



Compliance Dept., 260 Madison Ave., New York, NY 10016

January 27, 2010

Greater Newark Business Development Consortium  
744 Broad St, 26<sup>th</sup> Fl  
Newark, NJ 07102

RE: GSA Solicitation No. GS-02-09-DTC-0018(N)  
Small Business Participation Request to Bid/ Modernization of the Peter W. Rodino Federal Building

To Whom It May Concern:

Plaza Construction Corp. in partnership with AECOM, is preparing a proposal for the above referenced project and are inviting 8a, Hubzone, SB, MBE, WBE, VOSB, SDVOSB, SDB, Subcontractors to submit a bid for the work. Your organization has been identified as able to provide names of small businesses to perform portions of the work.

The documents for this project are sensitive, and security restrictions apply. Therefore, in order to receive bid documents, a signed security agreement must be signed and returned to Plaza. This will be required of all bidders in all trades. If interested in bidding, please contact Plaza's estimator immediately to request the Document Security Notice to Prospective Bidders.

Attached is our Invitation to Bid. Please provide this information to any aforementioned small businesses interested in bidding on this project and have them return the ITB to the estimator indicated on the form.

As required by the GSA, 8a and HUBZONE companies must be certified by the SBA prior to award. All other referenced small businesses must meet the GSA qualification requirements.

**The Bid Due Date is THURSDAY, FEBUARY 18, 2010 @ 5:00 PM**

Thank you for your assistance and if you have any questions, feel free to contact me at 212-849-4734 or [rtoscano@plazaconstruction.com](mailto:rtoscano@plazaconstruction.com).

Sincerely,



Rosie Toscano  
Director of Compliance

w/encls.



**INVITATION TO BID**

**U.S. GENERAL SERVICES ADMINISTRATION  
GSA SOLICITATION No. GS-02P-09-DTC-0018(N)  
MODERNIZATION OF THE PETER W. RODINO FEDERAL BUILDING  
970 BROAD STREET, NEWARK, NJ 07102**

Plaza Construction Corp., in partnership with AECOM, is preparing a lump sum bid proposal for design/build services for the above referenced project. Your firm is invited to submit a bid proposal for the work of it's respective trade(s).

**Description:** The Rodino Building is a 16-story office building with a basement and sub-basement, located on Broad Street in downtown Newark, New Jersey. Originally constructed in 1968, the Rodino Building currently houses a number of government agencies. The project consists of asbestos abatement, demolition, the complete renovation of nine floors, egress improvements on the first and second floors, chiller plant replacement, cooling tower replacement, air intake changes to accommodate security requirements, pre-cast facade repairs and the construction of a new blast-resistant glass curtain wall on new steel framing outside the existing facade, which will remain. This will be a LEED Certified project. Modernization of the tenant spaces will include alterations to the mechanical, electrical, plumbing and lighting systems as required to support tenant improvements and energy enhancements. Mechanical systems upgrades include replacement of various outdated or inefficient systems to improve energy efficiency and water usage. The scope also includes new exterior lighting, exterior security, new entrance canopy and roof replacement. The building will remain occupied during construction.

**Proposals:** Subcontractor bid proposals shall be lump-sum, inclusive of all labor, materials, equipment, devices and appurtenances required, respectively, for complete and operational systems. Subcontractor bid proposals shall be based upon the Schedule and Documents described below and shall be turn-key.

**Documents:** The project, schedule and associated bid documents are broken down into the following two packages:

- Package 1: Rodino Building Modernization
- Package 2: Preparatory Abatement, Demolition and Limited Construction

Package 2 shall be constructed first. These documents were developed as 100% construction documents to allow construction to start on a limited scope of preparatory work, while construction documents for the balance of the project are completed by the design/build contractor. This includes the fit-out of 148 sf in the basement, 1,261 sf on the first floor and 7,000 sf of swing space on the second floor, as well as move/consolidate the ninth and fourteenth floors to other floors, and abatement of the twelfth floor. Construction work for Package 2 is scheduled to commence within two months of award and be completed by October 1, 2010.

Package 1 represents the balance of the project. These documents were developed as bridging documents for bidding, etc. and are schematic in nature. The construction documents for this package will be developed and issued by the design/build contractor. The entire project must be substantially complete by end of December 2014. Closeout, inclusive of commissioning, must be completed by end of September 2015.

There are numerous sub-phases within each of the packages described above. Reference below and the bid documents for further details.

**Schedule:** Captioned below are the present start and finish milestones:

Activity	Start	Finish
Design/Build Contract Award		Apr-10
Package 2 Construction	Jun-10	Oct-10
Package 1 Construction		
Renovate Floors 9, 12 & 14	Nov-10	Apr-11
Abate & Renovate Floors 4 & 13	Jun-11	Jan-12
Abate & Renovate Floors 2, 5 & 11	Mar-12	Dec-12
Abate & Renovate Floor 6	Feb-13	Nov-13
Exterior Repairs & Overcladding	Feb-13	Dec-14
Commissioning	Mar-11	Sep-15
Substantial Completion		Dec-14
Project Closeout	Jan-15	Sep-15

**Document Security:** This solicitation includes "Sensitive But Unclassified" (SBU) building information. SBU documents provided under this solicitation are intended for use by authorized users only. In support of this requirement, GSA requires bidders/offers to exercise reasonable care when handling documents relating to SBU building information per the solicitation. Attached to this Invitation to Bid you will find a Document Security Notice. Should you choose to bid this project, in order for documents to be issued to you, this notice must be FULLY EXECUTED and returned to Plaza Construction Corp. with your response to this invitation.

**Documents Distribution:** Bid documents shall be distributed by CD via bidders' courier service. Kindly provide courier and account number in space allocated on page 2 of this invitation.

**Sustainable Requirements:** This is a LEED Certified project.

**Hours of Work:** Normal working hours shall be Monday through Friday, 8:00 AM to 5:00 PM. However, overtime shall be required for certain aspects of work. Reference bid documents for details.

**Wages:** This Project is subject to PREVAILING WAGE RULES (HUD Federal Labor Standards - Davis-Bacon Wage Rates). Reference bid documents for details.

**Insurances:** Subcontractors all tiers are required to carry their own insurance, respectively. Reference bid documents for details.

**Taxes:** This Project is EXEMPT from any local, state, or federal sales, use, or excise tax. Reference bid documents for details.

**Equal Employment Opportunity:** This project is subject to minority and female participation goals. Reference bid documents (Specification & Offer Form, page 43) for details.

**Debarment:** Each first-tier subcontractor, whose subcontract shall exceed \$30,000, shall disclose to the design/build contractor, in writing, whether subcontractor, or it's principals, is or is not debarred, suspended, or proposed for debarment by the Federal Government. Reference bid documents (Specification & Offer Form, pages 55 & 56) for details.

**Project Security:** Subcontractors shall comply with agency personal identity verification procedures and shall abide by all HSPD-12, or latest updated security requirements during the project duration. Subcontractors shall comply with all GSA and tenant agency security requirements in the building. Reference bid documents (Specification & Offer Form, pages 59, 60 & 78) for details.

**Project Labor Agreement:** Subcontractors shall submit two lump-sum bid proposals: one proposal that is subject to the PLA requirement set forth in the solicitation (reference: Specification & Offer Form, pages 61 through 65 for the outline of the PLA) and one that is not. Each lump-sum bid proposal shall clearly denote whether the proposal is, or is not subject to the PLA requirement.

**INVITATION TO BID**

**U.S. GENERAL SERVICES ADMINISTRATION  
GSA SOLICITATION No. GS-02P-09-DTC-0018(N)  
MODERNIZATION OF THE PETER W. RODINO FEDERAL BUILDING  
970 BROAD STREET, NEWARK, NJ 07102**

**Bid Proposals are Due:** Thursday, February 18, 2010 @ 5:00 PM.

**The Executive in Charge at PCC for this project is:**

Roy Galifi - T. 973-621-8500, F. 973-621-2400, C. 917-335-5657, E-mail - rgalifi@plazaconstruction.com

**The Chief Estimator at PCC for this project is:**

Craig Stroud - T. 973-621-8509, F. 973-621-2400, C. 917-681-8215, E-mail - cstroud@plazaconstruction.com

**Individual Estimators at PCC for this project are:**

Lead Estimator - Brian Walsh - T. 973-621-8500, F. 973-621-2400, C. 917-682-9875 E-mail - bwalsh@plazaconstruction.com  
CW/GL/Structural Steel/Roofing - Ron Harinsky - T. 212-613-1708, F. 212-613-1749, C. 917-418-6249, E-mail - rharinsky@plazaconstruction.com  
Interior Finishes - William Meli - T. 212-849-4888, F. 212-849-4794, C. 917-567-8688, E-mail - wmelii@plazaconstruction.com  
Interior Finishes - Richard Conner - T. 212-849-4704, F. 212-849-4794, C. 917-418-6253, E-mail - rconner@plazaconstruction.com  
Sprinkler / Plumbing - Iwona Pietrus - T.973-621-8508, F. 973-621-2400, C. 917-418-6248, E-mail - ipietrus@plazaconstruction.com  
Electrical - Anthony Bosco - T. 212-849-4887, F. 212-849-4794, C. 917-217-1153, E-mail - abosco@plazaconstruction.com  
HVAC - Petronela Digeratu - T. 212-613-1706, F. 212-613-1749, C. 917-417-0153, E-mail - pdigeratu@plazaconstruction.com  
Documents Distribution - Joseph D'Andrea - T. 973-621-8500, F. 973-621-2400, C. 917-578-6708, E-mail - jdandrea@plazaconstruction.com

**Bid Documents can be reviewed in our New Jersey Office located at:**

50 Park Place, Suite 1020, Newark, New Jersey 07102

or

See Arrangements Outlined Below.

Fill out & return the information below: E-mail [jdandrea@plazaconstruction.com](mailto:jdandrea@plazaconstruction.com) or FAX 973-621-2400

**RESPONSE: PLEASE PRINT CLEARLY**

**1 Your Company Name & Address: (Please indicate most current address):**

\_\_\_\_\_

**2 Contact Name:** \_\_\_\_\_ **Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**3 Email Address:** \_\_\_\_\_

**4 Trade(s):** \_\_\_\_\_

**5 Will Bid:** YES \_\_\_\_\_ NO \_\_\_\_\_

**6 We will review @ PCC NJ Office:** \_\_\_\_\_

**7 Please send a CD (with pdf files) to us via:** FEDEX# \_\_\_\_\_ UPS# \_\_\_\_\_ Other \_\_\_\_\_ Provide Account No. \_\_\_\_\_

**8 WE HAVE ALREADY RECEIVED DRAWINGS FROM ANOTHER SOURCE:** \_\_\_\_\_

**9 Please Indicate Status and Include Copy of Certification With Your Response to This Invitation:**

MBE \_\_\_\_\_ WBE \_\_\_\_\_ LBE \_\_\_\_\_ SBE \_\_\_\_\_

Disabled Veteran \_\_\_\_\_ Veteran \_\_\_\_\_ HUB Zone \_\_\_\_\_ 8(a) \_\_\_\_\_

SDB \_\_\_\_\_ Other \_\_\_\_\_ Other \_\_\_\_\_ Other \_\_\_\_\_

**10 For Plans and Specifications distribution, please contact: Joseph D'Andrea - jdandrea@plazaconstruction.com T. 973-621-8500**

**11 COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_