

BROOKLYN BRIDGE
PARK

**BROOKLYN BRIDGE PARK CORPORATION
D/B/A BROOKLYN BRIDGE PARK**

REQUEST FOR PROPOSALS

**PUBLIC RESTROOM ACOUSTIC
RENOVATION SERVICES**

Release of RFP:	September 5, 2023
Last Day to Submit Questions:	September 12, 2023
Answers Posted on City Record:	September 15, 2023
Proposals Due:	September 22, 2023

I. PROJECT COMPONENTS

A. INTRODUCTION

Brooklyn Bridge Park Corporation, d/b/a Brooklyn Bridge Park (“BBP”) is issuing this request for proposals (“RFP”) to solicit a contractor to perform acoustic renovations to the men’s and women’s public restrooms located inside the BBP-owned condominium unit located at 130 Furman Street, Unit S-166, Brooklyn, NY 11201 (the “Services”). Subject to the availability of funds and proposals, BBP will select a winning proposer (the “Contractor”) to provide the Services.

BBP is a not-for-profit corporation with a Board of Directors representing the Mayor, Governor, Borough President, City Council, State Senate, and State Assembly. BBP is responsible for the planning, design, construction, and maintenance of Brooklyn Bridge Park (the “Park”). Its mission is to provide an exceptional public space that connects people, nature, and the waterfront through inclusive, innovative, and sustainable management and design.

B. SCOPE OF WORK

1. Specific Requirements

- a. Install a new ceiling over the public restrooms of the Park Unit that is comprised of:
 - i. The existing concrete slab;
 - ii. Kinetics KSCH low profile deck-suspended ceiling hangers and/or Kinetics ICC deck-suspended ceiling hangers;
 - iii. Rockwool “Safe ‘n’ Sound” stone wool insulation;
 - iv. 7/8" furring channels (framing); and
 - v. Two layers of 5/8"-thick mold- and mildew-resistant drywall/gypsum wall board (GWB) with staggered seams;
- b. Enclosing the sanitary lines serving the public restrooms with Sound Seal B-10 Lag/QFA-3 flexible noise barrier
- c. Constructing a new sound isolation wall between the public restrooms and the living room of the Plaintiffs’ Unit consisting of:
 - i. The existing steel stud wall;
 - ii. Kinetics IsoMax sound isolation clips;
 - iii. Rockwool “Safe ‘n’ Sound” stone wool insulation;
 - iv. 7/8" furring channels (framing);
 - v. 3/4" gypsum concrete (“gypcrete”); and
 - vi. Tile (including existing tile); and

- d. Adding mounts, pads and/or bushing to the installations behind the walls of the Park Unit connected to the toilets (such as flushing mechanisms and piping) to the extent that doing so does not impede the functioning of the toilets or any other installations or equipment serving the Park Unit. This will consist of:
 - i. Placing Mason W pads between the toilet mounting plates and the wall
 - ii. Placing Mason HG washer bushings between the bolt/washer and the mounting plate
 - iii. Isolate sanitary waste pipes from building using noise isolating supports: Mason MBSW isolation pad at floor supports
 - iv. Isolate the sanitary waste pipe serving the Park Unit toilets from the sanitary waste line feeding up to the condominium units by installing a flexible connector where the condominium sanitary waste pipe connects to the horizontal section of the sanitary waste pipe serving the Park Unit.
- e. Providing noise isolation supports at all water supply lines within the bathroom wall consisting of the following:
 - i. Replacing pipe supports with Holdrite Silencer Noise and Vibration Isolation Standard Clamp
 - ii. Wrapping Holdrite Silencer Acoustic Liner around any pipe that comes in contact with wall framing
- f. Add/Alt: Re-epoxy Cement Floors ~240 SF
- g. Add/Alt: Repair/replace plumbing access wall panels in 6 toilet stalls

2. General Requirements

BBP reserves the right to award discreet scopes of work to separate contracts. The GC will be expected to follow all operations and vehicle rules while performing work in the Park, including but not limited to the following:

- BBP does not provide contractor parking
- If/when vehicles are required to drive in the park they must travel at no more than 5 miles per hour and must be led by a flagger
- All work to be coordinated with BBP staff
- Contractor shall provide 48-hour notice whenever work shall occur on site

C. SMALL PURCHASE AGREEMENT

The Contractor will be required to enter into a small purchase agreement issued by BBP and containing all conditions and responsibilities set forth in this RFP.

1. Term

The term of the license agreement is anticipated to be three (4) months.

2. Insurance Requirements

The Contractor will be required to purchase and maintain throughout the Term the insurance types and limits described in the template small purchase agreement attached as **Exhibit A**, at its own cost and expense. BBP reserves the right to require other types and limits of insurance coverage in its sole and absolute discretion.

3. Indemnification and Insurance Requirements

To the fullest extent permitted by law, the Contractor will be required to indemnify, defend, and hold harmless Brooklyn Bridge Park Corporation d/b/a Brooklyn Bridge Park, Brooklyn Bridge Park Conservancy, Brooklyn Bridge Park Development Corporation, New York State Urban Development Corporation d/b/a Empire State Development, the State of New York, the City of New York, and the Board of Managers of Pierhouse Condominium and their respective officers, officials, agents, members, directors, and employees (each, an “Indemnitee”), from any and all claims, judgments, or liabilities arising out of Contractor’s operations or any negligence or any fault or default of the Contractor, its agents, employees, or subcontractors. Contractor’s obligation to indemnify any Indemnitee shall not apply to the extent the claim, judgment or liability is caused by that Indemnitee’s own gross negligence or intentional tortious act.

II. RFP PROCESS/PROPOSAL PROCEDURE

A. RFP TIMELINE

The following schedule has been established for this RFP:

Release of RFP:	September 5, 2023
Last Day to Submit Questions:	September 12, 2023
Answers Posted on City Record:	September 15, 2023
Proposals Due:	September 22, 2023
Construction Start Date:	November 1, 2023

B. RFP PROJECT MANAGER

All proposal questions and/or inquiries should be directed to the RFP Project Manager as follows:

Name: Rob Lomangino
E-Mail Address: proposals@bbp.nyc

C. PROPOSAL CONTENT REQUIREMENTS

Proposals should provide a clear, complete, and concise description of the proposer's capability to satisfy the requirements of the RFP, and a general overview of the proposer and its capabilities. In addition, proposals must include the following information:

1. Contact information, including the name, address, phone number(s), and e-mail address(es) of the proposer;
2. A cover letter summarizing the key points of the proposal, executed by an authorized representative of the proposer;
3. A statement of qualifications of the proposer indicating its ability to perform the services as outlined in this RFP;
4. A detailed description of services to be provided in response to specific items addressed in this RFP;
5. A detailed price proposal, including a comprehensive staffing plan and budget associated with the services that details the number of staff, equipment, and supplies needed; detailed expenditures such as hourly labor costs, equipment, and supplies;
6. Two (2) current, and to the extent possible, similar, client references, each with names, contact persons, and a brief description of the services provided to those clients;
7. A written representation by a duly authorized representative of the proposer, affirming that, in responding to this RFP, the proposer will, if selected, execute a binding agreement containing, without exception, all conditions and responsibilities set forth in this RFP, including those set forth in the template small purchase agreement attached as **Exhibit A**;
8. Doing Business Data Form
 - a. Pursuant to Local Law 34 of 2007, amending the City's Campaign Finance Law, the City is required to establish a computerized database containing the names of any "person" that has "business dealings with the city" as such terms are defined in the Local Law. In order for the City to obtain necessary information to establish the required database, respondents are required to complete a Doing Business Data Form ("DBDF") (If the respondent is a proposed joint venture, the entities that comprise the proposed joint venture must each complete a DBDF.) If the City determines that a respondent has failed to submit a DBDF or has submitted a DBDF that is not complete, the proposer will be notified by BBP and will be given four (4) calendar days from receipt of notification to cure the specified deficiencies and return a complete DBDF to BBP. Failure to do so will result in a determination that the proposal is non-responsive. Receipt of notification is defined as the

day notice is e-mailed or faxed (if the respondent has provided an e-mail address or fax number), or no later than five (5) days from the date of mailing or upon delivery, if delivered.

b. New for 2018: Organizations which hold 10% or more ownership of the entity must now be reported. Beginning in January 2018, an entity must submit a DBDF that certifies whether one or more organizations own or control 10% or more of the entity. Until such a DBDF has been received by Doing Business Accountability, a DBDF submitted with a filing status of No Change will not be accepted. To determine if Doing Business Accountability has received such a certification from your entity, contact doingbusiness@mocs.nyc.gov or at 212-788-8104. Each respondent responding to this solicitation is required to complete (1) A Doing Business Data Form (attached to and made part of this RFP as part of the template small purchase agreement attached as **Exhibit A**).

D. PROPOSAL SUBMISSION REQUIREMENTS

Each proposal submitted must meet the following requirements. Failure to comply will result in the automatic disqualification of a submission from further consideration.

1. The proposal must be submitted by e-mail in Portable Document Format (.pdf) to proposals@bbp.nyc. Proposal file sizes may not exceed 10MB or 25 pages, whichever is smaller. The following information must be included in the subject line of the e-mail:

BBP PUBLIC RESTROOM ACOUSTIC RENOVATION SERVICES PROPOSAL

This e-mail account will not be accessed until the submission deadline has passed – **do not submit questions to this e-mail address**. All questions should be directed to the RFP Project Manager identified in Section II(B) of this RFP.

2. The proposal must be received by BBP no later than 4:00PM EST on September 22, 2023. Proposals and modifications received after the time and date listed above will be considered late, will be returned to the proposer, and will not be considered for award, except as provided for below.

A late proposal, received before proposals have been opened, may only be accepted and evaluated if BBP determines that it is in BBP's best interests to do so. In such event, BBP may hold open the receipt of proposals by no more than three hours during which time no other proposal may be opened. Where BBP has determined that it is in BBP's best interests to accept a late proposal, any other late proposal received during the extension period shall be accepted.

If, based on the above, a late proposal or modification is accepted and evaluated, BBP will document the circumstances in writing and maintain such documentation as part of the concession file. If a late proposal or modification is not evaluated, it shall be promptly

returned to the proposer unopened, and the proposer shall be notified of the reason for such action.

3. The proposal must acknowledge in writing that the proposer received all addenda (if any).

E. PROPOSAL EVALUATION AND CONTRACT AWARD

All proposals accepted by BBP will be reviewed to determine whether they are responsive to the requisites of this RFP; non-responsive proposals will be rejected. BBP's evaluation committee will evaluate and rate all remaining proposals based on the Evaluation Criteria prescribed below. BBP reserves the right to conduct interviews and/or to request presentations and/or demonstrations. BBP has the option of selecting the proposer without conducting interviews or negotiations. Therefore, proposers should submit their best proposals initially. BBP reserves the right to withdraw the RFP and/or choose not to award a contract.

BBP will use the following Evaluation Criteria to evaluate proposers and their proposals:

1. Demonstrated Quantity and Quality of Relevant Experience (20%)
2. Demonstrated Level of Organizational Capability (20%)
3. Quality of Proposed Approach (40%)
4. Price (20%)

A contract will be awarded to the responsive and responsible proposer whose proposal is determined to be the most advantageous to BBP, taking into consideration the price and such other factors or criteria which are set forth in this RFP. Contract award shall be subject to the timely completion of contract negotiations between BBP and the selected proposer.

III. GENERAL INFORMATION

A. QUESTIONS AND CLARIFICATIONS

All questions or clarifications related to this RFP must be submitted via e-mail to the Project Manager no later than January 18, 2023. BBP will not accept, and cannot respond to, questions via any other methods. Responses to selected written questions properly submitted will be posted in the City Record, as will any addenda to this RFP. BBP is not responsible for any oral instructions or interpretations of the information provided herein. Any answers or clarifications issued by BBP during the proposal period are to be considered part of this RFP.

B. OTHER GENERAL RFP REQUIREMENTS & CONDITIONS

1. The issuance of this RFP and the submission of a response by a proposer or the acceptance of such response by BBP does not obligate BBP in any manner whatsoever. Legal obligations will arise only upon execution of a formal contract by BBP and the proposer selected by BBP.
2. A proposer accepts all provisions of this RFP by submitting a proposal and is responsible for the accuracy of its submission.
3. The selected Contractor shall be required to comply with all applicable laws, rules, and regulations in its operations relating to non-discrimination.
4. BBP is committed to encouraging and increasing participation of minority and women-owned business enterprises (“MWBEs”) in its operations. MWBEs are encouraged to respond to this RFP. MWBE status, or a commitment to use MWBE subcontractors, will be viewed favorably in the proposal review process.
5. BBP reserves the right (i) to amend, modify, or withdraw this RFP, (ii) to revise any requirements of this RFP, (iii) to require supplemental statements or information from any responding party, (iv) to accept or reject any or all responses thereto, (v) to extend the deadline for submission of responses and opening of responses, (vi) to negotiate or hold discussions with any respondent and to correct deficient responses which do not completely conform to the instructions contained herein, and (vii) to cancel, in whole, or part, this RFP, if BBP deems it is in its best interest to do so. BBP may exercise the foregoing rights at any time without notice and without liability to any respondent or any other party for its expenses incurred in the preparation of responses hereto or otherwise. Responses hereto will be prepared at the sole cost and expense of the responding party.
6. Written addenda issued by BBP will be the only authorized method for communicating clarifying information to all potential proposers. Proposers should contact BBP before submitting a proposal to verify that they have received any addenda issued. Proposers must acknowledge the receipt of all addenda (if applicable) in their proposals.
7. Proposers must respond to this RFP to be eligible to be considered for the award of the contract pursuant to this RFP.
8. All proposals shall become the property of BBP upon submission to BBP.
9. Proposers should be advised that all proposals and other materials submitted to BBP in response to this RFP may be disclosed in accordance with the Freedom of Information Law (“FOIL”), New York Public Officers Law § 84 et seq. Respondents may provide in writing at the time of submission of their proposal a detailed description of the specific information

contained in its proposal, if any, which constitutes a trade secret or would, if disclosed, harm such entity's competitive position. This characterization shall not be determinative, but BBP will use it for purposes of evaluating the applicability of any exemptions under FOIL should any request be made for access to the proposal. BBP, in its sole discretion, will determine whether any such information qualifies for exemption from disclosure. BBP assumes no responsibility for any loss or damage resulting out of any determination regarding disclosure of information provided by respondents and by submitting a proposal, respondents expressly waive any such claim.

10. BBP shall not be liable for any costs incurred by proposers in the preparation of proposals or for any work performed in connection therein.

11. A proposer may submit a modified proposal to replace all or any portion of a proposal submitted up until the proposal submission deadline. Only the latest version of the proposal will be considered. Proposers may withdraw their proposals from consideration at any time before the proposal deadline, by making a written request to BBP.

Exhibit A

Contract Draft

Exhibit B

Cost Schedule

Exhibit C

Existing Conditions Photos

Exhibit D

Pierhouse Drawings

Exhibit E

BBP Map