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## THE CITY RECORD

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

### BOROUGH PRESIDENT - BRONX

#### ■ PUBLIC HEARINGS

A PUBLIC HEARING IS BEING CALLED by the President of the Borough of The Bronx, Honorable Ruben Diaz Jr. on Thursday, February 5, 2015. The hearing will commence at 10:00 A.M. in the office of the Borough President, 851 Grand Concourse, Room 206, The Bronx, NY 10451. The hearing will consider the following matter:

### CD#3-ULURP APPLICATION NO: C 150197 ZSX-

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation & Development (HPD) and the South Bronx Overall Economic Development Organization pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum Floor Area Ratio for certain community facility uses) to permit the allowable community facility floor area ration of Section 24-11 (Maximum Floor Area Ratio and percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations in connection with a proposed 8-story building on property located at 986-996 Washington Avenue a.k.a. 489-493 East 164<sup>th</sup> Street (Block 2369, Lots 1-5, 53, 54, 90 & 153), in an M1-1R7-2 District with a Special Mixed Use District (MX-7), Borough of The Bronx, Community District 3.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

#### Related Applications: N 150196 HAX

ANYONE WISHING TO SPEAK MAY REGISTER AT THE HEARING. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS MATTER TO THE OFFICE OF THE BOROUGH PRESIDENT, (718) 590-6124.

j29-f4

### BOROUGH PRESIDENT - BROOKLYN

#### ■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that, pursuant to Sections 197-c of the New York City Charter, the Brooklyn Borough President will hold a public hearing on the following matters in the Community Room, Brooklyn Borough Hall, 209 Joralemon Street, Brooklyn, NY 11201, commencing at 6:00 P.M. on Monday, February 9<sup>th</sup>, 2015.

Calendar item 1 - Amico Senior Center - C 150115 PQK



Article IX
SPECIAL PURPOSE DISTRICTS

\*\*\*

Chapter 4
Special Sheepshead Bay District

94-06
Special Use Regulations

In order to preserve the character of the area and to encourage waterfront and related uses, special limitations are imposed on the location, size and kinds of uses permitted within the Special District as set forth in this Section.

(2/2/11)

94-061
Permitted residential, community facility and commercial uses permitted by right

(a) Residential and community facility uses

Uses listed in Use Groups 1, 2, 3 and 4 shall be allowed anywhere within the Special District, except as set forth in Section 94-065 (Restriction on ground floor use).

(b) Commercial uses

In Areas A, B, C, D and E, as indicated in Appendix A (District Map) in this Chapter, only those commercial uses shall be limited to those listed in Section 94-062 (Use Group SB), and those uses listed in Section 62-211 (Water-Dependent (WD) uses) from Use Groups 6, 7, 9 and 14, except for and those uses permitted under pursuant to Section 94-063 (Uses permitted by special permit), shall be allowed, except that in Area B, food stores, as listed in Section 32-15 (Use Group 6), shall also be allowed with no limitation on floor area or frontage per establishment.

In Area F, only commercial uses permitted by listed in Use Group 6 and those listed in Section 62-211 from Use Groups 6, 7, 9 and 14 shall be allowed within the underlying Commercial Districts boundaries.

In Area G, only commercial uses permitted by listed in Use Groups 6, 7, 8 and 9 and those listed in Section 62-211 from Use Groups 6, 7, 9 and 14 shall be allowed within the underlying Commercial Districts boundaries.

In Area H, except for uses permitted under pursuant to Section 94-063, commercial uses shall be limited to those listed in Section 62-211 from Use Groups 6, 7, 9 and 14 and the following uses:

\*\*\*

BOROUGH OF QUEENS

No. 2

137-61 NORTHERN BOULEVARD

CD 7 C 120403 ZMQ

IN THE MATTER OF an application submitted by CG & J Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 10a:

- 1. eliminating from an existing R6 District a C2-2 District bounded by a line 150 northerly of Northern Boulevard, Leavitt Street and its southerly prolongation, Northern Boulevard (southerly portion), and a line perpendicular to the northerly street line of Northern Boulevard distant 250 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Northern Boulevard and the westerly street line of Leavitt Street; and
2. changing from an R6 District to a C4-3 District property bounded by a line 125 northerly of Northern Boulevard, Leavitt Street and its southerly prolongation, Northern Boulevard (southerly portion), and a line perpendicular to the northerly street line of Northern Boulevard distant 250 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Northern Boulevard and the westerly street line of Leavitt Street;

as shown in a diagram (for illustrative purposes only) dated October 20, 2014, and subject to the conditions of CEQR Declaration E-355.

BOROUGH OF MANHATTAN

No. 3

180 ORCHARD STREET PUBLIC PARKING GARAGE

CD 3 C 130321 ZSM

IN THE MATTER OF an application submitted by 180 Orchard Retail LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Zoning Resolution Section 13-45 (Special Permits for additional parking spaces) and Section 13-451 (Additional parking spaces for residential growth) to allow an attended public parking garage with a maximum capacity of 99 spaces on portions of the ground floor, cellar and sub-cellar of a proposed mixed-use building on property located at 180 Orchard Street

(Block 412, Lots 8-11, 27-29, 32-36, & 1001-1003), in a C4-4A District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

Nos. 4 & 5
39-41 WEST 23RD STREET

No. 4

CD 5 C 140404 ZSM

IN THE MATTER OF an application submitted by 39 West 23rd Street, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify:

- 1. the use regulations of Section 42-00 to allow residential uses (Use Group 2 uses) on portions of the ground floor, cellar and sub-cellar, and on the 2nd - 24th floors; and
2. the bulk regulations of Section 43-28 (Special Provisions for Through Lots), Section 43-313 (For zoning lots with multiple rear lot lines), and Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks);

to facilitate the construction of a 10 story and 24 story mix use building on property located at 39-41 West 23rd Street a.k.a. 20-22 West 24th Street (Block 825, Lots 20, 60 and 1001-1005), in an M1-6 District, within the Ladies' Mile Historic District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

No. 5

CD 5 C 140405 ZSM

IN THE MATTER OF an application submitted by 39 West 23rd Street, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-45 (Special Permits for additional parking spaces) and 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an automated accessory parking facility with a maximum capacity of 50 spaces on portions of the ground floor and sub-cellar of a proposed mixed-use building on property located at 39-41 West 23rd Street a.k.a. 20-22 West 24th Street (Block 825, Lots 20, 60 and 1001-1005), in an M1-6 District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

Nos. 6 & 7
VANDERBILT CORRIDOR

No. 6

CD 5 C 140440 MMM

IN THE MATTER OF an application, submitted by The New York City Department of City Planning, pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Vanderbilt Avenue between East 42nd Street and East 43rd Street;
• the establishment of Public Place above a lower limiting plane; and
• the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 30244 dated October 17, 2014 and signed by the Borough President.

No. 7

CD 5, 6 N 150127 ZRM

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article VIII, Chapter 1 (Special Midtown District), Borough of Manhattan, Community Districts 5 and 6.

Matter in underline is new, to be added;
Matter in strikethrough is to be deleted;
Matter with # # is defined in Section 12-10;
\*\*\* indicates where unchanged text appears in the Zoning Resolution

Article VIII - Special Purpose Districts

Chapter 1

Special Midtown District

Table of Contents - Special Midtown District

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\* \* \*

**81-00  
GENERAL PURPOSES**

The “Special Midtown District” established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

\* \* \*

- (m) to preserve the midblock area north of the Museum of Modern Art for its special contribution to the historic continuity, function and ambience of Midtown;
- (n) to protect and strengthen the economic vitality and competitiveness of the Grand Central Subdistrict by facilitating the development of exceptional and sustainable buildings within the Vanderbilt Corridor and enabling improvements to the pedestrian and mass transit circulation network;
- (o)(n) to protect and enhance the role of Grand Central Terminal as a major transportation hub within the City, to expand and enhance the pedestrian and mass transit circulation network connecting Grand Central Terminal to surrounding development, to minimize pedestrian congestion and to protect the surrounding area’s special character;
- (p)(o) to expand the retail, entertainment and commercial character of the area around Pennsylvania Station and to enhance its role as a major transportation hub in the city;
- (q)(p) to provide freedom of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms without the need for special development permissions or “negotiated zoning”; and
- (r)(q) to promote the most desirable use of land and building development in accordance with the District Plan for Midtown and thus conserve the value of land and buildings and thereby protect the City’s tax revenues.

\* \* \*

**81-03  
District Plan**

The regulations of this Chapter are designed to implement the #Special Midtown District# Plan.

The District Plan ~~partly consists of~~ includes the following four maps:

- Map 1 Special Midtown District and Subdistricts
- Map 2 Retail and Street Wall Continuity
- Map 3 Subway Station and Rail Mass Transit Facility Improvement Areas
- Map 4 Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict ~~Network of Pedestrian Circulation.~~

The maps are located in Appendix A of this Chapter and are hereby incorporated and made a part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

\* \* \*

**81-20  
BULK REGULATIONS**

**81-21  
Floor Area Ratio Regulations**

\* \* \*

**81-211  
Maximum floor area ratio for non-residential or mixed buildings**

- (a) For #non-residential buildings# or #mixed buildings#, the basic maximum #floor area ratios# of the underlying districts shall apply as set forth in this Section.
- (b) In the #Special Midtown District#, the basic maximum #floor area ratio# on any #zoning lot# may be increased by bonuses or other #floor area# allowances only in accordance with the provisions of this Chapter, and the maximum #floor area ratio# with such additional #floor area# allowances shall in no event exceed the amount set forth for each underlying district in the following table:

MAXIMUM FLOOR AREA ALLOWANCES FOR SPECIFIED FEATURES AND MAXIMUM FLOOR AREA RATIOS BY DISTRICTS

Means for Achieving Permitted FAR Levels on a #Zoning Lot#	Maximum #Floor Area Ratio# (FAR)							
	Outside the Grand Central Subdistrict					Grand Central Subdistrict		
	C5P	C6-4 C6-5 M1-6	C5-2.5 C6-4.5 C6-5.5 C6-6.5	C6-7T	C5-3 C6-6 C6-7	C5-2.5	C5-3 C6-6	
A. Basic Maximum FAR	8.0	10.0	12.0	14.0	15.0	12.0	15.0	
B. Maximum As-of-Right #Floor Area# Allowances: (District-wide Incentives), #Public plaza# (Section 81-23)	---	1.0 <sup>1,2</sup>	1.0 <sup>1,3</sup>	---	1.0 <sup>2</sup>	---	---	
C. Maximum Total FAR with As-of-Right Incentives	8.0	11.0 <sup>1,2,8</sup>	13.0 <sup>1,3</sup>	14.0	16.0	12.0	15.0	
D. Maximum Special Permit #Floor Area# Allowances: (District-wide Incentives), Subway station improvement (Section 74-634)	---	2.0 <sup>1,7</sup>	2.4 <sup>1</sup>	---	3.0	2.4	3.0	
E. Maximum Total FAR with District-wide and As-of-Right Incentives	8.0	12.0	14.4	14.0	18.0	14.4	18.0	
F. Maximum Special Permit #Floor Area# Allowances in Penn Center Subdistrict: Mass Transit Facility Improvement (Section 74-634)	---	2.0	---	---	3.0	---	---	
G. Maximum Total FAR with As-of-Right, District-wide and Penn Center Subdistrict Incentives:	---	12.0	---	---	18.0	---	---	
H. Maximum As-of-Right #Floor Area# Allowances in Theater Subdistrict:								
Development rights (FAR) of a “granting site” (Section 81-744)	---	10.0	12.0	14.0	15.0	---	---	
Maximum amount of transferable development rights (FAR) from “granting sites” that may be utilized on a “receiving site” (Section 81-744(a))	---	2.0	2.4	2.8	3.0	---	---	
Inclusionary Housing (Sections 23-90 and 81-22)								

	---	2.0 <sup>4</sup>	---	---	---	---	---
I. Maximum Total FAR with As-of-Right #Floor Area# Allowances in Theater Subdistrict							
	---	12.0	14.4	16.8	18.0	---	---
J. Maximum #Floor Area# Allowances by Authorization in Eighth Avenue Corridor (Section 81-744(b))							
	---	2.4	---	---	---	---	---
K. Maximum Total FAR with As-of-Right and Theater Subdistrict Authorizations							
	---	14.4	14.4	16.8	18.0	---	---
L. Maximum Special Permit #Floor Area# Allowances in Theater Subdistrict: Rehabilitation of "listed theaters" (Section 81-745)							
	---	4.4	2.4	2.8	3.0	---	---
M. Maximum Total FAR with Theater Subdistrict, District-wide and As-of-Right Incentives							
	8.0	14.4	14.4	16.8	18.0	---	---
N. Maximum FAR of Lots Involving Landmarks: Maximum FAR of a lot containing non-bonusable landmark (Section 74-711 or as-of-right)							
	8.0	10.0	12.0	14.0	15.0	12.0	15.0
Development rights (FAR) of a landmark lot for transfer purposes (Section 74-79)							
	8.0	10.0	13.0 <sup>5</sup>	14.0	16.0	12.0	15.0
Maximum amount of transferable development rights (FAR) from landmark #zoning lot# that may be utilized on:							
(a) an "adjacent lot" (Section 74-79)							
	1.6	2.0	2.4	No Limit	No Limit	2.4	No Limit
(b) a "receiving lot" (Section 81-634)							
	---	---	---	---	---	1.0	1.0
(c) a "receiving lot" (Section 81-635)							
	---	---	---	---	---	9.6	6.6
(d) a "receiving lot" located within the Vanderbilt Corridor (Section 81-635)							
	---	---	---	---	---	---	15.0
O. Maximum #Floor Area# Allowances by Special Permit for Grand Central Public Realm Improvement Bonus (Section 81-64)							
	---	---	---	---	---	---	15.0
Ø.P. Maximum Total FAR of a Lot with Transferred Development Rights from Landmark #Zoning Lot#, Theater Subdistrict Incentives, District-wide Incentives and As-of-Right Incentives							
	9.6	14.4	14.4	No Limit	No Limit	21.6	No <sup>6</sup> Limit

<sup>1</sup> Not available for #zoning lots# located wholly within Theater Subdistrict Core  
<sup>2</sup> Not available within the Eighth Avenue Corridor  
<sup>3</sup> Not available within 100 feet of a #wide street# in C5-2.5 Districts  
<sup>4</sup> Applicable only within that portion of the Theater Subdistrict also located within the #Special Clinton District#  
<sup>5</sup> 12.0 in portion of C6-5.5 District within the Theater Subdistrict Core  
<sup>6</sup> Limited to 21.6 FAR on a "receiving lot" pursuant to Section 81-635 in the Grand Central Subdistrict, and limited to 30.0 FAR on a #zoning lot# located within the Vanderbilt Corridor, pursuant to Sections 81-635 or 81-64 in the Grand Central Subdistrict  
<sup>7</sup> Not available on west side of Eighth Avenue within the Eighth Avenue Corridor  
<sup>8</sup> 12.0 for #zoning lots# with full #block# frontage on Seventh Avenue and frontage on West 34<sup>th</sup> Street, pursuant to Section 81-542 (Retention of floor area bonus for plazas or other public amenities)  
 \* \* \*

**81-213  
 Special provisions for transfer of development rights from listed theaters within the Special Clinton District**

**81-214  
 Special provisions within the Vanderbilt Corridor in the Grand**

**Central Subdistrict**

For #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) of Appendix A of this Chapter, additional #floor area# may be permitted by the City Planning Commission pursuant to Section 81-635 (Transfer of development rights by special permit) or Section 81-64 (Special Permit for Grand Central Public Realm Improvement Bonus), or any combination thereof, up to the maximum permitted #floor area# set forth in Row N or Row O of the Table in Section 81-211 (Maximum floor area ratio for non-residential or mixed buildings), respectively. In no event shall the total #floor area ratio# of the #zoning lot# resulting from such proposed #development# or #enlargement# exceed 30.0.  
 \* \* \*

**81-254  
 Special permit for height and setback modifications**

In the #Special Midtown District#, the City Planning Commission may modify the special height and setback regulations set forth in this Chapter only in accordance with the following provisions:

- Section 74-711 (Landmark preservation in all districts) as modified by the provisions of Sections 81-266 or 81-277 (Special permit for height and setback modifications)
- Section 74-79 (Transfer of Development Rights from Landmark Sites) where development rights are transferred from a landmark site to an adjacent lot in a C5-3, C6-6 or C6-7 District, as modified by Section 81-212, and the total #floor area# on the adjacent

lot resulting from such transfer exceeds the basic maximum #floor area ratio# by more than 20 percent. In such cases, the granting of a special permit by the Commission for height and setback modifications shall be in accordance with the provisions of Sections 81-266 or 81-277

- Section 81-066 (Special permit modifications of Section 81-254, Section 81-40 and certain Sections of Article VII, Chapter 7)
- Section 81-635 (Transfer of development rights by special permit):
- Section 81-64 (Special Permit for Grand Central Public Realm Improvement Bonus).

\* \* \*

**81-60  
SPECIAL REGULATIONS FOR THE GRAND CENTRAL SUBDISTRICT**

**81-61  
General Provisions**

In order to preserve and protect the character of the Grand Central Subdistrict, as well as to expand and enhance the Subdistrict's extensive pedestrian and mass transit circulation network, and to facilitate the development of exceptional and sustainable buildings within the Vanderbilt Corridor, special regulations are set forth in Section 81-60 (SPECIAL REGULATIONS FOR THE GRAND CENTRAL SUBDISTRICT), inclusive, governing urban design and streetscape relationships, the transfer of development rights from landmarks, and the improvement of the surface and subsurface pedestrian circulation and mass transit circulation network.

The regulations of Sections 81-60 (SPECIAL REGULATIONS FOR THE GRAND CENTRAL SUBDISTRICT) are applicable only in the Grand Central Subdistrict, the boundaries of which are shown on Map 1 (Special Midtown District and Subdistricts) in Appendix A. These regulations supplement or modify the provisions of this Chapter applying generally to the #Special Midtown District#, of which this Subdistrict is a part.

As stated set forth in Section 81-212 (Special provisions for transfer of development rights from landmark sites), transfer of development rights from landmark sites may be allowed pursuant to Section 81-63 (Transfer of Development Rights from Landmark Sites).

The provisions of Section 81-23 (Floor Area Bonus for Public Plazas) are inapplicable to any #zoning lot#, any portion of which is located within the Grand Central Subdistrict.

Where the #lot line# of a #zoning lot# coincides with the boundary of the public place located at the southerly prolongation of Vanderbilt Avenue between East 42<sup>nd</sup> Street and East 43<sup>rd</sup> Street, such #lot line# shall be considered to be a #street line# for the purposes of applying the #use#, #bulk# and urban design regulations of this Chapter.

\* \* \*

**81-611  
Special Use Provisions**

Within the Vanderbilt Corridor, as shown in Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) in Appendix A of this Chapter, the #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Use Group 5, or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed by special permit of the City Planning Commission, pursuant to Section 81-65 (Special permit for transient hotels).

\* \* \*

**81-625  
Pedestrian circulation space requirements**

Any #development# or #enlargement# within the Grand Central Subdistrict shall be subject to the provisions of Sections 81-45 (Pedestrian Circulation Space), 81-46 (Off-Street Relocation or Renovation of a Subway Stair) and 81-48 (Off-Street Improvement of Access to Rail Mass Transit Facility), except that:

- (a) no arcade shall be allowed within the Subdistrict; and
- (b) within the Subdistrict, a sidewalk widening may be provided only for a #building# occupying an Avenue frontage, provided that such sidewalk widening extends for the length of the full #block# front; and
- (c) within the Subdistrict, for #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) of Appendix A of this Chapter, up to a maximum of 3,000 square feet of on-site improvements to the public realm provided in accordance with a special permit

pursuant to Section 81-635 (Transfer of development rights by special permit) or Section 81-64 (Grand Central Public Realm Improvement Bonus) may be applied toward the pedestrian circulation space requirement.

**81-626  
Retail continuity requirements**

For #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) of Appendix A of this Chapter, where a #building# fronts upon a designated retail #street#, as shown on Map 2 (Retail and Street Wall Continuity), any portion of such #building's# ground floor level frontage along such designated retail #street# allocated to above or below-grade public realm improvements provided in accordance with a special permit pursuant to Section 81-635 (Transfer of development rights by special permit) or Section 81-64 (Special Permit for Grand Central Public Realm Improvement Bonus) shall be excluded from the retail continuity requirements of Section 81-42 (Retail Continuity along Designated Streets).

**81-63  
Transfer of Development Rights from Landmark Sites**

\* \* \*

**81-635  
Transfer of development rights by special permit**

Within the portion of the Subdistrict bounded by East 41st Street, East 48th Street, Lexington and Madison Avenues (the Grand Central Subdistrict Core Area as shown on Map 1 in Appendix A), the City Planning Commission may permit the transfer of development rights from a "granting lot" to a "receiving lot", and, in conjunction with such transfer, the Commission may permit modifications to #bulk# regulations, mandatory plan elements, and provisions regarding #zoning lots# divided by district boundaries, as set forth in paragraph (a) of this Section, provided that the Commission determines that the #development# or #enlargement# complies with the conditions of paragraph (b), the findings of paragraph (c), and the additional requirements of paragraph (d) of this Section.

(a) The Commission may permit:

- (a)(1) a transfer of development rights from a "granting lot" to a "receiving lot" provided that:
  - (i) for #zoning lots# located within the Vanderbilt Corridor, as shown in Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) in Appendix A of this Chapter, the resultant #floor area ratio# on the "receiving lot" does not exceed 30.0; and
  - (ii) for #zoning lots# outside the Vanderbilt Corridor, the resultant #floor area ratio# on the "receiving lot" does not exceed 21.6;
- (b)(2) modifications of the provisions of Sections 77-02 (Zoning Lots Not Existing Prior to Effective Date or Amendment of Resolution), 77-21 (General Provisions), 77-22 (Floor Area Ratio) and 77-25 (Density Requirements) for any #zoning lot#, whether or not it existed on December 15, 1961, or any applicable subsequent amendment thereto, #floor area#, #dwelling units# or #rooming units# permitted by the district regulations which allow a greater #floor area ratio# may be located within a district that allows a lesser #floor area ratio#;
- (c)(3) the modification of #bulk# regulations except #floor area ratio# and height and setback regulations; however, in the case of an #enlargement# to an existing #building# utilizing the transfer of development rights from a designated landmark, the Commission may modify the provisions of Sections 81-621 (Special street wall requirements), 81-622 (Special height and setback requirements), 81-623 (Building lobby entrance requirements), 81-624 (Curb cut restrictions and loading berth requirements), 81-625 (Pedestrian circulation space requirements), and Sections 81-25 (General Provisions Relating to Height and Setback of Buildings), 81-26 (Height and Setback Regulations-Daylight Compensation) and 81-27 (Alternate Height and Setback Regulations-Daylight Evaluation) in order to accommodate existing structures and conditions; and
- (d)(4) notwithstanding the provisions of paragraph (c) of this Section, for #zoning lots# of more than 40,000 square feet of #lot area# that occupy an entire #block#, modifications of #bulk# regulations, except #floor area ratio# regulations; and
- (5) for #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4, modifications, whether singly or in any



combination, to:

- (i) the #street wall# regulations of Sections 81-43 (Street Wall Continuity Along Designated Streets), or 81-621 (Special street wall requirements), inclusive;
- (ii) the height and setback regulations of Sections 81-26 (Height and Setback Regulations – Daylight Compensation), inclusive, 81-27 (Alternative Height and Setback Regulations – Daylight Evaluation), inclusive, or 81-622 (Special height and setback requirements); or
- (iii) the mandatory district plan elements of Sections 81-42 (Retail Continuity along Designated Streets), 81-44 (Curb Cut Restrictions), 81-45 (Pedestrian Circulation Space), 81-46 (Off-Street Relocation or Renovation of a Subway Stair), 81-47 (Major Building Entrances), 81-48 (Off-Street Improvement of Access to Rail Mass Transit Facility), 81-623 (Building lobby entrance requirements), 81-624 (Curb cut restrictions and loading requirements), 81-625 (Pedestrian circulation space requirements) or 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), inclusive, except that no modifications to the required amount of pedestrian circulation space set forth in Section 37- 51 (Amount of Pedestrian Circulation Space) shall be permitted.

(b) Conditions

[INSERT CONDITIONS FROM BELOW]

(c) Findings

In order to grant a A special permit for the transfer of development rights to a “receiving lot”, the Commission shall find that shall be subject to the following findings:

- (1) ~~that~~ a program for the continuing maintenance of the landmark has been established;
- (2) for any proposed improvement required pursuant to this Section:
  - (i) ~~that~~ the improvement to the above or below-grade surface and subsurface pedestrian or mass transit circulation network provided by the #development# or #enlargement# increases public accessibility to and from Grand Central Terminal, pursuant to the following requirements;
  - (ii) ~~that~~ the streetscape, the site design and the location of #building# entrances contribute to the overall improvement of pedestrian circulation within the Subdistrict and minimize congestion on surrounding #streets#; and
  - (iii) ~~that~~ a program is established to identify solutions to problems relating to vehicular and pedestrian circulation problems and the pedestrian environment within the Subdistrict;
- (3) where appropriate, for #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4, the design of the #development# or #enlargement# include provisions for public amenities including, but not limited to, publicly accessible open spaces, and subsurface pedestrian passageways leading to subway or rail mass transit facilities;
- (4) for #developments# or #enlargements# with a proposed #floor area ratio# in excess of 21.6 on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4, the #building# has met the ground floor level, #building# design and sustainable design measures set forth in the applicable conditions and findings of Section 81-641 (Additional floor area for the provision of public realm improvements);
- (5) where the modification of #bulk# regulations is proposed:
  - (i)(ii) ~~that the~~ any proposed modification of #bulk# regulations; regulations governing #zoning lots# divided by district boundaries or the permitted transfer of #floor area# will not unduly increase the #bulk# of any #development# or #enlargement# on the “receiving lot,” density of population or intensity of #use# on any #block# to the detriment of the occupants of #buildings# on the #block# or the surrounding area;
  - (ii)(iii) ~~that,~~ for #enlargements# to existing #buildings#, ~~the~~ any proposed modifications of height and

setback requirements and the requirements of Section 81-62 are necessary because of the inherent constraints or conditions of the existing #building#, that the modifications are limited to the minimum needed, and that the proposal for modifications of height and setback requirements demonstrates to the satisfaction of the Commission that an integrated design is not feasible for the proposed #enlargement# which accommodates the transfer of development rights due to the conditions imposed by the existing #building# or configuration of the site; and

- (iii) (iv) ~~that,~~ for #developments# or #enlargements# on #zoning lots# of more than 40,000 square feet of #lot area# that occupy an entire #block#, any proposed modifications of #bulk# regulations are necessary because of inherent site constraints and that the modifications are limited to the minimum needed-; or
- (6) for #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4, any proposed modifications meet the applicable application requirements and findings set forth in Section 81-642 (Permitted modifications in conjunction with additional floor area).

~~The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.~~

[MOVE UP THE FOLLOWING TWO PARAGRAPHS TO NEW PARAGRAPH (b) Conditions]

For #developments# or #enlargements# on #zoning lots# located outside of the Vanderbilt Corridor, the following shall apply. As a condition for granting a special permit pursuant to this Section, the design of the #development# or #enlargement# shall include a major improvement of the above or below-grade, surface and/or subsurface pedestrian or mass transit circulation network in the Subdistrict (as shown on Map 4 in Appendix A of this Chapter). The improvement shall increase the general accessibility and security of the network, reduce points of pedestrian congestion and improve the general network environment through connections into planned expansions of the network. The improvement may include, but is not limited to, widening, straightening or expansion of the existing pedestrian network, reconfiguration of circulation routes to provide more direct pedestrian connections between the #development# or #enlargement# and Grand Central Terminal, and provision for direct daylight access, retail in new and existing passages, and improvements to air quality, lighting, finishes and signage.

The special permit application to the Commission shall include information and justification sufficient to provide the Commission with a basis for evaluating the benefits to the general public from the proposed improvement. As part of the special permit application, the applicant shall submit schematic or concept plans of the proposed improvement to the Department of City Planning, as well as evidence of such submission to the Metropolitan Transportation Authority (MTA) and any other entities that retain control and responsibility for the area of the proposed improvement. Prior to ULURP certification of the special permit application, the MTA and any other entities that retain control and responsibility for the area of the proposed improvement shall each provide a letter to the Commission containing a conceptual approval of the improvement including a statement of any considerations regarding the construction and operation of the improvement.

(d) Additional requirements

Prior to the grant of a special permit, the applicant shall obtain approvals of plans from the MTA and any other entities that retain control and responsibility for the area of the proposed improvement, and, if appropriate, the applicant shall sign a legally enforceable instrument running with the land, setting forth the obligations of the owner and developer, their successors and assigns, to construct and maintain the improvement and shall establish a construction schedule, a program for maintenance and a schedule of hours of public operation and shall provide a performance bond for completion of the improvement.

The written declaration of restrictions and any instrument creating an easement on privately owned property shall be recorded against such private property in the Office of the Register of the City of New York (County of New York) and a certified copy of the instrument shall be submitted to the City Planning Commission.

No temporary certification of occupancy for any #floor area# of the #development# or #enlargement# on a “receiving lot” shall be granted by the Department of Buildings until all required improvements have been substantially completed as determined by the Chairperson of the City Planning Commission and the area is usable by the public. Prior to the issuance of a permanent

certificate of occupancy for the #development# or #enlargement#, all improvements shall be 100 percent complete in accordance with the approved plans and such completion shall have been certified by letter from the Metropolitan Transportation Authority.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

**81-64  
Special Permit for Grand Central Public Realm Improvement Bonus**

In order to facilitate the development of exceptional and sustainable #buildings# within the Vanderbilt Corridor as well as improvements to the pedestrian and mass transit circulation network in the vicinity of Grand Central Terminal, for #developments# and #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown in Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) in Appendix A of this Chapter, the City Planning Commission may permit:

- (a) additional #floor area# for the provision of on-site or off-site, above or below-grade improvements to the pedestrian or mass transit circulation network in the Grand Central Subdistrict, in accordance with the provisions of Section 81-641 (Additional floor area for the provision of public realm improvements); and
- (b) in conjunction with additional #floor area# granted pursuant to Section 81-641, the Commission may allow modifications to #street wall# regulations, height and setback regulations, and mandatory district plan elements, provided such modifications are in accordance with the provisions of Section 81-642 (Permitted modifications in conjunction with additional floor area).

**81-641  
Additional floor area for the provision of public realm improvements**

For #developments# and #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown in Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) in Appendix A of this Chapter, the City Planning Commission may allow by special permit #floor area# in excess of the basic maximum #floor area ratio# established in Row A of the Table in Section 81-211 (Maximum floor area ratio for non-residential or mixed buildings), up to the maximum #floor area# set forth in Row O of such Table, in accordance with the provisions of this Section.

All applications for a special permit for additional #floor area# pursuant to this Section shall include on-site or off-site, above or below-grade improvements to the pedestrian or mass transit circulation network in the Grand Central Subdistrict, or a combination thereof. In addition, requirements pertaining to the ground floor level, #building# design, and sustainable design measures are set forth in this Section in order to ensure that any #development# or #enlargement# receiving additional #floor area# constitutes an exceptional addition to the #Special Midtown District#.

In order for the City Planning Commission to approve a special permit application for additional #floor area#, the Commission shall determine that such #development# or #enlargement# complies with the conditions and application requirements of paragraph (a), the findings of paragraph (b), and the additional requirements of paragraph (c) of this Section.

**(a) Conditions and application Requirements**

All applications for a special permit for additional #floor area# pursuant to this Section shall include the following:

- (1) Above or below-grade improvements to the pedestrian or mass transit circulation network

In order to ensure that the proposed #development# or #enlargement# contributes to the improvement of the pedestrian and mass transit circulation in the Grand Central Subdistrict, especially in the vicinity of Grand Central Terminal, any #development# or #enlargement# proposed under the provisions of this Section shall include above or below-grade public realm improvements.

- (i) Where a #development# or #enlargement# proposes the inclusion of above-grade public realm improvements to generate additional #floor area#, such improvements may consist of on-site or off-site improvements to the pedestrian circulation network, or a combination thereof.

On-site, above-grade public realm improvements shall consist of open or enclosed publicly-accessible spaces, of ample size, provided for public use and enjoyment. Such publicly-accessible spaces shall include amenities characteristic of #public plazas# or public atriums, as applicable, and include amenities for the comfort and convenience of the public.

Off-site, above-grade public realm improvements shall consist of major improvements to the public right-of-way that support pedestrian circulation in the areas surrounding Grand Central Terminal. Where the area of such improvements is to be established into a pedestrian plaza, such improvements shall be characteristic of best practices in plaza design, as set forth by the Department of Transportation. Where the area of such improvements is along a #street# accommodating both vehicular and pedestrian access, such improvements shall be characteristic of current best practices in #street# design, as set forth by the Department of Transportation, and include improvements to the right-of way such as: pedestrian amenities; or streetscape, sidewalk, crosswalk, and median enhancements.

- (ii) Where a #development# or #enlargement# proposes the inclusion of below-grade public realm improvements to generate additional #floor area#, such improvements shall consist of on-site or off-site enhancements to the below-grade pedestrian and mass transit circulation network. Such improvements shall be characteristic of current best practice in mass-transit network design, and shall include improvements such as: on-site or off-site widening, straightening, expanding or otherwise enhancing the existing below-grade pedestrian circulation network; additional vertical circulation; reconfiguring circulation routes to provide more direct pedestrian connections to subway or rail mass transit facilities; or providing daylight access, retail #uses#, or enhancements to noise abatement, air quality, lighting, finishes or rider orientation in new or existing passageways.

Applications shall contain site plans and other materials of sufficient scope and detail to enable the Commission to: evaluate the benefits to the City; determine the appropriate amount of bonus #floor area# to grant; and determine whether the applicable findings set forth in paragraph (b) of this Section have been met.

Where the Metropolitan Transportation Authority (MTA) or any other City or State agency has control of the area of a proposed improvement, the applicant shall submit concept plans for the proposed improvement to such agency and the Commission. At the time of certification of the application, any such agency with control of the area of the proposed improvement shall provide a letter to the Commission containing a conceptual approval of the improvement which may include a statement of any considerations regarding the construction and operation of the improvement.

**(2) Ground floor level**

In order to ensure that the proposed #development# or #enlargement# contributes to the improvement of the pedestrian circulation network in the Grand Central Subdistrict, especially in the vicinity of Grand Central Terminal, any #development# or #enlargement# proposed under the provisions of this Section shall provide enhancements to the ground floor level of the #building#, including, but not limited to, sidewalk widenings, streetscape amenities or enhancements to required pedestrian circulation spaces.

Where a #development# or #enlargement# includes #street# frontage along Madison Avenue or a #narrow street# between East 43<sup>rd</sup> Street and East 47<sup>th</sup> Street, sidewalk widenings shall be provided as follows:

- (i) where a #development# or #enlargement# is on a #zoning lot# which occupies the entire #block# frontage along Madison Avenue, a sidewalk widening shall be provided along Madison Avenue, to the extent necessary, so that a minimum sidewalk width of 20 feet is achieved, including portions within and beyond the #zoning lot#. However, no sidewalk widening need exceed 10 feet, as measured perpendicular to the #street line#;
- (ii) where a #development# or #enlargement# is on a #zoning lot# which does not occupy the entire #block# frontage along Madison Avenue, a sidewalk widening shall be provided along Madison Avenue where all existing #buildings# on



the #block# frontage have provided such a widening. Such required widening shall match the amount of widened sidewalk provided on adjacent #zoning lots#, provided that no sidewalk widening need exceed 10 feet, as measured perpendicular to the #street line#; or

- (iii) where a #development# or #enlargement# with frontage on a #narrow street# between East 43<sup>rd</sup> Street and East 47<sup>th</sup> Street is on a #zoning lot# with a #lot width# of 100 feet or more, as measured along the #narrow street line#, a sidewalk widening shall be provided along such #narrow street#, to the extent necessary, so that a minimum sidewalk width of 15 feet is achieved, including portions within and beyond the #zoning lot#. However, no sidewalk widening need exceed 10 feet, as measured perpendicular to the #street line#.

Applications shall contain a ground floor level site plan, and other supporting documents of sufficient scope and detail to enable the Commission to determine: the type of proposed #uses# on the ground floor level; the location of proposed #building# entrances; the size and location of proposed circulation spaces; the manner in which such spaces will connect to the overall pedestrian circulation network and the above or below-grade public realm improvements required pursuant to this Section; and any other details necessary for the Commission to determine whether the applicable findings set forth in paragraph (b) of this Section have been met.

(3) #Building# design

In order to ensure the proposed #development# or #enlargement# contributes to its immediate surroundings, with particular emphasis on Grand Central Terminal, any #development# or #enlargement# proposed under the provisions of this Section shall demonstrate particular attention to the #building# design, including, but not limited to, the proposed #building's uses#, massing, articulation, and relationship to #buildings# in close proximity and in the Midtown Manhattan skyline.

Applications shall contain materials of sufficient scope and detail to enable the Commission to determine: the proposed #uses# within the #building#, as well as the proposed #building bulk# and architectural design of the #building#, with materials sufficient to enable the Commission to evaluate the proposed #building# in the context of adjacent #buildings# and the Midtown Manhattan skyline. Such materials shall include: a description of the proposed #uses# within the #building#; measured elevation drawings, axonometric views, and perspective views showing such proposed #building# within the Midtown Manhattan skyline; and any other materials necessary for the Commission to determine whether the applicable findings set forth in paragraph (b) of this Section have been met.

(4) Sustainable design measures

In order to foster the development of sustainable #buildings# in the Grand Central Subdistrict, any #development# or #enlargement# proposed under the provisions of this Section shall include sustainable design measures, including but not limited to improvements to the #building's# energy performance; enhanced water efficiency; utilization of sustainable or locally sourced materials; and attention to indoor environmental air quality.

Applications shall contain materials of sufficient scope and detail to enable the Commission to determine whether the applicable findings in paragraph (b) of this Section have been met. In addition, any application shall include materials demonstrating the #building's# sustainable design measures, including its anticipated energy performance, and the degree to which the such #building's# performance exceeds either the 2011 New York City Energy Conservation Code (NYCECC) or the Building Performance Rating method of the applicable version and edition of American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc., Standard 90.1 (ASHRAE 90.1), as referenced within the NYCECC.

(b) Findings

The Commission shall find that:

- (1) for above-grade improvements to the pedestrian circulation

network that are located:

- (i) on-site, the proposed improvements will, to the extent practicable; consist of a prominent space of generous proportions and quality design that is inviting to the public; provide suitable amenities for the occupants; front upon a #street# or a pedestrian circulation space in close proximity to and within view of an adjoining sidewalk; provide or be surrounded by retail #uses#; be surrounded by transparent materials; provide connections to pedestrian circulation spaces in the immediate vicinity; and be designed in a manner that combines the separate elements within such space into a cohesive and harmonious site plan, resulting in a high-quality public space; or
  - (ii) off-site, the proposed improvements to the public right-of-way, to the extent practicable, will create: street and sidewalk design that support smooth circulation with comfortable places for walking and resting; opportunities for planting and improvements to pedestrian safety; and a better overall user experience of the above-grade pedestrian circulation network that supports the Grand Central Subdistrict as a high-density business district. Where the area of such improvement is to be established into a pedestrian plaza that will undergo a public design and review process through the Department of Transportation subsequent to the approval of this special permit, the Commission may waive this finding;
- (2) for below-grade improvements to the pedestrian or mass transit circulation network, the proposed improvements, whether singly or in any combination, will provide:
- (i) significant and generous connections from the above-grade pedestrian circulation network and surrounding #streets# to the below-grade pedestrian circulation network;
  - (ii) major improvements to public accessibility in the below-grade pedestrian circulation network between and within subway stations and other rail mass transit facilities in and around Grand Central Terminal through the provision of new connections, or the addition to or reconfigurations of existing connections; or
  - (iii) significant enhancements to the environment of subway stations and other rail mass transit facilities including daylight access, noise abatement, air quality improvement, lighting, finishes, way-finding or rider orientation, where practicable.
- (3) the design of the ground floor level of the #building#:
- (i) contributes to a lively streetscape through a combination of retail #uses# that enliven the pedestrian experience, ample amounts of transparency and pedestrian connections that facilitate fluid movement between the #building# and adjoining public spaces. Such design shall demonstrate consideration for the location of pedestrian circulation space, #building# entrances, and the types of #uses# fronting upon the #street# or adjoining public spaces;
  - (ii) will substantially improve the accessibility of the overall pedestrian circulation network, reduce points of pedestrian congestion and, where applicable, establish more direct and generous connections to Grand Central Terminal; and
  - (iii) will be well-integrated with on-site, above or below-grade improvements required by this Section, where applicable and practicable;
- (4) the design of the proposed #building#:
- (i) ensures light and air to the surrounding #streets# and public spaces through the use of setbacks, recesses and other forms of articulation, and the tower top produces a distinctive addition to the Midtown Manhattan skyline which is well-integrated with the remainder of the #building#;
  - (ii) demonstrates an integrated and well-designed façade, taking into account factors such as #street wall# articulation and amounts of fenestration, which create a prominent and distinctive #building# which complements the character of the surrounding area, especially Grand Central

Terminal; and

(iii) involves a program that includes an intensity and mix of #uses# that are harmonious with the type of #uses# in the surrounding area;

(5) the proposed #development# or #enlargement# comprehensively integrates sustainable measures into the #building# and site design that:

(i) are in keeping with best practices in sustainable design; and

(ii) will substantially reduce energy usage for the #building#, as compared to comparable #buildings#; and

(6) in addition to the foregoing:

(i) the increase in #floor area# being proposed in the #development# or #enlargement# will not unduly increase the #bulk#, density of population, or intensity of #uses# to the detriment of the surrounding area;

(ii) the public benefit derived from the proposed above or below-grade improvements to the pedestrian or mass transit circulation network merits the amount of additional #floor area# being granted to the proposed #development# or #enlargement# pursuant to this special permit; and

(iii) all of the separate elements within the proposed #development# or #enlargement#, including above or below-grade improvements, the ground floor level, #building# design, and sustainable design measures, are well-integrated and will advance the applicable goals of the #Special Midtown District# described in Section 81-00 (GENERAL PURPOSES).

(c) Additional Requirements

Prior to the grant of a special permit which includes above or below-grade improvements to the pedestrian or mass transit circulation network, as required pursuant to this Section, and to the extent required by the Metropolitan Transportation Authority (MTA) or any other City or State agencies with control of the area where a proposed improvement is to be located, the applicant shall execute an agreement, setting forth the obligations of the owner, its successors and assigns, to: establish a process for design development and a preliminary construction schedule for the proposed improvement; construct the proposed improvement; where applicable, establish a program for maintenance; and, where applicable, establish a schedule of hours of public access for the proposed improvement. Where the MTA, or any other City or State agencies with control of the area of a proposed improvement deems necessary, such executed agreement shall set forth obligations of the applicant to provide a performance bond or other security for completion of the improvement in a form acceptable to the MTA or any other such agencies.

When the proposed #development# or #enlargement# proposes an off-site improvement located in an area to be acquired by a City or State agency, the applicant may propose a phasing plan to sequence the construction of such off-site improvement. To determine if such phasing plan is reasonable, the Commission may consult with the City or State agency that intends to acquire the area of the proposed improvement.

Prior to obtaining a foundation or building permit from the Department of Buildings, a written declaration of restrictions, in a form acceptable to the Chairperson of the City Planning Commission, setting forth the obligations of owner to construct, and, where applicable, maintain and provide public access to public improvements provided pursuant to this Section, shall be recorded against such property in the Office of the Register of the City of New York (County of New York). Proof of recordation of the declaration of restrictions shall be submitted to the Department of City Planning, in a form acceptable to the Department.

Except where a phasing plan is approved by the City Planning Commission, no temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# granted pursuant to the provisions of Section 81-64 (Special Permit for Grand Central Public Realm Improvement Bonus) until the required improvements have been substantially completed, as determined by the Chairperson of the City Planning Commission, acting in consultation with the MTA, or any other City or State agencies with control of the area where a proposed improvement is to be located, where applicable, and such improvements are usable by the public. Such portion of the #building# utilizing bonus #floor area# shall be designated by the Commission in drawings included in the declaration of restrictions filed pursuant to this

paragraph (c).

No permanent certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# until all improvements have been completed in accordance with the approved plans, as determined by the Chairperson, acting in consultation with the MTA, or any other City or State agencies with control of the area where a proposed improvement is to be located, where applicable.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

**81-642**

**Permitted modifications in conjunction with additional floor area**

In conjunction with the grant of a special permit pursuant to Section 81-641 (Additional floor area for the provision of public realm improvements), the City Planning Commission may permit modifications to #street walls#, height and setback regulations, and mandatory plan elements, as set forth in paragraph (a) of this Section, provided that the Commission determines that the application requirements set forth in paragraph (b) and the findings set forth in paragraph (c) of this Section are met.

(a) The Commission may modify the following, whether singly or in any combination:

(1) the #street wall# regulations of Sections 81-43 (Street Wall Continuity Along Designated Streets), or 81-621 (Special street wall requirements), inclusive;

(2) the height and setback regulations of Sections 81-26 (Height and Setback Regulations - Daylight Compensation), inclusive, 81-27 (Alternative Height and Setback Regulations - Daylight Evaluation), inclusive, or 81-622 (Special height and setback requirements); or

(3) the mandatory district plan elements of Sections 81-42 (Retail Continuity along Designated Streets), 81-44 (Curb Cut Restrictions), 81-45 (Pedestrian Circulation Space), 81-46 (Off-Street Relocation or Renovation of a Subway Stair), 81-47 (Major Building Entrances), 81-48 (Off-Street Improvement of Access to Rail Mass Transit Facility), 81-623 (Building lobby entrance requirements), 81-624 (Curb cut restrictions and loading requirements), 81-625 (Pedestrian circulation space requirements) or 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), inclusive, except that no modifications to the required amount of pedestrian circulation space set forth in Section 37- 51 (Amount of Pedestrian Circulation Space) shall be permitted.

(b) Application requirements

Applications for a special permit for modifications pursuant to this Section shall contain materials, of sufficient scope and detail, to enable the Commission to determine the extent of the proposed modifications. In addition, where modifications to #street wall# or height and setback regulations are proposed, any application shall contain materials, at a minimum:

(i) drawings, including but not limited to plan views and axonometric views, that illustrate how the proposed #building# will not comply with the #street wall# regulations of Section 81-43 (Street Wall Continuity Along Designated Streets), or as such provisions are modified pursuant to Section 81-621 (Special street wall requirements), as applicable, and that illustrate how the proposed #building# will not comply with the height and setback regulations of Sections 81-26 (Height and Setback Regulations - Daylight Compensation) or 81-27 (Alternate Height and Setback Regulations - Daylight Evaluation), or as such provisions are modified pursuant to Section 81-622 (Special height and setback requirements), as applicable;

(ii) where applicable, formulas showing the degree to which such proposed #building# will not comply with the length and height rules of Section 81-26, or as such provisions are modified pursuant to Section 81-622; and

(iii) where applicable, #daylight evaluation charts# and the resulting daylight evaluation score showing the degree to which such proposed #building# will not comply with the provisions of Section 81-27 or as such provisions are modified pursuant to Section 81-622.

(c) Findings

The Commission shall find that such proposed modifications:

- (1) to the mandatory district plan elements will result in a better site plan for the proposed #development# or #enlargement# which is harmonious with the mandatory district plan element strategy of the #Special Midtown District#, as set forth in Section 81-41 (General Provisions); and
- (2) to the #street wall# or height and setback regulations will result in an improved distribution of #bulk# on the #zoning lot# which is harmonious with the height and setback goals of the #Special Midtown District# set forth in Section 81-251 (Purpose of height and setback regulations).

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

**81-65  
Special permit for transient hotels**

Within the Vanderbilt Corridor, as shown in Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) in Appendix A of this Chapter, the City Planning Commission may permit the #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Use Group 5, or may permit the #conversion# or change of #use# within an existing #building# to a #transient hotel#, provided the Commission finds that the proposed #transient hotel# will:

- (a) be appropriate to the needs of businesses in the vicinity of Grand Central Terminal; and
- (b) provide on-site amenities and services that will support the area's role as an office district. Such business-oriented amenities and services shall be proportionate to the scale of #transient hotel# being proposed, and shall include, but shall not be limited to, conference and meeting facilities, telecommunication services, and transportation services.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

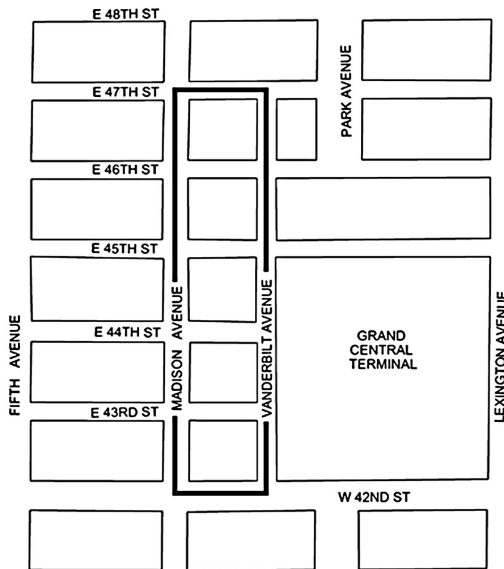
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**Appendix A  
Midtown District Plan Maps**

\* \* \*

Map 4: Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict Network of Pedestrian Circulation

[DELETE EXISTING MAP, REPLACE WITH THIS]



**MIDTOWN DISTRICT PLAN**

MAP 4 - Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict

— Boundary of special provisions pertaining to the Vanderbilt Corridor

**BOROUGH OF MANHATTAN  
Nos. 8, 9, 10, 11 & 12  
ONE VANDERBILT AVENUE**

No. 8

**CDs 5 & 6**  
**IN THE MATTER OF** an application submitted by Green 317 Madison LLC and Green 110 East 42<sup>nd</sup> LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit

pursuant to Section 81-635\* of the Zoning Resolution to allow the transfer of 114,050.25 square feet of floor area (2.63 FAR) from property located at 110 East 42<sup>nd</sup> Street (Block 1296, Lots 1001-1007) that is occupied by a landmark building (Bowery Savings Bank Building) to property bounded by 42<sup>nd</sup> Street, Madison Avenue, 43<sup>rd</sup> Street, and Vanderbilt Avenue\*\* (Block 1277, Lots 20, 27, 46, and 52) to facilitate the development of a commercial building, in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict).

\*Note: A zoning text amendment is proposed to modify Section 81-635 under a concurrent related application (N 150127 ZRM).

\*\*Note: Vanderbilt Avenue between 42<sup>nd</sup> Street and 43<sup>rd</sup> Street is proposed to be demapped and designated as a public place under a concurrent related application (C 140440 MMM) for a change to the city map.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

No. 9

**CDs 5 & 6** **C 150129 ZSM**

**IN THE MATTER OF** an application submitted by Green 317 Madison LLC and Green 110 East 42<sup>nd</sup> LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-641\* of the Zoning Resolution to allow an increase in floor area in excess of the basic maximum floor area ratio established in Row A of the Table in Section 81-211\* (Maximum floor area ratio for non-residential or mixed buildings) up to a maximum floor area as set forth in Row O of such Table, to facilitate the development of a commercial building on property bounded by 42<sup>nd</sup> Street, Madison Avenue, 43<sup>rd</sup> Street, and Vanderbilt Avenue\*\* (Block 1277, Lots 20, 27, 46, and 52), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict).

\*Note: A zoning text amendment is proposed to modify Section 81-211 and to create a new Section 81-641 under a concurrent related application (N 150127 ZRM).

\*\*Note: Vanderbilt Avenue between 42<sup>nd</sup> Street and 43<sup>rd</sup> Street is proposed to be demapped and designated as a public place under a concurrent related application (C 140440 MMM) for a change to the city map.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

No. 10

**CD 5 & 6** **C 150130 ZSM**

**IN THE MATTER OF** an application submitted by Green 317 Madison LLC and Green 110 East 42<sup>nd</sup> LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-642\* of the Zoning Resolution to modify, in conjunction with the special permit pursuant to Section 81-641\* (Additional floor area for the provisional of public realm improvements):

1. the street wall requirements of Sections 81-43 (Street Wall Continuity along Designated Streets) and 81-621 (Special street wall requirements);
2. the height and setback requirements of Sections 81-26 (Height and Setback Regulations - Daylight Compensation), 81-27 (Alternative Height and Setback Regulations - Daylight Evaluation), and 81-622 (Special height and setback requirements); and
3. the mandatory district plan elements of Sections 81-42 (Retail Continuity along Designated Streets), 81-45 (Pedestrian Circulation Space) and the requirements of Section 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), 81-47 (Major Building Entrances), 81-623 (Building lobby entrance requirements), and 81-624 (Curb cut restrictions and loading requirements);

to facilitate the development of a commercial building on property bounded by 42<sup>nd</sup> Street, Madison Avenue, 43<sup>rd</sup> Street, and Vanderbilt Avenue\*\* (Block 1277, Lots 20, 27, 46, and 52), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict).

\*Note: A zoning text amendment is proposed to modify Section 81-211 and to create new Sections 81-641 and 81-642 under a concurrent related application (N 150127 ZRM).

\*\*Note: Vanderbilt Avenue between 42<sup>nd</sup> Street and 43<sup>rd</sup> Street is proposed to be demapped and designated as a public place under a concurrent related application (C 140440 MMM) for a change to the city map.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

No. 11

**CD 5 & 6** **C 150130(A) ZSM**

**IN THE MATTER OF** an application submitted by Green 317 Madison LLC and Green 110 East 42<sup>nd</sup> LLC pursuant to Sections 197-c



and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedures for the grant of a special permit pursuant to Section 81-642\* of the Zoning Resolution to modify, in conjunction with the special permit pursuant to Section 81-641\* (Additional floor area for the provisional of public realm improvements):

1. the street wall requirements of Sections 81-43 (Street Wall Continuity along Designated Streets) and 81-621 (Special street wall requirements);
2. the height and setback requirements of Sections 81-26 (Height and Setback Regulations – Daylight Compensation), 81-27 (Alternative Height and Setback Regulations – Daylight Evaluation), and 81-622 (Special height and setback requirements); and
3. the mandatory district plan elements of Sections 81-42 (Retail Continuity along Designated Streets), 81-45 (Pedestrian Circulation Space) and the requirements of Section 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), 81-47 (Major Building Entrances), 81-623 (Building lobby entrance requirements), and 81-624 (Curb cut restrictions and loading requirements);

to facilitate the development of a commercial building on property bounded by 42<sup>nd</sup> Street, Madison Avenue, 43<sup>rd</sup> Street, and Vanderbilt Avenue\*\* (Block 1277, Lots 20, 27, 46, and 52), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict).

\*Note: A zoning text amendment is proposed to modify Section 81-211 and to create new Sections 81-641 and 81-642 under a concurrent related application (N 150127 ZRM).

\*\*Note: Vanderbilt Avenue between 42<sup>nd</sup> Street and 43<sup>rd</sup> Street is proposed to be demapped and designated as a public place under a concurrent related application (C 140440 MMM) for a change to the city map.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

**NOTICE**

**On Wednesday, February 4, 2015, at 9:00 A.M., in the National Museum of the American Indian at the historic Alexander Hamilton U.S. Custom House located at One Bowling Green, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications by the New York City Department of City Planning (DCP) and a private applicant, Green 317 Madison LLC (317 Madison). DCP is proposing a zoning text amendment and a City Map amendment affecting five blocks along the west side of Vanderbilt Avenue between East 42nd and East 47th Streets (Vanderbilt Corridor) and the portion of Vanderbilt Avenue between East 42nd and East 43rd Streets. 317 Madison owns the portion of a block in the proposed Vanderbilt Corridor bounded by East 42nd and East 43rd Streets and Madison and Vanderbilt Avenues (One Vanderbilt site) and is applying for special permits pursuant to the proposed zoning text amendment. The special permits would allow for the transfer of development rights from a landmark building; grant a floor area bonus in connection with certain public realm improvements; and, modify certain bulk regulations and required district plan elements. DCP is proposing the Vanderbilt Corridor text amendment in order to address the number of development sites along Vanderbilt Avenue that offer the opportunity to provide modern commercial space in the immediate vicinity of Grand Central Terminal in the near term, to create a mechanism for linking new commercial development to significant infrastructure improvements in the overall Grand Central Terminal area, and to provide greater options for the transfer of unused landmark development rights. The proposed actions would allow 317 Madison to construct an approximately 1.8 million-gross-square-foot (gsf) 30.0 FAR building containing a mix of uses including office, trading floors, retail, restaurant, transit access, a transit hall at ground level, and rooftop amenity space. Written comments on the DEIS are requested and would be received and considered by the Lead Agency until Tuesday, February 17, 2015.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 14DCP188M.**

YVETTE V. GRUEL, Calendar Officer  
City Planning Commission  
22 Reade Street, Room 2E, New York, NY 10007  
Telephone (212) 720-3370j

j22-f4

**COMMUNITY BOARDS**

■ PUBLIC HEARINGS

**PUBLIC NOTICE IS HEREBY GIVEN** that the following matters have been scheduled for public hearing by Community Board:

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 11 - Monday, February 2, 2015 at 7:30 P.M., M.S. 158, 46-35 Oceania Avenue, Bayside, NY

BSA# 418-50-BZ

An application has been submitted to the NYC Board of Standards and Appeals to modify the previously granted variance creating additional parking spaces and the erection of a clubhouse on the Windsor Oaks Tenant's Corporation, located in Bayside, Queens.

BSA# 268-14-BZ

An application has been submitted to the NYC Board of Standards and Appeals to permit the enlargement of the existing eating and drinking establishment which lies within an R1-2 zoning district located at 231-06/10 Northern Boulevard, Queens.

j27-f2

**PUBLIC NOTICE IS HEREBY GIVEN** that the following matters have been scheduled for public hearing by Community Board:

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 08 - Thursday, February 5, 2015 at 6:30 P.M., Center for Nursing and Rehabilitation, 727 Classon Avenue, Brooklyn, NY

Specialty Care Group is seeking a Special Permit Application at DCP and Proposed Variance at BSA (Previous BSA Calendar Number 600-75 BZ) pursuant to ZR 74-90 to be filed at the Department of City Planning to convert the former St. Mary's Hospital into a Use Group 3 nursing home. They are also seeking a bulk variance pursuant to ZR 72-21 to vary the provisions of ZR 24-522 concerning setbacks of the existing vacant hospital.

☛ j30-f5

**CONSUMER AFFAIRS**

■ NOTICE

**NOTICE IS HEREBY GIVEN**, pursuant to law, that the New York City Department of Consumer Affairs will hold a Public Hearing on Wednesday, February 11, 2015, at 2:00 P.M., at 66 John Street, 11<sup>th</sup> Floor, in the Borough of Manhattan, on the following petitions for sidewalk café revocable consent:

1. 1207 Amsterdam Corp.  
1207 Amsterdam Avenue in the Borough of Manhattan  
(To maintain, and operate an unenclosed sidewalk café for a term of two years.)
2. 1431 First Avenue Corp.  
1431 1st Avenue in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
3. 1616 Second Avenue Restaurant Inc.  
1616 2nd Avenue in the Borough of Manhattan  
(To continue to maintain, and operate an enclosed sidewalk café for a term of four years.)
4. 18 Front Inc.  
18 Spring Street in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
5. 300 West 46th Street Corp.  
300 West 46th Street in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
6. 394 City Island Avenue Inc.  
394 City Island Avenue in the Borough of Bronx  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
7. 63 Guernsey LLC  
63 Guernsey Street in the Borough of Brooklyn  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
8. 658 Thai Corp.

- 658 9th Avenue in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
9. 71 Wine Bar Cafe Operating Corp.  
237 Columbus Avenue in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  10. Applejack Coffee Shop Inc.  
230 West 55th Street in the Borough of Manhattan  
(To continue to maintain, and operate a small unenclosed sidewalk café for a term of four years.)
  11. Ardian Corp.  
3307 Ditmars Boulevard in the Borough of Queens  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  12. Astoria Restaurant Group Inc.  
3610 30th Avenue in the Borough of Queens  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  13. Blue Smoke 102 North End Avenue LLC  
255 Vesey Street in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  14. Bogman LLC  
686A Washington Avenue in the Borough of Brooklyn  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  15. Bowery Restaurant LLC  
299 Bowery in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  16. Brooklyn Food & Drink  
570 Vanderbilt Avenue in the Borough of Brooklyn  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  17. Buffanna Inc.  
141 Mulberry Street in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  18. C.A.P. Restaurant Corp.  
303 West 48th Street in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  19. Cafe Argentino Inc.  
499 Grand Street in the Borough of Brooklyn  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  20. Caffè Vetro Inc.  
200 Mott Street in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  21. Carabeau, LLC  
133 Seventh Avenue South in the Borough of Manhattan  
(To continue to maintain, and operate an enclosed sidewalk café for a term of four years.)
  22. Carmine Restaurant Inc.  
125 Mulberry Street in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  23. Chez Josephine Ltd.  
414 West 42nd Street in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  24. Corner 47th Restaurant Corp.  
683 9th Avenue in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  25. Deco Cafe Inc.  
247 Dekalb Avenue in the Borough of Brooklyn  
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
  26. Dishful  
189 East Broadway in the Borough of Manhattan  
(To establish, maintain, and operate a small unenclosed sidewalk café for a term of two years.)
  27. Flagship S B Amsterdam NY, LLC  
413 Amsterdam Avenue in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  28. Genino Inc.  
1302 Madison Avenue in the Borough of Manhattan  
(To continue to maintain, and operate a small unenclosed sidewalk café for a term of four years.)
  29. Gigino Inc.  
323 Greenwich Street in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  30. Gulluoglu LLC  
982 2nd Avenue in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  31. Hpa Restaurant LLC  
255 5th Avenue in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  32. Iguana New York Ltd.  
240 West 54th Street in the Borough of Manhattan  
(To continue to maintain, and operate a small unenclosed sidewalk café for a term of four years.)
  33. Jach Restaurant Corp  
219 Dyckman Street in the Borough of Manhattan  
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
  34. Juliana's Utbb LLC  
19 Old Fulton Street in the Borough of Brooklyn  
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
  35. King Luke Inc.  
81 Broadway in the Borough of Brooklyn  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  36. Lm Restaurant Group LLC  
120 East 15th Street in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  37. M and G Together 4 Ever LLC  
307 Flatbush Avenue in the Borough of Brooklyn  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  38. Madera Pizza & Grill Inc.  
4729 Vernon Boulevard in the Borough of Queens  
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
  39. Manna Amsterdam Avenue LLC  
279 Amsterdam Avenue in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  40. Mxco Cafe, LLC  
1491 Second Avenue in the Borough of Manhattan  
(To establish, maintain, and operate an enclosed sidewalk café for a term of two years.)
  41. New Restart Inc.  
145 Mulberry Street in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  42. Nidaja LLC  
491 Columbus Avenue in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  43. Prime 135 NYC LLC  
135 7th Avenue South in the Borough of Manhattan  
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
  44. Slice West Village Ltd.  
535 Hudson Street in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  45. So-Taun Enterprises, LLC  
2137 31st Street in the Borough of Queens  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
  46. Stix 41st Street LLC  
4017 30th Avenue in the Borough of Queens  
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
  47. Sympatoch Cafe Inc.  
4221 Broadway in the Borough of Queens  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)

for a term of four years.)

48. Tajin Restaurant Corp.  
83 Greenwich Street in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
49. Taro Rest Inc.  
1396 3rd Avenue in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
50. The Glef Ltd.  
96 Berry Street in the Borough of Brooklyn  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
51. Vem Group Corp.  
2855 36th Street in the Borough of Queens  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
52. Woodfire Collision LLC  
567 Union Avenue in the Borough of Brooklyn  
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
53. 200 Ninth Restaurant LLC  
200 9th Avenue in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
54. Cafe Mocha Inc.  
116 2nd Avenue in the Borough of Manhattan  
(To continue to maintain, and operate an unenclosed sidewalk café for a term of four years.)
55. 447 Amsterdam Restaurant LLC  
447 Amsterdam Avenue in the Borough of Manhattan  
(To maintain, and operate an unenclosed sidewalk café for a term of two years.)

◀ j30

## LANDMARKS PRESERVATION COMMISSION

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that pursuant to the provisions of Title 25, chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, **February 3, 2015 at 9:30 A.M.**, a public hearing will be held at 1 Centre Street, 9<sup>th</sup> Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

#### **39-90 44<sup>th</sup> Street - Sunnyside Gardens Historic District**

16-6450 - Block 182, Lot 23, Zoned R4  
Community District 4, Queens

#### **CERTIFICATE OF APPROPRIATENESS**

A rowhouse designed by Clarence Stein and Henry Wright and built in 1926. Application is to legalize alterations to facade and windows without Landmarks Preservation Commission permits.

#### **116 Noble Street - Greenpoint Historic District**

16-3148 - Block 2569, Lot 20, Zoned R6B  
Community District 1, Brooklyn

#### **CERTIFICATE OF APPROPRIATENESS**

An altered frame building originally designed by C.H. Reynolds and built in 1833. Application is to legalize the replacement of a stoop and areaway alterations without a Landmarks Preservation Commission permit.

#### **111 Columbia Heights - Brooklyn Heights Historic District**

16-4893 - Block 224, Lot 3, Zoned R6  
Community District 2, Brooklyn

#### **CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built c. 1837-40. Application is to repaint windows, construct a rear yard addition and a rooftop bulkhead, and excavate the rear yard.

#### **10 Jay Street - DUMBO Historic District**

16-5902 - Block 1, Lot 50, Zoned M1-4/R8AM3-1  
Community District 2, Brooklyn

#### **CERTIFICATE OF APPROPRIATENESS**

An altered American Round Arch style factory building designed by George M. Newhall Engineering Co. and built in 1897-98. Application

is to alter the north elevation, demolish rooftop bulkheads, construct rooftop additions, alter ground floor openings, install storefront infill, and modify loading docks and stairs.

#### **57 Jay Street - DUMBO Historic District**

16-4535 - Block 41, Lot 7, Zoned M1-4/R8A  
Community District 2, Brooklyn

#### **CERTIFICATE OF APPROPRIATENESS**

An American Round Arch style factory building designed by Benjamin Finkensieper and built in 1896. Application is to install a fire escape, construct a barrier free access ramp, and install a window.

#### **178 Court Street - Cobble Hill Historic District**

16-3310 - Block 297, Lot 31, Zoned C-2  
Community District 6, Brooklyn

#### **CERTIFICATE OF APPROPRIATENESS**

A vacant lot. Application is to construct a new building.

#### **349 Smith Street - Carroll Gardens Historic District**

15-6365 - Block 450, Lot 8, Zoned R6B  
Community District 6, Brooklyn

#### **CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse with commercial ground floor built in 1871-72. Application is to modify storefront infill and replace a door installed without Landmarks Preservation Commission permits.

#### **863 St. Marks Avenue - Crown Heights North Historic District**

16-2298 - Block 1222, Lot 67, Zoned R6  
Community District 8, Brooklyn

#### **CERTIFICATE OF APPROPRIATENESS**

A residential building built in 2006. Application is to alter the facade and construct rooftop and rear yard additions.

#### **459 West Broadway - SoHo-Cast Iron Historic District**

16-2733 - Block 515, Lot 4, Zoned M1-5A  
Community District 2, Manhattan

#### **CERTIFICATE OF APPROPRIATENESS**

A store building designed by John H. Whitenach and built in 1888-89. Application is to construct rooftop additions.

#### **53 Wooster Street - SoHo-Cast Iron Historic District**

16-3850 - Block 475, Lot 17, Zoned M1-5B  
Community District 2, Manhattan

#### **CERTIFICATE OF APPROPRIATENESS**

A dwelling constructed c. 1825 and altered in 1870.

Application is to construct a rooftop addition and alter the rear facade.

#### **16 West 12<sup>th</sup> Street - Greenwich Village Historic District**

16-6407 - Block 575, Lot 44, Zoned R6  
Community District 2, Manhattan

#### **CERTIFICATE OF APPROPRIATENESS**

A townhouse built in 1845-46 and altered in the early 20th century. Application is to reconstruct and alter the front facade.

#### **90-96 Barrow Street - Greenwich Village Historic District**

16-6443 - Block 605, Lot 40-49, Zoned R6  
Community District 2, Manhattan

#### **CERTIFICATE OF APPROPRIATENESS**

Four houses constructed in 1827. Application is to demolish an existing garage, construct a new garage, install decks at the rear facades, excavate the rear yards and construct a garden wall and pergola.

#### **107 Greenwich Avenue - Greenwich Village Historic District**

15-8808 - Block 615, Lot 79, Zoned C1-6  
Community District 2, Manhattan

#### **CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style house built in 1842 and altered in the early 20th century. Application is to construct rooftop and rear yard additions.

#### **137 7<sup>th</sup> Avenue South - Greenwich Village Historic District**

16-5163 - Block 11, Lot 21, Zoned C 2-6  
Community District 2, Manhattan

#### **CERTIFICATE OF APPROPRIATENESS**

A commercial building designed by Charles A. Platt Partners and built in 1989. Application is to alter the storefront and install signage.

#### **100 Greenwich Avenue - Greenwich Village Historic District**

16-1290 - Block 617, Lot 31, Zoned C1-6  
Community District 2, Manhattan

#### **CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1836-37. Application is to construct a rooftop addition.

#### **412 West 14<sup>th</sup> Street - Gansevoort Market Historic District**

16-6254 - Block 646, Lot 7501, Zoned M1-5  
Community District 2, Manhattan

#### **CERTIFICATE OF APPROPRIATENESS**

A vernacular style warehouse built by the Thomas Starrett Co. in 1900-01 and altered by Steven Kratchman in 2004. Application is to install new storefront infill, lighting, signage, and a canopy and the construction of a stair bulkhead.

#### **7 East 19<sup>th</sup> Street - Ladies' Mile Historic District**

16 -5478 - Block 848, Lot 7, Zoned M1-5B  
Community District 4, Manhattan



**CERTIFICATE OF APPROPRIATENESS**

A neo-Grec style store building designed by Thomas R. Jackson and built in 1885-86. Application is to re-create missing masonry features on the front facade and install storefront infill.

**7 East 19<sup>th</sup> Street - Ladies' Mile Historic District**

16 -6356 - Block 848, Lot 7, Zoned M1-5B  
Community District 4, Manhattan

**MODIFICATION OF USE**

A neo-Grec style store building designed by Thomas R. Jackson and built in 1885-86. Application is to request that the Landmarks Preservation Commission issue a report to City Planning Commission relating to an application for an Authorization Pursuant to Section 15-20(6) of the Zoning Resolution to permit conversion of commercial space to residential.

**281 Park Avenue South - Church Missions House/ Protestant Welfare Agencies - Individual Landmark**

16-6208 - Block 877, Lot 89, Zoned C6-4A  
Community District 5, Manhattan

**CERTIFICATE OF APPROPRIATENESS**

A Flemish Revival style institutional building designed by Robert W. Gibson and Edward J.N. Stent and built in 1892-94. Application is to replace ground floor infill and install a barrier free access ramp.

**34 West 17<sup>th</sup> Street - Ladies' Mile Historic District**

16-801 - Block 818, Lot 70, Zoned C6-4A  
Community District 5, Manhattan

**CERTIFICATE OF APPROPRIATENESS**

A neo-Renaissance style store and loft building, designed by Samuel Sass and built in 1907-1908. Application is to modify masonry openings and install balconies.

**437 West 147<sup>th</sup> Street - Hamilton Heights/Sugar Hill Historic District**

16-4899 - Block 2062, Lot 20, Zoned R6A  
Community District 9, Manhattan

**CERTIFICATE OF APPROPRIATENESS**

A Renaissance/Romanesque Revival style rowhouse designed by F.S. Schlesinger and built in 1892-1893. Application is to modify masonry openings, replace infill, and install a rear deck.

**187 Lenox Avenue - Mount Morris Park Historic District**

16-5781 - Block 1904, Lot 31, Zoned R7-2/C1-4  
Community District 10, Manhattan

**CERTIFICATE OF APPROPRIATENESS**

A Queen Anne style rowhouse built in 1886-87 with later alterations. Application is to install a commercial storefront and alter the areaway.

j21-f3

**TRANSPORTATION****■ PUBLIC HEARINGS****COMMUTER VAN SERVICE AUTHORITY APPLICATION  
Queens Hearing - Six Year Renewal**

**NOTICE IS HEREBY GIVEN** that the Department of Transportation has received an application for an expansion of vans for an existing commuter van service authority in the Borough of Queens. The existing territory is between all points in a territory in the Borough of Queens bounded on the north by Jamaica Bay, on the south by the Atlantic Ocean, on the east by Doughty and Bayview Boulevards and on the west by Beach 74<sup>th</sup> Street on the one hand, and, on the other the subway station at Mott Avenue, Archer and Hillside Avenue, Parsons Boulevard and Hillside Avenue, and 179<sup>th</sup> Street and Jamaica Avenue. The applicant is Desta Transportation. They can be reached at 333 Beach 32<sup>nd</sup> Street 15K, Far Rockaway, NY 11691. The applicant is proposing to add 15 van(s) daily to provide this service 24 hours a day.

There will be a public hearing held on Thursday, February 26, 2015 at the Queens Borough Hall, 120-55 Queens Blvd., Room 213, Part 1, Kew Gardens, NY 11424 from 2:00 P.M. - 4:00 P.M. so that you may have an opportunity to voice your position on this application. In addition, written comments in support or in opposition to this application may be sent to Ms. Dorothy Szorc at the New York City Department of Transportation, Division of Transportation Planning & Management, 55 Water Street, 6<sup>th</sup> Floor, New York, NY 10041 no later than February 26, 2015. Any written comments received after this date may not be considered. Those opposing the application must clearly specify why the proposed service will not meet present and/or future public convenience and necessity.

j29-f4

**NOTICE  
COMMUTER VAN SERVICE AUTHORITY APPLICATION  
Queens Hearing**

**NOTICE IS HEREBY GIVEN** that the Department of Transportation has received an application for a new commuter van service authority. The applicant proposes to operate a van service in the Borough of Queens from mass transit facilities at Jamaica Center bounded on the north by Hillside Avenue from Sutphin Boulevard to Parsons Boulevard, bounded on the east by Parsons Boulevard from Hillside Avenue to Jamaica Avenue, bounded on the south by Jamaica Avenue from Parsons Boulevard to Sutphin Boulevard from Jamaica Avenue to Hillside Avenue. **To and from a residential area in Far Rockaway** bounded by Mott Avenue on the north from Beach Channel Drive to Beach 20<sup>th</sup> Street, on the east on Beach 20<sup>th</sup> Street from Mott Avenue to Dune St/Seagirt Boulevard, on the south by Seagirt Boulevard from Beach 20<sup>th</sup> Street to the Rockaway Freeway, and on the west by Rockaway Freeway from Seagirt Boulevard to Beach Channel Drive and then from Beach Channel Drive back to Mott Avenue. The company is Fellowship Commuters, Inc. and the address is 109-14 Farmers Boulevard, Jamaica, NY 11412.

There will be a public hearing on Thursday, February 26, 2015 at Queens Borough Hall, 120-55 Queens Boulevard, Large Conference Room 213, Part 1, Kew Gardens, NY 11424 from 2:00 P.M. - 4:00 P.M. so that you may have an opportunity to voice your position on this application. In addition, written comments in support or in opposition to this application may be sent to Ms. Dorothy Szorc at the New York City Department of Transportation, Commuter Van Assessment, Division of Transportation Planning & Management, 55 Water Street - 6<sup>th</sup> Floor, New York, NY 10041 no later than February 26, 2015. Any written comments received after this date may not be considered. Those opposing the application must clearly specify why the proposed additional van service will not meet present and/or future public convenience and necessity.

j30-f5

**NOTICE IS HEREBY GIVEN**, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held at 55 Water Street, 9<sup>th</sup> Floor, Room 945 commencing at 2:00 P.M. on Wednesday, February 4, 2015. Interested parties can obtain copies of proposed agreements or request sign-language interpreters (with at least seven days prior notice) at 55 Water Street, 9<sup>th</sup> Floor SW, New York, NY 10041, or by calling (212) 839-6550.

**#1 IN THE MATTER OF** a proposed revocable consent authorizing 195 Broadway Property, LLC to construct, maintain and use a ramp on the north sidewalk of Dey Street, west of Broadway, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Approval Date to June 30, 2025 - \$25/per annum.

the maintenance of a security deposit in the sum of \$3,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#2 IN THE MATTER OF** a proposed revocable consent authorizing 2727 Knapp Street Storage, LLC to construct, maintain and use a force main, together with a manhole, under and along east sidewalk of Knapp Street, south of Voorhies Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the date of approval by the Mayor to June 30, 2015 - \$2,462/annum

For the period July 1, 2015 to June 30, 2016 - \$2,529  
For the period July 1, 2016 to June 30, 2017 - \$2,596  
For the period July 1, 2017 to June 30, 2018 - \$2,663  
For the period July 1, 2018 to June 30, 2019 - \$2,730  
For the period July 1, 2019 to June 30, 2020 - \$2,797  
For the period July 1, 2020 to June 30, 2021 - \$2,864  
For the period July 1, 2021 to June 30, 2022 - \$2,931  
For the period July 1, 2022 to June 30, 2023 - \$2,998  
For the period July 1, 2023 to June 30, 2024 - \$3,065  
For the period July 1, 2024 to June 30, 2025 - \$3,132

the maintenance of a security deposit in the sum of \$10,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate

**#3 IN THE MATTER OF** a proposed revocable consent authorizing Bluespace, LLC to construct, maintain and use a fenced-in area, together with steps, on the south sidewalk of West 12<sup>th</sup> Street, west of Greenwich Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor to June 30, 2025 and provides among other terms and

conditions for compensation payable to the City according to the following schedule:

From the Approval Date to June 30, 2025 - \$25/per annum.

the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be the amount of Two Million Dollars (2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#4 IN THE MATTER OF** a proposed revocable consent authorizing Chelsea Dynasty, LLC to construct, maintain and use a ramp on the south sidewalk of West 23<sup>rd</sup> Street, west of Seventh Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of 10 years from the date of Approval by the Mayor to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Approval Date to June 30, 2025 - \$25/per annum.

the maintenance of a security deposit in the sum of \$3,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#5 IN THE MATTER OF** a proposed revocable consent authorizing The Buckley School in the City of New York to construct, maintain and use a ramp, steps and planted area on the south sidewalk of East 73<sup>rd</sup> Street, east of Park Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of 10 years from the date of Approval by the Mayor to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the date of Approval by the Mayor to June 30, 2015 - \$2,342/annum

- For the period July 1, 2015 to June 30, 2016 - \$2,405
- For the period July 1, 2016 to June 30, 2017 - \$2,468
- For the period July 1, 2017 to June 30, 2018 - \$2,531
- For the period July 1, 2018 to June 30, 2019 - \$2,594
- For the period July 1, 2019 to June 30, 2020 - \$2,657
- For the period July 1, 2020 to June 30, 2021 - \$2,720
- For the period July 1, 2021 to June 30, 2022 - \$2,783
- For the period July 1, 2022 to June 30, 2023 - \$2,846
- For the period July 1, 2023 to June 30, 2024 - \$2,909
- For the period July 1, 2024 to June 30, 2025 - \$2,972

the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

j14-f4

# PROPERTY DISPOSITION

## CITYWIDE ADMINISTRATIVE SERVICES

### OFFICE OF CITYWIDE PROCUREMENT

#### NOTICE

The Department of Citywide Administrative Services, Office of Citywide Procurement is currently selling surplus assets on the internet. Visit <http://www.publicsurplus.com/sms/nycdcas.ny/browse/home>.

To begin bidding, simply click on 'Register' on the home page.

There are no fees to register. Offerings may include but are not limited to: office supplies/equipment, furniture, building supplies, machine tools, HVAC/plumbing/electrical equipment, lab equipment, marine equipment, and more.

Public access to computer workstations and assistance with placing bids is available at the following locations:

- DCAS Central Storehouse, 66-26 Metropolitan Avenue, Middle Village, NY 11379
- DCAS, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007

j2-d31

## POLICE

### NOTICE

#### OWNERS ARE WANTED BY THE PROPERTY CLERK DIVISION OF THE NEW YORK CITY POLICE DEPARTMENT

The following listed property is in the custody, of the Property Clerk Division without claimants. Recovered, lost, abandoned property, obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.

Motor vehicles, boats, bicycles, business machines, cameras, calculating machines, electrical and optical property, furniture, furs, handbags, hardware, jewelry, photographic equipment, radios, robes, sound systems, surgical and musical instruments, tools, wearing apparel, communications equipment, computers, and other miscellaneous articles.

#### INQUIRIES

Inquiries relating to such property should be made in the Borough concerned, at the following office of the Property Clerk.

#### FOR MOTOR VEHICLES (All Boroughs):

- Springfield Gardens Auto Pound, 174-20 North Boundary Road, Queens, NY 11430, (718) 553-9555
- Erie Basin Auto Pound, 700 Columbia Street, Brooklyn, NY 11231, (718) 246-2030

#### FOR ALL OTHER PROPERTY

- Manhattan - 1 Police Plaza, New York, NY 10038, (646) 610-5906
- Brooklyn - 84th Precinct, 301 Gold Street, Brooklyn, NY 11201, (718) 875-6675
- Bronx Property Clerk - 215 East 161 Street, Bronx, NY 10451, (718) 590-2806
- Queens Property Clerk - 47-07 Pearson Place, Long Island City, NY 11101, (718) 433-2678
- Staten Island Property Clerk - 1 Edgewater Plaza, Staten Island, NY 10301, (718) 876-8484

j2-d31

# PROCUREMENT

### "Compete To Win" More Contracts!

*Thanks to a new City initiative - "Compete To Win" - the NYC Department of Small Business Services offers a new set of FREE services to help create more opportunities for minority and women-owned businesses to compete, connect and grow their business with the City. With NYC Construction Loan, Technical Assistance, NYC Construction Mentorship, Bond Readiness, and NYC Teaming services, the City will be able to help even more small businesses than before.*

- *Win More Contracts at [nyc.gov/competetowin](http://nyc.gov/competetowin)*

*"The City of New York is committed to achieving excellence in the design and construction of its capital program, and building on the tradition of innovation in architecture and engineering that has contributed to the City's prestige as a global destination. The contracting opportunities for construction/construction services and construction-related services that appear in the individual agency listings below reflect that commitment to excellence."*

### HHS ACCELERATOR

To respond to human services Requests for Proposals (RFPs), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York ("PPB Rules"), vendors must first complete and submit an electronic prequalification application using the City's Health and Human Services (HHS) Accelerator System. The HHS Accelerator System is a web-based system

maintained by the City of New York for use by its human services Agencies to manage procurement. The process removes redundancy by capturing information about boards, filings, policies, and general service experience centrally. As a result, specific proposals for funding are more focused on program design, scope, and budget.

Important information about the new method

- Prequalification applications are required every three years.
- Documents related to annual corporate filings must be submitted on an annual basis to remain eligible to compete.
- Prequalification applications will be reviewed to validate compliance with corporate filings, organizational capacity, and relevant service experience.
- Approved organizations will be eligible to compete and would submit electronic proposals through the system.

The Client and Community Service Catalog, which lists all Prequalification service categories and the NYC Procurement Roadmap, which lists all RFPs to be managed by HHS Accelerator may be viewed at <http://www.nyc.gov/html/hhsaccelerator/html/roadmap/roadmap.shtml>. All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding.

#### Participating NYC Agencies

HHS Accelerator, led by the Office of the Mayor, is governed by an Executive Steering Committee of Agency Heads who represent the following NYC Agencies:

Administration for Children's Services (ACS)  
 Department for the Aging (DFTA)  
 Department of Consumer Affairs (DCA)  
 Department of Corrections (DOC)  
 Department of Health and Mental Hygiene (DOHMH)  
 Department of Homeless Services (DHS)  
 Department of Probation (DOP)  
 Department of Small Business Services (SBS)  
 Department of Youth and Community Development (DYCD)  
 Housing and Preservation Department (HPD)  
 Human Resources Administration (HRA)  
 Office of the Criminal Justice Coordinator (CJC)

To sign up for training on the new system, and for additional information about HHS Accelerator, including background materials, user guides and video tutorials, please visit [www.nyc.gov/hhsaccelerator](http://www.nyc.gov/hhsaccelerator)

## CITYWIDE ADMINISTRATIVE SERVICES

### ■ SOLICITATION

#### *Construction Related Services*

**OVERHEAD DOOR MAINTENANCE AND REPAIR, VARIOUS DCAS FACILITIES, FIVE BOROUGHES.** - Competitive Sealed Bids - PIN# 85615B0009 - Due 3-6-15 at 2:00 P.M.

This is a Requirements Contract pursuant to which the bidder to whom the Contract is awarded shall provide, during the term of the Contract, the City's requirements to furnish all labor, materials and equipment necessary to perform Overhead Door Maintenance and Repair at Various DCAS Facilities throughout the Five Boroughs of the City of New York. The term of the contract is for three (3) years, with a three year renewal option.

The estimated contract amount is \$500,000.00

There will be an optional Pre-Bid Conference on February 11, 2015 at 2:00 P.M. at One Centre Street, 20th Floor Conference Room D, New York, NY 10007.

The Bid Book and the Information for Bidders are available for downloading at no charge from the City Record Newspaper website: [www.nyc.gov/cityrecord](http://www.nyc.gov/cityrecord).

Alternatively, bid documents may be picked up from DCAS/Office of Citywide Procurement, 18th Floor, One Centre Street, New York, NY 10007 between 9:00 A.M. and 5:00 P.M. on regular city business days.

This project is subject to goals for project participation by Minority and Women Owned Business Enterprise (MWBEs) as required by Local Law 1 of 2013.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007. Morvette Merchant (212) 386-0457; Fax: (212) 313-3360; [mmerchant@dcas.nyc.gov](mailto:mmerchant@dcas.nyc.gov)

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## OFFICE OF CITYWIDE PROCUREMENT

### ■ AWARD

#### *Goods*

**DELL OPTIPLEX 9020M AND SRVS-WORKSTATION AND SUPPORT-NYPD** - Intergovernmental Purchase - PIN# 8571500302 - AMT: \$4,417,504.64 - TO: Dell Marketing LP, One Dell Way, Round Rocks, TX 78682.

OGS # PT 65340

Suppliers wishing to be considered for a contract with the Office of General Services of New York State are advised to contact the Procurement Services Group, Corning Tower, Room 3711, Empire State Plaza, Albany, NY 12242 or by phone: 518-474-6717.

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### **MORPHOTRACK LIVESCAN SYSTEMS -NYPD**

Intergovernmental Purchase - PIN# 8571500267 - AMT: \$1,208,515.00 - TO: Morphotrack LLC., 3 Washington Square, Albany NY. 12205-5523. OGS # PT 64062

● **HP THIN APP SERVER COMPUTER HARDWARE-NYPD** - Intergovernmental Purchase - PIN# 8571500307 - AMT: \$135,951.06 - TO: Viicom Computer Services Inc., 400 Broadhollow Road, Farmindale, NY 11735.

OGS # PT 64150

● **NYS CONTRACT FOR PC AGGREGATE PURCHASE DELL-DOHMH** - Intergovernmental Purchase - PIN# 8571500301 - AMT: \$1,598,960.00 - TO: Dell Marketing LP, One Way Round Rock, TX 78682. OGS # PT 65340

Suppliers wishing to be considered for a contract with the Office of General Services of New York State are advised to contact the Procurement Services Group, Corning Tower, Room 3711, Empire State Plaza, Albany, NY 12242 or by phone: 518-474-6717.

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### **TELECOMMUNICATIONS EQUIPMENT NETWORK LOAD**

**BALANCE APPLIANCE-NYPD** - Intergovernmental Purchase - PIN# 8571500295 - AMT: \$235,646.00 - TO: Vandis Inc., 1 Albertson Avenue, Albertson, NY 11507.

OGS # PT 64450

Suppliers wishing to be considered for a contract with the Office of General Services of New York State are advised to contact the Procurement Services Group, Corning Tower, Room 3711, Empire State Plaza, Albany, NY 12242 or by phone: 518-474-6717.

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### **NYC PARKS TELECOMMUNICATIONS INFRASTRUCTURE**

**UPGRADE - DPR** - Intergovernmental Purchase - PIN# 8571500306 - AMT: \$262,995.15 - TO: Anixter, Inc., 25 Vreeland Road, Building B #100, Florham Park, NJ 07932.

OGS # Group 77018

Suppliers wishing to be considered for a contract with the Office of General Services of New York State are advised to contact the Procurement Services Group, Corning Tower, Room 3711, Empire State Plaza, Albany, NY 12242 or by phone: 518-474-6717.

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### ■ VENDOR LIST

#### *Goods*

### **EQUIPMENT FOR DEPARTMENT OF SANITATION**

In accordance with PPB Rules, Section 2.05(c)(3), an acceptable brands list will be established for the following equipment for the Department of Sanitation:

- Collection Truck Bodies
- Collection Truck Cab Chassis
- Major Component Parts (Engine, Transmission, etc.)

Applications for consideration of equipment products for inclusion on the acceptable brands list are available from: Mr. Edward Andersen, Procurement Analyst, Department of Citywide Administrative Services, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-8509

j2-d31

### ■ SOLICITATION

#### *Goods*

**TRUCK, DUCT RODDING/CABLE PULLING** - Competitive Sealed Bids - PIN# 8571500203 - Due 2-26-15 at 10:30 A.M.

A copy of the bid can be downloaded from the City Record Online site at <http://a856-internet.nyc.gov/nycvendoronline/home.asp>. Enrollment is free. Vendors may also request the bid by contacting Vendor Relations via email at [dcasdmssbids@dcas.nyc.gov](mailto:dcasdmssbids@dcas.nyc.gov), by telephone at



(212) 386-0044 or by fax at 212-669-7603.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007. Masha Rudina (212) 386-6373; Fax: (212) 313-3209; mrudina@dcas.nyc.gov

◀ j30

**GENERATOR, 400KW TRAILER MOUNTED DIESEL DRIVEN - DSNY - Other - PIN# 857PS1500318 - Due 2-23-15 at 9:30 A.M.**

A Pre-Solicitation Conference for the above mentioned commodity is scheduled for February 23, 2015 at 9:30 A.M. at 1 Centre Street, 18th Floor, New York, NY 10007.

The purpose of this conference is to review proposed specifications for the commodity listed above to ensure a good product and maximum competition. Please make every effort to attend this conference, your participation will assist us in revising the attached specifications so they can be issued as a part of final bid package.

A copy of the pre-solicitation package can be downloaded from the City Record Online site at <http://a856-internet.nyc.gov/nycvendoronline/home.asp>. Enrollment is free. Please review the documents before you attend the conference. If you have questions regarding this conference, please contact Joe Vacirca at 212-386-6330 or by email at [jvacirca@dcas.nyc.gov](mailto:jvacirca@dcas.nyc.gov)

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10028. Joseph Vacirca (212) 669-8616; Fax: (212) 669-7581; [jvacirca@dcas.nyc.gov](mailto:jvacirca@dcas.nyc.gov)

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## DESIGN AND CONSTRUCTION

### CONTRACTS

#### ■ SOLICITATION

*Construction/Construction Services*

**QUEENS BOTANICAL GARDEN BMS AND SUPPLEMENTAL DIFFUSION WELL (REBID)- BOROUGH OF QUEENS - Competitive Sealed Bids - PIN# 85015B0084 - Due 2-25-15 at 2:00 P.M.**

PROJECT NO.: PV272BMS/DDC PIN: 8502015PV0007C  
Bid Document Deposit-\$35.00 per set-Company Check or Money Order Only-No Cash Accepted-Late Bids Will Not Be Accepted  
There will be an Optional Pre-bid Conference on Monday, February 9, 2015 at 10:00 A.M. at 134-20 Dahlia Avenue, Flushing, NY 11355  
Special Experience Requirements. PLA Language. Bid documents are available at: <http://www.nyc.gov/buildnyc>

This procurement is subject to Minority-Owned and Women-Owned Business Enterprises (MWBE) participation goals as required by Local Law 1 of 2013.

All respondents will be required to submit an M/WBE Participation Plan with their response. For the MWBE goals, please visit our website at [www.nyc.gov/buildnyc](http://www.nyc.gov/buildnyc) see "Bid Opportunities". For a list of companies certified by the NYC Department of Small Business Services, please visit [www.nyc.gov/buycertified](http://www.nyc.gov/buycertified). To find out how to become certified, visit [www.nyc.gov/getcertified](http://www.nyc.gov/getcertified) or call the DSBS certification helpline at (212) 513-6311.

This contract is subject to the Project Labor Agreement ("PLA") entered into between the City and the Building and Construction Trades Council of Greater New York ("BCTC") affiliated Local Unions. For Further Information, see Volume 2 of the Bid Documents.  
Vendor Source Id: 87855

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Design and Construction, 30-30 Thomson Avenue, First Floor, Long Island City, NY 11101. Emmanuel Charles (718) 391-2200; Fax: (718) 391-2615; [charlesem@ddc.nyc.gov](mailto:charlesem@ddc.nyc.gov)

◀ j30

**POPPENHUSEN INSTITUTE ACCESSIBILITY UPGRADE - BOROUGH OF QUEENS - Competitive Sealed Bids - PIN# 85014B0162 - Due 2-26-15 at 2:00 P.M.**

PROJECT NO.: PV467POP/POP2/DDC PIN: 8502014PV0023C  
Bid Document Deposit-\$35.00 per set-Company Check or Money Order Only-No Cash Accepted-Late Bids Will Not Be Accepted  
There will be an Optional Pre-bid Conference on Tuesday, February 10, 2015 at 10:00 A.M. at 114-14 14th Road, College Point, NY 11356.  
Special Experience Requirements. Bid documents are available at: <http://www.nyc.gov/buildnyc>

Companies certified by the New York City Department of Small Business Services as Minority- or Women- Owned Business Enterprises ("M/WBE") are strongly encouraged to submit a bid. This procurement is subject to Minority-Owned and Women-Owned Business Enterprises (MWBE) participation goals as required by Local Law 1 of 2013. All respondents will be required to submit an M/WBE Participation Plan with their response. For the MWBE goals, please visit our website at [www.nyc.gov/buildnyc](http://www.nyc.gov/buildnyc) see "Bid Opportunities". For a list of companies certified by the NYC Department of Small Business Services, please visit [www.nyc.gov/buycertified](http://www.nyc.gov/buycertified). To find out how to become certified, visit [www.nyc.gov/getcertified](http://www.nyc.gov/getcertified) or call the DSBS certification helpline at (212) 513-6311. Vendor Source Id: 87856

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Design and Construction, 30-30 Thomson Avenue, First Floor, Long Island City, NY 11101. Emmanuel Charles (718) 391-2200; Fax: (718) 391-2615; [charlesem@ddc.nyc.gov](mailto:charlesem@ddc.nyc.gov)

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## ENVIRONMENTAL PROTECTION

### AGENCY CHIEF CONTRACTING OFFICE

#### ■ AWARD

*Services (other than human services)*

**1290-FMG:SERVICE/REPAIR OF FRANKLIN MILLER SLUDGE GRINDERS AT VARIOUS FACILITIES - Competitive Sealed Bids - PIN# 826121290FMG - AMT: \$462,665.00 - TO: Longo Electrical-Mechanical Inc., 1 Harry Shupe Boulevard, Wharton, NJ 07885.**

● **1298-GEN(R): SERVICE AND REPAIR OF EMD900 RPM ENGINE GENERATORS - Competitive Sealed Bids - PIN# 826121298GEN - AMT: \$926,180.00 - TO: H.O. Penn Machinery Co. Inc., 699 Brush Avenue, Bronx, NY 10465.**

● **1330-VFD:SERVICE AND REPAIR OF LOW VOLTAGE VARIABLE FREQUENCY DRIVES - Competitive Sealed Bids - PIN# 826131330VFD - AMT: \$778,000.00 - TO: Corporate Electrical Contractors Inc., 345 Park Avenue, New York, NY 10154.**

● **1351-ACS: SERVICE AND REPAIR OF AIR CONDITIONING SYSTEMS - Competitive Sealed Bids - PIN# 826131315ACS - AMT: \$1,233,445.74 - TO: AM Motor and Refrigeration Service Corp., 2418 3rd Avenue, Bronx, NY 10454.**

● **1352-ACS: SERVICE AND REPAIR OF AIR CONDITIONING SYSTEMS SOUTH REGION - Competitive Sealed Bids - PIN# 826131352ACS - AMT: \$1,413,475.74 - TO: AM Motor and Refrigeration Service Corporation, 2418 3rd Avenue, Bronx, NY 10454.**

● **1370-BLR(R): SERVICE AND REPAIR OF BOILERS AT VARIOUS WPCP'S NORTH REGION - Competitive Sealed Bids - PIN# 826141370BLR - AMT: \$1,861,800.00 - TO: Boilermatic Welding Industries Inc., 17 Peconic Avenue, Medford, NY 11763.**

● **1371-BLR(R): SERVICE AND REPAIR OF BOILERS AT VARIOUS WPCP'S SOUTH REGION - Competitive Sealed Bids - PIN# 826141371BLR - AMT: \$1,502,800.00 - TO: Boilermatic Welding Industries Inc., 17 Peconic Avenue, Medford, NY 11763.**

● **BB-61: MAIN SEWAGE PUMPS AND PIPING REPLACEMENT AT BOWERY BAY WWTP - Competitive Sealed Bids - PIN# 82613WP01262 - AMT: \$6,555,000.00 - TO: Framan Mechanical Inc., 259 New Brunswick Avenue, Fords, NJ 08863.**

● **CSO-NC-2: ENGLISH KILLS ENHANCED AERATION ZONE 2 - Competitive Sealed Bids - PIN# 82612WP01216 - AMT: \$1,769,100.00 - TO: Jett Industries Inc., P.O. Box 219, Route 7, Colliersville, NY 13747.**

● **EE-PR-TRC(1): CONSTRUCTION OF DISINFECTION DEMONSTRATION FACILITY PORT RICHMOND - Competitive Sealed Bids - PIN# 82612WPC1238 - AMT: \$6,087,240.00 - TO: Jett Industries Inc., P.O. Box 219, Route 7, Colliersville, NY 13747.**

● **J-172: RECONSTRUCTION OF 4 CLIMBER SCREENS AT JAMAICA WPCP** - Competitive Sealed Bids - PIN# 82611WPC1258 - AMT: \$2,921,000.00 - TO: Welkin Mechanical LLC, 14-45 117th Street, College Point, NY 11356.

● **JOC-12-EE: JOB ORDER CONTRACT FOR EAST REGION** - Competitive Sealed Bids - PIN# 82612WPC1250 - AMT: \$10,000,000.00 - TO: Ferrent Electrical Corp., 63 Flushing Avenue, Brooklyn, NY 11205.

● **JOC-12-EH: JOB ORDER CONTRACT EAST REGION HVAC** - Competitive Sealed Bids - PIN# 82612WPC1255 - AMT: \$4,000,000.00 - TO: Omega Service Maintenance Corp., 11 Evergreen Avenue, Neptune City, NJ 17753.

● **JOC-12-EXP-1G: JOB ORDER CONTRACT EXPENSE GENERAL CONSTRUCTION** - Competitive Sealed Bids - PIN# 82612JOCEXP1 - AMT: \$1,000,000.00 - TO: ANSU Construction Inc., 40-47 72nd Street, Woodside, NY 11377.

● **JOC-12-NG: JOB ORDER CONTRACT GENERAL NORTH REGION** - Competitive Sealed Bids - PIN# 82612WPC1251 - AMT: \$14,000,000.00 - TO: Atlas Restoration Corp., 35-12 19th Avenue, Astoria NY 11105.

● **JOC-12-NP: JOB ORDER CONTRACT NORTH REGION PLUMBING** - Competitive Sealed Bids - PIN# 82612WPC1252 - AMT: \$12,000,000.00 - TO: Delphi Plumbing and Heating Inc., 242 43rd Street, Brooklyn, NY 11232.

● **JOC-12-SG: JOB ORDER CONTRACT SOUTH REGION GENERAL** - Competitive Sealed Bids - PIN# 82612WPC1253 - AMT: \$14,000,000.00 - TO: WDF Inc., 30 North MacQuesten Parkway, Mount Vernon, NY 10550.

● **JOC-12-SH: JOB ORDER CONTRACT SOUTH REGION HVAC** - Competitive Sealed Bids - PIN# 82612WPC1256 - AMT: \$4,000,000.00 - TO: GeoMatrix Services, 210 East High Street, Boundbrook, NJ 08805.

● **JOC-12-SP: JOB ORDER CONTRACT SOUTH REGION PLUMBING** - Competitive Sealed Bids - PIN# 82612WPC1257 - AMT: \$14,000,000.00 - TO: WDF Inc., 30 North MacQuesten Parkway, Mount Vernon, NY 10550.

● **JOC-13-EG: JOB ORDER CONTRACT EAST REGION GENERAL** - Competitive Sealed Bids - PIN# 82613WPC1287 - AMT: \$11,521,000.00 - TO: D and K Construction Co., 155 Union Avenue, Middlesex, NJ 08846.

● **JOC-13-EH: JOB ORDER CONTRACT HVAC EAST REGION** - Competitive Sealed Bids - PIN# 82613WPC1286 - AMT: \$2,000,000.00 - TO: WDF Inc., 30 North MacQuesten Parkway, Mount Vernon, NY 10550.  
Not-to-Exceed Amount of \$2,000,000.00

● **JOC-13-EP: JOB ORDER CONTRACT EAST REGION PLUMBING** - Competitive Sealed Bids - PIN# 82613WPC1288 - AMT: \$6,000,000.00 - TO: WDF Inc., 30 North MacQuesten Parkway, Mount Vernon, NY 10550.  
Not-to-Exceed Amount of \$6,000,000.00

● **JOC-13-FMC-1G: JOB ORDER CONTRACT REGION 1 MANHATTAN AND BRONX GENERAL** - Competitive Sealed Bids - PIN# 82613JOCFMC1 - AMT: \$2,000,000.00 - TO: Biltwel General Contractor Corp., 31 Mary Pitkin Path, Shoreham, NY 11786.

● **JOC-13-FMC-2G: JOB ORDER CONTRACT REGION 2 GENERAL** - Competitive Sealed Bids - PIN# 82613JOCFMC2 - AMT: \$2,000,000.00 - TO: D and K Construction Co., 155 Union Avenue, Middlesex, NJ 08846.

● **JOC-13-NE: JOB ORDER CONTRACT NORTH REGION ELECTRICAL** - Competitive Sealed Bids - PIN# 82613JOCFMC2 - AMT: \$14,000,000.00 - TO: Wade Electric Inc., 30-91 12th Street, Long Island City, NY 11102.  
Not-to-Exceed Amount of \$14,000,000.00

● **JOC-13-NH: JOB ORDER CONTRACT NORTH REGION HVAC** - Competitive Sealed Bids - PIN# 82613WPC1291 - AMT: \$2,000,000.00 - TO: ACME Industrial Inc., 326-328 Front Street, Staten Island, NY 10304.  
Not-to-Exceed Amount of \$2,000,000.00

● **JOC-13-SE: JOB ORDER CONTRACT SOUTH REGION ELECTRICAL** - Competitive Sealed Bids - PIN# 82613WPC1290 - AMT: \$13,441,000.00 - TO: Wade Electric Inc., 30-91 12th Street, Long Island City, NY 11102.

● **JOC12-BWSO-2G: JOB ORDER CONTRACT REGION 2 GENERAL** - Competitive Sealed Bids - PIN# 82612JOCWS2G - AMT: \$2,000,000.00 - TO: Biltwel General Contractor Corp., 31 Mary Pitkin Path, Shoreham, NY 11786.

● **NR-ER-007: EMERGENCY RESPONSE RESTORATION AND RECONSTRUCTION** - Competitive Sealed Bids - PIN# 82613WP01266 - AMT: \$2,990,000.00 - TO: FCS Group LLC, 57-12 Grand Avenue, Maspeth, NY 11378.

● **NR-ER-008: NORHT RIVER WWTP MECHANICAL RECONSTRUCTION AREA 5A** - Competitive Sealed Bids - PIN# 82613WP01267 - AMT: \$2,877,000.00 - TO: Welkin Mechanical LLC, 14-45 117th Street, College Point, NY 11356.

● **PS-236: THROGS NECK PUMPING STATION RECONSTRUCTION AND IMPROVEMENT** - Competitive Sealed Bids - PIN# 82613WP01251 - AMT: \$27,916,143.00 - TO: Wittmann Plumbing Associates, 100 Hindsdale Street, Brooklyn, NY 11207.

● **TRC-CI-NR: CONSTRUCTION OF DECHLORINATION FACILITIES NORTH RIVER AND CONEY ISLAND** - Competitive Sealed Bids - PIN# 82613WP01278 - AMT: \$17,867,000.00 - TO: Welkin Mechanical LLC, 14-45 117th Street, College Point, NY 11356.

● **WFF-BT-1: CONSTRUCTION OF SHAFT 5B AND 6B RONDOUT WEST BRANCH BYPASS TUNNEL DELAWARE AQUEDUCT** - Competitive Sealed Bids - PIN# 82612W000125 - AMT: \$101,666,665.00 - TO: Schiavone Construction Co., LLC, 150 Meadowlands Parkway, Secaucus, NJ 07094.

● **WI-280: RECONSTRUCTION OF MANHATTAN/BRONX GRIT SCREENS WARDS ISLAND WPCP** - Competitive Sealed Bids - PIN# 82614WP01300 - AMT: \$13,229,000.00 - TO: Jett Industries Inc., P.O. Box 219, Route 7, Colliersville, NY 13747.

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## FINANCE

### ■ INTENT TO AWARD

*Services (other than human services)*

#### INSTALLATION OF COAXIAL AND LOW VOLTAGE CABLE

- Negotiated Acquisition - PIN# 83607B0003CNVN001 - Due 2-13-15 at 10:00 A.M.

This is a Negotiated Acquisition Extension of an existing contract. This is not a solicitation.

This is a one-year extension of existing services.

*Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.*

*Finance, 1 Centre Street, Room 1040, New York, NY 10007. Adenike Bamgboye (212) 602-7006; Fax: (212) 669-4294; bamgboyea@finance.nyc.gov*

j27-f2

## HEALTH AND HOSPITALS CORPORATION

The New York City Health and Hospitals Corporation is regularly soliciting bids for supplies and equipment at its Central Purchasing Offices, 346 Broadway, New York City, Room 516, for its Hospitals and Diagnostic and Treatment Centers. All interested parties are welcome to review the bids that are posted in Room 516 weekdays between 9:00 A.M. and 4:30 P.M. For information regarding bids and the bidding process, please call (212) 442-4018.

j2-d31

### MATERIALS MANAGEMENT

#### ■ SOLICITATION

*Human Services/Client Services*

#### CLEANING AND WASTE REMOVAL FROM A 30 GALLON SEPTIC TANK

- Competitive Sealed Bids - PIN# 035-0002 - Due 2-23-15 at 10:00 A.M.

There will be a mandatory walk-through on Saturday, February 7, 2015 at 10:00 A.M. Please contact Anthony Mule for further info.

*Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.*

*Health and Hospitals Corporation, 160 Water Street, 13th Floor, New York, NY 10038. Anthony Mule (917) 731-7651; anthony.mule@seaviewsi.nychhc.org*

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## HEALTH AND MENTAL HYGIENE

### FINANCE AND PLANNING

#### ■ INTENT TO AWARD

*Human Services/Client Services*

**ASTHMA COUNSELOR PROGRAM IN EAST HARLEM** - Negotiated Acquisition - PIN# 15DP000400R0X00 - Due 2-4-15 at 2:00 P.M.

To reduce the burden of asthma in East Harlem, specifically, among residents in ZIP codes 10029, 10035 and 10037, the Bureau of Center for Health Equity launched the East Harlem Asthma Center of Excellence. Through the Asthma Counselor Program, the Center provides a wide range of hospital-based case management services to children with asthma and their families. The Asthma Counselor program operates exclusively in East Harlem. To maintain this Center, the Agency seeks to maintain the Asthma Counselor Program in East Harlem in a hospital located in East Harlem. A hospital provides the optimal setting for the Asthma Counselor Program, because children with poorly controlled asthma often present in a hospital's emergency room and/or outpatient clinic. Implementing the Asthma Counselor Program in a hospital is the most effective way to reach the goal of reducing hospitalization rates for children with asthma residing in East Harlem. Any vendor that believes they would be able to provide these services in the future is invited to express interest via email to NA@health.nyc.gov.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Health and Mental Hygiene, 42-09 28th Street - CN#30A, 17th Floor, Long Island City, New York 11101. Victoria Romanov (347) 369-6692; Fax: (347) 396-6759; na@health.nyc.gov

j28-f3

## HOUSING AUTHORITY

#### ■ SOLICITATION

*Construction/Construction Services*

**REPLACEMENT OF BOILERS AT WHITMAN HOUSES** - Competitive Sealed Bids - PIN# HE1332877 - Due 2-23-15 at 11:00 A.M.

Bid documents are available Monday through Friday, 9:00 A.M. to 4:00 P.M., for a \$25.00 fee in the form of a money order or certified check made payable to NYCHA. Documents can also be obtained by registering with I-supplier and downloading documents.

A pre-bid conference is scheduled for February 12, 2015 at 10:30 A.M. at 131 cumberland walk in the Whitman Management Office. Although attendance is not mandatory, it is strongly recommended that you attend. NYCHA staff will be available to address all inquiries relevant to this contract.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Housing Authority, 90 Church Street, New York, NY 10007. Vaughn Banks (212) 306-6727; Fax: (212) 306-5152; vaughn.banks@nycha.nyc.gov

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*Services (other than human services)*

**POLLUTION LEGAL LIABILITY INSURANCE** - Negotiated Acquisition - Judgment required in evaluating proposals - PIN# PLL May 2015 - Due 3-2-15 at 3:00 P.M.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Housing Authority, Edgewood Partners Insurance Center, One Stamford Plaza, 263 Tresser Blvd. 8th Floor, Stamford, CT 06901-3226. Rebecca Oliver (203) 363-1976; Fax: (203) 363-1990; rebecca.oliver@epicbrokers.com; maria.riccardelli@epicbrokers.com

j28-f3

## SUPPLY MANAGEMENT

#### ■ SOLICITATION

*Services (other than human services)*

**SMD COMMERCIAL PRINTING AND DIRCT MAILING-VARIOUS DEVELOPMENTS LOCATED IN ALL (5) BOROUGHES OF NEW YORK CITY** - Competitive Sealed Bids - PIN# 61967 - Due 2-24-15 at 10:00 A.M.

No bid Security Required. Contract term is Two (2) years.

Interested firms are invited to obtain a copy on NYCHA's website. To conduct a search for the RFQ number; vendors are instructed to open the "Doing Business with NYCHA", using the link: <http://www.nyc.gov/nychabusines>. Once on that page, please scroll down to mid page, on the left hand column, select "Selling to NYCHA", click into "Getting Started: Register or Log-in" link. If you have supplied goods or services to NYCHA in the past and you have your log-in credentials, click "Returning iSupplier Users" and "Log-In Here" If you do not have your log-in credentials, select "Request a Log-In ID." Upon access, select "Sourcing Supplier" then "Sourcing Homepage", reference applicable RFQ number per solicitation.

Suppliers electing to obtain a non-electronic paper document will be subject to a \$25 non-refundable fee; payable to NYCHA by USPS-Money Order/Certified Check only for each set of RFQ documents requested. Remit payment to NYCHA Finance Department at 90 Church Street, 6th Floor; obtain receipt and present it to the Supply Management Procurement Group; RFQ package will be generated at time of request.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Erneste Pierre-Louis (212) 306-3609; Fax: (212) 306-5109; erneste.pierre-louis@nycha.nyc.gov

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## HUMAN RESOURCES ADMINISTRATION

#### AGENCY CHIEF CONTRACTING OFFICER

#### ■ AWARD

*Human Services/Client Services*

**IMMIGRATION/REFUGEE ASSISTANCE GROUP** - Other - PIN# 15OHEHP04801 - AMT: \$148,867.00 - TO: New York Legal Assistance Group, 7 Hanover Street, 18th Floor, New York, NY 10004. Term: 10/1/2014 - 6/30/2015

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## PARKS AND RECREATION

#### ■ VENDOR LIST

*Construction/Construction Services*

**PREQUALIFIED VENDOR LIST: GENERAL CONSTRUCTION - NON-COMPLEX GENERAL CONSTRUCTION SITE WORK ASSOCIATED WITH NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION ("DPR" AND/OR "PARKS") PARKS AND PLAYGROUNDS CONSTRUCTION AND RECONSTRUCTION PROJECTS**

DPR is seeking to evaluate and pre-qualify a list of general contractors (a "PQL") exclusively to conduct non-complex general construction site work involving the construction and reconstruction of DPR parks and playgrounds projects not exceeding \$3 million per contract ("General Construction").

By establishing contractor's qualification and experience in advance, DPR will have a pool of competent contractors from which it can draw to promptly and effectively reconstruct and construction its parks, playgrounds, beaches, gardens and green-streets. DPR will select contractors from the General Construction PQL for non-complex general construction site work of up to \$3,000,000.00 per contract, through the use of a Competitive Sealed Bid solicited from the PQL generated from this RFQ.

The vendors selected for inclusion in the General Construction PQL will be invited to participate in the NYC Construction Mentorship. NYC Construction Mentorship focuses on increasing the use of small NYC contracts, and winning larger contracts with larger values. Firms



participating in NYC Construction Mentorship will have the opportunity to take management classes and receive on-the-job training provided by a construction management firm.

DPR will only consider applications for this General Construction PQL from contractors who meet any one of the following criteria:

- 1) The submitting entity must be a Certified Minority/Woman Business enterprise (M/WBE)\*;
- 2) The submitting entity must be a registered joint venture or have a valid legal agreement as a joint venture, with at least one of the entities in the joint venture being a certified M/WBE\*;
- 3) The submitting entity must indicate a commitment to sub-contract no less than 50 percent of any awarded job to a certified M/WBE for every work order awarded.

\*Firms that are in the process of becoming a New York City-certified M/WBE may submit a PQL application and submit a M/WBE Acknowledgement Letter, which states the Department of Small Business Services has begun the Certification process.

Application documents may also be obtained on-line at: <http://a856-internet.nyc.gov/nycvendonline/home.asap> or <http://www.nycgovparks.org/opportunities/business>

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Parks and Recreation, Olmsted Center, Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Charlette Hamangian (718) 760-6789; Fax: (718) 760-6781; [charlette.hamangian@parks.nyc.gov](mailto:charlette.hamangian@parks.nyc.gov)

j2-d31

■ SOLICITATION

*Goods and Services*

**CENTRAL PARK MOBILE FOOD CONCESSIONS - Public Bid - PIN# CWB2015A - Due 2-23-15 at 11:00 A.M.**

In accordance with Section 1-12 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice, a Request for Bids (RFB) for the sale of food from mobile food units at various locations at Central Park, Manhattan.

Hard copies of the RFB can be obtained, at no cost, commencing on Friday, January 30, 2015 through Monday, February 23, 2015 between the hours of 9:00 A.M. and 5:00 P.M., excluding weekends and holidays, at the Revenue Division of the New York City Department of Parks and Recreation, which is located at 830 Fifth Avenue, Room 407, New York, NY 10065. All bids submitted in response to this RFB must be submitted no later than Monday, February 23, 2015 at 11:00 A.M.

The RFB is also available for download, commencing on Friday, January 30, 2015 through Monday, February 23, 2015 on Parks' website. To download the RFB, visit [www.nyc.gov/parks/businessopportunities](http://www.nyc.gov/parks/businessopportunities), click on the link for "Concessions Opportunities at Parks" and, after logging in, click on the "download" link that appears adjacent to the RFB's description. For more information, contact Glenn Kaalund at (212) 360-1397 or VIA email at [Glenn.Kaalund@parks.nyc.gov](mailto:Glenn.Kaalund@parks.nyc.gov). Thank you.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Parks and Recreation, The Arsenal, 830 Fifth Avenue, Room 407, New York, NY 10065. Glenn Kaalund (212) 360-1397; Fax: (212) 360-3434; [glenn.kaalund@parks.nyc.gov](mailto:glenn.kaalund@parks.nyc.gov)

← j30-f12

**TRANSPORTATION**

**FRANCHISES**

■ SOLICITATION

*Goods and Services*

**MANAGEMENT AND OPERATION OF A FOOD AND BEVERAGE AND/OR RETAIL SUBCONCESSION AT ASTOR PLACE IN MANHATTAN - Request for Proposals - PIN# 84115MNAD889 - Due 4-14-15 at 5:00 P.M.**

The Village Alliance District Management Association, Inc., which operates the Village Alliance Business Improvement District (a New York not-for-profit 501(c) 3 corporation), is seeking proposals from qualified businesses by this Request for Proposals to manage and

operate a moveable (non-mobile) structure for food and beverage and/or other retail subconcession. The location of the Subconcession will be Manhattan's Astor Place Plaza, located at the vicinity of Lafayette Street, 4th Avenue between 8th and 9th Streets. The Subconcessionaire will be responsible for installing the moveable (non-mobile) structure as well as arranging utility service. Interested Proposers can submit Proposals for one or more of the two Subconcession areas; however, a single Proposer shall not be awarded more than one Subconcession area.

A mandatory pre-bid conference will be held on the morning of Thursday, February 26, 2015. Time and location will be available to those who RSVP. To reserve a spot for the pre-bid conference, contact Daniella LaRocco via email at [daniella.larocco@villagealliance.org](mailto:daniella.larocco@villagealliance.org) or by phone at 212-777-2173 no later than 5:00 P.M. on February 13th.

A copy of the RFP is available on the Village Alliance website at <http://villagealliance.org/blog/2015/01/26/KioskRFP/>. For more information or to request a copy of the RFP by mail, please contact the Village Alliance at 212-777-2173.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Transportation, 8 East 8th Street, New York, NY 10003. Daniella LaRocco (212) 777-2173; [daniella.larocco@villagealliance.org](mailto:daniella.larocco@villagealliance.org)

j26-f6

**AGENCY RULES**

**BUILDINGS**

■ NOTICE

Statement of Substantial Need for Earlier Implementation

I hereby find, pursuant to §1043(f)(1)(c) of the New York City Charter, and hereby represent to the Mayor, that there is substantial need for the implementation of the amendment to Section 3310-01 of Title 1 of the Rules of the City of New York ("RCNY") regarding site safety managers (SSMs) for façade work, upon the publication in the City Record of its Notice of Adoption.

This rule seeks to enhance site safety at façade projects by establishing a new, 35-item site safety inspection checklist for façade projects. Existing site safety inspection checklists in the rule are geared to the construction of a new building or the demolition of an existing building and do not adequately capture the site safety hazards associated with a façade project. This results in uneven site safety oversight at façade projects as contractors and site safety professionals are left to apply their own inspection criteria at façade projects. The new checklist for façade projects will close this critical gap and help ensure all site safety façade projects perform the same comprehensive site safety inspections.

Additionally, there is a shortage of site safety managers available to oversee site safety projects. This, coupled with the recent increase in construction jobs, has the potential to stall construction activity. This rule requires site safety managers to be present at a façade project during critical operations, for example, the full recladding of a façade, or the installation of a supported scaffold or mast climber. For all other times during ordinary work at a site safety façade project, the rule allows a licensed rigger to provide site safety oversight. Riggers are licensed by the department and today perform the majority of façade repairs in New York City. In the alternative, the rule allows a qualified person approved by the site safety manager and who has completed Department of Buildings approved training to provide site safety oversight. This will help to ensure site safety managers are present for operations that require their expertise to protect public safety.

/s/  
Rick D. Chandler, P.E.  
Commissioner  
Department of Buildings

APPROVED: /s/  
Bill de Blasio  
Mayor

DATE: 1/26/15

**NOTICE OF ADOPTION OF RULE**

**NOTICE IS HEREBY GIVEN**, pursuant to the authority vested in the Commissioner of the Department of Buildings by Section 643 of the New York City Charter and in accordance with Section 1043 of the Charter, that the Department of Buildings hereby adopts the amendments to Section 3310-01 of Chapter 3300 of Title 1 of the Official Compilation of the Rules of the City of New York, regarding site safety.

This rule was first published on December 9, 2014 and a public hearing thereon was held on January 12, 2015.

Dated: 1/26/15 /s/  
 New York, NY Rick D. Chandler, P.E.  
 Commissioner

**Statement of Basis and Purpose of Rule**

Section 3310-01 of the DOB’s rules establishes site safety requirements for major buildings. The prior rules were drafted with construction and demolition sites in mind. However, façade projects possess their own unique safety challenges, which the existing site safety requirements do not specifically address. Accordingly, DOB Rule section 3310-01 is amended to establish separate site safety requirements for major building façade projects.

Specifically, the amendments to section 3310-01:

- Establish a new table of inspections for façade jobs.
- Require a site safety manager to inspect prior to the start of a façade job to verify compliance with the site safety plan.
- For the full recladding of a façade, require a site safety manager to be present full time.
- For façade repairs/alteration/maintenance (not full recladding), require a site safety manager to be present during certain operations.
- For façade repairs/alteration/maintenance (not full recladding), require a “qualified person” designated by the permit holder to be present at all times active work is occurring.
- Set out requirements for the “qualified person.”

The Department’s authority for these rules is found in sections 643 and 1043(a) of the New York City Charter and section 3310 of the New York City Building Code.

New material is underlined.  
 [Deleted material is in brackets.]

“Shall” and “must” denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise specified or unless the context clearly indicates otherwise.

Section 1. Subdivision (a) of section 3310-01 of chapter 3300 of title 1 of the rules of the city of New York is amended to read as follows:

(a) Site safety inspections for construction, alteration, or demolition projects. [It is the responsibility of the site safety manager or coordinator to perform the site safety inspections detailed in Tables 1 through 9 below at the intervals prescribed in the tables.] The primary site safety manager or coordinator for a construction, alteration, or demolition project must, at all times, such site safety manager or coordinator is required to be present, perform the site safety inspections detailed in Tables 1 through 9, below, at the intervals prescribed in the tables, or ensure such inspections are performed by a site safety manager or coordinator. The requirements of this subdivision do not apply to a project whose scope is limited to façade work.

§ 2. Subdivisions (b), (c), and (d) of section 3310-01 of chapter 3300 of title 1 of the rules of the city of New York are relettered as subdivisions (f), (h), and (j), respectively, subdivisions (f), (h), and (j), as relettered, are amended, and new subdivisions (b), (c), (d), (e), (g), (i), and (k), and a new table 10, to follow the new subdivision (c) and precede the new subdivision (d), are added, to read as follows:

(b) Definitions.

Alteration. For the purposes of this section, the term “alteration” shall have the same meaning as set forth in section 28-101.5 of the Administrative Code.

Alternate site safety manager or coordinator. A site safety manager or coordinator who is acting on behalf of and is approved by the primary site safety manager or coordinator in accordance with the provisions of section 3310.5.3 of the Building Code.

Construction. For the purposes of this section, the term “construction” shall have the same meaning as set forth in section 3302.1 of the Building Code.

Demolition. For the purposes of this section, the term “demolition” shall have the same meaning as set forth in section 3302.1 of the Building Code.

Façade work (façade project). The restoration of an existing façade to a safe and like new condition following decay, wear, or damage; the modification of an existing façade; or the recladding of a façade.

Façade recladding (recladding of a façade). The removal of the exterior building envelope and replacement with a new exterior building envelope; or the installation of a new exterior building envelope over the existing façade.

Primary site safety manager or coordinator. The site safety manager or coordinator who has been designated as the primary site safety manager in accordance with the provisions of section 3310.5 of the Building Code.

Project. For the purposes of this section, the term “project” shall have the same meaning as set forth in section 28-101.5 of the Administrative Code.

Qualified person. For the purposes of this section, the term “qualified person” shall have the same meaning as set forth in section 3302.1 of the Building Code.

Rigging foreman. An individual working under the direct and continuing supervision of a licensed rigger and who meets the qualifications as a designated rigging foreman as set forth in section 104-20 of these rules.

Site safety coordinator. An individual who holds a valid site safety coordinator certificate from the department.

Site safety manager. An individual who holds a valid site safety manager certificate from the department.

(c) Site safety inspections for façade project. For a project whose scope is limited to façade work:

- (1) The primary or alternate site safety manager must, whenever he or she is present at the project site, perform the site safety inspections detailed in Table 10, below, at the intervals prescribed in the table.
- (2) At all times when paragraph (1) of subdivision (e) of this section requires the presence of a qualified person, and the primary or alternate site safety manager is not present at the site, the qualified person as described by subdivision (e) must perform the site safety inspections detailed in Table 10, below, at the intervals prescribed in the table.

**TABLE 10**  
**Façade project inspections**

	<b>Requirement</b>	<b>Minimum Schedule of Inspections</b>
(1)	Verify that the approved site safety plan is on site.	Prior to the commencement of the project; and daily thereafter
(2)	Verify that required sidewalk sheds, fences, pedestrian protection, roof and adjoining property protection, safety netting, guardrails, perimeter protection, and controlled access zones are in accordance with the approved site safety plan.	Prior to the commencement of the project; and daily thereafter
(3)	Verify that all scaffolds, cranes, derricks, hoisting machines, mast climbers, sidewalk sheds, and fences possess a valid permit/certificate, and that such information is recorded in the permit log. (Note: certain types of scaffolds and cranes/derricks are exempt from permit/certificate requirements; see sections 3314.2 and 3319.3 of the building code for details.)	Prior to the commencement of the project; as each piece of equipment is brought to the site; and at the renewal or expiration of the permit/certificate
(4)	Verify that, where required, Department of Transportation permits for street or sidewalk closings are available at the site.	Once per permit

(5)	<u>Verify that notice has been provided to the department prior to the installation or removal of a suspended scaffold or a mast climber.</u>	<u>Prior to each instance</u>	(14)	<u>Verify workers are provided with and are utilizing required personal protection equipment (PPE), including but not limited to harness and life line.</u>	<u>Throughout the day</u>
(6)	<u>Verify that plans for all scaffolds, cranes, derricks, hoisting machines, mast climbers, sidewalk sheds, and fences are available at the site. (Note: certain types of scaffolds and cranes/derricks are exempt from design requirements; see sections 3314.3 and 3319.3 of the building code for details.)</u>	<u>Prior to the commencement of the project; as each piece of equipment is brought to the site; and monthly thereafter</u>	(15)	<u>Verify that a means of communication exists between the responsible parties when the operator of hoisting machinery has no vision of the lift or loading areas.</u>	<u>Prior to the start of any such hoisting operation; and throughout the day as such hoisting operation is ongoing</u>
(7)	<u>Verify that installation inspections have been completed for all scaffolds, tower/climber cranes, derricks, hoisting machines, mast climbers, and sidewalk sheds, and that a record of such inspection is available at the site. (Note, installation inspections may also be required when equipment is moved to a new location at the site, or when components are relocated – for example, when decking and guardrails on a supported scaffold are moved to a different level.)</u>	<u>Following the installation of each piece of equipment</u>	(16)	<u>Verify that all signs required by section 3301.9 of the building code are installed and contain the required information.</u>	<u>Prior to the commencement of the project; and upon the posting of any sign added after the commencement of the project</u>
(8)	<u>Verify that daily/pre-shift inspections have been completed for all scaffolds, cranes, derricks, hoisting machines, mast climbers, and sidewalk sheds and that a record of such inspection is available at the site. (Note: certain types of cranes do not require an inspection; see section 3319.3 of the building code for details.)</u>	<u>Daily</u>	(17)	<u>Verify that scaffolds, sidewalk sheds, fences, and other pedestrian protection are free of signs or advertisements not directly related to the project.</u>	<u>Prior to the commencement of the project; and daily thereafter</u>
(9)	<u>Verify that inspections have been completed following an adjustment or repair to a scaffold, crane, derrick, hoisting machine, mast climber, or sidewalk shed.</u>	<u>Following each adjustment or repair</u>	(18)	<u>Verify that the standpipe system has passed its most recent hydrostatic pressure test and flow test, and that the sprinkler system has passed its most recent hydrostatic pressure test.</u>	<u>Prior to the commencement of the project; and, if applicable, when a new hydrostatic pressure test and/or flow test is required.</u>
(10)	<u>Verify that the general contractor or sub-contractors, as appropriate, are verifying that workers have completed a course that is at least ten hours in length and approved by the United States Department of Labor Occupational Safety and Health Administration (OSHA) in construction industry safety and health, or an equivalent training, and that documentation of such verification is maintained at the site by the general contractor or sub-contractors.</u>	<u>Daily</u>	(19)	<u>Verify that where active work is occurring, where project material/debris/equipment is being stored, and where sidewalk sheds, fences, or other pedestrian protection is located:</u> (i) <u>Standpipe valves/hose connections/ fire department connections are in place; and</u> (ii) <u>Standpipe valves/hose connections/ fire department connections are free from obstruction.</u>	<u>Daily</u>
(11)	<u>Verify that the general contractor or sub-contractors, as appropriate, are providing a site specific safety orientation to all workers employed at the site, and that documentation of such orientation is maintained at the site by the general contractor or sub-contractors.</u>	<u>Weekly</u>	(20)	<u>In areas where a sidewalk shed or fence has been installed, verify that the required red light marking the fire department connection is functional and the required sign identifying the fire department standpipe connection is visible.</u>	<u>Prior to the commencement of the project; and daily thereafter</u>
(12)	<u>Verify that contractors engaged in scaffold, mast climber, rigging, hoisting, or sign hanging work are checking that individuals engaged in such work possess training, certification, or licensing for such work, as appropriate, and that documentation of such check is maintained at the site by the contractor.</u>	<u>Daily</u>	(21)	<u>If “hot works” (welding, grinding operations producing sparks, torch operations, etc.) operations are performed, verify that fire extinguishers and dedicated personnel with valid FDNY fire watch certificate of fitness are on site at the location of “hot works” operations.</u>	<u>Prior to start of any “hot works” operations; and throughout the day as “hot works” operations are performed.</u>
(13)	<u>Verify that flagpersons are present to stop pedestrian and/or vehicular traffic during the following intermittent operations:</u> (i) <u>During all lifting and hoisting operations;</u> (ii) <u>When trucks enter and exit the site;</u> (iii) <u>When materials are being lifted over the sidewalk shed;</u> (iv) <u>When dangerous operations, e.g., blasting, occur; and</u> (v) <u>When the sidewalk and/or street is temporarily closed.</u>	<u>Throughout the day</u>	(22)	<u>Verify compliance with the provisions of section 3314.11.5 of the building code when welding operations are conducted from a suspended scaffold.</u>	<u>Prior to the start of any welding operation from a suspended scaffold; and throughout the day as welding operations occur from a suspended scaffold</u>
(13)			(23)	<u>Verify that all flammable/combustible liquids and gases are located in a well-ventilated area, away from combustible materials, and away from open flame or sources of ignition in accordance with the requirements of the fire department.</u>	<u>Throughout the day</u>



(24)	<p>Verify that, where active work is occurring, where project material/debris/equipment is being stored, or where sidewalk sheds, fences, or other pedestrian protection are located:</p> <ul style="list-style-type: none"> <li>(i) Building egress is not obstructed;</li> <li>(ii) Areas used by the public are maintained free from ice, snow, grease, debris, equipment, materials, projections, tools, hoses, wires, ropes, or other items, substances, or conditions that may constitute a slipping, tripping, or other hazard; and</li> <li>(iii) Guards, shields or barricades surround all exposed, electrically charged, moving or otherwise dangerous parts of machines and equipment so as to prevent contact with the public.</li> </ul>	Throughout the day
(25)	<p>Verify that:</p> <ul style="list-style-type: none"> <li>(i) Sidewalk shed lights are functioning;</li> <li>(ii) No brace or rail is hanging unattached at one or more ends of the sidewalk shed;</li> <li>(iii) No portions of the sidewalk shed support structure are disconnected;</li> <li>(iv) No section of the sidewalk shed parapet is missing; and</li> <li>(v) All legs of the sidewalk shed remain on their support and are supported to the ground.</li> </ul>	Prior to the commencement of the project; and daily thereafter
(26)	Verify that contractor sheds and offices are in accordance with section 3303.16 of the building code.	Prior to the commencement of the project; and upon the installation of any contractor shed added after the commencement of the project
(27)	Verify that chutes used for the removal of debris are installed and maintained in accordance with section 3303.5.5 of the building code.	As new chutes are installed at the site; as existing chutes are relocated at the site; and weekly thereafter
(28)	Verify required safety netting is installed and in good repair.	Daily
(29)	Verify required guardrails and toeboards on exterior scaffolds are installed and in good repair.	Daily
(30)	<p>Verify that sufficient containers for the storage of waste/debris generated by the project are provided, and that such containers are:</p> <ul style="list-style-type: none"> <li>(i) Covered at the end of the shift;</li> <li>(ii) Covered anytime when full to near the rim; and</li> <li>(iii) Wheels are secured at the end of the shift.</li> </ul>	Daily
(31)	Verify that, at the end of the shift, all tools and loose materials have been secured, and that all waste/debris generated by the project, including but not limited to garbage/debris located on scaffolds, mast climbers, sidewalk sheds, roofs, and setbacks, has been placed into containers or removed from the site.	Daily, at the end of the shift
(32)	Verify that combustible waste/debris generated by the project is not allowed to accumulate and is removed from the site.	Throughout the day
(33)	Verify that tools and equipment not in use are kept away from edges or openings.	Throughout the day

(34)	Verify that materials placed/stored on a sidewalk shed are placed/stored only in areas designated on the sidewalk shed plans, and such materials are secured against dislodgement, and there is no evidence of deflection or failure of the sidewalk shed in the vicinity of the storage.	Daily
(35)	Verify that, at the end of the shift, suspended scaffolds have been lowered to the street, sidewalk shed deck, or building setback, or have been otherwise secured to the roof or the building in accordance with the scaffold plans.	Daily, at the end of the shift

- (d) Site safety manager requirements for a façade project.
- (1) Site safety manager presence at a façade project which does not constitute façade recladding. For a project that is limited in scope to façade work, and which does not constitute façade recladding:
    - (i) The primary site safety manager must, at a minimum, visit the site after required sidewalk sheds, fences, pedestrian protection, and roof and adjoining property protection have been installed, but prior to the commencement of the project.
    - (ii) The primary or alternate site safety manager must be present while the following work is performed:
      - (A) Supported scaffold installation or removal, but not including the relocation of existing deck planking or guardrails to a different level of the scaffold provided any such relocation is designated on the scaffold design documents;
      - (B) Mast climber installation or removal; or
      - (C) Other work as directed by the commissioner.
    - (iii) The primary or alternate site safety manager must visit the site within 24-hours of the issuance of a hazardous violation by the department.
    - (iv) The primary or alternate site safety manager must be present when the following rigging work is performed, and such rigging work is not performed by or under the direct and continuing supervision of a licensed rigger:
      - (A) Suspended scaffold installation or removal;
      - (B) Suspended scaffold use; or
      - (C) Hoisting machine installation/assembly/erection, climbing/jumping, removal/disassembly, or a relocation requiring modifications to tie-backs, counterweights, or connections to the base building/structure.
  - (2) Façade recladding. For a project that is limited in scope to façade work, and which constitutes façade recladding, the primary or alternate site safety manager is required to be present at the site during all times active work is occurring, through all phases of work, beginning with the commencement of the façade work and continuing until the building is enclosed and the sidewalk shed is removed, except that, the primary or alternate site safety manager is not required to be present at the site during the following activities, provided no other work is in progress:
    - (i) Surveying that does not involve the disturbance of material, structure, or earth;
    - (ii) Use of a hoist to transport personnel only;
    - (iii) Use of a material hoist that is fully enclosed within the perimeter of the building;
    - (iv) Finish trowelling of concrete floors;
    - (v) When personnel are provided for temporary heat, light, or water; or
    - (vi) Truck deliveries to the site where the sidewalk is closed and the entrance gate is within that closed sidewalk area.
  - (3) Multiple façade jobs. A site safety manager may serve as the primary or alternate site safety manager at multiple projects whose scope is limited to façade work, and which does not constitute façade recladding, provided such site safety manager is not contemporaneously the primary or alternate site safety manager for any construction, alteration, or demolition project, or any façade recladding project, and further provided that the site safety manager is able to fulfill all duties imposed upon the site safety manager by law and these rules.

- (4) Site safety log. In addition to the requirements of subdivisions (f) and (g) of this section, the primary or alternate site safety manager working pursuant to this subdivision must:
- (i) Record their presence at the jobsite by signing the site safety log and noting their time of arrival and departure from the site, immediately after arriving at the site and immediately prior to leaving the site, respectively; and
  - (ii) Record the results of inspections required by subdivision (c) of this section prior to leaving the site for the day.
- (e) Qualified person for façade project.
- (1) Qualified person to be present. For a project that is limited in scope to façade work, and which does not constitute façade recladding, a qualified person, who meets the requirements of paragraphs (2) and (3) of this subdivision, must be present at the site during all times active work is occurring, continuing through all phases of work, beginning with the installation of the sidewalk shed and continuing until the building is enclosed and the sidewalk shed is removed, except that such qualified person is not required to be present at the site during the following activities, provided no other work is in progress:
    - (i) Surveying that does not involve the disturbance of material, structure, or earth;
    - (ii) Use of a hoist to transport personnel only;
    - (iii) Use of a material hoist that is fully enclosed within the perimeter of the building;
    - (iv) Finish trowelling of concrete floors;
    - (v) When personnel are provided for temporary heat, light, or water; or
    - (vi) Truck deliveries to the site where the sidewalk is closed and the entrance gate is within that closed sidewalk area.
  - (2) Written designation of the qualified person. The designation of one or more individuals to serve as a qualified person pursuant to this subdivision must be evidenced by a written letter, signed and dated by the permit holder. Such letter must, at a minimum, contain the name and contact information for each designated individual. Such letter must be kept on site and be available for inspection by the commissioner upon request.
  - (3) Qualifications of qualified person. A qualified person designated in accordance with this subdivision must possess all of the following qualifications:
    - (i) Completed the orientation and training required by Section 3310.10 of the Building Code;
    - (ii) Beginning July 1, 2016, completed a department approved site safety manager training course that is at least 40 hours in length, and every three years thereafter, complete a department approved site safety manager refresher course that is at least 7 hours in length;
    - (iii) Beginning July 1, 2016, completed the training required by Section 3314.4.5.1 of the building code for supported scaffold installers;
    - (iv) Beginning July 1, 2016, completed the training required by Section 3314.4.5.3 of the building code for suspended scaffold supervisors;
    - (v) Beginning July 1, 2016, completed a course that is at least 30 hours in length and approved by the United States Department of Labor Occupational Safety and Health Administration (OSHA) in construction industry safety and health; and
    - (vi) If the qualified person is not a licensed rigger or a rigging foreman, be approved by the primary site safety manager.
  - (4) Proof of qualifications. Evidence, acceptable to the commissioner, of completion of the licensure, training, or other qualifications required by paragraph (3) of this subdivision must be made readily available to the commissioner upon request.
  - (5) Site safety log. In addition to the requirements of subdivisions (f) and (g) of this section, the qualified person working pursuant to this subdivision must:
    - (i) Record his or her presence at the jobsite by signing the site safety log and noting the time of arrival and departure from the site, immediately after arriving at the site and immediately prior to leaving the site, respectively;
    - (ii) Record the results of inspections required by subdivision (c) of this section prior to leaving the site for the day; and
    - (iii) Record any conditions reported to the site safety manager in accordance with paragraph (8) of this subdivision.
- (6) Reporting to the department. The qualified person working pursuant to this subdivision must immediately report to the department any:
- (i) Accidents or incidents that require notification to the department in accordance with Section 3301.8 of the building code; and
  - (ii) Any items listed in Section 3310.8.2.1 of the building code.
- (7) Providing a copy of the log to the site safety manager. The qualified person working pursuant to this subdivision must, at the end of the day, provide a copy of the day's completed site safety log to the primary site safety manager, or to the alternate site safety manager where so directed by the primary site safety manager.
- (8) Reporting to the site safety manager. The qualified person must immediately report the following items to the primary or alternate site safety manager:
- (i) Any accidents or incidents that require notification to the department in accordance with Section 3301.8 of the building code;
  - (ii) Any items that fail the inspections required by subdivision (c) of this section;
  - (iii) Any items listed in Section 3310.8.2.1 of the building code; and
  - (iv) Any violations issued by the department relating to the work performed.
- (f) Site safety log for jobs whose site safety plan was approved prior to December 31, 2014. [A] For jobs whose site safety plan was approved by the department prior to December 31, 2014, a site safety log [shall] must be maintained at the site by the site safety manager or coordinator and made available for inspection upon the request of the commissioner.
- (1) The site safety manager or coordinator shall ensure that all daily entries in the site safety log are completed. These entries must be recorded by 7:00 a.m. on the day following the activities.
  - (2) The site safety manager or coordinator, or an alternate, shall sign the log at the beginning of each day, and must be present at the job at all times during ongoing construction or demolition. If at any point during the day the site safety manager or coordinator, or alternate, shall be relieved of his or her responsibilities at the site, or leave the site for any reason, he or she shall indicate this in the log and an alternate shall sign in.
  - (3) Log contents. At a minimum, the site safety log shall contain the following:
    - (i) Date and location of inspections performed in accordance with subdivision (a) of this rule;
    - (ii) Date and names of individuals met with to satisfy the requirements of §3310.8.1 of the building code;
    - (iii) Any unsafe acts and/or conditions, and dates and locations of said unsafe acts and/or conditions;
    - (iv) Companies and representatives notified of unsafe acts and/or conditions;
    - (v) Dates of notification of unsafe acts and/or conditions;
    - (vi) Dates of correction of unsafe acts and/or conditions;
    - (vii) Any accident involving the public or damage to public or private property;
    - (viii) Any violations, stop work orders or summonses issued by the department, including date issued and date lifted or dismissed;
    - (ix) Dates and location where horizontal and vertical netting have been installed, replaced and/or repaired;
    - (x) Date horizontal safety netting is removed; and

- (xi) Date when building reaches a height of 75 feet (22.86 mm).
- (g) Site safety log for jobs whose site safety plan was approved on or after December 31, 2014. For jobs whose site safety plan was approved on or after December 31, 2014, the requirements of Section 3310.8.4 of the building code shall apply.
- (h) Permit log for jobs whose site safety plan was approved prior to December 31, 2014. [Any] For jobs whose site safety plan was approved by the department prior to December 31, 2014, any equipment brought onto the job that requires permits, as well as a description of the equipment, where it is to be located, permit number, issue and expiration date of the permit, and certificate of inspection, if required, [shall] must be entered on a separate permit log that [shall] must be maintained at the site by the site safety manager or coordinator and made available for inspection upon the request of the commissioner.
- (i) Permit log for jobs whose site safety plan was approved on or after December 31, 2014. For jobs whose site safety plan was approved on or after December 31, 2014, the requirements of Section 3310.8.5 of the building code shall apply.
- (j) Notification[. The] for jobs whose site safety plan was approved prior to December 31, 2014. For jobs whose site safety plan was approved by the department prior to December 31, 2014, the site safety manager or coordinator [shall] must immediately and directly notify the department in accordance with section 3310.8.2 of the building code, as such code existed on the date the site safety plan was approved, if he or she discovers in the routine performance of the job any of the conditions listed in such section 3310.8.2 or below:
  - (i)1 Required standpipe is not in place at each story below the construction or demolition floor;
  - (ii)2 Required standpipe valve(s) are not in place at each story below the construction or demolition floor;
  - (iii)3 Required standpipe is not capped;
  - (iv)4 Required standpipe is not connected to a water source or siamese connection;
  - (v)5 Required standpipe siamese hose connection(s) is obstructed;
  - (vi)6 Required standpipe siamese hose connections are not marked by a red light and a sign reading, "Standpipe Siamese Connection";
  - (vii)7 A breach exists in the required standpipe risers, cross connections, or siamese connections;
  - (viii)8 The standpipe alarm activates; or
  - (ix)9 When a building over 75 feet (22.86 m) is being constructed or demolished and at least one elevator or hoist in a state of readiness is not available for FDNY access.
- (k) Notification for jobs whose site safety plan was approved on or after December 31, 2014. For jobs whose site safety plan was approved on or after December 31, 2014, the requirements of Section 3310.8.2.1 of the building code shall apply.

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Statement of Substantial Need for Earlier Implementation

I hereby find, pursuant to §1043(f)(1)(c) of the New York City Charter, and hereby represent to the Mayor, that there is substantial need for the implementation of the amendments to Section 5000-01 of Title 1 of the Rules of the City of New York, regarding construction document compliance with the 2014 New York City Energy Conservation Code ("NYCECC"), upon the publication in the City Record of its Notice of Adoption.

The 2014 NYCECC was enacted by Local Law 4 for the year 2015, effective January 1, 2015. Requirements for new code provisions of commercial buildings and progress inspections in the current 1 RCNY §5000-01 cite an earlier version of the NYCECC, making the citations from the rule incorrect for the 2014 NYCECC and associated inspection forms. Adoption of this proposed amendment to the current rule will correct the misalignment between the code and the rule, and resolve the considerable confusion resulting in the industry.

/s/  
Rick D. Chandler, P.E.  
Commissioner  
Department of Buildings

APPROVED: /s/  
Bill de Blasio  
Mayor

DATE: 1/26/15

**NOTICE OF ADOPTION OF RULE**

**NOTICE IS HEREBY GIVEN**, pursuant to the authority vested in the Commissioner of the Department of Buildings by Section 643 of the New York City Charter and in accordance with Section 1043 of the Charter, that the Department of Buildings hereby adopts the amendments to Section 5000-01 of Chapter 5000 of Title 1 of the Official Compilation of the Rules of the City of New York, regarding energy code.

This rule was first published on December 16, 2014 and a public hearing thereon was held on January 16, 2015

Dated: 1/26/15 /s/  
New York, NY Rick D. Chandler, P.E.  
Commissioner

**Statement of Basis and Purpose**

Local Law 4 for the year 2015 was effective as of January 1, 2015. It updates the New York City Energy Conservation Code ("City Energy Code") to comply with the requirements of the State Energy Law and the 2014 updates to the New York State Energy Code ("State Energy Code"). This rule amends 1 RCNY Section 5000-01, which implements the City Energy Code, to conform to the changes to the City Energy Code in Local Law 4. The rule also reflects changes in the State Energy Code regarding specific tests, inspections and code references.

Specifically, this amendment to Section 5000-01:

- Removes definitions listed in the rule that will be defined in the City Energy Code, if Intro. 550 is enacted;
- Adds and removes progress inspections to correspond to City Energy Code requirements that come into effect if Intro. 550 is enacted;
- Clarifies the existing supporting documentation submission requirements by requiring a supporting documentation index; and
- Clarifies commissioning requirements.

References in this rule to the Administrative Code or the New York City Energy Conservation Code mean the Administrative Code or the New York City Energy Conservation Code, respectively, as amended by Local Law 4 of 2015.

The Department of Buildings' authority for these rules is found in sections 643 and 1043 of the New York City Charter. Section 5 of Local Law 4 authorizes the Department to promulgate rules implementing the changes to the City Energy Code. Section 4 of Local Law 4 repeals and replaces section 28-1001.2 of the Administrative Code of the City of New York, and includes authority for the Department to issue this rule.

New material is underlined.  
[Deleted material is in brackets.]

"Shall" and "must" denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise specified or unless the context clearly indicates otherwise.

Section 1. Subdivision (b) of section 5000-01 of title 1 of the rules of the city of New York is amended, to read as follows:

- (b) **References:** See New York City Energy Conservation Code (Administrative Code Sections 28-1001.1 et seq.); New York State Energy Conservation Construction Code (19 NYCRR part 1240); Administrative Code Section 28-104.7.9, Sections [BC106.13] BC107.13 and [BC109.3.5] BC110.3.5; 1 RCNY §101-07 ("[Inspections and] Approved Agencies").

§2. Subdivision (c) of section 5000-01 of title 1 of the rules of the city of New York is amended to read as follows:

- (c) **Definitions.** For the purposes of this chapter, the following terms shall have the following meanings:

[1] **ADDITION.** An addition as defined in the Energy Code.

[2] **APPROVED PROGRESS INSPECTION AGENCY.** An approved progress inspection agency as described in subparagraph (iii) of paragraph (3) of subdivision (c) of section 101-07 of the rules of the Department.

ASHRAE 90.1. American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc., Standard 90.1-2010 as defined in the New York State Energy Conservation Construction Code and amended by Appendix A of the Energy Code.

[3] **COMMERCIAL BUILDING.** A commercial building as defined in the Energy Code.



**[(4)] DESIGN APPLICANT.** An applicant of record who develops, signs and seals the construction drawings. The design applicant may be someone other than the registered design professional who prepares, signs and seals the energy analysis.

**[(5)] ENERGY CODE.** The New York City Energy Conservation Code (“ECC”), [including American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc., Standard 90.1, “Energy Standard for Buildings Except Low-Rise Residential Buildings,” (“ASHRAE 90.1”) where applicable] as defined in Chapter 10 of Title 28 of the Administrative Code.

**HISTORIC BUILDING.** A historic building as described in the ECC.

**[(6)] PROJECT.** A [design and construction undertaking comprised of work related to one or more buildings and the site improvements. A project is represented by one or more plan/work applications, including construction documents compiled in accordance with Section BC 106 of the New York City Building Code, that relate either to the construction of a new building or buildings or to the demolition or alteration of an existing building or buildings. Applications for a project may have different registered design professionals and different job numbers, and may result in the issuance of one or more permits.] project as defined in the Energy Code.

**[(7)] RESIDENTIAL BUILDING.** A residential building as defined in the Energy Code.

§3. Subdivision (d) of section 5000-01 of title 1 of the rules of the city of New York is amended to read as follows:

**(d) Applicability.**

- (1) Applicable version and edition of Energy Code.** Applications must comply with the Energy Code version and edition in effect when the application is filed, continuing through construction and sign-off of the application by the Department.
- (2) Commercial building projects.** All applications related to a single commercial building project must [use] follow either ECC [Chapter 5] Chapters C2 through C5 or ASHRAE 90.1 [(as required by section ECC 501)] in its entirety and as modified by ECC Appendix A.
- [(3) Commercial buildings with vertical fenestration exceeding 40% of the above-grade wall.]**

**(i) ECC Compliance Path.** Vertical fenestration is allowed up to 30% of the gross wall area, prescriptively. Commercial buildings with vertical fenestration exceeding [40%] 30% of the above-grade wall must [be designed in accordance with either section ECC 506 or ASHRAE 90.1, and] provide daylighting controls in accordance with ECC provisions to a maximum fenestration area of 40% of the gross above-grade wall area.

**(ii) ASHRAE 90.1 Compliance Path.** Vertical fenestration is allowed up to 40% of the gross wall area, prescriptively. If the vertical fenestration exceeds 40% of the gross wall area, the design team must use energy modeling [to comply with the Energy Code,] in accordance with Section 11 of ASHRAE 90.1 (“Energy Cost Budget Method”) or Appendix G of ASHRAE 90.1 (“Performance Rating Method”) and as provided in subparagraph (iv) of paragraph (1) of subdivision (f) of this section or Section 5.6 of ASHRAE 90.1 (“Building Envelope Trade-off Option”).

**[(4)] (3) Identification of related applications.** Applicants must indicate in the application form all applications related to the project or, if an application has not yet been filed, the name of the applicant or the applicant’s firm and discipline for any anticipated related applications.

§4. Subparagraphs (i) and (ii) of paragraph 2 of subdivision (e) of section 5000-01 of title 1 of the rules of the city of New York are amended to read as follows:

- (i) Historic building.** [All the proposed work is in or on the premises of
  - (A) a National- or State-designated historic building
  - (B) a building certified as a contributing building within a National or State historic district
  - (C) or, a building certified as eligible for such designation, as provided in section ECC 101.4.2.]

**(ii) Envelope of low-energy building.** All the proposed work is related to the envelope system of a low-energy or unconditioned building, as described in [section ECC 101.5.2] ECC Chapter 1.

§5. The undesignated introductory paragraph, subparagraph (i), clause (D) of subparagraph (ii), clause (D) of subparagraph (iii), and the first undesignated clause of subparagraph (iv) of paragraph 1, and paragraph 2 of subdivision (f) of section 5000-01 of title 1 of the rules of the city of New York, are amended to read as follows:

**(f) Energy analysis.** An energy analysis is required for every project that is not entirely exempt. The energy analysis shall identify the compliance path followed, demonstrate how the project design complies with the Energy Code and, for commercial projects, indicate whether the project is designed in accordance with ECC [Chapter 5] Chapters C2 through C5 or with ASHRAE 90.1.

**(1) Accepted formats for energy analysis.** One of the following formats may be used to present the energy analysis:

**(i) Tabular analysis.** For new buildings, additions and/or alterations to existing residential or commercial buildings for which either ECC Chapter 4, ECC [Chapter 5] Chapters C2 through C5 or ASHRAE 90.1 has been used, the applicant may create a table entitled “Energy Analysis” as described in figure 1.

Such table shall compare the proposed values of each Energy Code-regulated item in the scope of work with the respective prescriptive values required by the Energy Code. The items shall be organized by discipline, including Envelope Systems, Mechanical and Service Water Heating Systems, and Lighting and Electrical Systems, as applicable.

For commercial building additions and/or alterations involving lighting, the applicant may choose to utilize the Lighting Application Worksheet from COMcheck for the lighting part of the analysis in lieu of including lighting in the tabular analysis; however, the supporting documentation index must provide a breakdown of each lighting fixture to clarify the location per room type or floor. See subparagraph [(iii)] (iii) of this paragraph and Figure 2 in subdivision (g) of this section.

\* \* \*

**(ii) REScheck Software Program.** The REScheck software program available from the United States Department of Energy website may be used for residential buildings as follows:

**(D) [New York State form] REScheck version.**

\* \* \*

**(iii) COMcheck.** The COMcheck software program available from the United States Department of Energy website may be used for commercial buildings as follows:

**(D) COMcheck versions.** [Applicants must use only the New York State COMcheck form or the ASHRAE 90.1 COMcheck form, whichever reflects the standard used for project design.

All three parts of the COMcheck report—the envelope, the mechanical/service water heating and the lighting/power parts—shall be presented, except where the project type is an addition or alteration as described above and some parts of the report are not relevant to the scope of work.

Where ECC Chapter 5 has been used for design, the report must specify the 2010 Energy Conservation Construction Code of New York State version of COMcheck unless a stand-alone New York State-specific version of the software is no longer supported. In the event that a New York State-specific version is no longer supported, the report must specify the 2007 ASHRAE 90.1 version of the software.

Where ASHRAE 90.1 has been used for design, the report must specify the 2007 ASHRAE 90.1 version of the software.]

**1. Only the New York State versions of the COMcheck forms are permitted.**

2. For applications filed on or after January 1, 2015, the report must specify the New York State Energy Code or New York State amended ASHRAE 90.1. In the event that a New York State-specific version is no longer supported, the report must specify the applicable IECC or ASHRAE 90.1 version of the software.

3. All three parts of the COMcheck report—the envelope, the mechanical/service water heating and the lighting/power parts—shall be presented, except where the project type is an addition or alteration as described above and some parts of the report are not relevant to the scope of work.

(iv) **Energy modeling based on DOE2.** For new commercial buildings and additions or alterations to commercial buildings, where trade-offs among disciplines and/or the performance path are used in accordance with [section ECC 506 or] ASHRAE 90.1 section 11 or Appendix G, an energy modeling program developed by the United States Department of Energy, including DOE2 or updates of DOE2, shall be used; such updates include DOE2.1E, VisualDOE, EnergyPlus and eQuest.

(2) **Mixed-occupancy buildings three stories or fewer.** In accordance with section ECC 101.4.6, buildings three stories or fewer above grade with mixed residential and non-residential occupancies must comply with the respective requirements of Chapters 2 through 4 and [5] Chapters C2 through C5, and must have separate energy analyses, except that a tabular analysis format may be used to show both the residential and non-residential requirements.

§6. Subdivision (g) of section 5000-01 of title 1 of the rules of the city of New York is amended by amending the first undesignated paragraph, and adding a new Figure 2 following such first undesignated paragraph, to read as follows:

(g) **Supporting documentation.** The construction drawings submitted for approval shall provide all energy design elements and shall match or exceed the energy efficiency of each value in each part of the energy analysis – envelope, mechanical/service water heating, and lighting/power. The supporting documentation shall be listed in a table that serves as an indexing guide to the construction document set. Such table shall list the proposed values of each Energy Code-regulated item in the scope of work with the respective location in the drawing set.

**Figure 2: Sample Supporting Documentation Index:**

<b>SUPPORTING DOCUMENTATION INDEX</b>		
Code chapter and/or standard used for design Climate Zone 4A		
<b>Code Section</b>	<b>Item Description</b>	<b>Supporting Documentation Location</b>
(List specific code section)	(List all elements of the scope of work in the detail that they are addressed by the energy code.)	(List the drawing page number and/or section title.)

§7. Paragraph 1 of subdivision (g) of section 5000-01 of title 1 of the rules of the city of New York is amended to read as follows:

(1) **Envelope.** Building wall sections and details shall be provided for each unique type of roof/ceiling, wall, and either the foundation, slab-on-grade, basement or cellar assembly. Such building wall sections shall show each layer of the assembly, including, but not limited to, insulation, moisture control and air barriers. If continuous insulation is indicated, it must be fully continuous, uninterrupted by framing, slab edges, shelf angles, or any other continuous breaks in the insulation. The insulation in each case shall be labeled and shall be equal to or greater than the R values, and an assembly in each case shall be equal to or less than the assembly U factors, in the energy analysis.

Door, window and skylight schedules shall include columns for U and SHGC values for each fenestration assembly type, and such values shall be equal to or

less than those in the energy analysis. Mandatory requirements to prevent air leakage shall be detailed. Siding attachment over foam sheathing shall comply with the Energy Code as required.

§8. Paragraph 3 of subdivision (g) of section 5000-01 of title 1 of the rules of the city of New York is amended by amending subparagraphs (ii) and (iv), and adding a new subparagraph (v), to read as follows:

(ii) **Exterior lighting zones.** Exterior lighting zones as set forth in ECC Table [505.6.2(1)]C405.6.2(1) correspond with the following zoning districts in the New York City Zoning Resolution:

\* \* \*

(iv) **Feeders.** For applications using ASHRAE 90.1 for prescriptive compliance, calculated feeder voltage drops must be provided in accordance with ASHRAE 90.1 [section 8.4].

(v) **Automatic receptacle controls.** For applications using ASHRAE 90.1 for prescriptive compliance, 50 percent of the receptacles must be automatically controlled and clearly shown on the drawings in accordance with ASHRAE 90.1.

§9. Paragraphs 4 and 7 of subdivision (g) of section 5000-01 of title 1 of the rules of the city of New York are amended to read as follows:

(4) **Mandatory requirements.** The construction documents shall comply with all mandatory requirements of the Energy Code.

(i) For residential buildings, references for such requirements are listed in Section ECC 401.2.

(ii) For commercial buildings complying with the provisions of ECC [Chapter 5 provisions] Chapters C2 through C5, references for such requirements are listed throughout [Chapter 5 or, if Section 506 is used, in Section ECC 506.2] Chapters C2 through C5; for commercial buildings complying with ASHRAE 90.1, such requirements are set forth [in Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4] throughout the referenced standard.

[Exception: Sections ECC 402.5 and 502.5 shall not be mandatory as vapor barriers are not required in Zone 4A.]

(iii) **Commissioning statement.** Every application filed by a registered design professional for approval of construction documents for a new building or alteration under the commercial provisions of ECC shall include a statement of either compliance with or exemption from the commissioning requirements of the Energy Code as described in ECC C408.

(7) **Required progress inspections.** Supporting documentation shall also set forth all applicable required progress inspections in accordance with the Energy Code, 1 RCNY §101-07 and this section.

(i) **Applicant's instructions regarding required progress inspections.** Progress inspections required to be performed during construction for any new building, addition or alteration project shall be identified by the design applicant according to the scope of work and listed and described in the approved construction drawings as required progress inspections.

The description shall set forth the standard of construction and the inspection criteria as appropriate for the scope of work in accordance with Table I or Table II of subdivision (h) of this section, as applicable; simple reference to the citations provided, without such description, is not sufficient.

The applicant shall include the instruction that, in accordance with Section BC [109.9] 110.9 and ECC 104.2.3, where an inspection or test fails, the construction shall be corrected and must be made available for reinspection and/or retesting by the progress inspector until it complies.

For additions and alterations, the applicant must clearly indicate what portions of the altered systems should be inspected and/or tested, and what inspection and/or testing may be outside the scope of the work.

(ii) **Construction scheduling instructions.** The drawings shall state that, in accordance with Article 116 of Title 28 and Section BC [109] 110, construction shall be scheduled to allow required progress inspections to take place, and that roofs, ceilings, exterior walls, interior walls, floors, foundations, basements and any other construction shall not be covered or enclosed until required progress inspections are completed or the progress inspector indicates that such covering or enclosure may proceed, at each stage of construction, as applicable.

(iii) **Commercial building reference standards and citations.** Progress inspection reference standards and citations shall conform to the respective requirements of ECC [Chapter 5] Chapters C2 through C5 or ASHRAE 90.1 as used for design, in accordance with the following:

(A) When ECC [Chapter 5 has] Chapters C2 through C5 have been used for the project design, as reflected in the energy analysis, the applicant shall list on the drawings the respective references and citations for ECC

for the progress inspection.

(B) When ASHRAE 90.1 has been used for the project design, as reflected in the energy analysis, the applicant shall list on the drawings the respective references and citations for ASHRAE 90.1 for the progress inspection.

§10. The undesignated opening paragraph and Table I of subdivision (h) of section 5000-01 of title 1 of the rules of the city of New York are amended to read as follows:

(h) **List of progress inspections required.** The following progress inspections and/or testing set forth in Tables I and II shall be required when applicable to the scope of work and shall be identified/described in the supporting documentation and included on the drawings submitted to the Department. Energy Code sections cited in Tables I and II of this section shall be understood to include the section, all subsections, all tables and, when ASHRAE 90.1 is used, appendices related to the cited Energy Code section.

\* \* \*

**TABLE I – PROGRESS INSPECTIONS FOR ENERGY CODE COMPLIANCE – RESIDENTIAL BUILDINGS**

Inspection/Test		Frequency (minimum)	Reference Standard (See ECC Chapter 6) or Other Criteria	ECC or Other Citation
<b>IA</b>	<b>Envelope Inspections</b>			
IA1	<b>Protection of exposed foundation insulation:</b> Insulation shall be visually inspected to verify proper protection where applied to the exterior of basement or cellar walls, crawl-space walls and/or the perimeter of slab-on-grade floors.	Prior to backfill	Approved construction documents	303.2.1
IA2	<b>Insulation placement and R-values:</b> Installed insulation for each component of the conditioned space envelope and at junctions between components shall be visually inspected to ensure that the R-values are marked, that such R-values conform to the R-values identified in the construction documents and that the insulation is properly installed. Certifications for unmarked insulation shall be similarly visually inspected.	As required to verify continuous enclosure while walls, ceilings and floors are open	Approved construction documents	303.1, 303.1.1, 303.1.2, 402.1, 402.2, 402.4.2.2, Table 402.4.2
IA3	<b>Fenestration [thermal values] U-factor and product ratings:</b> U-factors of installed fenestration shall be verified by visual inspection for conformance with the U-factors identified in the construction drawings, either by verifying the manufacturer's NFRC labels or, where not labeled, using the ratings in ECC Tables 303.1.3(1) and (2).	As required during installation	Approved construction drawings; NFRC 100	303.1, 303.1.3, 402.1, 402.3, 402.6
IA4	<b>Fenestration [product ratings for] air leakage:</b> Windows, skylights and sliding glass doors, except site-built windows, skylights and doors, shall be visually inspected to verify that installed assemblies are listed and labeled to the referenced standard.	As required during installation	NFRC 400, AAMA/WDMA/CSA 101/I.S.2/A440	402.4.4
IA5	<b>Fenestration areas:</b> Dimensions of windows, doors and skylights shall be verified by visual inspection.	Prior to final construction inspection	Approved construction documents	402.3[, 402.6]
IA6	<b>Air sealing and insulation – visual inspection [option]:</b> Openings and penetrations in the building envelope, including site-built fenestration and doors, shall be visually inspected to verify that they are properly sealed, in accordance with Table 402.4.2.	As required during envelope construction	Approved construction documents; ASTM E283; ASTM E84; RCNYS	402.4.1, 402.4.2.2, 402.4.3
IA7	<b>Air sealing and insulation – testing [option]:</b> Testing shall be performed in accordance with section ECC 402.4.2.1 and shall be accepted if the building meets the requirements detailed in such section. Test results shall be retained in accordance with the provisions of Title 28.	Prior to final construction inspection	ASHRAE/ASTM E779; ANSI Z65; Approved construction documents	402.4.2.1
<b>IB</b>	<b>Mechanical and Plumbing Inspections</b>			
IB1	<b>Fireplaces:</b> Provision of combustion air and tight-fitting fireplace doors shall be verified by visual inspection.	Prior to final construction inspection	Approved construction documents; ANSI Z21.60 (see also MC 904), ANSI Z21.50	303.1.5; BC 2111; MC Chapters 7, 8, 9; FGC Chapter 6
IB2	<b>[Outdoor air intake and exhaust dampers] Shutoff dampers:</b> Not less than 20% of installed automatic or gravity dampers, and a minimum of one of each type, shall be visually inspected and physically tested for proper operation.	Prior to final construction inspection	Approved construction documents	403.5, 403.7, [503] C403



IB3	<b>[Equipment] HVAC and service water heating equipment:</b> Heating and cooling equipment shall be verified by visual inspection for proper sizing. Pool heaters and covers shall be verified by visual inspection.	Prior to final plumbing and construction inspection	ACCA Manual J; Approved construction documents, including energy analysis	403.6, 403.7, 403.9, [503] C403
IB4	<b>[Controls] HVAC and service water heating system controls:</b> System controls shall be inspected to verify that each dwelling is provided with at least one individual programmable thermostat with capabilities as described in ECC 403.1.1, and that such controls are set and operate as specified in ECC 403.1.1. Controls for supplementary electric-resistance heat pumps shall be inspected to verify that such controls prevent supplemental heat operation when the heat pump compressor can meet the heating load. Controls for snow- and ice-melting systems and pools shall be inspected for proper operation. Not less than 20% or one of each control type, whichever is more, shall be inspected. Controls for turning off circulating hot water pumps when not in use shall be inspected for an automatic or manual switch.	Prior to final electrical and construction inspection	Approved construction documents, including control system narratives	403.1, 403.4, 403.7, 403.8, 403.9], 503, 504]
IB5	<b>[Duct and piping] HVAC insulation and [duct] sealing:</b> Installed duct and piping insulation shall be visually inspected to verify correct insulation placement and values. Ducts, air handlers, filter boxes and building cavities used as ducts shall be visually inspected for proper sealing.	Prior to closing ceilings and walls and prior to final construction inspection	Approved construction documents; RCNYS M1601.3.1	403.2.1, 403.2.2, 403.3, 403.4, 403.7[, 503, 504]; MC [Section 603; 1RCNY §5000-01] 603.9
IB6	<b>Duct leakage testing:</b> Where the air handler and/or some ductwork is in unconditioned space, duct-leakage testing shall be performed either after rough-in or post-construction to ensure compliance with ECC 403.2.2. Not less than 20% of such ductwork shall be tested.	Prior to closing ceilings and walls and prior to final construction inspection	Approved construction documents; ANSI/ASHRAE 152, ASTM E1554 Test Method A	403.2.2, 403.7[, 503]
<b>IC</b>	<b>Electrical Power and Lighting Systems</b>			
IC1	<b>Electrical [metering] energy consumption:</b> The presence and operation of individual meters or other means of monitoring individual dwelling units shall be verified by visual inspection for all dwelling units.	Prior to final electrical and construction inspection	Approved construction documents	404.2
IC2	<b>[Lighting in dwelling units] Interior lighting power:</b> Lamps in permanently installed lighting fixtures shall be visually inspected to verify compliance with high-efficacy requirements.	Prior to final electrical and construction inspection	Approved construction documents	404.1
<b>ID</b>	<b>Other</b>			
ID1	<b>Maintenance information:</b> Maintenance manuals for equipment and systems requiring preventive maintenance shall be reviewed for applicability to installed equipment and systems before such manuals are provided to the owner. Labels required for such equipment or systems shall be inspected for accuracy and completeness.	Prior to sign-off or issuance of Certificate of Occupancy	Approved construction documents	303.3
ID2	<b>Permanent certificate:</b> The installed permanent certificate shall be visually inspected for location, completeness and accuracy.	Prior to final plumbing, electrical and/or construction inspection as applicable	Approved construction documents	401.3; 1RCNY 5000-01(g)(5)

§11. Paragraph 2 and Table II of subdivision (h) of section 5000-01 of title 1 of the rules of the city of New York are amended to read as follows:

- (2) **Commercial buildings.** The progress inspections and tests described in Table II shall be performed for buildings regulated by either ECC [Chapter 5] Chapters C2 through C5 or ASHRAE 90.1 as applicable.

**TABLE II - PROGRESS INSPECTIONS FOR ENERGY CODE COMPLIANCE - COMMERCIAL BUILDINGS**

	<b>Inspection/Test</b>	<b>Periodic (minimum)</b>	<b>Reference Standard (See ECC Chapter [6] C5) or Other Criteria</b>	<b>ECC or Other Citation</b>
<b>IIA</b>	<b>Envelope Inspections</b>			
IIA1	<b>Protection of exposed foundation insulation:</b> Insulation shall be visually inspected to verify proper protection where applied to the exterior of basement or cellar walls, crawl-space walls and/or the perimeter of slab-on-grade floors.	As required during foundation work and prior to backfill	Approved construction documents	C303.2.1; ASHRAE 90.1 - 5.8.1.7

IIA2	<b>Insulation placement and R-values:</b> Installed insulation for each component of the conditioned space envelope and at junctions between components shall be visually inspected to ensure that the R-values are marked, that such R-values conform to the R-values identified in the construction documents and that the insulation is properly installed. Certifications for unmarked insulation shall be similarly visually inspected.	As required to verify continuous enclosure while walls, ceilings and floors are open	Approved construction documents	C303.1, C303.1.1, C303.1.2, [502.1, 502.2] C402.1, C402.2; ASHRAE 90.1 – 5.5, 5.6 or 11; 5.8.1
IIA3	<b>Fenestration [thermal values [U-factor and product ratings]:</b> U-factors, [and] SHGC and VT values of installed fenestration shall be visually inspected for conformance with the U-factors, [and] SHGC and VT values identified in the construction drawings by verifying the manufacturer's NFRC labels or, where not labeled, using the ratings in ECC Tables C303.1.3(1), (2) and (3). [Where ASHRAE 90.1 is used, visible light transmittance values shall also be verified.]	As required during installation	Approved construction documents; NFRC 100, NFRC 200	C303.1, C303.1.3[;], [502.3] C402.3; ASHRAE 90.1 – 5.5; 5.6 or 11; 5.8.2
IIA4	<b>Fenestration [and door assembly product ratings for] air leakage:</b> Windows and sliding or swinging door assemblies, except site-built windows and/or doors, shall be visually inspected to verify that installed assemblies are listed and labeled by the manufacturer to the referenced standard. For curtain wall, storefront glazing, commercial entrance doors and revolving doors, the testing reports shall be reviewed to verify that the installed assembly complies with the standard cited in the approved plans.	As required during installation; prior to final construction inspection	NFRC 400, AAMA/WDMA/CSA 101/I.S.2/ A440 ASTM E283; ANSI/DASMA 105	[502.4] C402.4.3; ASHRAE 90.1 – 5.4.3.2
IIA5	<b>Fenestration areas:</b> Dimensions of windows, doors and skylights shall be verified by visual inspection.	Prior to final construction inspection	Approved construction documents	[502.3] C402.3; ASHRAE 90.1 – [5.5.4]5.5.4.2, 5.6 or 11
IIA6	<b>[Sealing] Air sealing and insulation – visual inspection:</b> Openings and penetrations in the building envelope, including site-built fenestration and doors, shall be visually inspected to verify that a continuous air barrier around the envelope forms an air-tight enclosure.  The progress inspector shall visually inspect to verify that materials and/or assemblies have been tested and meet the requirements of the respective standards, or that the building is tested and meets the requirements of the standard, in accordance with the standard(s) cited in the approved plans.	As required during construction	Approved construction documents; ASTM E2178, ASTM E2357, ASTM E1677, ASTM E779, ASTM E283.	[502.4.3, 502.4.7] C402.4; ASHRAE 90.1 – 5.4.3.1
IIA7	<b>Projection factors:</b> Where the energy analysis utilized a projection factor > 0, the projection dimensions of overhangs, eaves or permanently attached shading devices shall be verified for conformance with approved plans by visual inspection.	Prior to final construction inspection	Approved construction documents, including energy analysis	[502.3] C402.3; ASHRAE 90.1 – 5.5.4, 5.6 or 11
IIA8	<b>Loading dock weatherseals:</b> Weatherseals at loading docks shall be visually verified.	Prior to final construction inspection	Approved construction documents	[502.4.5] C402.4.6; ASHRAE 90.1 – 5.4.3.3
IIA9	<b>[Building entrance vestibules] Vestibules:</b> Required entrance vestibules shall be visually inspected for proper operation.	Prior to final construction inspection	Approved construction documents	[502.4.6] C402.4.7; ASHRAE 90.1 – 5.4.3.4
<b>IIB</b>	<b>Mechanical and Service Water Heating Inspections</b>			
IIB1	<b>Fireplaces:</b> Provision of combustion air and tight-fitting fireplace doors shall be verified by visual inspection.	Prior to final construction inspection	Approved construction documents; ANSI Z21.60 (see also MC 904), ANSI Z21.50	[303.1.5] C402.2.9; BC 2111; MC Chapters 7, 8, 9; FGC Chapter 6
IIB2	<b>[Outdoor air intakes and exhaust openings] Shutoff dampers:</b> Dampers for stair and elevator shaft vents and other outdoor air intakes and exhaust openings integral to the building envelope shall be visually inspected to verify that such dampers, except where permitted to be gravity dampers, comply with approved construction drawings. Manufacturer's literature shall be reviewed to verify that the product has been tested and found to meet the standard.	As required during installation	Approved construction documents; AMCA 500D	[502.4.4] C403.2.4.4; ASHRAE 90.1 – 6.4.3.4
IIB3	<b>HVAC[,] and service water heating [and pool] equipment [sizing and performance]:</b> Equipment sizing, efficiencies and other performance factors of all major equipment units, as determined by the applicant of record, and no less than 15% of minor equipment units, shall be verified by visual inspection and, where necessary, review of manufacturer's data. Pool heaters and covers shall be verified by visual inspection.	Prior to final plumbing and construction inspection	Approved construction documents	[503.2, 504.2, 504.7] C403.2, C404.2, C404.7, C406.2; ASHRAE 90.1 – 6.3, 6.4.1, 6.4.2, 6.8; 7.4, 7.8

<p>IIB4</p>	<p><b>HVAC [system controls and economizers] and service [hot] water heating system controls:</b> No less than 20% of each type of required controls and economizers shall be verified by visual inspection and tested for functionality and proper operation. Such controls shall include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Thermostatic</li> <li>• Set point overlap restriction</li> <li>• Off-hour</li> <li>• Shutoff damper</li> <li>• Snow-melt system</li> <li>• Demand control systems</li> <li>• Outdoor heating systems</li> <li>• Zones</li> <li>• Economizers</li> <li>• Air systems</li> <li>• Variable air volume fan</li> <li>• <u>Single Zone Cooling Systems</u></li> <li>• Hydronic systems</li> <li>• Heat rejection equipment fan speed</li> <li>• Complex mechanical systems serving multiple zones</li> <li>• Ventilation</li> <li>• Energy recovery systems</li> <li>• Hot gas bypass limitation</li> <li>• Temperature</li> <li>• Service water heating</li> <li>• Hot water system</li> <li>• Pool heater and time switches</li> <li>• Exhaust hoods</li> <li>• Radiant heating systems</li> <li>• <u>HVAC Control in Group R-1 Sleeping Rooms.</u></li> </ul> <p><b>Controls with seasonally dependent functionality:</b> Controls whose complete operation cannot be demonstrated due to prevailing weather conditions typical of the season during which progress inspections will be performed shall be permitted to be signed off for the purpose of a Temporary Certificate of Occupancy with only a visual inspection, provided, however, that the progress inspector shall perform a supplemental inspection where the controls are visually inspected and tested for functionality and proper operation during the next immediate season thereafter. The owner shall provide full access to the progress inspector within two weeks of the progress inspector's request for such access to perform the progress inspection. For such supplemental inspections, the Department shall be notified by the approved progress inspection agency of any unresolved deficiencies in the installed work within 180 days of such supplemental inspection.</p>	<p>After installation and prior to final electrical and construction inspection, except that for controls with seasonally dependent functionality, such testing shall be performed before sign-off for issuance of a Final Certificate of Occupancy</p>	<p>Approved construction documents, including control system narratives; ASHRAE Guideline 1: The HVAC Commissioning Process where applicable</p>	<p>[503.2.4, 503.2.5.1, 503.2.11, 503.3, 503.4, 504.3, 504.6, 504.7] <u>C403.2.4, C403.2.5.1, C403.2.11, C403.3, C403.4, C404.3, C404.6, C404.7</u>; ASHRAE 90.1 – 6.3, 6.4, 6.5, [6.7.2.4,] 7.4.4, 7.4.5</p>
<p>IIB5</p>	<p><b>[Duct, plenum and piping] HVAC insulation and sealing:</b> Installed duct and piping insulation shall be visually inspected to verify proper insulation placement and values. Joints, longitudinal and transverse seams and connections in ductwork shall be visually inspected for proper sealing.</p>	<p>After installation and prior to closing shafts, ceilings and walls</p>	<p>Approved construction documents; SMACNA Duct Construction Standards, Metal and Flexible</p>	<p>[503.2.7, 503.2.8, 504.5] <u>C403.2.7, C403.2.8, C404.5; MC 603.9; ASHRAE 90.1 – 6.3, [6.4.4.2] 6.4.4, 6.8.2, 6.8.3; 7.4.3</u></p>
<p>IIB6</p>	<p><b>[Air leakage testing for high-pressure duct systems] Duct leakage testing:</b> For duct systems designed to operate at static pressures in excess of 3 inches w.g. (746 Pa), representative sections, as determined by the progress inspector, totaling at least 25% of the duct area, per ECC [503.2.7.1.3] <u>C403.2.7.1.3</u>, shall be tested to verify that actual air leakage is below allowable amounts.</p>	<p>After installation and sealing and prior to closing shafts, ceilings and walls</p>	<p>Approved construction documents; SMACNA HVAC Air Duct Leakage Test Manual</p>	<p>[503.2.7.1.3] <u>C403.2.7.1.3; ASHRAE 90.1 – 6.4.4.2.2</u></p>
<p><b>IIC Electrical Power and Lighting Systems</b></p>				
<p>IIC1</p>	<p><b>Electrical [metering] energy consumption:</b> The presence and operation of individual meters or other means of monitoring individual apartments shall be verified by visual inspection for all apartments <u>and where required in a covered tenant space.</u></p>	<p>Prior to final electrical and construction inspection</p>	<p>Approved construction documents</p>	<p>[505.7] <u>C405.7</u></p>
<p>IIC2</p>	<p><b>Lighting in dwelling units:</b> Lamps in permanently installed lighting fixtures shall be visually inspected to verify compliance with high-efficacy requirements.</p>	<p>Prior to final electrical and construction inspection</p>	<p>Approved construction documents</p>	<p>[505.5.3] <u>C405.1; ASHRAE 90.1 – 9.1.1</u></p>
<p>IIC3</p>	<p><b>Interior lighting power:</b> Installed lighting shall be verified for compliance with the lighting power allowance by visual inspection of fixtures, lamps, ballasts and transformers.</p>	<p>Prior to final electrical and construction inspection</p>	<p>Approved construction documents</p>	<p>[505.5] <u>C405.5, C406.3; ASHRAE 90.1 – 9.1, 9.2, 9.5, 9.6; 1RCNY §101-07(c)(3)(v)(C)4</u></p>



IIC4	<b>Exterior lighting power:</b> Installed lighting shall be verified for compliance with source efficacy and/or the lighting power allowance by visual inspection of fixtures, lamps, ballasts and relevant transformers.	Prior to final electrical and construction inspection	Approved construction documents	[505.6] C405.6; ASHRAE 90.1 – [9.4.4, 9.4.5]9.4.3; 1RCNY §101-07(c)(3)(v)(C)4
IIC5	<b>Lighting controls:</b> Each type of required lighting controls, including: occupant sensors manual interior lighting controls light-reduction controls automatic lighting shut-off daylight zone controls sleeping unit controls exterior lighting controls  shall be verified by visual inspection and tested for functionality and proper operation.	Prior to final electrical and construction inspection	Approved construction documents, including control system narratives	[505.2, 505.2.2.2] C405.2; ASHRAE 90.1 – 9.4.1[, 9.4.1.2] (as modified by section ECC A102)
IIC6	<b>Exit signs:</b> Installed exit signs shall be visually inspected to verify that the label indicates that they do not exceed maximum permitted wattage.	Prior to final electrical and construction inspection	Approved construction documents	[505.4] C405.4; ASHRAE 90.1 – [9.4.3 ]9.4.2
[IIC7	<b>Tandem wiring:</b> Tandem wiring shall be tested for functionality.	Prior to final electrical and construction inspection	Approved construction documents	505.3; ASHRAE 90.1 – 9.4.2 ]
[IIC8] IIC7	<b>Electric motors (including but not limited to fan motors):</b> Where required by the construction documents for energy code compliance, motor listing or labels shall be visually inspected to verify that they comply with the respective energy requirements in the construction documents.	Prior to final electrical and construction inspection	Approved construction documents	[503.2.10] C403.2.10; ASHRAE 90.1 – 10.4
<b>IID</b>	<b>Other</b>			
IID1	<b>Maintenance information:</b> Maintenance manuals for mechanical, service hot water and electrical equipment and systems requiring preventive maintenance shall be reviewed for applicability to installed equipment and systems before such manuals are provided to the owner. Labels required for such equipment or systems shall be inspected for accuracy and completeness.	Prior to sign-off or issuance of Final Certificate of Occupancy	Approved construction documents, including electrical drawings where applicable; ASHRAE Guideline 4: Preparation of Operating and Maintenance Documentation for Building Systems	C303.3, [503.2.9.3] C408.2.5.2; ASHRAE 90.1 – 4.2.2.3, 6.7.2.2, 8.7.2, 9.7.2.2

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## SPECIAL MATERIALS

### CITYWIDE ADMINISTRATIVE SERVICES

■ NOTICE

#### OFFICIAL FUEL PRICE SCHEDULE NO. 7445 FUEL OIL AND KEROSENE

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE		VENDOR	CHANGE	PRICE EFF. 1/26/2015
3187251	11.0	#1DULS	>=80%	CITY WIDE BY TW	SPRAGUE ENERGY Corp. -0033 GAL.	2.4397 GAL.
3187251	12.0	#1DULS	B100 <=20%	CITY WIDE BY TW	SPRAGUE ENERGY Corp. -0033 GAL.	3.7055 GAL.
3187251	13.0	#1DULS	>=80%	P/U	SPRAGUE ENERGY Corp. -0033 GAL.	2.3554 GAL.
3187251	14.0	#1DULS	B100 <=20%	P/U	SPRAGUE ENERGY Corp. -0033 GAL.	3.6211 GAL.
3187249	1.0	#2DULS		CITY WIDE BY TW	CASTLE OIL CORPORATION -0120 GAL.	1.8035 GAL.
3187249	2.0	#2DULS		P/U	CASTLE OIL CORPORATION -0120 GAL.	1.7620 GAL.
3187249	3.0	#2DULS		CITY WIDE BY TW	CASTLE OIL CORPORATION -0120 GAL.	1.8190 GAL.
3187249	4.0	#2DULS		P/U	CASTLE OIL CORPORATION -0120 GAL.	1.7820 GAL.
3187249	7.0	#2DULS	>=80%	CITY WIDE BY TW	CASTLE OIL CORPORATION -0120 GAL.	1.8113 GAL.

3187249	8.0	#2DULS	B100 <=20%	CITY WIDE BY TW	CASTLE OIL CORPORATION	-.0120	GAL.	1.9485	GAL.
3187249	9.0	#2DULS	>=80%	P/U	CASTLE OIL CORPORATION	-.0120	GAL.	1.7720	GAL.
3187249	10.0	#2DULS	B100 <=20%	P/U	CASTLE OIL CORPORATION	-.0120	GAL.	1.9055	GAL.
3387022	15.1	#2DULS		BARGE MTF III & ST. GEORGE & WI	SPRAGUE ENERGY Corp.	-.0120	GAL.	1.8994	GAL.
3387090	1.1	JETA		FLOYD BENNETT	SPRAGUE ENERGY Corp.	+.0062	GAL.	2.3229	GAL.
3387042	1.0	#2B5		CITY WIDE BY TW	CASTLE OIL CORPORATION	-.0120	GAL.	1.7664	GAL.
3387042	2.0	#4B5		CITY WIDE BY TW	CASTLE OIL CORPORATION	+.0088	GAL.	1.5952	GAL.
3387042	3.0	#6B5		CITY WIDE BY TW	CASTLE OIL CORPORATION	+.0312	GAL.	1.4590	GAL.
3387042	4.0	B100	<=20%	CITY WIDE BY TW	CASTLE OIL CORPORATION	-.0120	GAL.	2.3699	GAL.
3387042	5.0	#2(ULSH)	>=80%	CITY WIDE BY TW	CASTLE OIL CORPORATION	-.0120	GAL.	1.7346	GAL.

**NOTE:**

3187249		#2DULSB5	95% ITEM 7.0 & 5% ITEM 8.0	CITY WIDE BY TW	CASTLE OIL CORPORATION	-.0120	GAL.	1.8181	GAL.
3187249		#2DULSB20	80% ITEM 7.0 & 20% ITEM 8.0	CITY WIDE BY TW	CASTLE OIL CORPORATION	-.0120	GAL.	1.8387	GAL.
3187249		#2DULSB5	95% ITEM 9.0 & 5% ITEM 10.0	CITY WIDE BY TW	CASTLE OIL CORPORATION	-.0120	GAL.	1.7787	GAL.
3187249		#2DULSB20	80% ITEM 9.0 & 20% ITEM 10.0	CITY WIDE BY TW	CASTLE OIL CORPORATION	-.0120	GAL.	1.7987	GAL.
3387042		#2SB10	10% ITEM 4.0 & 90% ITEM 5.0	CITY WIDE BY TW	CASTLE OIL CORPORATION	-.0120	GAL.	1.7981	GAL.

**OFFICIAL FUEL PRICE SCHEDULE NO. 7446  
FUEL OIL, PRIME AND START**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	VENDOR	CHANGE	PRICE EFF. 1/26/2015
3487119	1.0	#2B5	MANH	PACIFIC ENERGY	-.0120 GAL. 1.9479 GAL.
3487120	79.0	#2B5	BRONX & MANH CD 10	F & S PETROLEUM Corp.	-.0120 GAL. 1.7018 GAL.
3487120	157.0	#2B5	BKLYN, QUEENS, SI	F & S PETROLEUM Corp.	-.0120 GAL. 1.7018 GAL.
3487120	235.0	#4B5	CITY WIDE BY DELIVERY	F & S PETROLEUM Corp.	+.0088 GAL. 2.0454 GAL.
3487120	236.0	#6B5	CITY WIDE BY DELIVERY	F & S PETROLEUM Corp.	+.0312 GAL. 1.9041 GAL.

**OFFICIAL FUEL PRICE SCHEDULE NO. 7447  
FUEL OIL AND REPAIRS**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	VENDOR	CHANGE	PRICE EFF. 1/26/2015
3487034	1.0	#2B5	MANH & BRONX	SJ FUEL Co. Inc.	-.0120 GAL. 1.6907 GAL.
3487035	80.0	#2B5	BKLYN, QUEENS, SI	F & S PETROLEUM Corp.	-.0120 GAL. 1.7044 GAL.
3487035	156.0	#4B5	CITY WIDE BY DELIVERY	F & S PETROLEUM Corp.	+.0088 GAL. 1.7241 GAL.

**OFFICIAL FUEL PRICE SCHEDULE NO. 7448  
GASOLINE**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	VENDOR	CHANGE	PRICE EFF. 1/26/2015
3187093	5.0	E70	CITY WIDE BY TW	SPRAGUE ENERGY Corp.	+.0240 GAL. 1.5461 GAL.
3187093	2.0	PREM	CITY WIDE BY TW	SPRAGUE ENERGY Corp.	+.0231 GAL. 1.5549 GAL.
3187093	4.0	PREM	P/U	SPRAGUE ENERGY Corp.	+.0231 GAL. 1.4758 GAL.
3187093	1.0	UL.	CITY WIDE BY TW	SPRAGUE ENERGY Corp.	+.0329 GAL. 1.4261 GAL.
3187093	3.0	UL.	P/U	SPRAGUE ENERGY Corp.	+.0329 GAL. 1.3500 GAL.

**NOTE:**

The National Oilheat Research Alliance (NORA) will resume full operations in 2015 with the fee expanding to #4 heating oil. This fee will apply to heating oil invoices only. The fee collections began January 1, 2015. All other terms and conditions of these awards remain the same. Please contact this office if you have any questions.

The Bio-Diesel Blender Tax Credit was reinstated for 2014. As of January 1, 2015, the Bio-Diesel Blender Tax Credit has been rescinded for \$1.00 per gallon on B100. Therefore, for deliveries after January 1, 2015, the contractor will be collecting additional fees which will be shown as a separate line item on the invoice. The additional fee for items will range from \$0.05 for B5 to \$0.20 for B20 per gallon, varying on the percentage of biodiesel to be used. Should the tax credit be extended, this additional fee will be discontinued and removed from the invoice.

**REMINDER FOR ALL AGENCIES:**

Please send inspection copy of receiving report for all gasoline (E70, UL & PREM) delivered by tank wagon to OCP/Bureau of Quality Assurance (BQA), 1 Centre St, 18th Floor, New York, NY 10007.

**HOUSING AND COMMUNITY RENEWAL**

■ NOTICE

New York State Division of Housing and Community Renewal  
Office of Rent Administration

**THE 2015 FINDINGS REGARDING THE PRICE CHANGES  
AND MAXIMUM CONSUMPTION STANDARDS  
FOR HEATING FUELS  
PURSUANT TO THE FUEL COST ADJUSTMENT LAW  
FOR RENT CONTROLLED TENANTS**

The findings of price changes for heating fuels from January 1, 2014 to December 31, 2014 are shown in Table I. They are based on a study of home heating oil prices provided by the NYC Rent Guidelines Board oil survey, a NYS Energy Research and Development Authority report, rate schedules for utility companies providing heating fuel, and a survey of retail coal vendors.

**TABLE I  
PRICE CHANGES FOR HEATING FUELS  
FROM JANUARY 1, 2014 TO DECEMBER 31, 2014**

Type of Fuel	Price Change	Per Unit of Fuel
#2 Oil	-\$0.9112 (decrease)	Gallon
#4 Oil	-\$1.1861 (decrease)	Gallon
#6 Oil	-\$1.2592 (decrease)	Gallon
Gas: National Grid of New York	-\$0.0375 (decrease)	CCF (100 Cubic feet)
Gas: Con Edison	-\$0.1071 (decrease)	CCF (100 Cubic feet)
Gas: National Grid	-\$0.0727 (decrease)	CCF (100 Cubic feet)
Temperature controlled or Interruptible Gas Systems only:		

National Grid of New York	-\$0.1798	(decrease)	CCF (100 Cubic feet)
Con Edison	\$0.2083	(increase)	CCF (100 Cubic feet)
Electricity	-\$0.0297	(decrease)	KWH (Kilowatt Hours)
Steam	\$0.9852	(increase)	Mlb (1,000 lbs.)
Coal	\$10.4500	(increase)	Ton

Based upon consumption patterns in rent controlled properties which use heating oil and using British Thermal Unit (BTU) equivalents for various types of heating fuels, the Annual Maximum Consumption Standards are shown in Table II below.

**TABLE II  
ANNUAL MAXIMUM CONSUMPTION STANDARDS PER ROOM  
FROM JANUARY 1, 2014 TO DECEMBER 31, 2014**

Type of Fuel	Heat and Hot Water	Hot Water Only
Oil (All types)	200 Gallons	55 Gallons
Gas	270 CCF	75 CCF
Electricity	8,120 KWH	2,244 KWH
Steam	27.8 Mlbs	7.6 Mlbs
Coal	1.08 Tons	0.30 Ton

The rent adjustment is calculated by multiplying the Price Change by the Actual Annual Consumption Per Room, not to exceed the Annual Maximum Consumption Standard Per Room for the type of fuel used in the building. That amount is then multiplied by seventy-five percent (75%) and divided by twelve (12) to arrive at the Monthly Rent Adjustment Per Room for the building.

**IMPORTANT NOTICE:** The price of numbers 2, 4 and 6 oil, all National Grid gas utilities including interruptible, Con Edison gas (excluding interruptible) and electricity decreased during calendar year 2014. Owners utilizing these previously mentioned fuels and who had obtained an increase for fuel cost since December 31, 1979 are **required** to serve all affected tenants. In addition, the owner must file the necessary forms with the Division of Housing and Community Renewal (DHCR) for a reduction of fuel costs within sixty days of this finding and effectuate such reductions. If an owner fails to do so, all fuel cost adjustments previously obtained will be forfeited for a period of twelve months and the reduction will be retroactive to January 1, 2015.

Promulgated on this twenty-third day of January 23<sup>rd</sup>, 2015, pursuant to Local Law No. 20 of 1980

Woody Pascal  
Deputy Commissioner

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**HUMAN RESOURCES ADMINISTRATION**

■ NOTICE

Notice of Concept Paper

In advance of the release of the RFP, HRA is issuing a concept paper which outlines the program model of the Immigrant Opportunity Initiatives (IOI) program Request for Proposals (RFP). The IOI Program have existed for several years, but starting in Fiscal Year 2015, the City of New York (City) moved the IOI program from the City Council discretionary funding budget of the Department of Youth and Community Development (DYCD) to the baseline budget of the Human Resources Administration (HRA). The Immigrant Opportunity Initiatives (IOI) program provides legal services to non-citizens to assist with applications for citizenship, permanent residence, and many other immigration-related legal services. HRA's Office of Legal Services Initiatives is seeking qualified service providers to implement the IOI Program.

The primary goals of the IOI program RFP include providing legal services to low-income immigrants related to gaining and maintaining immigration status and moving along the path towards citizenship, such that low-income immigrants may benefit from increased stability and better access economic empowerment opportunities, strengthen immigrant families and communities, address poverty and inequality through facilitating immigrant access to justice, including legal assistance for low-wage immigrant workers, support immigrant workers' right and ensure equal workplace standards for all workers, build and strengthen partnerships between community immigrant

service providers and legal services agencies while increasing the knowledge and use of IOI programs.

The concept paper has been posted on the Agency's website at [www.nyc.gov/hra/contracts](http://www.nyc.gov/hra/contracts).

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**YOUTH AND COMMUNITY DEVELOPMENT**

■ NOTICE

In accordance with section 3-16(j) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) will be issuing a Concept Paper for the SONYC Programs: Youth in Homeless Family Shelters and District 79 Schools.

Following release of this concept paper, DYCD will issue a request for proposal (RFP), through the HHS Accelerator system to qualified organizations for pilot SONYC programs in settings where comprehensive afterschool services have not, typically, been available. Targeted students fall into two main categories: (1) those living in selected Department of Homeless Services (DHS) family shelters; and (2) justice-involved youth and at-risk youth receiving alternative education services under the auspices of the Department of Education's District 79 (D79).

This concept paper can be found on DYCD's website at [www.nyc.gov/dydc](http://www.nyc.gov/dydc) under the Resources for CBOs link.

Please email comments on the concept paper to DYCD at [CP@dydc.nyc.gov](mailto:CP@dydc.nyc.gov) no later than February 27, 2015. Please enter "SONYC Programs: Youth in Homeless Family Shelters and District 79 Schools" in the subject line.

◀ j30-f5



**MAYOR'S OFFICE OF CONTRACT SERVICES**

■ NOTICE

Notice of Intent to Issue New Solicitation(s) Not Included in FY 2015 Annual Contracting Plan and Schedule

**NOTICE IS HEREBY GIVEN** that the Mayor will be issuing the following solicitation(s) not included in the FY 2015 Annual Contracting Plan and Schedule that is published pursuant to New York City Charter § 312(a):

Agency: Department of Parks and Recreation  
Description of services sought: Negotiated Acquisition Extension of Master Agreement for Construction Management Services for Projects less than \$3,000,000

Start date of the proposed contract: 12/01/2014

End date of the proposed contract: 12/01/2015

Method of solicitation the agency intends to utilize: Task Order  
Personnel in substantially similar titles within agency: This is a task order contract that does not simultaneously result in the award of a first task order; therefore, this information will be determined in conjunction with the issuance of each task order pursuant to this contract

Headcount of personnel in substantially similar titles within agency: TBD

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 Headcount of personnel in substantially similar titles within agency: TBD

Agency: Department of Parks and Recreation  
 Description of services sought: Negotiated Acquisition Extension of Master Agreement for Construction Management Services for Projects over \$3,000,000  
 Start date of the proposed contract: 12/01/2014  
 End date of the proposed contract: 12/01/2015  
 Method of solicitation the agency intends to utilize: Task Order  
 Personnel in substantially similar titles within agency: This is a task order contract that does not simultaneously result in the award of a first task order; therefore, this information will be determined in conjunction with the issuance of each task order pursuant to this contract  
 Headcount of personnel in substantially similar titles within agency: TBD

Agency: Department of Parks and Recreation  
 Description of services sought: Negotiated Acquisition Extension of Master Agreement for Construction Management Services for Projects over \$3,000,000  
 Start date of the proposed contract: 12/01/2014  
 End date of the proposed contract: 12/01/2015  
 Method of solicitation the agency intends to utilize: Task Order  
 Personnel in substantially similar titles within agency: This is a task order contract that does not simultaneously result in the award of a first task order; therefore, this information will be determined in conjunction with the issuance of each task order pursuant to this contract  
 Headcount of personnel in substantially similar titles within agency: TBD

Agency: Department of Parks and Recreation  
 Description of services sought: Negotiated Acquisition Extension of

Master Agreement for Construction Management Services for Projects over \$3,000,000  
 Start date of the proposed contract: 12/01/2014  
 End date of the proposed contract: 12/01/2015  
 Method of solicitation the agency intends to utilize: Task Order  
 Personnel in substantially similar titles within agency: This is a task order contract that does not simultaneously result in the award of a first task order; therefore, this information will be determined in conjunction with the issuance of each task order pursuant to this contract  
 Headcount of personnel in substantially similar titles within agency: TBD

Agency: Department of Parks and Recreation  
 Description of services sought: Negotiated Acquisition Extension of Master Agreement for Construction Management Services for Projects over \$3,000,000  
 Start date of the proposed contract: 12/01/2014  
 End date of the proposed contract: 12/01/2015  
 Method of solicitation the agency intends to utilize: Task Order  
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 Headcount of personnel in substantially similar titles within agency: TBD

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**OFFICE OF THE MAYOR**

■ PUBLIC HEARINGS

NOTICE OF PUBLIC HEARING ON PROPOSED LOCAL LAWS  
 PURSUANT TO STATUTORY REQUIREMENT, NOTICE IS HEREBY GIVEN that proposed local laws numbered and titled hereinafter have been passed by the Council and that a public hearing on such proposed local laws will be held in the Blue Room at City Hall, Borough of Manhattan, New York City, on February 5, 2015 at 3:00 P.M.:

**Int. 126-A** - in relation to requiring the reporting of environmental data regarding schools.

**Int. 571-A** - in relation to the early intervention program.

**Int. 612-A** - in relation to the sale of tax liens.

**Int. 620** - in relation to the naming of 56 thoroughfares and public places...

Bill de Blasio  
Mayor

**NOTE:** Individuals requesting Sign Language Interpreters should contact the Mayor's Office of City Legislative Affairs, 253 Broadway, 14<sup>th</sup> Floor, New York, NY 10007, (212) 788-3678, no later than five days prior to the public hearing.

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