

Roosevelt Island  
Operating Corp.



**Roosevelt Island  
Operating Corporation**  
of the State of New York  
591 Main Street  
Roosevelt Island, NY 10044  
(212) 832-4540  
www.rioc.com

**David A. Paterson**  
*Governor*

**Stephen H. Shane**  
*President  
Chief Executive Officer*

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*Vice President  
General Counsel*

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*Vice President  
Operations*

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*Vice President  
Chief Financial Officer*

**Rosina Abramson**  
*Vice President  
Planning and Inter-  
Governmental Affairs*

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Michael Shinozaki  
H. Patrick Stewart*

**Category:** Construction Services

**08-23059 Roosevelt Island Operating Corporation Public Safety Command Center**

**Description:**

The Roosevelt Island Operating Corporation State of New York (R.I.O.C.) seeks the construction services of qualified General Contractors and MEP and Specialty Sub Contractors to expand and upgrade approximately 7500 square feet of existing Office & Commercial space at 552 Main Street for the Roosevelt Island Public Safety Department Command Center. This is a Prime GC Project. MEP and Specialty Subs must bid thru the GC. Contact information for all General Contractors purchasing plans will be circulated to all MEP and Specialty subs purchasing plans to facilitate dissemination of sub contract bids.

Scope of Work, includes but is not limited to:

1. Demolition of partitions, doors, frames, hung ceilings, interior finishes, storefronts, exterior pavers; mechanical equipment; lighting, wiring & electrical equipment; plumbing fixtures and piping.
2. Cutting of new openings in floors and walls for passageways, ductwork and conduit.
3. Supply and install concrete block partitions
4. Supply and install new storefronts, glazing, doors, frames and hardware.
5. Supply and install gypsum board walls and ceilings; acoustic tile ceilings; VCT, ceramic tile, carpeting and epoxy flooring.
6. Supply and install pantry appliances, lockers, and toilet accessories
7. Supply and install new HVAC mechanical systems and controls
8. Supply and install new plumbing fixtures, pantry sinks, water supply and drainage piping, and sprinkler system.
9. Supply and install lighting systems, power receptacles, power distribution system, emergency generator, fire alarm system and conduits, back boxes, and raceway system for data/communications.

You must contact Roosevelt Island Operating Corporation to arrange to purchase a copy of the bid package including: Bid documents, Plans and Specifications. The cost is \$100.00 per set, payable by money order at the time plans are picked up. It is strongly advised that you obtain plans and specs to review prior to the pre-bid meeting. MEP and Specialty subcontractors are encouraged to purchase their own set of plans and specs. Contact information for all General Contractors purchasing plans will be circulated to all MEP and specialty subs purchasing plans.

Contact Rudolph Rajaballey - Purchasing Manager via:

Phone- 212-832-4540 x347

Fax- 212-593-3910

E-mail- [Rrajaballey@rioc.com](mailto:Rrajaballey@rioc.com)

to register for a set of Plans, Specs and Bid Documents. After you have registered you may schedule a time to pick up a set at the RIOC Offices, 591 Main Street, Roosevelt Island.

SEALED BID - RFP 08-23059- - RIOC Public Safety Command Center

R.I.O.C.

591 Main Street

Roosevelt Island, N.Y. 10044

Pre Bid Meeting: 1/5/09, 11:30 AM.

Location: Good Shepherd Community Center, 543 Main Street, Roosevelt Island, NY 10044

Sealed Bids Due/Delivered: 1/26/09 - 3:00 P.M.

Location: RIOC, 591 Main Street, Roosevelt Island, NY 10044

Bids received after the appointed time will not be considered

Bids will be evaluated on cost (50%), experience (30%), schedule (10%) and M/WBE contract percentage (10%).

RIOC is a New York State Agency and wishes to maximize participation of Certified Minority and Women Owned Business Enterprises (M/WBE). Certified M/WBE general contractors and the use of Certified M/WBE subcontractors will be viewed favorably when evaluating bids. Bidders should indicate the percentage of the total contract price assignable to M/WBEs.

The Corporation reserves the right to make no award and no bidder shall have recourse against the Corporation for any costs associated with bidding.

Please submit three copies of your bid proposal to Rudolph Rajaballey. With questions regarding this RFP email [Rrajaballey@rioc.com](mailto:Rrajaballey@rioc.com)

For information about RIOC and a copy of this RFP please visit [www.RIOC.COM](http://www.RIOC.COM)

Please note that all bids/proposals are subjected to Executive order 127, Providing for Additional State Procurement Disclosure. Note further that all bids/proposals must be accompanied by a Contractor Disclosure of Contacts Form, which is available at [www.rioc.com](http://www.rioc.com). Guidelines on Executive Order 127 are available on the Office of general Services website at [www.ogs.state.ny.us](http://www.ogs.state.ny.us).

Tax Law Section 5-a, which was added to the Tax Law under part N of Chapter 60 of the laws of 2004, imposed upon certain contractors the obligation to certify whether or not the contractor, its affiliates, its subcontractors and affiliates of the subcontractors are required to register to collect state sales and compensating use tax. Where required to register, the contractor must also certify that it is, in fact, registered with the Department of Taxation and Finance ("DTF"). Tax Law Section 5-a applies to all

contracts in excess of \$15,000 for the sale of goods or services as defined in Article XI of the State Finance Law and/or tangible personal property or taxable services as defined by the Tax Law.

Pursuant to Tax law section 5-a, contractors will be required to complete and sign, under penalty of perjury, the Contractor Certification Form ST-220. Contractors must also submit a copy of the certification of authority, if available, for itself, and affiliates, and any subcontractors and any affiliates of subcontractors required to register to collect state sales tax and compensating use tax, if the Certification of Authority are unavailable, the contractor, affiliate, subcontractor or affiliate must represent that it is registered and that it has confirmed such status with the DTF.

Publications 222, Question and Answers Concerning Tax Law section 5-a: Form ST-220 Contractor Certification, Frequent Asked Questions, Questions regarding the scope and applicability of Tax Law Section 5-a should be directed to: Department of Taxation and finance 1-800-972-1233

Compliance with New York State's State Finance law Section 139-j, is made part of all solicitation packages in compliance with the lobbying law. For additional information, all Bidders/Proposes are urged to contact the New York State Office of General Services at (518)474-5607 or access their website at [www.ogs.state.ny.us](http://www.ogs.state.ny.us).

Minority Sub-Contracting Goal: 15%

Women Owned Sub-Contracting Goal: 15%

Proposal Due: 1/26/2009 3:00 P.M.

Contract Term: Upon Completion

Location: 552 Main Street Roosevelt Island, New York 10044

Contact 1: Rudolph Rajaballey, Purchasing Manager  
Purchasing Dept.  
Roosevelt Island Operating Corporation  
591 Main St.  
Roosevelt Island, NY 10044  
212-832-4540 347  
212-593-3910 FAX  
[Rrajaballey@rioc.com](mailto:Rrajaballey@rioc.com)

Submit To: Rudolph Rajaballey, Purchasing Manager  
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