



Office of Minority/Women-Owned Business Enterprise (M/WBE)
 DIVISION OF FINANCE
 41st Floor, Corning Tower
 The Governor Nelson A. Rockefeller Empire State Plaza
 Albany, New York 12242
 Phone: (518) 486-9284
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MWBE UTILIZATION PLAN

Revised Plan

Contract No.: 1627

INSTRUCTIONS: This form must be submitted with any bid, proposal, or proposed negotiated contract or within a reasonable time thereafter, but prior to contract award. This Utilization Plan must contain a detailed description of the supplies and/or services to be provided by each certified Minority and Women-owned Business Enterprise (M/WBE) under the contract. Attach additional sheets if necessary.

Contractor's Name Address, Telephone No. Owens, Renz & Lee Co., Inc. 2 Summit Place, Branford, CT 06405 203-643-1042	Contract Description Location (Region) Building Operations, Maintenance, & Management Services for 625 Broadway and 50 Wolf Road, Albany, NY	MWBE Goals in Contract MBE <u>10</u> % WBE <u>10</u> %
Federal Identification No. 06-1300465		

Certified M/WBE Subcontractors/Suppliers Name, Address, Telephone No, E-mail Address	Federal ID. No.	NYS ESD CERTIFIED		Detailed description of Work (Attach additional sheets if necessary)	Dollar Value of Subcontracts/ supplies/ services and intended performance dates of each component of the contract
		MBE	WBE		
Please refer to attached sheet with detailed information regarding all MWBE subcontractors utilized by O,R&L in the delivery of current contract services for 625 Broadway and 50 Wolf Road and proposed for the future contract as well.					
		<input type="checkbox"/>	<input type="checkbox"/>		
		<input type="checkbox"/>	<input type="checkbox"/>		
		<input type="checkbox"/>	<input type="checkbox"/>		

IF UNABLE TO FULLY MEET THE MBE AND WBE GOALS SET FORTH IN THE CONTRACT, CONTRACTOR MUST SUBMIT A REQUEST FOR WAIVER (MWBE 101)

Submission of this form constitutes the contractor's acknowledgement and agreement to comply with the M/WBE requirements set forth under NYS Executive Law, Article 15-A and NYCRR Part 143. Failure to submit complete and accurate information may result in a finding of noncompliance and/or termination of the contract.

Prepared By (Signature) <i>Suzanne O. Black</i>	Email Address sblack@OR-L.com
Name and Title of Preparer (Print or Type) Suzanne O. Black, Exec. V. P. Facility Operations	Telephone No. 203-643-1042
	Date 2-3-2011

FOR M/WBE USE ONLY

Reviewed By <i>Cynthia Ramsey</i>	Date 3/8/11			
Utilization Plan Approved <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date 3/8/11			
Contract No.	Project No. (if applicable)	Contract Award Date	Estimated Completion Date	Contract Amount Obligated

Notice of Deficiency Issued <input type="checkbox"/> Yes <input type="checkbox"/> No	Date	Description of Work
Notice of Acceptance Issued <input type="checkbox"/> Yes <input type="checkbox"/> No	Date	

Minority or Women Owned Businesses
625 Broadway - 50 Wolf Road

Project	Description	Site	Contracted	Contract Value	Comment
Environment Testing	Code 56 Testing and Certification	625	Ambient Environmental 12 Colvin Avenue, Albany NY 12206 518-482-0704	\$7,500.00	WBE
Environment Testing	Code 56 Testing and Certification	50	Ambient Envir. BB Painting 14 Pfeil Ave. Albany, NY 12206 518-331-1165	\$6,500.00	WBE
Painting - Completed 2010	Interior core walls	625	Empire Elevator Delaware Ave. Rensselaer, NY 12144 518-283-3028	\$88,000.00	WBE
Elevator Inspections	Third party inspections 2x year	625	Empire Elevator Delaware Ave. Rensselaer, NY 12144 518-283-3028	\$3,500.00	WBE
Elevator Inspections	Third party inspections 2x year	50	Empire Elevator Stitsing Electric, Inc. PO Box 27 Rensselaer, NY 12144 518-463-4451	\$3,500.00	WBE
Exterior Re-Lamping	Change out of exterior lights	625	Stitsing Electric 518-463-4451	\$3,000.00	WBE
Parking Lot Re-Lamping	Re-Lamping lot lights	50	Stitsing Electric	\$3,000.00	WBE
Recycling	Recycling - Lenney Brewer	625	New Visions 334 Krumkill Rd. Slingerlands, NY 12159 518-459-0750	\$13,200.00	Minority / disabled employee service

SUB-CONTRACTED SERVICES LIST BY PROPERTY
AS OF DATE: 2/1/2011

50 Wolf & 625 Broadway Contractor Listing

Name of Current Sub-Contractor	Site	Address	Description	Total \$ Approx. Value (Annual)	Sub-Contractors Qualifications
Bubonia	50	18 West Albany Drive Albany, N.Y. 12205	Snow Removal 50 Wolf	\$44,000.00	Bubonia has been the snow removal contractor for the past 10 years. A local contractor with property off Wolf Road for placement of hauled snow. Continually withstands the test of competitive bidding knows the property and the Tenants needs.
Chemenergy	625 & 50	491 South Pearl St. Albany, N.Y. 12202	Cooling Tower Chemicals	\$13,000.00	Competitively bid. Contractor supplies dry chemical stations for cooling towers.
County Waste Disposal	625 & 50	PO Box 431 Clifton Park, N.Y. 12095	Trash / Recycling	\$58,500.00	Continually withstands the test of competitive bidding. Will be offering Single Stream recycling in the near future which will reduce overall contract price once implemented.
Enrich - Green Shield Cert.	625 & 50	25 Post Rd. Albany, N.Y. 12205	Pest Control	\$7,634.00	Management pest control company in this area.
Elevator Sales - Bay State	50	PO Box 5 Dalton, MA. 01227	Elevator Service	\$23,400.00	Bay State has been the contractor for this service before and after building wide renovation. Installed new machines in 2009. Contract will be competitively bid at the end of the current contract.
Empire Elevators	625 & 50	111 Delaware Ave. Rensselaer, N.Y. 12144	Independent Elevator Inspections	\$5,000.00	Women Owned third party inspection service.
Johnson Controls	625 & 50	116 Railroad Ave. Albany, N.Y. 12205	Controls HVAC/Energy	\$95,962.00	Continually withstands the test of competitive bidding. Metcalf's Energy Management System is also manufactured by Johnson.
Milton CAT	625 & 50	100 Quarry Drive Milford, MA. 01757	Emergency Generator	\$4,480.00	Original manufacturer and installer of equipment
Nagergast Landscaping	625	36 Crosswell Street Albany, N.Y. 12206	Snow Removal 625 Broadway	\$11,340.00	Continually withstands the test of competitive bidding. Does an outstanding job. understands the site and tenants demands.
Nagergast Landscaping	50	38 Crosswell Street Albany, N.Y. 12206	Landscaping	\$18,000.00	Chosen as the primary housekeeping contractor after rigorous RFP process. Company has many clients along the East Coast. Contractor outstanding job. understands the site and tenants demands.
ORL Housekeeping	625 & 50	2 Summit Place Branford CT. 06405	Custodial	\$67,200.00	Chosen as the primary housekeeping contractor after rigorous RFP process. Company has many clients along the East Coast. Contractor scores high marks in all tenant inspections.
Oris Elevator	625	24 Colvin Ave. Albany, N.Y. 12205	Elevator Service	\$60,976.80	Oris is the original manufacturer and installer of this equipment. Contract will be competitively bid at the end of the current contract.
Securitas Security Services	625	10 Colvin Ave. Albany, N.Y. 12206	Security Services	\$295,000.00	Chosen as the primary security services contractor after rigorous RFP process. Company is an international company. Performs with excellence in all requirements.
Security Integrations	625	14 Petra Lane Albany, N.Y. 12205	Security Access Maintenance	\$7,666.19	Original manufacturer and installer of equipment. Will be competitively bid next year.
Simplex Grinnell	625 & 50	1399 Visher Ferry Rd. Clifton Park, N.Y. 12065	Sprinkler/Fire Alarm	\$17,563.00	Continually withstands the test of competitive bidding. Simplex is the manufacturer and original installer of the equipment.
Slusing Electric	625 & 50	PO Box 27 Rensselaer, N.Y. 12144	Exterior lamp replacement/Maint.	\$6,000.00	Women Owned electrical contractor, consistent with other rates for this type of service.
Trane	625 & 50	301 Old Niskayuna Rd. Latham, N.Y. 12110	Chillers & Lieberts	\$28,000.00	Trane is the manufacturer and the original installer for this equipment. Contract is competitively bid.