

NYCHA SEEKS SUBCONTRACTORS (MULTIPLE TRADES) FOR THIRD NYCHA CONSTRUCTION MANAGEMENT PROGRAM

The New York City Housing Authority is planning extensive repairs to the exterior facades and roofs of a significant portion of the 2,694 buildings that it owns and operates. NYCHA is also planning projects for a variety of Mechanical, Electrical, Plumbing and General Construction capital improvement projects. Assignments may include multi-site projects. All work will be performed under NYCHA's CM/Build Program with pre-qualified subcontractors working directly for Construction Management (CM) firms retained by NYCHA.

SUBCONTRACTORS MUST BE PRE-QUALIFIED IN ORDER TO BE INVITED TO BID ON PROJECTS.

Subcontractor Pre-qualification Applications will be accepted on an on-going basis. However, to ensure eligibility to bid on the first round of projects, it is recommended that you submit an application to the CM(s) with whom you wish to pre-qualify by September 15, 2008. The application process is described below. An informational open house for subcontractors will be held on Thursday, September 4 at 10:00 AM at 90 Church Street, 5th Floor, Ceremonial Room.

Project Work Categories include:

- **Asbestos Abatement & Environmental Remediation**
- **Roofing Replacement/Repairs**
- **Exterior Building Repairs and Façade/Structural Repairs**
- **Building Systems Repairs/Replacement, including: General Construction, Mechanical, Plumbing, Electrical, Environmental Work**
- **Interior Apartment Renovation**
- **Firestopping**
- **Windows**
- **Controlled Inspection Services**
- **Air Monitoring Services**

Trade contracts will be bid as Wicks Law in accordance with revised threshold values enacted by New York State on July 1, 2008.

PRE-QUALIFICATION: Subcontractors must pre-qualify separately for each of the CMs they wish to work for. If you are interested in working for one or more of these CMs, please contact them as listed below to begin the prequalification process for future bidding opportunities.

<u>CM Name</u>	<u>Website</u>	<u>Phone #</u>	<u>Contact Person</u>
Hudson Meridian	www.hudsonmeridian.com	(212) 608-6600	Michelle Sotomayor

Subcontractor Pre-qualification Applications may be downloaded from the CM websites listed above, or picked up directly from the CM firm offices.

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Vendex Requirements

To be eligible to perform work on NYCHA projects contractors must have current information, with no adverse findings, on file in the New York City Vendex system. As part of the pre-qualification process subcontractors are required to submit a Vendex Questionnaire or Certificate of No Change to the Mayor's Office of Contract Services (MOCS) and copy the CM. More information and Vendex forms can be obtained by visiting the MOCS website at: <http://www.nyc.gov> and search for "Vendex".

IN ORDER TO BE CONSIDERED, A FIRM MUST MEET THE FOLLOWING CRITERIA:

Experience and References:

The subcontractor shall submit a minimum of five projects, ongoing or completed over the last 5 years two (2) of which should be a minimum of \$3 million each. Owner's representative references which are positive and verifiable must be provided for each project.

Bonding Capacity:

Firm must provide a letter on surety letterhead confirming adequate bonding capacity. Minimum required bonding capacity is \$3 million. To qualify for larger projects, proof of higher bonding capacity, as needed, will be required with the contract bid.

Financial Strength and Stability:

- Submit CPA audited or reviewed annual financial statements for the last three years.
- Submit documentation of a credit line for a minimum of \$200,000.00.

Participation in a NY State approved apprenticeship program:

The applicant must be a participant in, or be affiliated with, an apprenticeship program approved by the Commissioner of Labor of the State of New York (or for contractors outside of New York State, a United States Department of Labor approved apprenticeship program) that has had at least one (1) graduate.

Safety:

Firm must have a satisfactory EMR (Experience Modification Rate).

Minority-owned, Women-owned, and Small Business Enterprises (MWSBE):

MWSBE firms are encouraged to apply.