

**QUEENS PUBLIC LIBRARY
BUILDINGS & GROUNDS COMMITTEE
THURSDAY, DECEMBER 15, 2022**

Central Library
Queens Public Library, 89-11 Merrick Blvd., Jamaica, NY 11432

AGENDA

6:00 PM BUILDINGS & GROUNDS COMMITTEE REGULAR MEETING

I. CALL TO ORDER

II. AGENDA

Action Item(s)

1. Mitchell Linden Library Expansion - Contract Authorization (ID # 2811)

III. ADJOURNMENT

1. Motion to Adjourn (ID # 2812)

Queens Library Board/Committee Item

BOARD/COMMITTEE: Buildings & Grounds Committee

DATE OF MEETING: December 15, 2022

ITEM ID #: 2811

AGENDA: Mitchell Linden Library Expansion - Contract Authorization

Background:

This is an action item seeking approval from the Queens Borough Public Library's Board of Trustees to enter into a contract with SLSCO LP to perform the required expansion and renovation at the Mitchell Linden Community Library ("Mitchell Linden"). The Board's approval is required pursuant to the Library's Purchasing Policy, which provides, in pertinent part, that contracts for construction valued at more than \$50,000 shall require a formal competitive bid and awarded to the responsive and responsible low bidder.

Mitchell Linden is located on the ground floor of 31-32 Union Street, at the corner of 32nd Avenue, in Flushing, New York, in a condominium building. The facility is part of a multi-unit residential housing complex. The building was constructed in 2007.

The plan for the library is to enlarge the current facility by incorporating the adjacent street level vacant space on the 32nd Avenue side of the building into the current library space. The expansion and renovation will provide an enlarged adult reading space, with access to printers, and an additional ADA-compliant single-user bathroom. A portal opening will be cut in the wall shared between the two spaces. The portal will provide a space for donor recognition and the current signage identifying the current children's space will be replaced.

The work will include the replacement of the above-ceiling air conditioning unit solely supplying the expansion space, as well as modifications to the existing single-user bathroom to comply with ADA requirements. The project also includes work related to the fire alarm, plumbing, electrical and data cabling, millwork, lighting and ceilings, modifications to the existing sprinkler head locations, and finishes. The renovation will allow for increased effectiveness of library service due to improved building space.

Current Status:

The Library issued a competitive bid, Invitation to Bid #1022-1, which was advertised in the New York City Record, BidNet and New York State Contract Reporter, and posted on the Library's website. Notification of the bid was emailed to over 2000 firms, including New York State and New York City Minority and Women Business Enterprises ("MWBE") and New York State Certified Service Disabled Veterans Owned Businesses ("SDVOB.")

Six (6) firms responded to the bid and provided pricing as outlined in the table below:

Firm	M/WBE - SDVOB	Bid Amount
Excel Interior Construction Corp	NYC MBE	\$448,848
SLSCO LP		\$498,752
Stalco Construction, Inc.		\$592,000
CDE Air Conditioning Co. Inc.		\$624,828
ACS Systems Associates, Inc.	NYS & NYC MBE	\$665,000
Lanmark Group, Inc.		\$1,022,000

Excel Interior Construction Corp provided the lowest price; however its bid did not include financial information and information about the firm's ability to secure a performance bond and past experience in securing a performance bond. In addition, the firm's bid did not conform with the requirements of the bid because it provided its own terms and conditions for its bid and, as such, the firm was notified that its bid was non-responsive.

SLSCO LP ("SLSCO") submitted the lowest responsive bid and its bid was evaluated by the Library based on a review of compliance with the bid specifications, including completion of the Bidder Qualification provisions, quality, experience, financial stability, references, price, background review and the firm's completed vendor responsibility questionnaire, which did not disclose any adverse integrity issues.

However, a recent NYC Comptroller Audit of the New York City Emergency Management ("NYCEM") found that NYCEM did not always ensure SLSCO's compliance with performance standards set forth in its \$401 million emergency agreement for vaccination provider services, and property management and construction services all related to vaccine distribution. Specifically, the audit found that NYCEM did not always properly document its monitoring of SLSCO and its subcontractors' performance. The audit also found instances of double billing, calculation errors, and uses of incorrect rates in SLSCO's invoices, resulting in overpayments totaling \$136,468, and an additional \$23,861 paid to SLSCO without supporting documentation. NYCEM's response to the audit did not directly state whether it agreed or disagreed with the audit recommendations. NYCEM stated that it appreciates the care and effort that went into the auditing of the program by the Comptroller's team and will work to include all feedback in future emergency response and recovery efforts. As a result of the audit, NYCEM did obtain credits from SLSCO in amount of \$136,468 and received supporting documentation for charges in the amount of \$23,861. The audit did not allege that SLSCO intentionally overbilled NYCEM or withheld supporting documentation for charges.

SLSCO is a national firm specializing in projects that include disaster and emergency response, construction, development, health and infrastructure services. According to the NYC Comptroller's webpage Checkbook NYC, SLSCO has had over \$700 million contracts registered with the City since 2015, with DDC and NYCEM. Contracts include requirements contracts for construction services, emergency services, leasing space for vaccine programs, and managing and administering vaccine programs.

A reference from Emblem Health stated SLSCO was retained as a general contractor and construction manager for a \$35 million corporate-wide refresh project and stated that SLSCO exceeded expectations. A reference from T-Mobile indicated that SLSCO has provided construction services in the greater New York City area in the highly technical data center and telecommunications areas and that such projects ranged from \$2 million to \$20 million and at all times met expectations and in some instances exceeded expectations.

Library staff consisting from the Procurement and Capital Projects Management departments and the Library's architect met with representatives from SLSCO to discuss its bid and were satisfied with this discussion.

Recommended Motion for Consideration by the Buildings and Ground Committee:

I move that the Buildings and Grounds Committee recommend to the Board of Trustees that the President and CEO be authorized to execute a contract with SLSCO LP in the amount of \$448,848 for the renovation and expansion of the Mitchell Linden Library, as described above.

Queens Library Board/Committee Item

BOARD/COMMITTEE: Buildings & Grounds Committee

DATE OF MEETING: December 15, 2022

ITEM ID #: 2812

AGENDA: Motion to Adjourn

Recommended Motion for Consideration:

I move that the meeting be adjourned.