



7/9/25

The following revised language and Q&A will serve as Amendment #2 to NYSIF's Request for Proposals (RFP) for Facility Management & Maintenance Services – Buffalo Office, bid number 2025-11-RE. Material in this Amendment supersedes any contradictory material in the RFP.

RFP Section 2.11 is hereby deleted and replaced in its entirety by the following:

2.11 SEALING AND STRIPING PARKING LOTS

Parking lot and 200 FT access road are to be sealed and striped in Summer of years 2 and 4 of the contract. The contractor will completely sealcoat and machine stripe the parking lots to their current configuration. Seal coating must be completed in order to provide access to the building at all times. The parking lot is to be done on consecutive weekends. Striping to be completed within 24 hours of seal coating. Contractor is responsible for using materials from the NYS DOT list of Approved Materials if applicable:

<https://www.dot.ny.gov/divisions/engineering/technical-services/materials-bureau/materials-and-equipment>

For specifications regarding seal coating and striping please refer to Attachment 6.

Please note that the due date for the submission of bids **remains the same**.

All bids are due 7/16/25, by 2:00 p.m.(eastern).

Sincerely,

A handwritten signature in black ink that reads "Carly Zanolta".

Carly Zanolta
Contract Management Specialist

Facility Management Maintenance Services - Buffalo Office

RFP #2025-11-RE

Amendment 2

Question #	RFP Page #	RFP Section and Sub-Section Reference #/Heading	Question	NYSIF Response
1	pg. 23	Section 2.4, Facility Management and Maintenance Services	Does this include any fencing?	No, fencing is not included in this RFP
2	pg. 23	Section 2.4, Facility Management and Maintenance Services	Are we responsible for replacing all burnt-out lighting as well as providing pest control services?	Yes, per section 2.4 of the RFP, maintenance of interior and exterior lighting fixtures and pest management services are required.
3	pg. 23	Section 2.4, Facility Management and Maintenance Services	Are we also expected to provide painting services, minor electrical, and plumbing repairs?	Yes, per section 2.4 of the RFP, the following services are required: minor electrical wiring, switch and outlet repair and installation, plumbing, and minor repairs, patch, and paint as required.
4	pg. 26	Section 2.5.2, Day Cleaner	The contract mentions various labor classifications. It specifies one day cleaner and one superintendent on-site between 7:00 AM and 7:00 PM, each working an 8-hour shift. Would the day cleaner be permitted to perform vacuuming, mopping, and general cleaning during these hours, or would a separate after hours cleaning crew be required?	General cleaning is to be done during normal work hours. Vacuuming and mopping are to be completed after standard office hours (6:00 - 7:00 pm), along with any other cleaning task that would be disruptive to the working environment.
5	pg. 35	Section 2.13, Elevator Preventive Maintenance & Services	Is this service mandatory under this contract? We ask because, in all our years in the professional cleaning and janitorial industry since 1994, this type of requirement has never appeared in any contract or bid we've encountered. We just want to confirm that this is indeed a required component.	Yes, this is a required service. Per Section 2.13, the Contractor is to provide full preventive maintenance and monthly inspection, lubrication and adjustment for all elevators. These services must be subcontracted to a certified and licensed elevator technician.
6	pg. 30	Section 2.8.6, Schedule F - Fleet Vehicle Cleaning - 3x Per Week	The contract mentions a fleet vehicle that is cleaned as needed. Could you clarify how often this typically occurs or what the expected frequency is?	Per Section 2.8.6 of the RFP, cleaning of the fleet vehicle shall occur three times per week.

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Question #	RFP Page #	RFP Section and Sub-Section Reference #/Heading	Question	NYSIF Response
7	pg. 36 pg. 31	Section 2.15.1, Cost Factors/Fee Schedule Section 2.9, Snow Plowing and Cleaning Services (To Be Subcontracted)	Are we strictly required to provide pricing for snow plowing and landscaping services, or can these items be omitted? These services are outside our core offerings, and we would need to subcontract this portion. From what we understand, it seems you prefer to contract with a single company to cover all services to simplify management and billing- please confirm if this is correct.	Yes, per section 2.15.1 of the RFP, snowplowing/snow blowing/shoveling/snow removal and landscaping services are listed as costs to be factored into the Appendix Z Fee Schedule. Per Sections 2.9 and 2.10, these services are to be subcontracted.