



# THE CITY RECORD

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## THE CITY RECORD

MICHAEL R. BLOOMBERG, Mayor

MARTHA K. HIRST, Commissioner, Department of Citywide Administrative Services.  
ELI BLACHMAN, Editor of The City Record.

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

### ART COMMISSION

#### MEETING

The Art Commission Public Meeting will be held on **Monday, March 10th, beginning at 1:50 P.M.** in City Hall. All times are subject to change. Please refer to the Art Commission website at [www.nyc.gov/artcommission](http://www.nyc.gov/artcommission) or call the Commission at 212-788-3071 to confirm presentation times.\*

#### Public Meeting

**1:50 p.m. Proposed Amendment of Rules of Practice and Procedure**

**1:55 p.m. Consent Items**

- 23079: Construction of a garage and parking lot, Engine Company 160 and Rescue Company 5, 756 Targee Street, Staten Island. (Preliminary) (CC 50, CB 2) DDC
- 23080: Installation of a prototypical newsstand, southwest corner of 53rd Street and Seventh Avenue, Manhattan. (Preliminary and Final) (CC 3, CB 5) DConA
- 23081: Installation of 19 M-Poles, Staten Island Borough Hall, Hyatt Street, Stuyvesant Place, Schuler Street, Richmond Terrace and Nick LaPorte Place, Staten Island. (Preliminary and Final) (CC 49, CB 1) DOT
- 23082: Construction of stoops and installation of front gardens, 301-309 State Street, Brooklyn. (Preliminary and Final) (CC 33, CB 2B) DOT
- 23083: Construction of a miniature golf course, Rocket Park, New York Hall of Science, 47-01 111th Street, Queens. (Final) (CC 21, CB 4, 5 & 6) DCuA/DPR
- 23084: Reconstruction of Schmul Park, Phase I, Wild Avenue, Pearson Street and Melvin Avenue, Staten Island. (Final) (CC 50, CB 2) DPR
- 23085: Reconstruction of a playground, Athens Square Park, 30th Street, 30th Avenue, Queens. (Final) (CC 22, CB 1) DPR
- 23086: Reconstruction of De Kovats Playground, East 91st Street, East 92nd Street and York Avenue, Manhattan. (Final) (CC 5, CB 8) DPR
- 23087: Reconstruction of Printers Park (Sunnyvale Courts), Phase II, Aldus Street and Hoe Avenue, Bronx. (Final) (CC 17, CB 2) DPR

- 23088: Conservation of the Brooklyn War Memorial statuary by Charles Keck (1951), Cadman Plaza, Tillary, Fulton, Prospect and Washington Streets, Brooklyn. (Preliminary) (CC 33, CB 2) DPR
- 23089: Construction of a playground and skate park, River Avenue and East 157th Street, Bronx. (Final) (CC 16, CB 14) DPR
- 23090: Construction of an amphitheater, Crotona Park North, Crotona Park East, Cleremont Parkway and Crotona Avenue, Crotona Park, Bronx. (Final) (CC 15, CB 3) DPR
- 23091: Reconstruction of a community park, Phase I, Ferry Point Park, east of the Whitestone Bridge, Balcom Avenue and Schley Avenue, Bronx. (Final) (CC 18, CB 10) DPR

#### Public Hearing

2:00 p.m.  
23092: Construction of a Snow Leopard Exhibition, Central Park Zoo, 64th Street at Fifth Avenue, Manhattan. (Final) (CC 4, CB 8) DPR

2:20 p.m.  
23093: Restoration of and addition to the Riverside Health Center, 160 West 100th Street, Manhattan. (Final) (CC 8, CB 7) DDC

2:40 p.m.  
23077: Installation of a prototypical newsstand, northeast corner of Park Avenue South and East 28th Street, Manhattan. (Preliminary and Final) (CC 2, CB 105) DConA

23078: Installation of a prototypical newsstand, southeast corner of Park Avenue South and East 28th Street, Manhattan. (Preliminary and Final) (CC 2, CB 105) DConA

\*Any person requiring reasonable accommodation to participate in the hearing should call or write the Commission no later than three business days prior to the meeting.

Art Commission, City Hall, Third Floor  
New York, New York 10007  
Tel: 212-788-3071, Fax: 212-788-3086

m6

### BANKING COMMISSION

#### MEETING

PLEASE TAKE NOTICE THAT THERE WILL BE A quarterly meeting of the Banking Commission on Tuesday, March 11, 2008 at 11:00 A.M. in Room 727, Municipal Building, Manhattan.

m5-7

### CITY COUNCIL

#### HEARINGS

HEARING BY THE COMMITTEE ON RULES, PRIVILEGES AND ELECTIONS

THE COMMITTEE ON RULES, PRIVILEGES AND ELECTIONS WILL HOLD A HEARING ON

WEDNESDAY, MARCH 12, 2008, AT 10:30 A.M. IN THE COUNCIL CHAMBERS, CITY HALL, NEW YORK, NEW YORK 10007 ON THE FOLLOWING MATTERS:

#### Advice and Consent

- **M-942**, Communication from the Mayor submitting the name of Mr. José Maldonado for appointment as a member of the New York City Civil Service Commission pursuant to §§ 31 and 813 of the *New York City Charter*. Should Mr. Maldonado receive the advice and consent of the Council, he will be eligible to serve the remainder of a six-year term that expires on March 21, 2009.

#### APPOINTMENT

- **Preconsidered M**, Jane Carolyn Kalmus, Council candidate for re-appointment to the New York City Voter Assistance Commission pursuant to §1054(a) of the *New York City Charter*. If Ms. Kalmus is re-appointed, she will be eligible to serve for the remainder of a three-year term expiring on June 30, 2010.

#### AND SUCH OTHER BUSINESS AS MAY BE NECESSARY

A Calendar of speakers will be established in advance. Persons interested in being heard should write to the Honorable Christine C. Quinn, Speaker of the City Council, City Hall, New York, New York 10007, setting forth their name, representation and viewpoints.

Hector L. Diaz  
City Clerk, Clerk of the Council

m5-12

### CITYWIDE ADMINISTRATIVE SERVICES

#### DIVISION OF REAL ESTATE SERVICES

##### PUBLIC HEARINGS

PUBLIC NOTICE IS HEREBY GIVEN THAT a Voluntary Public Hearing will be held on Wednesday, April 9, 2008 at 22 Reade Street, 2nd Floor Conference Room, Borough of Manhattan, commencing at 10:00 a.m., relating to the Amendment of eight leases in the Borough of Brooklyn.

Pursuant to Board of Estimate Resolution adopted on May 24, 1984 (Calendar No. 226), the City entered into eight leases, each dated September 1, 1984 ("Ground Leases") with eight entities ("Lessees") controlled by Rentar Development Corp., pursuant to which certain ground lots in Brooklyn, were leased from the City to the said Lessees for an initial term commencing September 1, 1984 and ending December 31, 2015, with renewal terms. Other than with respect to the name of the Lessee, description of the parcel and rental, etc., each of the eight Ground Leases is in identical form.

The City, as Lessor, and Rentar Development Corp. seek by Amendments to make a number of changes in the leasehold premises under each of the Ground Leases, relating primarily to a new basic rent which will benefit the City by establishing, effective January 1, 2008, a minimum total guaranteed annual rent of \$1,500,000 apportioned among the Ground Leases based upon the respective square footage and current basic rent being paid under the respective Ground Leases, with periodic escalations. This action is intended to promote the productive use of these properties.

If approved by the Mayor of the City of New York, the Department of Citywide Administrative Services, Division of Real Estate Services shall be authorized to amend these leases.

The calendar document for the voluntary public hearing and lease Amendments pertaining to the eight Ground Leases enumerated below, signed by the Lessees thereof, are available for inspection by the public at the Department of Citywide Administrative Services, Division of Real Estate



A neo-Gothic & Renaissance style rowhouse building designed by Charles H. Israels and built in 1894. Application is to construct a rooftop and rear yard additions. Zoned R8B.

#### CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 08-5702 - Block 1390, lot 3-944 Fifth Avenue - Upper East Side Historic District  
An apartment building designed by Nathan Korn and built in 1925-26. Application is to amend Certificate of Appropriateness 03-3418 for a master plan governing the future installation of windows.

#### CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 05-5785 - Block 2059, lot 56-464 West 145th Street - Hamilton Heights Historic District Extension  
A Renaissance Revival style rowhouse built in 1897. Application is to legalize the installation of an awning without Landmarks Preservation Commission permits.

f27-m11

NOTICE IS HEREBY GIVEN THAT PURSUANT to the provisions of 3020 of the New York City Charter and Chapter 3 of Title 24 of the Administrative Code of the City of New York (Sections 25-303 and 25-313) that on **Tuesday, March 18, 2008 at 9:30 A.M.**, at the Landmarks Preservation Commission will conduct a public hearing in the Public Meeting Room of the Landmarks Preservation Commission, located at The Municipal Building, 1 Centre Street, 9th Floor North, City of New York with respect to the following proposed Landmarks, Landmark Sites, and Historic District. Any person requiring reasonable accommodation in order to participate in the hearing should call or write the Landmarks Preservation Commission, [Municipal Building, 1 Centre Street, 9th Floor North, New York, NY 10007, (212) 669-7700] no later than five (5) business days before the hearing. There will also be a public meeting on that day.

#### ITEMS TO BE HEARD

LP-2287 PROPOSED NOHO HISTORIC DISTRICT EXTENSION, Borough of Manhattan

##### **Boundary Description**

The proposed NoHo Historic District Extension consists of the property bounded by a line beginning at the northwest corner of Lafayette Street and Bleecker Street, then extending northerly along the western curblin of Lafayette Street to a point on a line extending westerly from the northern property line of 379 Lafayette Street, easterly along said line and the northern property line of 379 Lafayette Street, northerly along part of the western property line of 30 Great Jones Street, northerly along the eastern building line of 383-389 Lafayette Street (aka 22-26 East 4th Street) and continuing northerly across East Fourth Street, northerly along the western property line of 25 East Fourth Street, easterly along the northern property lines of 25 and 27 East 4th Street, southerly along the eastern property line of 27 East 4th Street to the southern curblin of East 4th Street, easterly along the southern curblin of East 4th Street to a point on a line extending northerly from the eastern property line of 38 East 4th Street, southerly along said line and the eastern property line of 38 East 4th Street, easterly along part of the northern property line of 48 Great Jones Street, northerly along the western property lines of 354 and 356 Bowery, easterly along the northern property line of 356 Bowery to the western curblin of the Bowery, southerly along the western curblin of the Bowery to a point on a line extending easterly from the southern property line of 354 Bowery, westerly along said line and part of the southern property line of 354 Bowery, southerly along part of the eastern property line of 48 Great Jones Street, easterly along the northern property line of 54 Great Jones Street, southerly along the eastern property line of 54 Great Jones Street to the southern curblin of Great Jones Street, easterly along the southern curblin of Great Jones Street to a point on a line extending northerly from the easterly property line of 57 Great Jones Street, southerly along said line and part of the eastern property line of 57 Great Jones Street, easterly along the northern property line of 344 Bowery to the western curblin of the Bowery, southerly along the western curblin of the Bowery, westerly along the northern curblin of Bond Street to a point on a line extending northerly from the eastern property line of 51 Bond Street, southerly along said line and the eastern property line of 51 Bond Street, westerly along the southern property lines of 51 through 31 Bond Street and the southern curblin of Jones Alley, southerly along the eastern property line of 337 Lafayette Street (aka 51-53 Bleecker Street) to the northern curblin of Bleecker Street, and westerly along the northern curblin of Bleecker Street, to the point of beginning.

LP-2297 FORMER SOCIETY OF CIVIL ENGINEERS CLUBHOUSE, NOW LEE'S ART SHOP, 220 West 57th Street aka 218-222 West 57th Street, Manhattan.  
Landmark Site: Borough of Manhattan Tax Map Block 1028, Lot 42

LP-2299 (Former) FIRE ENGINE COMPANY NO. 54, 304 West 47th Street, Manhattan.  
Landmark Site: Borough of Manhattan Tax Map Block 1037, Lot 37

LP-2281 ST. MICHAEL'S CHURCH, PARISH HOUSE AND RECTORY, 201 West 99th Street aka 800-812 Amsterdam Avenue, Borough of Manhattan.  
Landmark Site: Borough of Manhattan Tax Map Block 1871, Lots 24 and 29

m3-18

## OFFICE OF THE MAYOR

### PUBLIC HEARING

#### NOTICE OF PUBLIC HEARING ON PROPOSED LOCAL LAWS

PURSUANT TO STATUTORY REQUIREMENT, NOTICE IS HEREBY GIVEN that proposed local laws numbered and titled hereinafter have been passed by the Council and that a public hearing on such proposed local laws will be held in the Blue Room at City Hall, Borough of Manhattan, New York City, on **Thursday, March 13, 2008 at 1:00 P.M.**:

**Int. 627-A** - A Local Law to amend the administrative code of the city of New York, in relation to the duty of an owner to refrain from harassment of tenants and remedies for the breach of such duty.

**Int. 659-A** - A Local Law to amend the administrative code of the city of New York, in relation to technical corrections of the New York city construction codes.

**Int. 665-A** - A Local Law to amend the administrative code of the city of New York, in relation to green carts.

Michael R. Bloomberg  
Mayor

**NOTE:** Individuals requesting Sign Language Interpreters should contact the Mayor's Office of City Legislative Affairs, 253 Broadway, 14th Floor, New York, NY 10007 (212) 788-3678, no later than five business days prior to the public hearing. TDD users call Verizon relay service.

m6

## TRANSPORTATION

### PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held at 40 Worth Street, Room 814 commencing at 2:00 P.M. on Wednesday, March 12, 2008. Interested parties can obtain copies of proposed agreements or request sign-language interpreters (with at least seven days prior notice) at 40 Worth Street, 9 South, New York, NY 10013, or by calling (212) 442-8040.

**#1** In the matter of a proposed revocable consent authorizing 577 Associates LLC to construct, maintain and use steps, on the east sidewalk of Mercer Street, between West Houston Street and Prince Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Date of Approval by the Mayor to June 30, 2018 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

From the Date of Approval to June 30, 2008 - \$295/annum  
For the period July 1, 2008 to June 30, 2009 - \$303.00  
For the period July 1, 2009 to June 30, 2010 - \$311.00  
For the period July 1, 2010 to June 30, 2011 - \$319.00  
For the period July 1, 2011 to June 30, 2012 - \$327.00  
For the period July 1, 2012 to June 30, 2013 - \$335.00  
For the period July 1, 2013 to June 30, 2014 - \$343.00  
For the period July 1, 2014 to June 30, 2015 - \$351.00  
For the period July 1, 2015 to June 30, 2016 - \$359.00  
For the period July 1, 2016 to June 30, 2017 - \$367.00  
For the period July 1, 2017 to June 30, 2018 - \$375.00

the maintenance of a security deposit in the sum of \$400, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#2** In the matter of a proposed revocable consent authorizing New York University to modify existing consent so as to construct, maintain and use a conduit under and across West 3rd Street, west of Mercer Street, under and across Bleecker Street, west of Mercer Street, in the Borough of Manhattan. The proposed modification of revocable consent is for a term of nine years from the Date of Approval by the Mayor to June 30, 2017 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2008 to June 30, 2009 - \$34,771  
For the period July 1, 2009 to June 30, 2010 - \$35,679  
For the period July 1, 2010 to June 30, 2011 - \$36,585  
For the period July 1, 2011 to June 30, 2012 - \$37,492  
For the period July 1, 2012 to June 30, 2013 - \$38,399  
For the period July 1, 2013 to June 30, 2014 - \$39,306  
For the period July 1, 2014 to June 30, 2015 - \$40,216  
For the period July 1, 2015 to June 30, 2016 - \$41,120  
For the period July 1, 2016 to June 30, 2017 - \$42,027

the maintenance of a security deposit in the sum of \$16,500.00, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#3** In the matter of a proposed revocable consent authorizing New York University to modify existing consent so as to construct, maintain and use two conduits under and across West 3rd Street, west of Mercer Street, and under and across Mercer Street, south of West 3rd Street, in the Borough of Manhattan. The proposed modification of revocable consent is for a term of two years from the Date of Approval by the Mayor to June 30, 2010, and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2008 to June 30, 2009 - \$29,006  
For the period July 1, 2009 to June 30, 2010 - \$29,774

the maintenance of a security deposit in the sum of \$20,000, and the filing of an insurance policy in the minimum amount

of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#4** In the matter of a proposed revocable consent authorizing PS 67 Development LLC to construct, maintain and use a planted area on the south sidewalk of 12th Street, east of Sixth Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Date of Approval by the Mayor to June 30, 2018, and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

From the Date of Approval to June 30, 2018 - \$137/per annum  
the maintenance of a security deposit in the sum of \$1,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#5** In the matter of a proposed revocable consent authorizing 49 Properties LLC to construct, maintain and use a planted area on the north sidewalk of 16th Street, west of Sixth Avenue, at 226 16th Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Date of Approval by the Mayor to June 30, 2018, and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

From the Date of Approval to June 30, 2018 - \$124/per annum

the maintenance of a security deposit in the sum of \$1,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#6** In the matter of a proposed revocable consent authorizing 16th Street Development LLC to construct, maintain and use planted areas on the south sidewalk of 16th Street, west of Sixth Avenue, at 228 16th Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Date of Approval by the Mayor to June 30, 2018, and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

From the Date of Approval to June 30, 2018 - \$90/annum  
the maintenance of a security deposit in the sum of \$1,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#7** In the matter of a proposed revocable consent authorizing 16th Street Development LLC to construct, maintain and use planted areas on the south sidewalk of 16th Street, west of Sixth Avenue, at 230 16th Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Date of Approval by the Mayor to June 30, 2018, and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

From the Date of Approval to June 30, 2018 - \$89/annum

the maintenance of a security deposit in the sum of \$1,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#8** In the matter of a proposed revocable consent authorizing 16th Street Development LLC to construct, maintain and use planted areas on the south sidewalk of 16th Street, west of 6th Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Date of Approval by the Mayor to June 30, 2018, and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

From the Date of Approval to June 30, 2018 - \$90/annum

the maintenance of a security deposit in the sum of \$1,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

f20-m11

## COURT NOTICES

### SUPREME COURT

#### NOTICE

#### KINGS COUNTY IA PART 74 NOTICE OF PETITION INDEX NUMBER 6398/08

In the Matter of the Application of the CITY OF NEW YORK relative to acquiring title in fee simple absolute in certain real property, where not heretofore acquired, for

**ULMER PARK BRANCH LIBRARY** (2602 Bath Avenue, Brooklyn)

within an area generally bounded by Bath Avenue, Bay 43rd Street, Harway Avenue, and 26th Avenue, in the Borough of Brooklyn, City and State of New York.





Scope includes the replacement of a back up chiller to provide cooling to all fan coil units in case of black outs and other emergency conditions, and the installation of switch-over connections in areas not already utilizing dual temperature system.

This project is currently in Schematic Design.

Fire Alarm and Electrical Upgrade -  
Current Consultant: DMJM Harris  
The upgrade of the building-wide fire alarm system, and required electrical work.

This project is currently in Construction Documents phase.

Elevator Modernization  
Current Consultant: DMJM Harris  
Replacement of the Council Chamber elevator in order to upgrade cab, controls, motors, and hardware. Scope includes related electrical and HVAC requirements.

This project is currently in Construction Documents phase.

Renovation of City Hall Steps  
Current Consultant: Urbahn Architects  
The replacement of the existing limestone steps and portico pavers with new granite steps and pavers and reinstallation of brass railings. Scope includes minor audio visual requirements in order to integrate with the City's broadcast systems.

This project is currently in Construction Documents phase.  
Restoration of the Council Chambers Area  
Current Consultant: Stantec

Restoration of the plaster ceilings and mural, walls, and wood wainscoting, refurbishing the Chambers balcony, and replacing the current flooring with a more historically accurate material. In addition, the lighting and audio visual systems will be upgraded to meet current standards. The restoration of this space requires expertise in historic preservation. It is likely that this project will require full design services from the Consultant.

As part of the HVAC Phase II project, upgraded mechanical equipment will be installed in the attic and roof in order to provide appropriate ventilation to prevent the recurrence of mural deterioration. Coordination with this work is of extreme importance.

This project is currently in Schematic Design.  
City Council Area Restoration Current Consultant: Stantec  
Current Consultant: DMJM Harris

This project addresses the following areas: Council lounge, Council Speaker's Office, Committee Room, first floor conference room, second floor toilet, and public staircase from first to second floors.  
Scope includes the restoration of plaster work, wood doors, casings, and moldings, door hardware, chandeliers, and the public marble staircase. New carpet and toilet fixtures and upgraded power and data are included.

It is likely that this project will require full design services from the Consultant.

This project is currently in Schematic Design.

Design Services:  
The following parameters apply to those projects that require full design and construction administration services:

Design Phase:  
The Consultant shall perform all work in conformance with all provisions of the contract and the DDC "Design Consultant Guide", dated August 2003, Appendix G, and the DDC High Performance Building Guidelines.

In addition, the Consultant shall provide Basic Preservation Services as set forth below.

1. Research: the Consultant shall provide research services which shall include historic and cultural research of existing documents, technical research of original materials and construction methods. All readily available archives shall be used.

2. Conditions Survey: The Consultant shall provide a conditions survey, which shall include on-site visual observation, non-destructive and destructive investigation of visible and concealed conditions.

3. Documentation: The Consultant shall provide documentation, including preparation of measured drawings, mapping of conditions, photography and other graphic representation of findings.

4. Preservation Plan: The Consultant shall develop a Preservation Plan specifying an approach to preservation issues.

Construction Phase:  
The Consultant shall perform all work in conformance with all provisions of the contract and the DDC "Design Consultant Guide" dated August 2003, Appendix G, and the DDC High Performance Building Guidelines.

In addition, the Consultant shall provide the services set forth below during the construction phase.

1. The Consultant shall keep a Record of Field Changes to note changes to the materials and methods specified in the Contract Documents. This record shall include all significant changes affecting historic elements and materials that may influence maintenance procedures and future capital work. The Consultant shall submit the Record of Field Changes to DDC at the completion of construction.

The overall integrated project must comply with LL86 (Local Law 86 of 2005) and, to the extent achievable, will strive to obtain LEED EB (Existing Building) Certification.

Local Law 86 Compliance  
Projects designed under this contract may be subject to one or more environmental laws. The agency will inform the consultant whether these requirements apply. In particular, projects may be subjected to Local Law 86 of 2005 (the Green Building Law) or one or more of the following local laws on environmentally preferable purchasing (EPP), including: Local Law 118 of 2005, Local Law 119 of 2005, Local Law 120 of 2005, and Local Law 121 of 2005.

Local Law 86 applies to capital projects for or in new buildings, for additions to existing buildings and in existing buildings subject to substantial reconstruction, including fit-outs of condominium units and leased space, costing \$2 million or more. Most covered projects must be built to achieve a "Silver" rating under the Leadership in Energy and Environmental Design (LEED) rating system of the U.S. Green Building Council (LEED "Certified" rating for educational and certain types institutional projects). There are additional requirements in the law regarding energy and water efficiency: including those for plumbing systems, boiler replacements, and/or lighting and HVAC comfort control systems, above certain dollar thresholds. The law does not apply to projects within spaces classified in certain occupancy groups, including residential and industrial, and is subject to certain exemptions.

The EPP laws apply to certain construction projects not covered by Local Law 86, subject to certain exemptions and waivers. In general, the requirements in the EPP laws for construction projects relate to Energy Star certified products, bathroom fixtures, lighting products, carpets, architectural coatings and construction or furnishing materials. A list of these products/materials and their minimum standards are available in the New York City EPP Minimum Standards for Construction Products. A hard copy of the standards may be obtained from the agency or on the web, at [http://www.nyc.gov/html/mocs/html/programs/other\\_epp.shtml](http://www.nyc.gov/html/mocs/html/programs/other_epp.shtml).

For LL86, in addition to preparing the required documentation for LEED certification, if applicable, the consultant will be required to provide project data for the purposes of project reporting using the Local Law 86 reporting worksheet, as requested by the agency. Such data includes project description, construction costs, LEED credits sought and earned (if applicable), reductions in energy cost and in water use, and incremental constructions costs.

For the EPP laws, the consultant will be required to provide a report, for any period requested by an agency, on products specified by or for the City that appear in the New York City EPP Minimum Standards for Construction Products. The report must contain the following information: agency, item description, quantity ordered and dollar value of all items ordered over the period requested.

If your firm is interested in being considered for award of the subject contract, please hand deliver a written expression of interest addressed to Carlo Di Fava, Contract Manager, at 30-30 Thomson Avenue, 4th Floor, Long Island City, NY 11101. The expression of interest should specifically include the following:

1. A Cover Letter of no more than three pages, indicating the company name and address, and the name, address and telephone number of the person authorized to represent the firm (Be sure to refer to the proper DDC PIN number and title). Include a brief history of the firm, the overall firm organization, its goals and objectives and a statement of design philosophy.

2. Experience of Firm

● Submit SF-254 Form, which lists the number of full-time staff currently employed and the projects on which the firm is currently working, has completed and future projects and commitments. Provide the value of these contracts and their schedules. (This form is available at <http://nyc.gov/html/ddc/html/otherfrm.html>).

● Submit SF-255 Form which identifies the proposed Project Executive, Project Manager, Assistant Project Manager, and Project Superintendent on the subject project. A resume of each person on the project team should also be submitted in the SF-255 form (This form is available at <http://nyc.gov/html/ddc/html/otherfrm.html>).

● Provide examples of up to five completed projects similar in scope and type to this project completed within the last ten years. Visual materials can take the form of a printed brochure, photographs, drawings or similar images. For each project, the proposer shall provide information indicating whether the project was completed on time and within budget.

3. Completed Local Law 34 of 2007 - Doing Business Data Form (This form is available at <http://www.nyc.gov/html/ddc/html/forms.html>).

All Expressions of Interest received in the manner set forth will be reviewed to determine if they are responsive to the material requirements of this solicitation. Responsive submissions will include at least three (3) projects similar in scope and type to the required work in historically significant or landmark quality buildings, completed within the last five (5) years. Compliance with this requirement will be determined solely by the Department. Expressions of interest determined to be non-responsive will not be further considered.

All qualified firms will be evaluated based on the following criteria:

Quality and relevance of the firm experience - 50 percent  
Quality and experience of the firm personnel - 50 percent

The Department will enter into negotiations with the vendor determined to be the best qualified at the time of evaluation, based on consideration of the above-cited factors. A contract will be awarded to the responsible vendor whose offer is determined to be the most advantageous to the City, taking into consideration the price and the other factors set forth in this solicitation.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/ blueprints; other information; and for opening and reading of bids at date and time specified above.

DDC 30-30 Thomson Avenue, 4th Floor, Long Island City, NY 11101. Carlo Di Fava (718) 391-1541 [difavac@ddc.nyc.gov](mailto:difavac@ddc.nyc.gov)

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**CITYHALL2, CONSTRUCTION MANAGEMENT SERVICES AND CONSTRUCTION FOR THE RENOVATION OF CITY HALL** – Negotiated Acquisition – Judgment required in evaluating proposals - PIN# 8502008PW0007 – DUE 03-25-08 AT 4:00 P.M. – The NYC Department of Design and Construction is intending to enter into negotiations with appropriately qualified vendors for construction management services and construction for the renovation of City Hall.

Brief description of City Hall

New York City's City Hall is one of the oldest continuously used city hall buildings in the nation that still houses its original government functions. City Hall is a designated New York City landmark. Moreover, its rotunda is a designated interior landmark.

Both the City's Executive and Legislative branches use the building for offices and meetings. In addition, the Legislative Branch conducts legislative hearings and meetings in City Hall. Today, New York's City Hall is considered one of the finest architectural achievements of its period. The building was constructed from 1803 to 1812 and is an early expression of the City's cosmopolitanism.

City Hall is a three-story building with a functioning basement that has been converted into office space. The building was designed in the Federal style with clear French influences that can be seen in the large arched windows, delicate ornamental swags, and more decorative Corinthian- and Ionic-style columns and pilasters. The building is entered by a formal staircase that sweeps up to the one-story portico fronting the building. The roof of the portico, surrounded by a balustrade, forms a balcony outside the Governor's Room's five large arched windows. A cupola, topped by a copper statue of Justice, rises above the attic, which has partly been converted into office space. The soaring rotunda dominates the interior, which is dramatically encircled by a keystone-cantilevered staircase. Ten Corinthian columns on the second floor support the coffered dome.

The Scope of Services will include, but not limited to, the following:

1. HVAC Phase III

The work includes the installation of new riser chases; under flooring and above ceiling pipes; conduits and ducts; wall opening for ductwork and pipes; and fan coil units enclosures. The finishing or refinishing of wood flooring is also included in this phase. Work also includes installing a replacement back up chiller with a new chiller to provide cooling to all fan coil units in case of black-outs and/or emergency conditions; and the installation of switch-over connections in areas not already utilizing dual temperature system.

2. Council Chambers Area

The work includes the restoration of the Chambers plaster ceilings and walls; wood wainscoting; refurbishment of the Chambers balcony; and replacement of existing Council desks and other furniture. The existing floor treatment in the Chambers is historically inappropriate and will be replaced. In addition, lighting and A/V systems will be upgraded to meet current standards. In order to prevent the recurrence of mural deterioration, attach area, and roof improvements will be made to accommodate the upgraded mechanical equipment in that area.

3. Fire Alarm and Electrical Upgrade

The upgrade of the fire alarm system includes: the installation of annunciation devices; a voice communication system; graphic display; system printers; fire detection visible and audible signals; fire alarm pull stations; strobe lights; and speakers. The electrical power upgrade includes the installation of a new 800 amp service with new risers, conduits, branch circuit panels, and associated connections.

4. Elevator Modernization

This project replaces the current elevator with new upgraded controls, motors, hardware, and cab. It also includes required HVAC environmental controls within dedicated spaces; and electrical power supply to maintain the new equipment.

5. City Hall Steps

The existing limestone steps (approximately 950 lf) and portico pavers (approximately 750sf) will be replaced with new granite steps and pavers. At least two brass railings will be removed and reinstalled. This project also includes the replacement of two audio/video connection boxes with related conduits and wiring to be coordinated and integrated with the city's broadcast systems.

6. HVAC Phase II

Four air handlers and accessories will be replaced along with ductwork and return air fans servicing the City Council Chambers, Public hearing Room, and committee of the Whole. Two cooling towers will be replaced. A roof level fresh air intake system will be installed in addition to a control system and a drip pan detection system with remote alarm over the public hearing room. This will give the area museum quality ventilation.

7. City Council Space

The restoration will address wood moldings, doors and hardware, plaster work on walls and ceilings, chandeliers, the addition of power and date lines, new carpeting, new toilet room fixtures, and marble stairs of the public circulation area up to the intermediate level (between 1st and 2nd floors).

8. Interior Spaces

This restoration or renovation will address ceilings, walls and flooring in the basement and various other areas throughout the building.

9. Local Law 86 Compliance

Projects designed under this contract may be subject to one or more environmental laws. The agency will inform the consultant whether these requirements apply. In particular, projects may be subjected to Local Law 86 of 2005 (the Green Building Law) or one or more of the following local laws on environmentally preferable purchasing (EPP), including: Local Law 118 of 2005, Local Law 119 of 2005, Local Law 120 of 2005, and Local Law 121 of 2005.

Local Law 86 applies to capital projects for or in new buildings, for additions to existing buildings and in existing buildings subject to substantial reconstruction, including fit-outs of condominium units and leased space, costing \$2 million or more. Most covered projects must be built to achieve a "Silver" rating under the Leadership in Energy and Environmental Design (LEED) rating system of the U.S. Green Building Council (LEED "Certified" rating for educational and certain types institutional projects). There are additional requirements in the law regarding energy and water efficiency: including those for plumbing systems, boiler replacements, and/or lighting and HVAC comfort control systems, above certain dollar thresholds. The law does not apply to projects within spaces classified in certain occupancy groups, including residential and industrial, and is subject to certain exemptions.

The EPP laws apply to certain construction projects not covered by Local Law 86, subject to certain exemptions and waivers. In general, the requirements in the EPP laws for construction projects relate to Energy Star certified products, bathroom fixtures, lighting products, carpets, architectural coatings and construction or furnishing materials. A list of these products/materials and their minimum standards are











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DEPT OF ENVIRONMENT PROTECTION FOR PERIOD ENDING 02/08/08 TITLE

Table with columns: Name, Last Name, Initial, ID, Salary, Action, Status, Date. Lists employees under the Department of Environment Protection.

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COURT NOTICE MAP FOR ULMER PARK BRANCH LIBRARY

Map showing Bath Avenue, 26th Avenue, and Bay 43rd Street. Includes a legend, assessed valuations table, and acquisition and damage map details.

Table titled 'ASSESSED VALUATIONS' with columns for parcel ID, block, lot, assessed values for various years, and total.

Official stamp and title block for the City of New York, Department of Design + Construction, Division of Technical Support, including the title 'ULMER PARK BRANCH LIBRARY'.

