



# Bid Opportunity

## Columbia University Manhattanville Central Energy Plant

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). The latest opportunity is for the build out of mechanical and electrical systems for the Central Energy Project. This contract award is anticipated in September 2011. Material procurement and fabrication would begin May 2012 and erection is planned to begin in 2014.

### Bid Period

May - July 2011

### 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. The Central Energy Plant will be one of the first below grade facilities constructed in Columbia's new campus.

### Scope of Work

This contract involves the purchase, coordination, and installation of mechanical equipment, including boilers, chillers, cooling towers, etc., and high voltage electrical switchgear for the new below grade Central Energy Plant that will be located West of Broadway north of W129th Street in Manhattan. The structure is approximately 75,000 square feet. The supply and installation of plumbing and fire protection systems is also part of this contract.

### Qualifications

Union firms with successful track records of procuring and installing mechanical, electrical, and plumbing systems in New York City. Familiarity with local codes, regulations and laws, including experience and interaction with all authorities having jurisdiction. **Must have experience with completing similar past projects in the \$60-90 Million range.**

### Insurance Requirements

Insurance will generally be provided through an Owner Controlled Insurance Program (OCIP).

### Bonding Requirements

Performance Bond: Full Contract Amount

Labor and Material Bonds: Full Contract Amount

*(continued)*

## 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

## 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, May 16, 2011.**

Please forward pre-qualification forms to:

Columbia University Manhattanville Development  
615 West 131st Street  
New York, NY 10027  
Attn: Serena Sinckler

## Additional Subcontracting & Supplier Opportunities:

If your company does not meet the qualifications to bid the job as the prime mechanical, electrical, or plumbing contractor, it may be possible to partner and provide the following: fabrication and installation of interior ductwork, supply of fire protection equipment, installation electromagnetic shielding, and automatic temperature control systems. Please reply with your interests and your contact information will be forwarded to the prime bidders.

\*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.