

**INVITATION TO BID AND INFORMATION FOR BIDDERS**

You are invited to submit a proposal to perform the work as general contractor for the renovation to the Lobby and related work at the William F. Ryan Community Health Center at 110 West 97<sup>th</sup> Street. New York, NY 10025. The work is indicated on the drawings and Project Manual attached herewith.

The form of agreement will be AIA Document A101 "Owner-Contractor Agreement" and AIA Document A201 "General Conditions of the Contract for Construction."

Bids are to be presented in accordance with the enclosed Bid Form.

Sealed bids shall be submitted to:                    Mr. Joel Freyer, Director of Facilities  
William F. Ryan Community Health Center  
110 West 97<sup>th</sup> Street  
New York, New York 10025

not later than **12:00 noon, Friday, January 20, 2017. LATE PROPOSALS WILL NOT BE ACCEPTED.**

The owner may consider informal any bid not prepared and submitted in accordance with the provisions hereof and may reject any or all bids.

Any bid may be withdrawn prior to the above scheduled time for the opening of bids. Any bid received after the time and date specified shall be returned unopened to the bidder and shall not be considered. No bidder may withdraw any bid within thirty days after the date of the opening thereof.

The owner is under no obligation to accept the lowest bid and reserves the right at his uncontrolled discretion to accept any bid submitted or to reject any and all bids, or to negotiate a contract with any bidder.

The Owner intends to perform some items identified as N.I.C. (Not in Contract) or F.B.O. (Furnished by Owner) at the same time and in conjunction with the work of this contract. The Owner reserves the right to reduce or expand the scope of items to be included in work to be performed at this time.

Bidders may obtain copies of the Bid Form, Plans and Specifications at the Office of the Architect. One complete set of drawings, specification manual and one invitation will be issued to each invited General Contract bidder via email in PDF format.

Questions regarding the Contract Documents or Bidding Process should be addressed **in writing to Nicholas Matterese, AIA, at Studio Ground Up, Architecture PC at [nick@studiogroundup.com](mailto:nick@studiogroundup.com), with a copy to Rachel Shusterman at Studio Ground Up, Architecture PC at [rachel@studiogroundup.com](mailto:rachel@studiogroundup.com) no later than Tuesday, January 17, 2017.** Questions may be are to be sent only via email.

All work shall be performed by prevailing wage. Bid price shall be based on collective bargaining agreements, wage rates, benefits and work rules, currently in effect.

QUALIFICATIONS OF BIDDER:

The Owner may make such investigations as he deems necessary to determine the ability of the Contractor to perform the work and the bidder shall furnish to the Owner all such information and data for this purpose as the Owner may request. The Owner reserves the right to reject any bid if such bidder fails to satisfy the Owner that such bidder is properly qualified to carry out the obligations of the Contract and to complete the work specified therein. Conditional bids will not be accepted.

BIDDER CONFERENCE:

A mandatory Pre Bid Conference with all bidders in attendance will be held at **10:00am on Wednesday January 4, 2017** at the project site of:

William F. Ryan Community Health Center  
110 West 97<sup>th</sup> Street  
New York, New York 10025

FILING INFORMATION:

The Contractor will follow all Building Department regulations. A change to the existing Certificate of Occupancy is not required.  
Filing with the City of New York Building Department will be as follows:

BUILDING DEPARTMENT REVIEW:

- |                             |              |
|-----------------------------|--------------|
| a. Initial Approval         | by Architect |
| b. Fire Alarm Approvals     | by Engineer  |
| c. Sprinkler Work Approvals | by Engineer  |
| d. Asbestos Inspection      | by Owner     |

PERMITS, INSPECTIONS AND SIGN-OFFS:

- |                                |                       |                                  |
|--------------------------------|-----------------------|----------------------------------|
| a. Building Permit             | by General Contractor | Fee paid by Construction Manager |
| b. Equipment Use Permits       | by General Contractor | Fee paid by Construction Manager |
| c. Site Inspections            | by General Contractor | Fee paid by Construction Manager |
| d. Fire Dept. Inspection       | by General Contractor | Fee paid by Construction Manager |
| e. Electrical Inspections      | by General Contractor | Fee paid by Construction Manager |
| f. Insurance Underwriter's Lab | by General Contractor | Fee paid by Construction Manager |
| g. Building Dept. Sign-off     | by General Contractor | Fee paid by Construction Manager |

CONTROLLED INSPECTIONS:

- |                           |                           |   |
|---------------------------|---------------------------|---|
| a. Fire Stopping          | by Architect              | b. Fireproofing   |
| b. Fireproofing           | by General Contractor     | Fee paid by Owner   |
| c. Sprinklers             | by Contractor             | Fee paid by Contractor  |
| d. Vent. Certificate      | by Engineer               | Fee of Professional Engineer to perform the C.I. to be paid by Construction Manager |
| e. Stability of Structure | by General Contractor     | Fee paid by Owner   |
| f. Final Inspection       | by Professional Inspector | Fee paid by Owner   |