CITY TECH
285 JAY STREET
BROOKLYN, NY 11201

LATINA’s IN CONSTRUCTION
March 18, 2018
AGENDA

• Project Team Introductions
• Design
• Bidding & Award of contract
• Pre-Construction & Mobilization
• Construction
• Close-out
Construction Management (CM) is a professional service delivery method that applies management techniques to the planning, design, and construction of a project from inception to completion for the purpose of controlling time, cost, and quality. L.I.C Construction’s approach to CM is one of transparency, communication, and accountability. We provide CM solutions throughout the continental United States.

The L.I.C Approach to CM provides our clients with a ‘best of both worlds’ delivery method...incorporating the advantages of professional CM delivery with the horsepower and know-how of a General Contractor. We take complete responsibility of trade contractors, minimizing the risk for our clients. We also assemble experienced estimating teams that incorporate the market knowledge from the competitive bidding environment and work with our Superintendents and Project Managers to translate construction documents into clear and comprehensive bid scopes and work descriptions. This minimizes scope creep and gaps between trade contractors, resulting in lower bids and more accurate budgeting.

When utilizing the CM delivery method, we recommend:

- Engaging your CM early to get the maximum benefit during pre-construction planning
- Selecting on best-value, not low price...the right CM can save you far more than their fee!
- Utilizing the ‘At-Risk’ Method, protecting the owner with a Guaranteed Maximum Price
- Utilizing a CM offering self-performance ability ensuring budgeting accuracy and schedule insurance
CONTACT INFORMATION:

Amanda Lopez & Melissa Trinidad – Project Executive’s
Contact Information: 1 (718) 392-1234 (Alopez@LIC.com & Mtrinidad@LIC.com)

Lou Reid – Project Manager: (917) 889-9623 (Lreid@LIC.com)
Over 20 years of experience in the construction industry.

Ashely Diaz – Field Administrative Assistant: 1(718) 392-1200 (Adiaz@LIC.com)
Will be the on field “central hub” with over 20 years of experience she will administer and arrange all phone calls, emails, meetings, field daily reports, PCO’s, contracts, deliveries, correspondence, emails, phone calls, etc.

Ray Perez – Site Superintendent 1(646) 392-1231
Will be on site at all times to run all day-to-day operations, controlling the short term schedule, supervising all trades, deliveries, material, inspections, walk-through’s. Quality control and subcontractor coordination responsibilities.
PROJECT DESCRIPTION

The proposed project is a new academic building at the Brooklyn campus of the New York City College of Technology (“City Tech”). The project site is located at 285 Jay Street in the Downtown Brooklyn neighborhood of Kings County, New York. The project site is located on Block 131 and is bounded by Jay Street to the west, Tillary Street to the north, Tech Place to the south, and the eastern line of Lawrence Street. The proposed project, which would consist of the construction of an approximately 358,000-gross-square-foot (“gsf”), 8-story (plus 2-level basement) academic building on the project site.

Several street improvements and considerations are also included in the project. The existing curb cut along Tillary Street would be closed, and three new curb cuts would be created: adding two new curb cuts — one approximately 30 feet wide, the other 15 feet wide — would be located along Tech Place approximately 80 feet east of Jay Street; the third curb cut would be located on Tillary Street approximately 230 feet east of Jay Street. These curb cuts would require approval by the New York City Department of Transportation (“NYCDOT”). The existing subway station on the corner of Jay Street and Tech Place will remain open with the help of the Metropolitan Transportation Authority (“MTA”).

We are projecting the project to run about two years from start to finish. Our projected finish date is Summer of 2020. With a NTP date of June 2018.
BIDDING & AWARD

• This will be a competitive public bidding process handled and processed by L.I.C. Construction.

• Awarded to the lowest Responsive and Responsible Bidder.

• Multiple Bid Packages— See Next slide with List of Award Schedule and samples of Bid documents and Leveling sheet which will show us final negotiations and winning bidders.
<table>
<thead>
<tr>
<th>Period</th>
<th>Projects</th>
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<tbody>
<tr>
<td>Fall 2017</td>
<td>Structural Steel / Misc Metals / Stairs</td>
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<td>Superstructure Concrete</td>
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<td>Curtainwall / Storefront</td>
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<td>Winter 2017</td>
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<td>Mechanical / HVAC / Controls</td>
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<td>Summer 2018</td>
<td>Elevators / Escalators</td>
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<td>Ornamental Metals / Glass &amp; Glazing</td>
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<td></td>
<td>Sidewalk Bridge / Temp Hoist</td>
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<td>Spray Fireproofing</td>
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<tr>
<td>Fall 2018</td>
<td>Drywall / Acoustical Ceilings / HM Doors</td>
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<tr>
<td></td>
<td>Architectural Woodwork / Lab Casework</td>
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<tr>
<td>Winter 2018</td>
<td>Façade Maintenance</td>
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<td></td>
<td>Roofing / Tile Roofing / Waterproofing</td>
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<tr>
<td>Spring 2019</td>
<td>Parking Control Equipment</td>
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<td></td>
<td>Theatrical / Gym Rigging</td>
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<td>Dental Chairs / Med. Equipment</td>
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<td>Food Service Equipment</td>
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<tr>
<td>Summer 2019</td>
<td>Shades / Window Treatments / Draperies</td>
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<td></td>
<td>Auditorium Seating</td>
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<td>Painting / Intumescent Paint</td>
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<td>Misc. Specialties</td>
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<td>Fall 2019</td>
<td>Carpet / Resilient Tile &amp; Wood Flooring</td>
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<td></td>
<td>Ceramic Tile &amp; Stone</td>
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<tr>
<td>Winter 2019</td>
<td>Terrazzo Flooring / Epoxy Flooring</td>
</tr>
<tr>
<td></td>
<td>Landscaping / Sidewalks / Curbs / Paving</td>
</tr>
</tbody>
</table>
April 3, 2018

RE: INVITATION TO BID
NYCCT
Bid Package

Gentlemen:

You are hereby invited to submit a proposal to furnish materials and equipment for a firm price, for the project as described herein. All work is to be in complete conformance with all of the following enclosed bidding and contract documents:

- Schedule A - Purchase Order, Terms & Conditions & Bidders A & B, LEED
- Reporting Form & Tax-Exempt Certificate (will be issued with contract)
- Schedule B - Scope of Work - General - (hard copy attached)
- Schedule C - Scope of Work - Specific - (hard copy attached)
- Schedule D - Bid Form - (hard copy attached)
- Schedule E - Non-Collusion Statement - (hard copy attached)

Project:
- Mechanical Schedule Drawing (561-0170), dated 7/14/14 for Cooling Tower
- Mechanical Plan (561-0162), dated 7/14/14 for Evac
- Mechanical Roof Plan (561-0900), dated 7/14/14

Specifications:
- 01721 - Operation & Maintenance Data, dated 7/14/14
- 01731 - Warranties, dated 7/14/14
- 01735 - Project Record Documents, dated 7/14/14
- 01790 - Demonstrating & Testing, dated 7/14/14
- 01815 - LEED Requirements Summary, dated 7/14/14
- 23600 - General Requirements for HVAC Work, dated 7/14/14
- 23651 - Common Motor Control Gear, HVAC Equip., dated 7/14/14
- 23650 - Cooling Towers - Tower A, dated 7/14/14

Your proposal must not deviate from the work described in the above noted documents. Submission of a bid constitutes acceptance of the terms set forth in the Purchase Order, Terms and Conditions and Bidders A & B. Suggested dates must be indicated as Alternate Prices and are not to be included in the Base Bid but noted on the Bid Proposal Form. The only suggestions to be considered should expedite progress, maintain or improve quality and/or reduce costs.

Five (5) copies of your SEALED BID proposal must be submitted on the enclosed Bid Proposal Form to the attention of the writer prior to end of business on XXXX/XX. Proposals received after end of business will be considered non-responsive. Submit Non-Collusion Statement with bid proposal. Price shall be firm for a period of ninety (90) days.

Proposals must be submitted in a SEALED ENVELOPE inside a mailing or delivery envelope, each addressed as follows: (NO VERBAL QUOTES WILL BE ACCEPTED)

L.I.C. Construction
37-16 23rd Street
LIC, NY 11101
Attn: Mrs. Melissa Trinidad/Ms. Amanda Lopez

L.I.C. Construction ("Trade Contractor") reserves the right to waive minor bid discrepancies in the best interest of the Owner. The work shall comply with the most stringent codes which apply to this work, whether shown or not on drawings and/or specifications. Specification Sections pertinent to your bid are enclosed. Drawings showing equipment arrangements, etc. are available for your review at our office.

Any questions relating to the bid are to be directed to the writer, in writing, by email at lic@construction.com

NYCCT 285 Jay Street
Bid Package

SCHEDULE "E"

285 Jay Street
INVITATION TO BID

BID PACKAGE

NON-COLLUSION STATEMENT

Date: ____________________

L.I.C. Construction
37-16 23rd Street
Long Island City, New York 11101

Gentlemen:

This is to certify that the undersigned bidder has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the proposal for Heating, Ventilation and Air Conditioning for the 285 Jay Street or any part thereof, submitted to RSW Mechanical Services, Inc. on the day of __________, 2018.

Corporate Seal

Signature of Bidder:

By: ______________________

Secretary

SWORN and SUBSCRIBED before me this ______ day of _________, 2018

My Commission expires: ______________________

Notary Public

This statement must be completed and signed in order that the bid be considered.

Notarized
NYCCT

Bid Results for:
285 Jay Street, BK, NY
BID PACKAGE

**Base Bid**
As per M-709.00 90% CD dated 3/6/15 and Specifications. 1 Year Warranty after removal and acceptance by owner. Furnish a 3 year warranty for motors, and a 5 year warranty for bearings. (Vibration Isolation and Variable Speed Drives are by others and not included in the base bid).

$  

**BREAKOUT PRICE: WARRANTY**

3 Year Warranty For Motors

$  

5 Year Warranty For Bearings

$  

**DURATIONS FOR SUBMITTALS:**

Weeks

**DURATIONS FOR FABRICATION:**

Weeks

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**FINAL AFTER NEGOTIATIONS AND SCOPECING**

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<td><strong>Tower B</strong></td>
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<td><strong>Final If's After Negotiations And Scoping:</strong></td>
<td>$1,555,000</td>
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<td><strong>Final After Negotiation</strong></td>
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<td>$1,555,000</td>
<td>$1,326,350</td>
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SITE LOGISTICS / MOBILIZATION

• PEDESTRIAN PROTECTION – Scaffolding will be placed around the entire project.

• TEMPORARY FENCING – Will be placed behind all scaffolding, around the entire project. Openings, secured by digital combination locks, will be at the Jay Street/Tech Place intersection and directly on the other end of Tech Place on Tillary Street.

• TEMPORARY TRAILER – Will be set up in the empty open space which will later be landscaped (indicated on next slide in red).

• SECURITY BOOTH – Will be set up behind locked gates at Jay Street & Tech Place near existing High School. A security guard will be posted from 6pm – 7am (while trailers are closed and site superintendent is off property).

• SIDEWALK SHEDS/Cranes – Will be set up all along Tillary Street which will then give cranes and delivery trucks direct access to job site through Tech Place. Materials will be stored in sheds in this area in addition to the open space near our temporary trailers.

• MTA SUBWAY ENTRANCE – On Jay Street will remain open during all phases of construction. Working with the MTA as per their regulation the subway entrance will be covered by scaffolding and reinforced.
SITE PLAN

TILLARY ST
WIDE STREET (140' WIDE)

LOT AREA = 139,853.9569 sq.ft.

JAY STREET
WIDE STREET (60' WIDE)

120' 6"

144' 6"

118' 8"

155' 10"

325' 5"

6' 2" 

126' 5"

148' 3"

246' 5"

325' 5"

6' 2"

410' 3"

TECH PLACE
NARROW STREET (69' WIDE)
MANAGING CONSTRUCTION & QUALITY

- We will incorporate programs which will help keep field and office personnel on the same page i.e.;
  - PlanGrid - This program allows you to update drawings, documents and correspondence. PM’s, Field supers, Project Executives will all be able to access this software and indicate issues and address them immediately. This program is great especially come time for close-out. It can also export Punchlist items into excel.
  - Document Control Administrator will handle all drawings, specifications and submittals.
  - Quality Assurance/Quality Control (QA/QC) – program will assure that all contractors will adhere to drawings and all documentation.
  - A Safety director will strictly enforce HASP.
  - Third party inspection agent will be handled by Tectonic who will handle sign off on all TRI’s.
  - Commissioning agent – They will inspect all the equipment per specifications and details. They will check the systems work per sequence of operation.

- The Goal is to complete the physical work Safely, on time, on budget and according to the quality requirements of the contract.

- Permits should be done by this time and now ready to access the site.
PROJECT MEETINGS:

• Pencil Requisition Meetings – To be held every 3rd Tuesday of the month.

• Change Order Meetings – To be held every Friday morning.

• CPM Schedule Meetings & Walkthrough – To be held every first Friday of the month, directly following the Change Order Meeting. Meeting to include all, CM, GC, Architect, Engineer and Site Superintendent.

• Owner/Construction Management Update Meetings – To be held on the last Monday of every month. Owner will meet the CM team for an update on all areas of the job including schedule, budget and issues. At this time the Owner will have the ability to walk to site.
MANAGING TIME & COST:

In order to manage cost and time effectively we will process requisitions on a monthly basis, released after our monthly Pencil Requisition Meetings (w/ walkthrough) held on the 3rd Tuesday of every month. Meetings will include the CM and the GC. The GC will present the current work that was completed to the bank and owner/CM for review. The percentage of completion will be confirmed. If there are any issues they will be discussed and addressed. Once reviewed and finalized the requisition will then go in for process and payment, the Owner will authorize the release of payment for the month.
**CPM Schedule**—We have monthly meetings updating the schedule. This will help keep the job on track to finishing within the project finish date. Our Architect & Engineer will also use this as a reference to walk the field and check on the schedule to verify it’s on track and if not to notate that in there.
CLOSEOUT AND OCCUPANCY

➢ Our goal is to complete all requirements of the contract and move the owner in.

➢ We will ensure all Punch list items are checked off so that our Inspector can sign off all items and issue our TCO.

➢ Once TCO is received we can push forward and closeout any deficiencies or defects issued by any departments or agencies in the city.

➢ All final payments will be made to subcontracts only if all work has been completed and satisfactory to specifications and contract documents.

➢ All O&M's, Attic Stock, Warranties/Guarantees must be approved and received.