addendum No. 10 in its entirety, in order to assist Prospective Proposers in reviewing this Addendum No. 10, set forth below is a non-exhaustive list of the key substantive changes to the RFP included in this Addendum No. 10.

- Scope of Work: MTA C&D has elected to allow Proposers to Propose on one (1) or both of the Scopes of Work. Teams are no longer required.
- Rail Scope of Work: For the avoidance of doubt, the third (3rd) Rail Scope of Work was previously entirely deleted and removed from this RFP. Additionally, certain portions of the Facilities Scope of Work which were rail-adjacent (e.g., scopes related to rail and tracks), have been removed or reduced.
- Facilities Maintenance Fee: The Facilities Maintenance Fee will automatically adjust annually based on increases to CPI.
- Turnover Fee: facilities Maintainer will now earn a Turnover Fee, for successfully completing all turnover related obligations at conclusion of the contract.
- Term: The term of the Facilities O&M Contract has been reduced to an initial five (5) year term, with two (2) options of three (3) years each.

- Flagging: The Facilities Maintainer will no longer be required to provide its own flagging services. Instead, same will be provided by LIRR.
- Capital Replacement Work: The cost of certain capital replacement work originally included in the Facilities Scope of Work has been shifted from the Facilities Maintainer to the MTA Group.
- Key Performance Indicators: Exhibit U to the Facilities O&M Agreement (Key Performance Indicators) has been added.
- Proprietary Systems: The Facilities O&M Agreement now identifies certain systems within the GCM Project that are proprietary in nature and for which Facilities Maintainer should consider engaging vendor qualified Subcontractors to support the service of such systems.
- Insurance: The insurance requirements have been modified.
- Labor: The MTA Group has reached agreement with labor representatives of all impacted crafts with respect to the Scopes of Work, and a Cooperation Agreement has been executed.
- MTA Manager: The MTA Group has created a new subsidiary, The MTA Grand Central Madison Concourse Operating Company, to manage MS21001.
- TSOW:
  - The TSOW and Technical Appendices have been revised to clearly define scope and responsibility demarcations between the MTA Group and the Facilities Maintainer.
  - The Facilities Scope of Work has been reduced. For example, several systems now only require service work, whereas they previously required both service work and preventative maintenance. Additionally, the Facilities Maintainer's preventative maintenance responsibilities for the following systems have been reduced: Facility Power, GCT Cleaning & Housekeeping, ACID, and CCTV.
  - BMS/FLSS operations work requirements were added.
- Procurement Schedule: The Procurement Schedule has been adjusted to allow prospective Proposers adequate time to review this Addendum No. 10 and prepare adequate Proposals. MTA C&D has also elected to host an "Industry Day" to foster greater engagement by prospective Proposers.
- Grand Central Madison: East Side Access and the East Midtown Terminal have been renamed Grand Central Madison and the Grand Central Madison Terminal, respectively.

Additional Changes. In addition to the revisions noted above, the following additional edits have been made to the RFP:

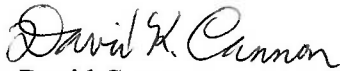
- This Addendum 10:
  - Replaces Appendix G
- Facilities O&M Agreement:
  - Provides Exhibit G
  - Replaces Exhibits B-2(i), B-2(ii), B-2(iii), B-6, and D
  - Deletes Exhibits B-8, F and J
  - Adds Exhibits B-2(iv) and U
- Facilities' CONOPS:
  - Provides Exhibits 6R, 6Z and 7
  - Replaces Exhibits 2 and 4
  - Deletes Exhibits 6A, 6B, 6C, 6D, 6E, 6P, 6Q, 6S, 6T, 6V, 6X, 6Y, and 6AA

- Consolidates Exhibits 6M, 6N and 6O into a single Exhibit M, which will be released by addenda shortly
- Adds Exhibits 7 and 9
- Retail Scope of Work:
  - Replaces Exhibit E
  - Adds new Exhibits G and H

For ease of reference, in addition to providing revised 'clean' versions of each document, MTA C&D has additionally attached so-called blackline documents which highlight the language changes in each of: (i) the Facilities O&M Agreement; (ii) the Facilities' CONOPS; (iii) the TSOW; and (iv) the Retail Scope of Work.

**Please be governed accordingly. Please also acknowledge receipt of all Addenda in Schedule P with the submittal of your proposal in Phase Two. Failure to do so may result in rejection of your Proposal.**

Sincerely,



David Cannon  
Vice President and Chief Procurement Officer  
Contracts