

**Office of General Services**  
**Pre-Bid Conference**

**Major Renovations for the Manhattan Forensic Relocation  
Building No. 102, Project No. 44578**

Manhattan Psychiatric Center, Wards Island NY

September 3, 2015

10:00 AM, Bldg. 106



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# Agenda

- Designated Contacts
- Project Overview
- M/W/LBE Business Opportunities
- Navigating the Website (NYSOGS)
- How to Acquire Bid Documents
- Vendor Requirements
- MWBE Networking (30 minutes)
- Building & Site Walk-Through



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# Designated Contacts

- John McCullough, Joe Fitzpatrick, John Lewyckyj, Carl Ruppert, and Frank Peris are Designated Contacts *during the Restricted Period*, i.e., until contracts are awarded.
- Alex d'Oelsnitz, Leonard Etienne, Laurie Adrian, William Hill, and Tryphina Ramsey are Designated Contacts *for today's pre-bid conference*.



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# Project Overview

**Single prime contract.** All GC, MEP work included unless otherwise noted.

**Work of this Contract Includes:** Full Interior Renovation of previously demolished spaces, Elevator Tower, Elevators, Stair Tower, Architectural Demolition, Asbestos Abatement, Site-Work including Security Fence, SWPPP, Site Utilities, Structural Work, HVAC, BMS System, Electric, Plumbing, Fire Protection, and Telecom. Certain infrastructure work associated with Fire Alarm and Security Contracts.

**Work not included:** Except as described in documents - Fire alarm cabling, devices and equipment; Security wiring, devices and head-end equipment, Telecom devices and head-end equipment, FFE, will be by others.

**Work of other contractors** – other work will be on-going while this work is in progress including: Completion of Project 44579 BP #1 – Demolition, Asbestos Abatement, Floor Strengthening, Windows Building #102; Upgrading of Sidewalks and Roadways in front (North side) of Building #103; Asbestos abatement in basement of Building #103; Various Emergency work contracts throughout the campus which may be required.

**Pre-Purchase of Security Light fixtures** – An allowance has been included in the contract for the Pre-Purchase of Security Light fixtures as negotiated by the owner. All other light fixtures remain the responsibility of the contractor to provide as part of his bid.

**Maintenance Contracts** – The contractor's proposal shall include the price for various Maintenance Contracts. The award to the responsible low bidder shall be based on final Bid amount which shall include the price for the Maintenance Contracts.



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**Schedule** – A Preliminary CPM Schedule has been included in the Bid documents which will be used to develop the baseline CPM Schedule for the project. The contract duration is 1166 calendar days from Notice of Award (N.O.A.) to Substantial Completion. Besides Substantial completion, other Critical Milestones are included in the Bid Schedule. Liquidated Damages can be assessed for delays in meeting dates for Substantial Completion and all other Critical Milestone Dates.

**Beneficial Occupancy** – Beneficial Occupancy of Floors 1 thru 16 along with the Basement Pharmacy, Security Lockers and Site Work is required 963 calendar days from N.O.A. This is a Critical Milestone.

**Phasing** – Certain parts of the construction are required to be Phased. Phasing requirements and details are identified on the Phasing Plans and in the Bid Schedule. They include:

- **Basement of Building #102**
- **Basement of Building #106 Sallyport**
- **Center Core MER's and Elevator Lobbies** – Floors 3 to 11. The completion of each of these phases of work is a Critical Milestone.
- **Sitework**



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**BIM Requirements**– The project has been developed using the BIM/Revit Protocol. The contractor shall utilize BIM for all shop drawings, clash detection, coordination and record maintenance.

**Facility Egress Requirements:** The MPC campus is an occupied facility operational 24 hours per day. The south half of Building #102 is occupied and directly adjacent to the construction area. The work of this contract is adjacent to, above, below and surrounding occupied areas. No disruptions to the operations of the facility will be permitted. Normal and Emergency Facility egress paths, roads and grounds must be maintained at all times. Work within occupied areas that may impact the functioning of the occupied area must be performed in on off-hours and in phases to mitigate disruption to the facility.

**Contractor Staging** - A Site Logistics Plan has been included in the documents. Contractor's access to the building, material storage, field office trailers and employee parking will be permitted only in designated areas.

**Temporary Material and Personnel Hoist** – will be furnished, installed and maintained by the OGS and operated by the contractor.

**Temporary Services and Controls** – Temporary services as described in the documents are required to be performed by the contractor for progressing the work of the contract and for protection of the work areas and occupied areas during construction.

**Contractor's Site Staffing** – In addition to Project Management and Construction Supervision staff, the contractor will be required to provide dedicated, full time personnel assigned to the project:

- Full time Quality Control Manager
- Full time BIM Coordinator
- Full time Site Safety Manager



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**OSHA and Safety Plan** – A Site Specific Health and Safety Plan must be submitted by the contractor prior to physical work being performed on site. Compliance with OSHA Regulations is a contract responsibility. 10 Hour OSHA Certification required for all employees and staff on site.

**ILSM** – A separate Interim Life Safety Plan (ILSM) plan must be submitted by the contractor indicating the methods and procedures by which MPC occupants (staff and patients) will be safeguarded at all times during construction.

**Identification Cards** - All contractors' employees, trades, etc. will be required to be photographed and issued photo ID Cards by the Director's Representative. ID's Cards must be worn at all times.

**Work Hours:** Normal Hours of Work are 7:00am to 4:00pm Monday through Friday. 2<sup>nd</sup> shift Hours of Work are between 2:30pm and 11:00pm Monday through Friday. Schedule all 2<sup>nd</sup> shift and weekend work in advance with the CM and MPC. **Off Hours Work** will be between 9:00pm and 7:00am Monday to Friday and must be scheduled in advance with the CM and MPC.



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# M/W/LBE Business Opportunities

- General Construction
- Roofing
- HVAC
- Plumbing
- Electrical
- HAZMAT Abatement
- Flooring, VCT, ACT, Tile
- Masonry
- Window and Door Replacement
- Painting
- Scaffolding, Rigging
- Demolition



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# Navigating the Website- NY SOGS Opportunities

The screenshot shows a web browser window with the URL <http://ogs.ny.gov/BU/DC/>. A red arrow points from the address bar to the 'Add to Favorites' button. The website header includes the New York State logo, navigation links for 'Services', 'News', 'Government', and 'Local', and the 'OFFICE OF GENERAL SERVICES' logo with the Commissioner's name, RoAnn M. Destito. The main content area is titled 'DESIGN & CONSTRUCTION: AN ISO 9001:2008 CERTIFIED ORGANIZATION' and contains sections for 'MISSION STATEMENT', 'SPECIAL NOTICES', 'DESIGN AND CONSTRUCTION OPPORTUNITIES', 'RESOURCES FOR FIRMS ON CONTRACT WITH OGS DESIGN & CONSTRUCTION', 'CONTRACTORS:', 'CONSULTANTS:', and 'FOR CLIENT STATE AGENCIES'. A red arrow points from the 'Click Here for Opportunities' text to the 'Consultant Opportunities' link in the 'DESIGN AND CONSTRUCTION OPPORTUNITIES' section. The footer includes the New York State logo and the text 'NEW YORK STATE OF OPPORTUNITY. Office of General Services Design & Construction'.

Add to Favorites

Click Here for Opportunities



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# Navigating the Website- NYSOGS Plans for Purchase

The screenshot shows a web browser window with the URL <http://ogs.ny.gov/BU/DC/esb/ContractorOpportunities.asp>. The browser's address bar and menu bar are visible. The website header includes the New York State logo and navigation links for Services, News, Government, and Local. Below the header is the Office of General Services logo, featuring Governor Andrew M. Cuomo and Commissioner RoAnn M. Destito. The main content area is divided into several sections: CORE SERVICES FOR (STATE & LOCAL GOVERNMENT, BUSINESS COMMUNITY, SCHOOLS AND NONPROFITS, THE GENERAL PUBLIC), DESIGN & CONSTRUCTION OPPORTUNITIES (CONTRACTOR OPPORTUNITIES, GENERAL BIDDING PROCEDURES, EMERGENCY CONTRACTING), and CONTACT. A red arrow points to the 'Bid Documents for Purchase' link under the 'CONTRACTOR OPPORTUNITIES' section. To the right of the arrow, the text 'Click Here For Upcoming Projects' is written in red. The footer of the website includes a search bar, a copyright notice for 2015, and various policy links (Privacy Policy, Website Disclaimer, Accessibility, Rules & Regulations). The bottom navigation bar contains links for Agencies Services, App Directory, Counties, Events, and Programs.



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# Navigating the Website- NYSOGS Plans Purchased

Click on Contract Number

Contract Number	Category	Description	Start Date	County
<a href="#">Q1620</a>	C	Replace Roofs Morrisonville Armory	08/19/15	Clinton
<a href="#">M3045</a>	E	Rehabilitate Power for Street Lighting, Buildings 819, 821, 829, 866 Rockland PC, Hudson River Campus	08/19/15	Dutchess
<a href="#">M3040</a>	C	Provide Utility Poles, Group Camp Office, Bear Mountain SP	08/19/15	Orange
<a href="#">M3028</a>	C	Repair Stair Tower Roofs, Bldgs 57, 58, & 60 Rockland PC	08/19/15	Rockland
<a href="#">Q1617</a>	C	Demolish Trailers MacCormick SC	08/19/15	Tompkins
<a href="#">Q1541</a>	C	Replace Drill Hall Roof NYC Armory, 5th Ave	08/26/15	New York
<a href="#">Q1598</a>	C	Repair Floor Support System Jamaica Armory	08/26/15	Queens
<a href="#">45045</a>	C	Modify Roof Structure and Replace Roof Region 1 North Hudson UBS	09/02/15	Essex
<a href="#">44957</a>	C	Replace Window Wells & Gratings, Various Buildings Groveland CF	09/02/15	Livingston
<a href="#">44002</a>	C	Provide Fit-Out of Shell Space, 4th Floor, Building No. 5 New York PI	09/02/15	New York
<a href="#">Q1600</a>	C	Replace Water Tower Camp Smith Training Site	09/02/15	Westchester
<a href="#">44578</a>	C	Major Building Renovations for the Manhattan Forensic Relocation Manhattan PC	09/16/15	New York
<a href="#">45133</a>	C E H P	Remove / Replace Cooling Towers Hughes State OB	09/16/15	Onondaga
<a href="#">Q1202</a>	C	Renovate Patient Bathrooms, Building No. 73 Creedmoor PC	09/23/15	Queens

[How to Acquire Bid Documents](#)

Last Updated: 8/5/2015 8:56:44 AM

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# Navigating the Website- NYSOGS

https://online.ogs.ny.gov/dnc/contractorConsultant/esb/ES Plans & Specs Avail...

File Edit View Favorites Tools Help

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Governor Andrew M. Cuomo Commissioner RoAnn M. Destito

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**BID DOCUMENTS AVAILABLE: PROJECT 44578**

TITLE: Major Building Renovations for the Manhattan Forensic Relocation  
LOCATION: Manhattan PC  
600 East 125th Street  
Wards Island, NY (New York County)

PRE-BID MEETING: 08/19/15  
MEETING LOCATION: TDx Field Office in Building 106 on Wards Island, NY  
MEETING TIME: 10:00 AM  
COMMENTS: Pre-Bid Meetings are **MANDATORY** and scheduled for either 8/19/15 or 9/3/15. For this PLA Project, attending a Pre-Bid Meeting is a requirement to submit a bid. Therefore, **ALL BIDDERS** must attend at least **ONE** of these Pre-Bid Meetings.

WICKS EXEMPT: This contract is WICKS Exempt and has a combined goal.

Contract Number	MWBE Goal M - W	Estimated Cost	Bid Deposit	Plans & Specs Available	Bids to be Received	Total Plans Cost
44578C	30%	Over \$20,000,000	\$3,369,900	08/05/15	09/16/15	\$10

- [Purchase Bid Documents for this Project](#)
- [Review/Submit Bid Questions](#)
- [Review Estimate Worksheet](#)
- [Review Addenda](#)
- [Who Purchased Bid Documents](#)
- [Interested Subcontractors and Suppliers](#)

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# Navigating the Website-Interested Subs/Suppliers Including MWBEs

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**SUBCONTRACTORS AND SUPPLIERS: PROJECT 44578**

My OGS Account Information  
 CONTRACT NO. 44578-C  
 TITLE Major Building Renovations for the Manhattan Forensic Relocation  
 LOCATION Manhattan PC  
 600 East 125th Street  
 Wards Island, NY (New York County)  
 09/16/15  
 BID DATE

Firm Name	Interested Spec Code/Title	MBE	WBE
*33Woodwork Inc.	062000 - Finish Carpentry 064000 - Architectural Woodwork	No	No
A	024116 - Structure Demolition 031100 - Concrete Formwork	No	No
A & A Plumbing Systems, Inc.	210529 - Pipe Hangers And Supports 211200 - Standpipe And Hose System 211300 - Sprinkler And Standpipe Piping	Yes	No
A & R Electric, Inc.	260221 - Motors And Motor Controllers 260512 - Primary Wiring - 5 KV Nominal EPR Insulated 260519 - Wiring General - 600 Volts And Under	Yes	No
*A Bee R A G Service Inc.	092116 - Gypsum Board Systems 093013 - Ceramic Tile 096519 - Resilient Tile Flooring	No	Yes
A Valletta Contracting Llc.	031100 - Concrete Formwork 033000 - Cast-In-Place Concrete 040121 - Masonry Restoration	No	No
A.M.P. Construction Corp.	061000 - Rough Carpentry 062000 - Finish Carpentry 064000 - Architectural Woodwork	No	No
Absolute Electrical Of Ny Inc	260221 - Motors And Motor Controllers 260512 - Primary Wiring - 5 KV Nominal EPR Insulated 260519 - Wiring General - 600 Volts And Under	No	No
Abtron Associates Corp	028213 - Asbestos Abatement 028304 - Handling of Lead Containing Materials 028433 - Abatement of PCB Containing Caulk-Sealant	Yes	No
Accurate Plumbing & Heating Corp.	220523 - Valves 220529 - Pipe Hangers And Supports 220549 - Concrete Pads For Equipment	No	No
ACE Electrical Construction Expert Corporation	260512 - Primary Wiring - 5 KV Nominal EPR Insulated 260526 - Grounding 262212 - Transformers - Dry Type, Under 600V	No	No
*Acheson Doyle Partners Architects Pc	033000 - Cast-In-Place Concrete 040121 - Masonry Restoration 040123 - Masonry Cleaning	No	No
	210529 - Pipe Hangers And Supports		



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# Obtaining Documents/CD

To receive plans and/or current list of potential bidders on the

**Major Renovations for the Manhattan Forensic Relocation  
Building No. 102, Project No. 44578**

**Manhattan Psychiatric Center, Wards Island NY**

please visit: <http://www.ogs.ny.gov/BU/DC>



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# Preliminary Dates

## KEY DATES:

Opening of Bids:	Sept 30 <sup>th</sup>
Pre-Award Meeting:	To be announced
Anticipated Award:	Mid-November
Construction:	Immediately after award
Project Duration:	1166 Calendar Days (38 months)



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# Contract Information

- Sealed Bids are due Sept 30<sup>th</sup>, 2015 @ 2:00 PM to the OGS. See Advertisement for Bid Requirements.
- Single Prime Contract – All GC, H/E/P work included unless otherwise noted.
- Project Labor Agreement (PLA) Project
- M/WBE Goals: 15% - 15%
- Pre-Award Information to be provided by the low bidder including: References, Work Plan including Staffing, Detailed Cost Estimate, Proposed Sub-contractors, Asbestos Handling License, Signed PLA, Schedule information indicating conformance with contract schedule
- Vendor Responsibility Review required: primes and subs



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## Vendor Responsibility Requirements

# Who is a Responsible Vendor?

A responsible vendor is one that has the capacity to fully perform its contractual obligations, including the integrity to justify the award of public dollars.

### FLIP STANDARD

- F - Financial ability
- L - Legal authority to do Business
- I - Integrity in Business
- P – Past Performance Record



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# What is the CCA-2?

The standard New York State vendor responsibility questionnaire is designed for use by State contracting entities to obtain necessary disclosures from prospective construction vendors.



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# NYS OGS Requirements for GC Vendor Responsibility

For Prime Contractors determined to be lowest bidder at time of bid opening

Contractor completes CCA-2 as found on OSC VendRep System:

- CCA-2 must be completed within 72 hours of determination of low bid
- Must have NYS Vendor ID to begin CCA-2
- <http://www.osc.state.ny.us/vendrep/documents/system/checklist.pdf>



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# OGS Subcontractor Vendor Responsibility Requirements

- Prime Contractor must submit subcontractors electronically via OGS/Vendor Interface on a BDC329 ***prior*** to the sub working.
- If subcontract is \$100,000 or more, sub must complete and certify a CCA2 questionnaire.
- For VendRep System, sub must have NYS Vendor ID assigned by OSC.
- All subs on OGS projects are reviewed using vendor responsibility “FLIP” review protocol.



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# OGS VendRep Contact Info

- [Laurie.Adrian@ogs.ny.gov](mailto:Laurie.Adrian@ogs.ny.gov)
  - 518-408-1657
- [Linda.Smith@ogs.ny.gov](mailto:Linda.Smith@ogs.ny.gov)
  - 518-486-5744
- [Shelia.Coleman@ogs.ny.gov](mailto:Shelia.Coleman@ogs.ny.gov)
  - 518-402-5093



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# OGS VendRep System

[www.osc.state.ny.us/vendrep](http://www.osc.state.ny.us/vendrep)

If you need assistance completing the CCA-2, or obtaining credentials to begin the CCA-2, contact:  
OSC Help Desk

[itservicesk@osc.state.ny.us](mailto:itservicesk@osc.state.ny.us)

518-408-4672

866-370-4672



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# Questions/Answers

- Only questions and answers issued in writing are binding
- Questions must be submitted *electronically* via the OGS website.
- All answers will be posted to the OGS website.
- If answers involve changes to the bid documents, an addendum will be issued.



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