



Memo

Date 9/27/2021
To Lorraine Holley, ACCO
From Tatiana Sofkoska, Sr. Project Manager, OneNYC + Health Unit
Subject HL82BUSHX-1 – Bushwick DHC Exterior Renovation

PROJECT DESCRIPTION

Project Scope: Bushwick Health Center is a three-story masonry building with cast in place concrete structure. The building was designed for DOHMH as a health clinic. It opened in 1958 at the corner of Central Avenue and Linden Street in Bushwick, NY. The building lot area is 19,500 SF. The building operates Monday through Saturday and houses several health programs provided by other agencies and not for profits.

The rehabilitation project includes masonry rehabilitation/replacement, roof, exterior doors, security screens and window replacement, new front entrance with ADA compliant ramp and remediation of the parking area drainage. The building envelope and all of its components shall be restored to alleviate moisture penetration and water infiltration. The main public front entrance is redesigned to meet accessibility standards. Sitework will improve courtyard parking lots and the drainage below. The construction work duration is 1095 CCDs. The building will remain occupied and operational throughout the duration of the construction work.

REASONS FOR BIDDING THIS CONTRACT AS A SINGLE PROJECT

The construction work on this project includes complex construction phasing that requires extensive coordination between the contractor, DDC construction management, the sponsor agency DOHMH, and the facility end users. The project phasing will require several relocations of the building occupants because the building will remain open during the entire course of construction. Having one contractor on this complex project is necessary and crucial for oversight, management and coordination of different trades schedules during each phase. In addition to this, having multiple contractors will require separate field offices, mobilization fees, site management. This will greatly increase the current project cost.

The construction completion within set timeline is crucial for the operation of this facility. Meeting the set construction completion deadline will be extremely difficult with multiple contractors each working on separate schedules and requiring separate regulatory sign offs.

All of the above will potentially delay the project delivery and will negatively impact the building operations and the necessary health services being delivered to the community.

Cc: M. Shipman, M. Nastasi, S. Koparanian, K. B. Charpentier, S. Shelley, K. General, C. Espinal