



**BATTERY PARK CITY AUTHORITY**

**REQUEST FOR PROPOSALS**

**FOR**

**Security Services**

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## **I. SUMMARY**

Battery Park City Authority d/b/a Hugh L. Carey Battery Park City Authority (“BPCA”) requests proposals (each individually, a “Proposal” or collectively, the “Proposals”) from security firms (each individually, a “Proposer” or collectively, the “Proposers”) to provide BPCA with unarmed, uniformed security services twenty-four hours a day, seven days a week for the contract term (the “Project”). The selected Proposer will provide the security services throughout the parks and open spaces in Battery Park City as well as the Pier A Plaza (the “Site”). Please note, the Site is limited to parks and open spaces and does not include adjacent properties, which often provide their own security. A map of Battery Park City’s nearly 36 acres of parks and open spaces may be found at <http://bpcparks.org/visit/map/>. A summary of the rules governing Battery Park City’s parks and open spaces may be found at <http://bpcparks.org/page/rules/>. A detailed Scope of Work for the Project is attached at Exhibit A.

Minority-Owned Business Enterprises (“MBE”) and Women-Owned Business Enterprises (“WBE”) are encouraged to submit Proposals.

This request for proposals, the attachments and any additional information submitted herewith, (collectively, the “RFP”) does not obligate BPCA to complete the selection and contract award process. BPCA reserves the right: (i) to accept or reject any and all Proposals; (ii) to request additional information from any or all Proposers to assist BPCA in its evaluation process; (iii) to amend or withdraw this RFP prior to the announcement of the selected Proposer; and (iv) to award the proposed services, in whole or in part, to one or more Proposers. In case of an amendment to the RFP, all Proposers will be provided with a copy of any such amendment(s) and will be afforded the opportunity to revise their Proposals in response to the RFP amendment.

## **II. DESCRIPTION OF BPCA**

BPCA is a public benefit corporation created in 1968 under the laws of the State of New York for the purpose of financing, developing, constructing, maintaining, and operating a planned community development of the Battery Park City site as a mixed commercial and residential community.

Under the Battery Park City Authority Act (the “Act”), BPCA has the following powers, among others: to borrow money and to issue negotiable bonds, notes or other obligations and to provide for the rights of the holders thereof; to acquire, lease, hold, mortgage and dispose of real property and personal property or any interest therein for its corporate purposes; to construct, improve, enlarge, operate and maintain Battery Park City; to make bylaws for the management and regulation of its affairs, and, subject to agreements with bondholders, for the regulation of Battery Park City; to make contracts and to execute all necessary or convenient instruments, including leases and subleases; to accept grants, loans and contributions from the United States, or the State of New York or the City of New York (the “City”), or any agency or instrumentality of any of them, or from any other source and to expend the proceeds for any corporate purpose; to fix, establish and collect rates, rentals, fees and other charges; and to do all things necessary or convenient to carry out the powers expressly granted by the Act. BPCA has no taxing power.

Since its inception, BPCA has caused the staged development of Battery Park City, in individual parcels, creating a richly diversified mixed use community providing residential and commercial space, with related amenities such as parks, open spaces, plazas, recreational areas and a waterfront esplanade. Most individual parcels of land in Battery Park City were developed into residential and commercial buildings by tenants (“Ground Lease Tenants”) under long-term ground leases with BPCA. The Ground Lease Tenants are responsible for the maintenance, insurance and defense and indemnification of BPCA with regard to those leased parcels.

One of BPCA’s key responsibilities under the Act is to operate, maintain and repair the parks and open spaces in and around Battery Park City’s residential and commercial areas. This function has been delegated by BPCA to the Battery Park City Parks Conservancy Corporation (“BPCPC”) through a written Management Agreement.

BPCPC carries out its mission by maintaining 36 acres of parks, playgrounds and open spaces, including a mile-long waterfront esplanade. BPCPC also develops programs and manages public events for the Battery Park City community. BPCA owns and has built out a commercial condominium unit in a residential building in Battery Park City, which serves as the BPCPC headquarters.

To obtain a copy of BPCA's most recently completed audited financial statements, please visit BPCA's official website at [www.batteryparkcity.org](http://www.batteryparkcity.org). The audited financial statements and related reports found on BPCA's website will provide you with an overview of BPCA, which may be helpful in understanding the services required. For an overview of BPCPC's operations, please visit its website at [www.bpcparks.org](http://www.bpcparks.org).

### **III. SERVICES REQUIRED**

- A.** The selected Proposer shall be responsible for performance of all services detailed in the Scope of Work, attached hereto as Exhibit A.
- B.** All work to be performed by the selected Proposer shall be performed under the supervision of a P Project Manager in charge of this engagement (the "Project Manager"), who must ensure that the work completed for BPCA is performed competently and in a timely manner.

### **IV. KEY DATES, CONTRACT TERM AND MINIMUM QUALIFICATIONS**

#### **A. Key Dates**

The following is a list of key dates, up to and including the date Proposals are due to be submitted, which is subject to change at BPCA's discretion:

- Request for Proposals issued: Monday, May 4, 2015
- Pre-Proposal Meeting: Tuesday, May 12, 2015 at 2:30 p.m. at BPCA offices, 200 Liberty Street, 24<sup>th</sup> Floor, New York, New York 10281
- Deadline to submit questions to BPCA: Wednesday, May 15, 2015 by 4:00 p.m. (by email only)  
All questions regarding this RFP should be submitted in writing via email to the "Designated Contact": Maria Ellison Battery Park City Authority, at [Maria.Ellison@bpca.ny.gov](mailto:Maria.Ellison@bpca.ny.gov).
- Deadline for BPCA's response to substantive questions: Thursday, May 21, 2015 (by email)
- **DUE DATE FOR RESPONSES TO RFP: Tuesday, June 2, 2015 by 3:00 p.m. (the "Due Date")**
- Selection and notification of successful Proposer: To be determined.
- Contract start date: To be determined.

#### **B. Anticipated Contract Term**

It is anticipated that the term of the contract awarded pursuant to this RFP (the "Contract") will be a period of one (1) year, with the option for BPCA for to renew for two (2) subsequent one (1) year renewal terms. BPCA reserves the right to terminate the Contract at any time, with or without cause, upon thirty (30) days written notice. BPCA reserves the right to terminate the Contract at any time, without prior notice, if the partner identified in the Proposal as the Lead Partner/Project Manager for this engagement ceases to be employed by the selected Proposer.

**C. Minimum Qualification Requirements**

The following are the Minimum Qualification Requirements for this RFP. **Proposals that fail to comply with these requirements will be rejected.**

- 1) The Proposer must be authorized to do business in the State of New York;
- 2) The Proposer must have at least three (3) years of experience in providing security services in New York City; and
- 3) The Proposer must have an office located in New York City.

**V. GENERAL REQUIREMENTS**

**A. Questions regarding MBE/WBE participation, joint ventures and sub-contracting goals**

Please see Exhibit B (attached) for contractor requirements and procedures for business participation opportunities for New York State certified MBEs/WBEs and equal employment opportunities for minority group members and women.

For questions relating to MBE/WBE participation, joint ventures and sub-contracting goals ONLY, please contact "MBE/WBE Designated Contact" Mr. Anthony Peterson at 212.417.2337, [Anthony.peterson@bpca.ny.gov](mailto:Anthony.peterson@bpca.ny.gov).

**B. Restricted Period**

Proposers are restricted from making contact with anyone other than the Designated Contact or MBE/WBE Designated Contact specified above during the period from the date of publication of the notice of this RFP in the New York State Contract Reporter through approval of the Contract by BPCA (the "Restricted Period"). Employees of BPCA are required to record certain contacts during the Restricted Period, including, but not limited to, any oral, written or electronic communication with a governmental entity under circumstances where a reasonable person would infer that the communication was intended to influence BPCA's conduct or decision regarding the governmental procurement, and to make a determination of responsibility based, in part, upon any such contact. Failure to abide by this process may result in a finding that the firm is a non-responsive Proposer.

**C. Submission of Proposals**

**Proposals are due no later than 3:00 p.m. on June 2, 2015.**

Proposers must submit ten (10) paper copies of their Proposals and one (1) electronic copy in a sealed package clearly marked "**Proposal Enclosed – Security Services**" to the Designated Contact **by messenger, overnight courier or certified mail** to the following address:

**Maria Ellison**  
Battery Park City Authority  
200 Liberty Street, 24<sup>th</sup> Floor  
New York, NY 10281

BPCA is not responsible for any internal or external delivery delays that may cause any Proposal to arrive beyond the stated Due Date. To be considered, Proposals must arrive at the time and place specified herein and be time stamped by BPCA's time stamp prior to the Due Date. Please leave ample time for building security, as late Proposals will not be accepted. Proposals submitted by fax or electronic transmission will

NOT be accepted. A Proposer may, after submitting a Proposal, amend its Proposal by submitting a second, amended Proposal, clearly labeled “**Amended Proposal Enclosed – Security Services**,” as long as the amended Proposal is submitted by the Due Date.

Public access to Proposals shall be governed by the relevant provisions of the Freedom of Information Law, Article 6 of the New York State Public Officers Law, and regulations adopted pursuant thereto.

#### **D. Mandatory Forms**

Proposers must complete and include with their Proposal all “Mandatory Forms,” which can be found at the following URL address: [http://www.batteryparkcity.org/pdf\\_n/Mandatory\\_Forms\\_Packet.pdf](http://www.batteryparkcity.org/pdf_n/Mandatory_Forms_Packet.pdf), by the Due Date.

These Mandatory Forms include the following:

1) NYS Standard Vendor Responsibility Questionnaire – **Submit with the Cost Proposal (as described below), one (1) original unbound set of a completed NYS Standard Vendor Responsibility Questionnaire with original ink signatures. Do not include the Standard Vendor Responsibility Questionnaire in the bound copies of the Cost Proposal.** The NYS Standard Vendor Responsibility Questionnaire must be notarized and signed by the individual(s) authorized to bind the firm contractually. Indicate the title or position that the signer holds within the firm.

2) State Finance Law § 139 Form 1 – **one original unbound completed SFL 139 Form 1: Professional’s Certifications Pursuant to SFL § 139-j and § 139-k with original signature.** State Finance Law § 139 Forms 1 must be signed by the individual(s) authorized to bind the firm contractually.

3) W-9 form.

4) Statement of Non-Collusion.

5) Diversity Forms.

## **VI. PROPOSAL FORMAT AND CONTENTS**

### **A. Proposal Format**

The Proposal must be printed on 8½” x 11” paper. Pages should be numbered. The Proposal will be evaluated on the basis of its content, not length and should be limited to no more than fifteen (15) single sided pages, exclusive of the Transmittal Letter and the Appendices listed below. BPCA reserves the right to disqualify Proposals that fail to comply with any of these instructions.

### **B. Proposal Content**

A Proposal in response to this RFP must include the following sections in the order listed:

1) Transmittal Letter, as follows:

The Proposal must include a signed Transmittal Letter from a person within the firm who is authorized to bind the firm, preferably the Lead Partner or Project Manager. **Transmittal Letters must be signed. Proposals with unsigned Transmittal Letters will be rejected.**

**The Transmittal Letter must include a representation by the Proposer that, except as disclosed in the Proposal, no officer or employee of the Proposer is directly or indirectly a party to or in any other manner interested financially or otherwise in this RFP.**

- 2) Executive Summary.
- 3) Proposer's discussion of its understanding of the Services Required (see Section III).
- 4) Proposer's Responses to the RFP Questions and RFP Additional Information Request, set forth below.
- 5) Proposer's Cost Proposal, as described below.
- 6) Proposer's response to the question regarding the use of New York State businesses set forth in Section X of the RFP.

**C. RFP Questions**

- 1) Briefly describe your firm's background, size, and history as it may be relevant to the Services Required. If your offices are located in more than one city, indicate which office will provide the services.
- 2) Describe the staffing plan you propose for the Project, including:
  - a. Number of shifts per day
  - b. Hours per shift
  - c. Minimum staff per shift
- 3) Describe in detail how the team assigned to this Project will be organized. Submit an Organization Chart depicting the structure of the local servicing office and regional support.
- 4) Submit a plan for implementation of security services, describing all tasks and their associated time frames leading to deployment of security personnel at the Site (not including Contract review and execution).
- 5) List each person your firm intends to assign to this Project, his/her area(s) of specialization, and his/her assigned role for the Project.
- 6) Identify the Project Manager who will be the primary contact in providing services to BPCA, and who will be listed as a "key person" in any contract with BPCA.
- 7) Describe your firm's "backup plan" in the event one or more of the employees assigned to this engagement leave your firm.
- 8) Describe your proposed team's experience with similar work for other public agencies or authorities, with a particular emphasis on New York City, including at least three representative examples. Please also describe your strategy when providing such services for these examples.
- 9) Describe how your firm recruits and selects its security personnel, including any application, interview, and/or background testing procedures and requirements.
- 10) Describe the training the persons assigned to this Project will receive, including pre-assignment training, on-the-job training, and annual retraining or other training as applicable.
- 11) Within the past three years, have there been any significant developments in your firm such as changes in ownership or restructuring? Do you anticipate any significant changes in the near future? If so, please describe.
- 12) How does your firm identify and manage conflicts of interest?
- 13) Has your firm or any of the firm's partners/employees been disciplined or censured by any regulatory body within the last five years? If so, please describe the relevant facts.
- 14) Within the last five years, has your firm, or a partner or employee in your firm, been involved in litigation or other legal proceedings relating to the provision of security services? If so, please provide an explanation and the current status or disposition of the matter.
- 15) Are there any potential conflict of interest issues in representing BPCA?

16) List any professional or personal relationships your firm's consultants/employees may have with BPCPC's and BPCA's Board and/or staff members. A list of such Board and staff members is attached at Exhibit C.

17) In the past five years, have any public sector clients terminated their working relationship with your firm? If so, please provide a brief statement of the reasons. Provide the name of the client and each such client's in-house counsel's name, address and telephone number.

18) Please provide any additional information that would serve to distinguish your firm from other firms and that you believe may be relevant to this RFP and your capability to perform the services requested.

#### **D. RFP Additional Information Request**

##### 1) Insurance:

- a. Do you impose any limitations on liability through your contracts?
- b. Describe the levels of coverage for any insurance your firm carries. List the insurance carrier(s) or provide an insurance certificate showing your firm's coverage in accordance with the following:
  - Commercial General Liability Insurance limits shall not be less than \$1,000,000 per each occurrence and \$2,000,000 in the aggregate;
  - Umbrella Liability limits shall not be less than \$5,000,000;
  - Automobile liability (Combined Single Injury, Bodily Injury and Property Damage) limits shall not be less than \$1,000,000;
  - Workman's Compensation shall not be less than statutory limits;
  - Employers Liability shall not be less than \$1,000,000; and
  - Disability Insurance as required by applicable provisions of law.

The costs of the insurance shall be included in the Cost Proposal. BPCA, BPCPC, the City of New York and the State of New York shall be listed as Additional Insured on CG 2010 (11/85) or similar form and should be included as such on all subcontracts. Policies should contain no limitations/exclusions for Labor Law claims.

##### 2) Appendices:

- a. Include professional biographies for all employees listed in the Proposal.

##### 3) References:

Please provide the name, address, and phone number of at least three (3) client references for whom Proposer has performed similar work to that requested in this RFP.

#### **E. Cost Proposal**

Each Proposer must submit a Cost Proposal, which shall include the following two components:

- fixed monthly price for performance of all services contemplated herein and as described in Exhibit A, including fixed monthly price for the initial Contract term and each of the following one-year renewal terms; and
- hourly labor rates for each of the following titles (or their applicable equivalent) for performance of any additional services, such as special events or additional security needs:
  - Security Officer
  - Console Operator

- Shift Supervisor  
Include overtime and holiday rates, if applicable.

**The Cost Proposal, regardless of whether it is bound, must be submitted in its own separate envelope within the sealed package containing all other Proposal documents. For the avoidance of doubt, the Cost Proposal must be submitted separately and unbound from the remainder of the Proposal documents. Please provide two (2) copies of the Cost Proposal.**

## **VII. THE EVALUATION PROCESS**

### **A. Objectives**

The primary objective of the evaluation process is to select a Proposer who:

- Demonstrates a thorough understanding of the scope of the engagement and the specific responsibilities that it entails;
- Possesses adequate resources to handle assigned responsibilities and to handle unforeseen circumstances that may arise;
- Has the capacity to provide personnel who have relevant experience and skills, and are highly diligent, responsible and professional personnel such that they will be able to perform the Services Required;
- Maintains high ethical standards and has an unblemished reputation; and
- Has no conflict of interest between its representation of BPCA and that of other clients.

The selection process will begin with the review and evaluation of each of the written Proposals. The purpose of this evaluation process is twofold: (1) examining the responses for compliance with this RFP and (2) identifying the complying firms that have the highest probability of satisfactorily performing the Services Required at a reasonable cost to BPCA. The evaluation process will be conducted in a comprehensive and impartial manner. The evaluation process will be conducted by a committee of BPCA’s employees selected by BPCA (the “Committee”). **The Committee will evaluate the Proposals based upon the evaluation criteria for selection set forth below.**

BPCA reserves the right to reject and return unopened to the Proposer any Proposal received after the RFP Due Date. All timely submitted Proposals will be reviewed to determine if they contain all required submittals specified herein. Incomplete Proposals may be rejected.

### **B. Interviews**

BPCA reserves the right to determine whether interviews will be necessary for any or all of the Proposers. The purpose of the interview is to further document a Proposer’s ability to provide the Services Required, and to impart to the Committee an understanding of how specific services will be furnished. The proposed Lead Partner and Project Manager, as well all other key personnel proposed to provide the services must be present and participate in the interview. The firm will be evaluated on the basis of whether the interview substantiates the characteristics and attributes claimed by the Proposer in its written response to this RFP and any other information requested by the Committee prior to the interview.

### **C. Evaluation Criteria for Selection**

Selection will be based upon the following criteria:

- A. Effectiveness of proposed approach: 25%

B. Demonstrated relevant and effective experience:	25%
C. Staff qualifications and experience:	10%
D. Quality control/management review procedures:	10%
E. Staff development and training protocols:	10%
F. Proposed MBE/WBE utilization plan (the “Utilization Plan”):	10%
G. Cost Proposal evaluation:	10%

**D. Basis for Contract Award**

The Contract will be awarded to the highest rated Proposer whose Proposal is determined to be responsive and in the best interests of BPCA.

**VIII. NON-COLLUSION**

By submitting a Proposal, Proposers hereby warrant and represent that any ensuing Contract has not been solicited or secured directly or indirectly in a manner contrary to the laws of the State of New York, and that said laws have not been violated and shall not be violated as they relate to the procurement or the performance of the Contract by any conduct, including the paying or giving of any fee, commission, compensation, gift, or gratuity or consideration of any kind, directly or indirectly, to any member of the board of directors, employee, officer or official of BPCA.

**IX. IRAN DIVESTMENT ACT**

By submitting a Proposal or by assuming the responsibility of any Contract awarded hereunder, Proposers hereby certify that they are not on the “Entities Determined To Be Non-Responsive Bidders/Offerers Pursuant to The New York State Iran Divestment Act of 2012” list (“Prohibited Entities List”) posted on the New York State Office of General Services website at: <http://www.ogs.ny.gov/about/regs/docs/ListofEntities.pdf> and further certify that they will not utilize any subconsultant that is identified on the Prohibited Entities List on this Contract. The selected Proposer agrees that should it seek to renew or extend any Contract awarded hereunder, it must provide the same certification at the time the Contract is renewed or extended. The selected Proposer also agrees that any proposed assignee of the Contract will be required to certify that it is not on the Prohibited Entities List before BPCA may approve a request for assignment of the Contract.

During the term of any Contract awarded hereunder, should BPCA receive information that a person (as defined in State Finance Law §165-a) is in violation of the above-referenced certifications, BPCA will review such information and offer the person an opportunity to respond. If the person fails to demonstrate that it has ceased its engagement in the investment activity which is in violation of the New York State Iran Divestment Act of 2012 within 90 days after the determination of such violation, then BPCA shall take such action as may be appropriate and provided for by law, rule, or contract, including, but not limited to, seeking compliance, recovering damages, or declaring the selected Proposer in default of the awarded Contract.

BPCA reserves the right to reject any request for renewal, extension, or assignment for an entity that appears on the Prohibited Entities List prior to the renewal, extension, or assignment of the Contract, and to pursue a responsibility review with the selected Proposer should it appear on the Prohibited Entities List hereafter.

**X. ENCOURAGING USE OF NEW YORK STATE BUSINESSES IN CONTRACT PERFORMANCE**

New York State businesses have a substantial presence in State contracts and strongly contribute to the economies of the state and the nation. In recognition of their economic activity and leadership in doing business in New York State, Proposers for this Contract for commodities, services or technology are strongly encouraged and expected to consider New York State businesses in the fulfillment of the requirements of the Contract. Such partnering may be as subcontractors, suppliers, protégés or other supporting roles.

Proposers need to be aware that all authorized users of this Contract will be strongly encouraged, to the maximum extent practical and consistent with legal requirements, to use responsible and responsive New York State businesses in purchasing commodities that are of equal quality and functionality and in utilizing services and technology. Furthermore, Proposers are reminded that they must continue to utilize small, minority and women-owned businesses, consistent with current State law.

Utilizing New York State businesses in State contracts will help create more private sector jobs, rebuild New York's infrastructure, and maximize economic activity to the mutual benefit of the contractor and its New York State business partners. New York State businesses will promote the contractor's optimal performance under the Contract, thereby fully benefiting the public sector programs that are supported by associated procurements.

Public procurements can drive and improve the State's economic engine through promotion of the use of New York businesses by its contractors. The State therefore expects bidders/proposers to provide maximum assistance to New York businesses in their contracts. The potential participation by all kinds of New York businesses will deliver great value to the State and its taxpayers.

Proposers can demonstrate their commitment to the use of New York State businesses by responding to the question below:

Will New York State businesses be used in the performance of this contract?      Yes      No

If yes, identify New York State businesses that will be used and attach identifying information.

## **EXHIBIT A**

### **Scope of Work**

The selected Proposer shall provide BPCA with all security services, as described in this Scope of Work, as well as all training, management, supervision and administration services necessary to perform the Project, including, but not limited to, the following work and service items.

#### **GENERAL SECURITY SERVICES**

The selected Proposer shall provide BPCA with security services throughout the Site, including, but not limited to, performance of the following services:

- Provide sufficient number of unarmed, uniformed security personnel (but no less than five (5) at any time) at the Site twenty-fours (24) hours a day, seven (7) days a week;
- The on-Site security personnel shall provide general security services to implement BPCA's security objectives for the Site, including, but not limited to, the following:
  - Enforce the Park Rules and Regulations of BPCA and BPCPC ("Park Rules"), 21 NYCRR section 9003;
  - Conduct roving patrols throughout the Site (BPCA will provide up to three (3) electric carts for use on the Site);
  - Perform command desk tasks, including CCTV monitoring and receiving public inquiries and notifications (the command desk shall be staffed with at least one (1) security personnel at all times);
  - Submit daily incident and operating reports to BPCA;
  - Monitor the surveillance systems as provided by BPCA; and
  - Make all appropriate notifications to BPCA and NYPD.

#### **TRAINING, MANAGEMENT & SUPERVISION**

The selected Proposer shall provide all selection, training, management and administration services relating to security personnel for this Project, including, but not limited to, performance of the following services:

- Provide all appropriate and necessary training, management and supervision for all persons assigned to this Project;
- Ensure that all persons assigned to this Project are qualified, motivated, and professional security personnel who meet or exceed the selected Proposer's and Authority's standards;
- Ensure all persons assigned to this Project adhere to all applicable rules, directives, policies and procedures, and institute and enforce all disciplinary actions;
- Develop a comprehensive set of standard operating procedures for security personnel ("Post Orders"), documenting both general procedures as well as Site-specific responsibilities;
- Prepare all Post Orders, and submit to BPCA for approval, no later than thirty (30) days after commencement of the Contract;

- Verify that all security officers assigned to this Project have read and understand the Post Orders, including, but not limited to, annually (or more frequently, as necessary) testing all security personnel;
- Ensure the proper daily personal appearance of all security personnel;
- Provide security personnel with all seasonal uniforms and any weather-appropriate protective clothing necessary for performance of the Project;
- Prohibit security personnel from carrying weapons of any kind while at the Site, including but not limited to: firearms, nightsticks, martial arts weapons or equipment, batons or any harmful chemical or liquid;
- Upon request of BPCA, and in accordance with all applicable laws, remove from the Project any security personnel who do not meet appropriate performance standards; and
- Upon request of BPCA, provide additional security personnel and/or security duty hours as necessary.

**EXHIBIT B**

**CONTRACTOR REQUIREMENTS AND PROCEDURES FOR BUSINESS PARTICIPATION OPPORTUNITIES FOR NEW YORK STATE CERTIFIED MBEs/WBEs AND EQUAL EMPLOYMENT OPPORTUNITIES FOR MINORITY GROUP MEMBERS AND WOMEN**

Pursuant to New York State Executive Law Article 15-A and 5 NYCRR §§140-145, BPCA recognizes its obligation under the law to promote opportunities for maximum feasible participation of certified MBEs/WBEs and the employment of minority group members and women in the performance of BPCA contracts.

In 2006, the State of New York commissioned a disparity study to evaluate whether MBEs/WBEs had a full and fair opportunity to participate in state contracting. The findings of the study were published on April 29, 2010, under the title “The State of Minority and Women-Owned Business Enterprises: Evidence from New York” (the “Disparity Study”). The report found evidence of statistically significant disparities between the level of participation of MBEs/WBEs in state procurement contracting versus the number of MBEs/WBEs that were ready, willing and able to participate in state procurements. As a result of these findings, the Disparity Study made recommendations concerning the implementation and operation of the statewide certified MBEs/WBEs program. The recommendations from the Disparity Study culminated in the enactment and the implementation of New York State Executive Law Article 15-A, which requires, among other things, that BPCA establish goals for maximum feasible participation of New York State Certified MBEs/WBEs and the employment of minority groups members and women in the performance of New York State contracts.

**Business Participation Opportunities for MBEs/WBEs**

For purposes of this solicitation, BPCA hereby establishes an overall goal of 30% for MBE/WBE participation, 15% for MBE participation and 15% for WBE participation (based on the current availability of qualified MBEs and WBEs). A contractor (“Contractor”) on the Contract must document good faith efforts to provide meaningful participation by MBEs/WBEs as subcontractors or suppliers in the performance of the Contract and Contractor agrees that BPCA may withhold payment pending receipt of the required MBE/WBE documentation. The directory of New York State Certified MBEs/WBEs can be viewed at: <https://ny.newnycontracts.com/FrontEnd/VendorSearchPublic.asp?TN=ny&XID=7562>. For guidance on how BPCA will determine a Contractor’s “good faith efforts,” refer to 5 NYCRR §142.8.

In accordance with 5 NYCRR §142.13, Contractor acknowledges that if it is found to have willfully and intentionally failed to comply with the MBE/WBE participation goals set forth in the Contract, such finding constitutes a breach of Contract and BPCA may withhold payment from the Contractor as liquidated damages.

Such liquidated damages shall be calculated as an amount equaling the difference between: (1) all sums identified for payment to MBEs/WBEs had Contractor achieved the contractual MBE/WBE goals; and (2) all sums actually paid to MBEs/WBEs for work performed or materials supplied under the Contract.

By submitting a bid or Proposal, a Proposer agrees to demonstrate its good faith efforts to achieve its goals for the utilization of MBEs/WBEs by submitting evidence thereof through the New York State Contract System (the “NYSCS”), which can be viewed at <https://ny.newnycontracts.com>, provided, however, that a Proposer may arrange to provide such evidence via a non-electronic method by contacting BPCA. Please note that the NYSCS is a one stop solution for all of your MBE/WBE and Article 15-A contract requirements. For additional information on the use of the NYSCS to meet the Proposer’s MBE/WBE requirements please see the attached MBE/WBE guidance from the New York State Division of Minority and Women’s Business Development, “Your MWBE Utilization and Reporting Responsibilities Under Article 15-A.”

- A. Additionally, a Proposer agrees to submit a Utilization Plan with their bid or Proposal as evidence of compliance with the foregoing. Any modifications or changes to the Utilization Plan after the Contract award and during the term of the Contract must be reported on a revised Utilization Plan and submitted to BPCA.
- B. BPCA will review the submitted Utilization Plan and advise the Proposer of BPCA's acceptance or issue a notice of deficiency within 30 days of receipt.
- C. If a notice of deficiency is issued, Proposer agrees that it shall respond to the notice of deficiency within seven (7) business days of receipt by submitting to BPCA, at the address specified in this RFP, or by facsimile at 212-417-2279 a written remedy in response to the notice of deficiency. If the written remedy that is submitted is not timely or is found by BPCA to be inadequate, BPCA shall notify the Proposer and direct the Proposer to submit, within five (5) business days, a request for a partial or total waiver of MBE/WBE participation goals. Failure to file the waiver form in a timely manner may be grounds for disqualification of the bid or Proposal.
- D. BPCA may disqualify a Proposer as being non-responsive under the following circumstances:
  - 1) If a Proposer fails to submit a Utilization Plan;
  - 2) If a Proposer fails to submit a written remedy to a notice of deficiency;
  - 3) If a Proposer fails to submit a request for waiver; or
  - 4) If BPCA determines that the Proposer has failed to document good faith efforts.

Contractors shall attempt to utilize, in good faith, any MBE/WBE identified within its Utilization Plan, during the performance of the Contract. Requests for a partial or total waiver of established goal requirements made subsequent to the Contract award may be made at any time during the term of the Contract to BPCA, but must be made no later than prior to the submission of a request for final payment on the Contract.

Contractors are required to submit a Contractor's MBE/WBE Contractor Compliance & Payment Report to BPCA on a monthly basis over the term of the Contract documenting the progress made toward achievement of the MBE/WBE goals of the Contract.

#### **Equal Employment Opportunity Requirements**

By submission of a bid or Proposal in response to this RFP, the Proposer/Contractor agrees with all of the terms and conditions of the attached M/WBE – Equal Employment Opportunity Policy Statement. The Contractor is required to ensure that it shall and any subcontractors awarded a subcontract over \$25,000 for the construction, demolition, replacement, major repair, renovation, planning or design of real property and improvements thereon, except where such work is for the beneficial use of the Contractor, undertake or continue programs to ensure that minority group members and women are afforded equal employment opportunities without discrimination because of race, creed, color, national origin, sex, age, disability or marital status. For these purposes, equal opportunity shall apply in the areas of recruitment, employment, job assignment, promotion, upgrading, demotion, transfer, layoff, termination, and rates of pay or other forms of compensation. This requirement does not apply to: (i) work, goods, or services unrelated to the Contract or (ii) employment outside New York State.

The Proposer further agrees to submit a MBE/WBE and Equal Employment Opportunity Policy Statement, Form # 4, to BPCA with their Proposal.

To ensure compliance with Article 15-A, Proposer further agrees, where applicable, to submit with the Proposal, a staffing plan identifying the anticipated work force to be utilized on the Contract and if awarded a Contract, will, upon request, submit to BPCA a workforce utilization report identifying the workforce actually utilized on the Contract, if known, through the NYSCS; provided, however, that a Proposer may arrange to provide such report via a non-electronic method by contacting BPCA.

Further, pursuant to Article 15 of the Executive Law (the “Human Rights Law”), all other New York State and Federal statutory and constitutional non-discrimination provisions, the Contractor and sub-contractors will not discriminate against any employee or applicant for employment because of race, creed (religion), color, sex, national origin, sexual orientation, military status, age, disability, predisposing genetic characteristic, marital status or domestic violence victim status, and shall also follow the requirements of the Human Rights Law with regard to non-discrimination on the basis of prior criminal conviction and prior arrest.

**Please Note: Failure to comply with the foregoing requirements may result in a finding of non-responsiveness, non-responsibility and/or a breach of the Contract, leading to the withholding of funds, suspension or termination of the Contract or such other actions or enforcement proceedings as are allowed by the Contract.**

For questions on MBE/WBE participation, joint ventures and sub-contracting goals ONLY, please contact Mr. Anthony Peterson at 212.417.2337.

**EXHIBIT C**

**LIST OF BOARD MEMBERS**

Dennis Mehiel  
Donald Cappocia  
Frank Branchini  
Martha Gallo  
Lester Petracca

**LIST OF BPCA & BPCPC EMPLOYEES**

**Battery Park City Authority Staff**

Elsa Alvarez  
Davina Anderson  
Kathleen Bailey  
Nidia Blake Reeder  
Freddy Belliard  
Nidia Blake Reeder  
Marc Brotman  
Lauren Brugess  
Anthony Buquicchio  
Deshay Crabb  
Daniel Curiale  
Gwendolyn, Dawson  
Maria Ellison  
Robin Forst  
Joseph Ganci  
Julissa Garcia  
Luis Garcia  
Neresa Gordon  
Sonia Henry  
Angela Howard  
Shari C. Hyman  
Benjamin Jones  
Susie Kim  
Karl Koenig  
Michael Lamancusa  
Della Lee  
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Evelin Maisonet  
Kevin McCabe  
Brenda McIntyre  
Shinay McNeill  
Bertha Narcisse  
Robert Nesmith

Siu May Ng.  
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Seema Singh  
Linda Soriero  
John Tam  
Alexis Torres  
Sharon Wade  
Angela Whitehead  
Kenneth Windman  
Bingxin Zheng

Battery Park City Parks Conservancy Staff

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Scott Birdseye  
Nancy Buivid  
Monica Centeno  
Betty Chin  
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Carlton Chotalal  
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Evelyn Gregg  
Robert Hansen  
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Craig Hudon  
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Amy Jogie  
Roland Kemp  
Kurtis King

Betzayda Laboy  
Tony Lee  
Marianna Lerner  
Luis Lopez  
Robert Maggi  
Evonne Marche  
Rickeshia Martin  
Phillip Mason  
Ellen McCarthy  
Princess McNeill  
Vanessa Mesine  
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Hector Oyola  
Willem Paillant  
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Churman Persaud  
Bruno Pomponio  
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Madelin Ramirez  
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Manuel Rivera  
Nelson Rogers  
Jose Rosado  
Holly Ross  
Sebastian Rozalski  
Carlos Santiago  
Jean Schwartz  
Lindsey Senn  
Sean Simon  
Kemnarine Singh  
Timothy Skipper  
Kareem Starks  
Jerome Sturiano  
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Douglas Van Horn  
Noe Velasquez  
Antonio Velez  
Evangelio Villalobos  
Peter Wheelwright  
Arthur White  
Eric White  
Al Wright  
Jouli B. Yohannes