



# Bid Opportunity

## Columbia University Manhattanville Abatement & Demolition of Vacant Buildings

Over the next three decades, Columbia's long-term plan for the old Manhattanville manufacturing area will revitalize the four former industrial blocks from 125th/129th to 133rd Street between Broadway and 12<sup>th</sup> Avenue, and three small blocks along the east side of Broadway from 131st to 134th Street, into an environmentally sustainable and publicly accessible center for academic and civic life woven into the fabric of the West Harlem community.

### Opportunity

Bovis Lend Lease, acting as a Construction Manager for Columbia University, is currently soliciting qualified construction trade contractors, subcontractors and vendors including Minority Business Enterprises (MBE), Women Business Enterprises (WBE) and Local Business Enterprises (LBE) for the Columbia University Manhattanville Demolition and Abatement Project. The anticipated award date for this latest phase of building demolition is March 2010, with work commencing soon thereafter.

### Bid Period

November/December 2009

### Project Background

Columbia is developing its new academic mixed-use campus in the Manhattanville area of West Harlem over a 25-year period. The 17-acre academic mixed-use program is located approximately between Broadway and 12<sup>th</sup> Avenue, from the north side of West 125<sup>th</sup> Street to the south side of 133rd Street.

In order to construct the new campus the abatement and demolition of existing buildings is required. The building demolition is phased and the start dates for the various phases will be staggered to meet the overall development schedule.

### Scope of Work

This project involves the **abatement and demolition of vacant buildings** ranging from one to ten stories in height. The buildings will be demolished down to sidewalk grade and exterior foundation walls will be left in place (for removal by others). Any basements shall be filled to sidewalk elevation with clean earth or masonry. These buildings that are being offered for bid are located within Block 1996 which is bound by W131st Street on the north, W130th Street on the south, Broadway on the east, and 12<sup>th</sup> Avenue on the west.

### Qualifications

Union firms with successful track records of completing building demolition and abatement in New York City. Familiarity with local codes, regulations and laws, including experience and interaction will all Authorities having Jurisdiction. Must have experience with completing similar past projects in the **\$1,500,000+** range.

*(continued)*

## Insurance Requirements

Worker Compensation, Employer Liability Insurance & Automobile Liability

- Statutory Worker's Compensation in accordance with the laws of New York State. Employers Liability Insurance with a \$500,000 in limits for each of the following exposures: bodily injury by accident (each accident); bodily injury by disease (policy limit); bodily injury by disease (each employee)
- Commercial General Liability with a combined single limit for bodily injury, personal injury and property damage of at least \$5,000,000 per occurrence and aggregate.
- Commercial Automobile Liability (including owned, leased, hired and not-owned vehicles) with a combined single limit for bodily injury and property damage of at least \$1,000,000 per occurrence.
- Asbestos testing/Asbestos Abatement coverage in the amount of \$5,000,000.
- Contractors Pollution/Hazardous Material liability insurance in the amount of \$5,000,000.

## Bonding Requirements

Performance Bond: Full Contract Amount

Labor and Material Bonds: N/A

## Minority, Women & Local Workforce Participation Requirements

- Business Participation Requirements:  
35% Minimum of Contract Award Amount
- Workforce Participation Requirements:  
Minimum of 40% of Total Project Work Hours

## Additional Subcontracting & Supplier Opportunities

Asbestos Abatement, Scaffolding & Sidewalk Bridging, Trucking, Carting, Plumbing (Building Utility Cutoffs), Wood Salvage, Construction Fencing, Temporary Toilets, Temporary Electric, and Diesel Fuel Supplier.

## Contact Information

If interested in being considered, contact Serena Sinckler at (212) 854-4142 to receive more information and a pre-qualification form.

All prequalification forms must be returned by Monday, November 20, 2009.

Please forward pre-qualification forms to:

Columbia University Manhattanville Development  
637 West 125<sup>th</sup> Street  
New York, NY 10027  
Attn: Serena Sinckler

\*As a Harlem-based institution, the University principally defines its "local" catchment area as those communities located in the zip codes that contain, in whole, or in part, the census tracts of the federally mandated New York Empowerment Zone (NYEZ). In Manhattan, this area is defined as Upper Manhattan, or all points north of 96th Street, river to river. The zip codes of Upper Manhattan are: 10025, 10026, 10027, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10037, 10039, and 10040. In the Bronx, this area is defined by the following zip codes: 10451, 10454, 10455, and 10474. Contractors are deemed to be local if they maintain a primary business address, or have a significant administrative business presence, in one of these zip codes.