



NEW YORK CITY DEPARTMENT OF  
DESIGN + CONSTRUCTION

**DAVID J. BURNEY, FAIA**  
Commissioner

**CAROL DIAGOSTINO**  
Agency Chief  
Contracting Officer

**Project:** S216-415A, Construction Management Services for the Renovation and Rehabilitation of the West 59<sup>th</sup> Street Marine Transfer Station, Borough of Manhattan

**PIN:** 8502012TR0006P

**Date:** July 26, 2012

**Time:** 10:00AM

**To:** All Attendees

**From:** Carlo Di Fava and Maritza Ortega

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## MINUTES OF JULY 26, 2012 PRE-PROPOSAL CONFERENCE

### **Agency Attendees:**

John Ziedonis: Senior Project Manager, Public Buildings, DDC  
Frederick Douglass: Program Director, Public Buildings, DDC  
John Katsorhis: Director, Professional Contracts, DDC  
Carlo DiFava: Contract Manager, DDC  
Maritza Ortega: Contract Manger, DDC  
James Cerasoli: Deputy Director, Office of Contract Opportunity, DDC

### **Additional Attendees:**

Attendance sheet attached

### **General**

The purpose of this meeting was to present the scope of the West 59<sup>th</sup> Street Marine Transfer Station project to the prospective Construction Managers and provide an opportunity to address any related questions.





Carlo Di Fava discussed the following with regards to the Request for Proposal:

- The Submission Deadline for the Request for Proposal is August 9, at 4:00 PM.
- Questions are accepted until 1 week before the deadline.
- Attachment 2 – RFP Page 17 the Iran Divestment Act Compliance Rider must be signed and notarized.
- A Group Site Visit will be on August 2, at 10:00AM

James Cerasoli discussed the following with regards to the Subcontractor Utilization Plan:

- Subcontractor Utilization Plan must be completed and goals affirmed or response will be deemed non-responsive.
- The Request for Proposal Page 10 – The Form must be in a seal envelope marked Subcontractor Utilization Plan.
- Goal is 10% of all sub-contracts under \$1 Million.
- 31% of that 10% must be MWBE firms of unspecified ethnicities.
- The CM is encouraged to use small businesses (M/WBEs) up front.
- A Joint Venture with an M/WBE firm has no impact on the status of the goal.
- Requests for lists of firms or further questions on this topic may be directed to Carlo Di Fava.

John Ziedonis presented an overview of the project, with a supporting slideshow presentation. The following points were raised:

- The Marine Transfer Station, located at West 59<sup>th</sup> and Marginal Streets in Manhattan will remain active and in operation during construction
- The facility operates 24 hours a day, Monday through Saturday
- The existing building is two stories in height, totaling approximately 51,000 square feet
- The facility is used for truck-to-barge paper recycling transfer
- Operations building holds the offices
- Project will be separated into 2 Phases:

#### Scope for Phase 1

- Repair the inshore platform, as well as the in-slab utilities.
- Bike path improvements
- Truck scale replacement: 2 new (1 outbound, 1 inbound)
- Upgrade ventilation along the ramp
- Dredging of barge slip





## Scope for Project 2

- Structural repairs on the pier, including pile cap and pile repair, pier edging replacement
- Re-finish the exterior translucent panel wall system and metal wall and roof panels
- Repaint building steel frame
- Replace existing electrical, mechanical, plumbing, fire protection systems, and provide new rooms at pier level for electrical, plumbing fire protection with flood protection
- New emergency generator room under ramp
- New tipping, floor topping
- Egress Improvements: replace 6 of the 8 sets of stairs, including new egress stair at south pier, new exit passageways in fire rated enclosures at pier level and at ramp
- Gallery renovation includes new mechanical room
- Operations building: 3,200 SF, interiors to be gutted and renovated to house: office, fire pump room/water meter room, electric room, locker rooms, lunch room, mechanical room
- Restore the existing entrance portal
- Refurbish existing Percent for Art neon artwork

**The following is a summation of questions and answers from the conference. Any errors in the earlier responses have been corrected; the following should be considered the official responses to the questions.**

**Question: Does a phasing plan exist?**

Answer: Yes, the design consultant has developed a phasing plan, but it should be reviewed. Phase 1 is scheduled to take 1 year

**Question: What is the personnel capacity of the facility?**

Answer: Maximum capacity is 21, but normally it varies from 2 to 7 people, depending on the time of the day. There is a consistent heavy volume of trucks at the facility.

**Question: Will the Army Corps of Engineers Permit be in place when the project starts?**

Answer: Yes

**Question: What is the size of the generator?**

Answer: The size of the generator is to be determined at a later date.

**Question: Will the operations building require new mechanical systems?**

Answer: Yes. It will require new mechanical and fire protection systems. In addition to the ventilation system on the ramp, a new ventilation system will be installed throughout.

**Question: Is Con Edison involved in the project?**

Answer: We do not anticipate any Con Ed involvement in Phase 1; possibly in Phase 2.





**Question:** Will a staging area be supplied on the pier?

Answer: There is limited space on the pier; we will have to work around this.

**Question:** Is there a cost estimate showing the breakdown?

Answer: A cost estimate is not available.

**Question:** Will there be a site visit?

Answer: There will be a site visit on August 2, 2012 from 10:00AM to 12:00PM. A life preserver is required; each attendee must provide their own life preserver. The site visit is purely optional.

**Question:** Will the construction contracts be publicly bid?

Answer: Yes.

**Question:** Is a timeline available?

Answer: No timeline is available.

**Question:** Should it be assumed that the contracts will be bid and awarded prior to December 2012 and handed over to the Construction Manager?

Answer: Yes.

**Question:** What is the extent of dredging required?

Answer: The extent of dredging is not known at this time.

**Question:** Is it the intent to renovate the Operations Building while occupied?

Answer: The Department of Sanitation (DSNY) will use the building during Phase 1. The office will remain in the Operations Building during Phase 2; Operations Building refurbishment will need to take into account maintaining functioning office space during phased renovation work.

**Question:** Is Wick's Law applicable?

Answer: No.

**Question:** Are the documents/drawings available for review?

Answer: No.

**Question:** Is abatement needed?

Answer: Yes, asbestos abatement is needed.

**Question:** Will all of the work be performed above water?

Answer: It would depend on Phase 2, but it is anticipated that this work will be above water.





**Question: Will any of the piles be replaced?**

Answer: No new piles will be driven; existing piles will be repaired in-place.

**Question: Has an underwater inspection been conducted?**

Answer: Yes, the consultant has performed an underwater survey.

**Question: Have the timber piles been wrapped?**

Answer: Yes.

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**The following is a list of questions submitted to DDC in writing prior to the pre-proposal conference:**

**Question: One of the Proposal Requirements is a detailed, coordinated schedule. How will we get enough information to provide such a schedule in our proposal?**

Answer: Provide a schedule to the best of your ability with the information provided and based on your knowledge of how a project like this would likely proceed. Your schedule should represent your project management, methodology and approach for this project. DDC has provided a bare bones schedule based on how long we believe the project in its entirety should take. It is understood that once a contractor is on board, the schedule will be further refined and coordinated with said contractor and subs.

**Question: Would a firm that currently serving as subconsultant to the lead design consultant on this project be precluded from participating as a team member for the CM work with another firm? (e.g. does DDC bar participation of design subconsultants from proposing on CM work)?**

Answer: The role of subconsultant to the project lead design consultant would not automatically bar a subconsultant from participating in the CM bidding process. However, the subconsultant's particular role during the design phase and proposed role during CM services will be taken into consideration during the proposal review process and will be a factor in making the final selection.

**Question: RFP Page 8, Item 2 Experience of Firm & Subconsultants: As a Joint Venture, may we submit 5 projects for each firm of the JV? Also, may we submit 5 projects for each subconsultant?**

Answer: Yes





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PROJECT TITLE/DESCRIPTION: Construction Management Services for the Renovation and Rehabilitation of the West 59th Street Marine Transfer Station, Borough of Manhattan

PLEASE PRINT CLEARLY

COMPANY NAME	CERTIFIED		STREET ADDRESS CITY, STATE, ZIP	NAME OF ATTENDEE	PHONE #	FAX#	E-MAIL
	MBE	WBE					
OKG Engineers	✓		39 W. 32 <sup>nd</sup> Street Rm 1204 New York NY 10001	Kwaku Gyebi	(212) 213-8711	(212) 213-8233	okgpe@hotmail.com
Tectonic Eng.			29-16 40th Ave LIC, NY 11101	Ayman Bakri	718-640 1000	718-391 0607	abakri@tectonic-engineering.com
HAKS	✓		40 Wall St. NY, NY 10005	Jeff Terzakis	(212) 747-1997	(212) 363-8090	jterzakis@haks.net
LBG			412 Morris Kemble Ave Morristown, NJ 07962	Martin Coffeen	(973) 407-9653		mcoffeen@ <del>louisberger.com</del> louisberger.com
METRON.	✓		31 W 27th St, 9th Fl NEW YORK, NY 10001	MOHAMED ELWAL	212 696 5877	212 696 5878	melw@ilemetron.biz
QWIC, Inc.		✓	313 EAST BROAD ST. PALMYRA, NJ 08065	JEFF MYERS	(856) 829-7942	(856) 829-7969	JEFFMYERS@QWICINC.com
SHAW E&I Eng./NYPC			1633 Broadway, 30th Fl. NY NY 10019	Reza Marandi	(212) 290-6033	(212) 290-6001	Reza.Marandi@shawgrp.com
JED ENGINEERING	✓		65 Roosevelt Ave, 9th Fl Valley Stream, NY 11581	J. EVANS DOLEY	(516) 256-2310	(516) 256-2312	EDOLEY@JEDENGINEERING-PC.COM
Turner Construction Co			375 Hudson Street New York, NY	Michael Nolan	(212) 229-6000		m.nolan@tcco.com
ARCADIS			655 Third Ave, 12 Fl New York, NY 10017	Kurt Emmerich	973 332 1055		KURT.EMMERICH@ARCADIS-US.COM



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Dvirka and Bartilucci Consulting Engineers			330 Greenways Park Dr. Woodbury, NY 11797	Ron Dolo	914-469-5300	914-467-6103	rdolo@db-eng.com
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Ammann & Whitney			96 Moreton Street New York, NY 10014	George EL-Azar	212-627-7160	212-929-5356	gelazar@ammann-whitney.com
THE LIR GROUP			3 Aerial Way Succeset NY 11791	LARRY BLOWD	516-938-5476	516-938-5491	BLONDLE@lir.com
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ENTECH ENGINEERING, P.C.			11 BROADWAY, 21ST FL. NY, NY 10004	KEVIN ODENTHAL	646 722 0000	212 785 8018	KODENTHAL@ENTECH-PC.COM
Charles Ludlar STV			233 Park Ave South	C. Ludlar	212 505 1942		Charles.Ludlar@STVinc.com
STV INC. Sokol Beijleri			225 PARK AVE S. NEW YORK NY 10003	Sokol Beijleri	212-644-3429		sokol.beijleri@stvine.com



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FURS-Corp. - NY			One Penn Plaza NY, NY 10119 Suite 610	Paul Pleho	212-736-4444	212-629-4249	David.Beckett@furs.com
Jacobs Engineering - NY			Two Penn Plaza Suite NY, NY 10119-0603	Rick Wenger	212-268-1500		rick.wenger@jacobs.com
EPIC MANAGEMENT			350 FIFTH AVE 59TH FLOOR NY, NY 10118	DEAN'S NGERTY	212-601-2766	212-601-2610	DHANGERTY@EPICBUILD.COM
AFRIDI ASSOCIATES			19 W. 21 ST. NEW YORK, NY 10010	ARBER AFRIDI	(212) 243-0725	(631) 465-0786	aafриди@afridiassociates.com
TISHMAN CONST CORP.			100 PARK AVE N.Y. N.Y. 10017	STEVE KARAFIOL	212 739 6099		STEVE.KARAFIOL@ <del>TISHMAN</del> AECOM.COM
\$DC				Judith Bernard	718 391 1123		
SIMCO	✓		80 Maiden La Suite 501 NY NY 10038	Bob Hoffmann	212.385.8100 x1621	212.385-8101	rhoffmann@simcopc.com
Hudson Meridian Const			40 Rector Street, 18th Fl NY NY 10006	William Cote	212-608-6600	212-608-7611	wcote@hudsonmeridian.com
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HDR, Inc.			500 Seventh Ave 15th Floor NY NY 10018	Fred Mohrmann	212-542-6000		fred.mohrmann@hdrinc.com



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Tekno Consult	X		5. Independence Ave Suite 150 Princeton NJ 08540	Zubair Wai	609 720 1200	609 720 1210	zwarsi@Tekno-consult.com