

Renovation of the Cultural Services Building in NYC



AMBASSADE DE FRANCE AUX ETATS-UNIS D'AMERIQUE

Antenne Immobilière Régionale
Washington DC, USA

Project 723-120 - INVITATION FOR PREQUALIFICATION OF BIDDERS

1.1 NOTIFICATION

- A. Notice to Prospective Bidders: Owner will receive sealed Submittal of Qualifications from contractors interested in submitting construction bids on Project described in this Invitation, until the time and date given below. Evaluation and selection of Prospective Bidders' Submittal of Qualifications will be the first phase of a two-phase bid process. In the second phase, selected Prequalified Prospective Bidders will gain access to bid documents, including drawings and specifications which describe the Project in greater detail, and will then be invited to submit bids.
1. Regulatory Requirements: All applicable federal and local laws in New York, NY shall govern submittal and evaluation of qualifications.
- B. Owner: The Embassy of France in the USA, Represented by the Ambassador of France in the USA, 4101 Reservoir Road NW, Washington DC 20007.
1. Project Manager: Real Estate and Civil Engineering Regional Department, contact: Mr. Benoit Lennon, benoit.lennon@diplomatie.gouv.fr.
 2. Owner's Representative: Jeffrey Berman Architect, 545 Eight Avenue, 18th floor, New York, NY 10018, 212-967-3400, contact: John Allen, JAllen@jbarch.com.

1.2 PROJECT INFORMATION

- A. Project Identification: Renovation of the French Cultural Services Building in New York.
1. Project Location: 972 5th Avenue, New York, NY 10075.
- B. Project Description: The French Cultural Services Building, also known as the Payne Whitney mansion, is an official Landmark of the City of New York. The French Government acquired the building in 1952 which now houses the Cultural Services of the French Embassy in the USA. The building has a total area of ca 22,000 sq ft. over 2 basement levels, a ground floor and 5 upper levels. This project is phase 2 of a multi phased program to modernize the building and bring it into compliance with applicable building codes and standards. Phase 1 completed consisted of The Albertine Bookstore on the first and second floor. The current project aims to renovate the technical installation and safety features of the building detailed as follows:

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- Technical installation:
 - Installation of HVAC system
 - Electrical distribution systems.
 - Fire Detection and Alarm System
 - Safety installation:
 - Installation of an enclosed Exit stair on floor 3 to 6
 - 1. Total Project cost range is anticipated to be approx. \$ 3,000,000 USD
 - 2. Project is anticipated to commence October 2018.
 - 3. Project is anticipated to be substantially complete no later than August 2019.
- C. Construction Contract: Prospective Bidders will prequalify for the following Work:
- 1. Construction Management (all trades)

1.3 SUBMITTAL OF PROSPECTIVE BIDDERS' QUALIFICATIONS

- A. Owner will receive sealed Submittal of Qualifications until the time and date at the location given below. Owner will consider submittals prepared in compliance with the Request for Qualifications issued by Owner, and delivered as follows:
- 1. Date: June 26, 2018
 - 2. Time: 2:00 p.m, local time.
 - 3. Location: French Cultural Services, 972 5th Avenue, New York, NY 10075
- B. Submittals of Qualifications will thereafter be evaluated by Owner. Prospective Bidders' qualification information shall be considered privileged and confidential.

1.4 DOCUMENTS

- A. Online Prequalification Documents: Accessible from June 7, 2018 at the following address: <https://franceintheus.org/spip.php?article3494> . Submittal will be in the form of printed AIA Document A305, "Contractor's Qualification Statement," with supplemental attachments described in the documents.

1.5 QUALIFICATIONS OF PROSPECTIVE BIDDERS

- A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.
- B. The completed Prequalification Submittal for each Prospective Bidder will be evaluated by Owner according to the following criteria, described in greater detail in the documents:
- 1. Proper license under the laws governing their respective trade(s).
 - 2. Applicable experience of firm, including experience of Project and field management staff to be assigned to the Work.

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3. Acceptable past performance.
4. Adequate financial resources.
5. Capacity to provide adequate Performance Bond, Labor and Material Payment Bond, and Insurance in a form acceptable to Owner.
6. Work-in-hand capacity
7. Adequate organization.
8. Acceptable employee screening practices.