



**Garment District Alliance**  
209 West 38th Street, 2nd Floor  
New York, NY 10018  
212.764.9600 T  
212.764.9697 F

www.garmentdistrict.nyc  
#garmentdistrict  
Info@garmentdistrictnyc.com

## **REQUEST FOR PROPOSALS ELECTRICAL CONTRACTOR TO PROVIDE ANNUAL MAINTENANCE FOR GARMENT DISTRICT ALLIANCE SIDE STREET SECURITY LIGHTING FIXTURES**

### **I. INTRODUCTION**

The Garment District Alliance (“GDA”) is a not-for-profit corporation, which operates a business improvement district in Midtown Manhattan’s Garment District (the “District”). The GDA is seeking an electrical contractor to conduct semi-annual maintenance on 336 security lights, located on the facades of 142 side street properties throughout the District (35<sup>th</sup> Street to 41<sup>st</sup> Street, between Fifth Avenue and Ninth Avenue).

#### **EXHIBIT A: Map of District boundaries and fixture locations**

### **II. BACKGROUND**

In 1997, the Garment District Alliance partnered with Con Edison and local property owners to install 336 security lighting fixtures on 142 properties throughout the District. Fixtures were upgraded to LED technology from 2021 - 2023.

**Exhibit B: Manufacturer Cut Sheet for Morris LED Area Light Gen 4 fixture 74018C - DLC Product ID: P3T8FKM <http://www.morrisproducts.com/>**

Fixtures are attached to individual building facades at the 3<sup>rd</sup> or 4<sup>th</sup> story level.

Fixtures are positioned to illuminate the sidewalks below.

Each fixture has a photocell sensor.

Electricity is supplied by each participating property, while the GDA maintains the fixtures.

### **III. PROJECT SCOPE**

Through this RFP, the GDA will select a qualified firm to conduct semi-annual maintenance on all 336 side street security lighting fixtures on 142 properties in the Garment District, with responsibilities as follows:



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## **A. Maintenance**

Maintenance tasks shall include but may not be limited to: exterior foot survey of all fixtures, cleaning of all fixtures and photocells, exterior inspection of fixtures and physical attachment to building, interior inspection and repair of wiring, and any fixture adjustments/repairs/replacements as necessary.

Scheduled maintenance takes place in spring and fall, to coincide with the start and end of Daylight Savings Time, with specific maintenance tasks as follows:

### *Spring:*

- Mandatory exterior evening foot survey of all light fixtures to determine any that are malfunctioning.
- Mandatory exterior cleaning of all fixtures and photocell sensors in the District. (requires use of a lift truck)
- As needed position adjustments and replacement of malfunctioning fixtures to be conducted during cleaning.

### *Fall:*

- Mandatory exterior evening foot survey of all light fixtures to determine any that are malfunctioning.
- As needed interior repairs to wiring.
- As needed replacement of malfunctioning fixtures. (requires use of a lift truck)

NOTE: A lift truck is required for spring maintenance but will only be required during fall maintenance if needed.

## **B. Supplies**

Contractor will also be required to purchase and store a small quantity of extra fixtures and parts for maintenance needs.

## **C. Records**

Contractor shall be required to maintain a log of all repairs and replacements and to provide such log to GDA upon request or at the end of a maintenance session.

## **D. Notification**

Contractor shall be required to immediately report any mechanical/electrical issues or any issues related to installations and repairs.



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#### **IV. PROPOSAL CONTENT**

Proposals must include all relevant costs as described in this RFP as follows:

- Budget for semi-annual maintenance of all 336 side street security lights.
- Budgets for spring and fall maintenance should be listed separately.
- Budgets for “as needed” repairs/replacements based on hourly rates.
- All relevant costs including insurance, permits, lift truck rental, etc. must be included.

#### **V. GENERAL CONDITIONS AND TERMS**

##### **A. Proposer’s Background**

Proposals should indicate firm’s background and relevant experience, particularly within the Garment District, if appropriate.

##### **B. PASSPort**

The successful Proposer may be subject to completing and submitting online Procurement and Sourcing Solutions Portal (PASSPort) Vendor and Principle Questionnaires (formerly known as Vendor Information Exchange System (VENDEX) forms) to the NYC Mayor’s Office of Contract Services to determine Proposers' previous track record and contractual experience with the City of New York.

For more information please visit: <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page>

##### **C. Subcontracting**

The GDA will sign a contract only with the successful Proposer, which will be fully responsible for the Services to be performed under this Proposal. If a Proposer intends to utilize a business partner or subcontractor to perform the Services, Proposals submitted must clearly identify every business partner and subcontractor who will supply Services under the contract and the nature of the relationship to the Proposer.

##### **D. Insurance and Indemnification**

The successful Proposer shall procure and maintain throughout the Sublicense Period, at its sole cost, Commercial General Liability insurance of not less than \$3 million



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combined single limit per occurrence and \$5 million aggregate and statutory limits of Worker's Compensation, Employer's Liability and Disability Benefits Insurance. All insurance policies other than Worker's Compensation, Employer's Liability and Disability Benefits Insurance must name the GDA and the City of New York, its officials, employees, and agents, as an additional insured with coverage at least as broad as Insurance Services Office (ISO) Form CG 0001 and ISO Form CG 20 26 (11/84 ed.). The GDA reserves the right to require higher liability limits and other terms, if warranted.

The successful Proposer shall indemnify and hold harmless the GDA and the City, their officers, agents, servants, representatives or employees from any and all liability for any injuries, including death or damages both personal or to property, resulting from negligence presence or the presence negligence of agents, representatives, servants, employees, volunteers or independent contractors during the agreed upon time and for the agreed upon purpose.

#### **E. Ongoing Compliance**

The successful Proposer shall comply with all laws, regulations, rules, and orders of any kind whatsoever and of any agency or entity of government whatsoever applicable to the lighting installation, replacement, and maintenance.

#### **F. Agreement Term**

Agreement with the successful proposer will be for a one-year term and will include an option for GDA to renew at the same terms for one or more terms.

### **VI. SUBMISSION**

**Proposals must be received by Friday, March 1, 2024, at 5:00 p.m.**

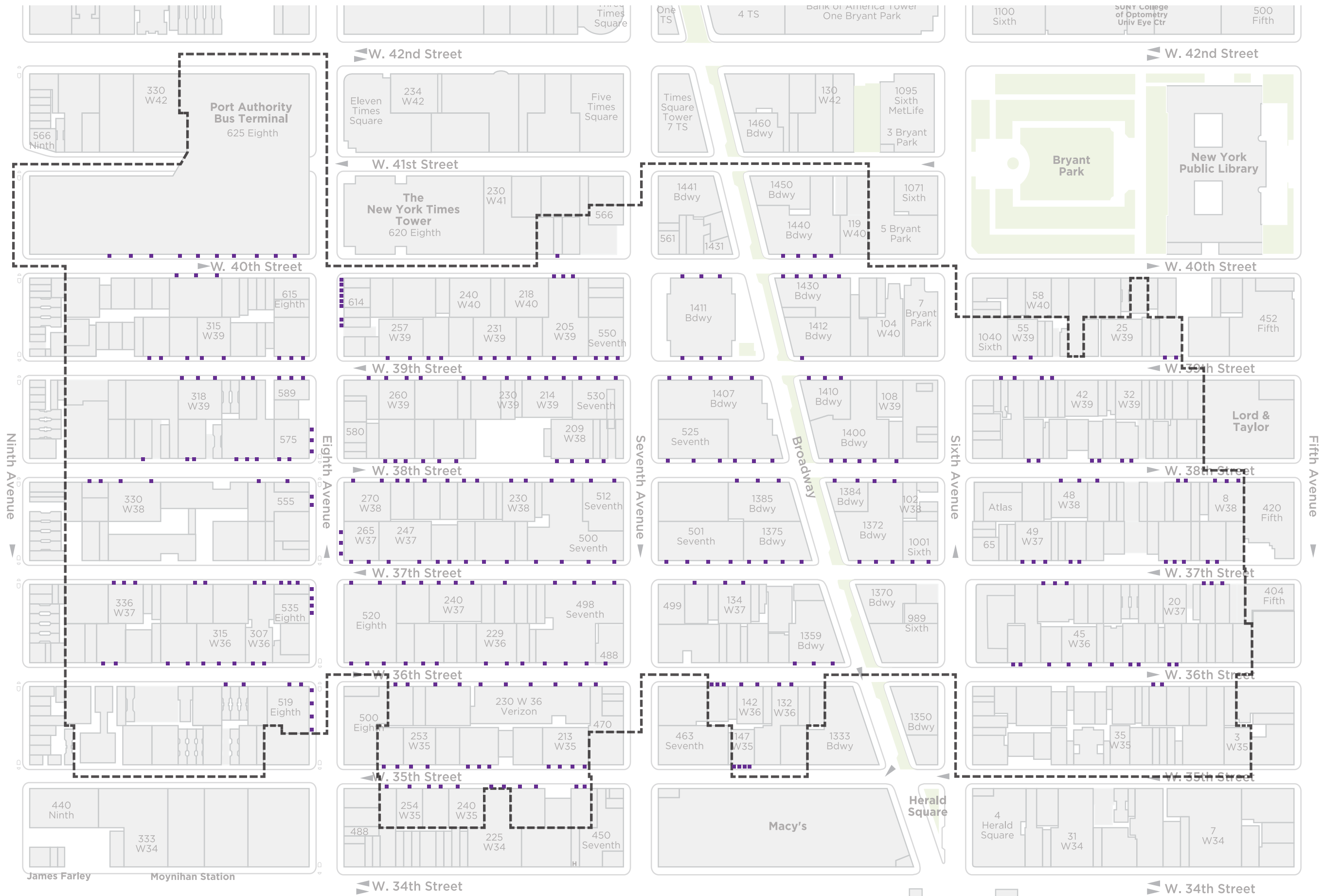
**Proposals should be sent via email to: [jrossman@garmentdistrictnyc.com](mailto:jrossman@garmentdistrictnyc.com)**

### **VII. CONTACT**

Submit questions in writing by Friday, February 16, 2024, to Anne Bonacum, Sr. Director of Planning & Marketing, Garment District Alliance at:

[abonacum@garmentdistrictnyc.com](mailto:abonacum@garmentdistrictnyc.com)

All responses to questions and any all clarifications to this RFP will be posted on the GDA website [www.garmentdistrictnyc.com/lighting](http://www.garmentdistrictnyc.com/lighting).



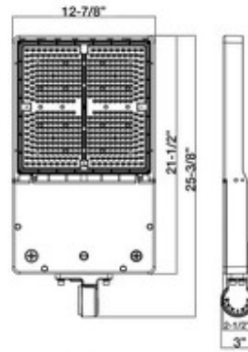
**EXHIBIT A: Map of district boundaries and fixture locations**



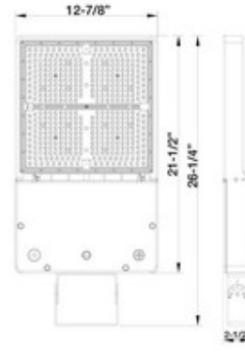
# EXHIBIT B

## 74018C - LED AREA LIGHT SHOEBOX GEN 4

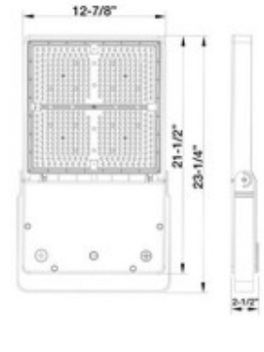
120-277V 240W 5000K



Adapter Included with fixture



Trunnion Sold Separately



Yoke Sold Separately

240-300W

Twist Lock Receptacle & Shorting Cap Included  
Photocell Sold Separately - Cat# 39106

### FEATURES:

- SMD 3030 LEDs
- Corrosion resistant Die Cast Aluminum housing
- Polycarbonate Optic Lens
- Superior Architectural Powder Coat Finish
- Stainless Steel Hardware
- Photo Control must be Purchased Separately
- Light Pattern: **Type III**
- IP65 (NEMA 4X) Dust & Water Tight
- cULus Listed for Wet Locations
- DLC PRODUCT ID#: P3T8FKMF
- 5 Year Warranty

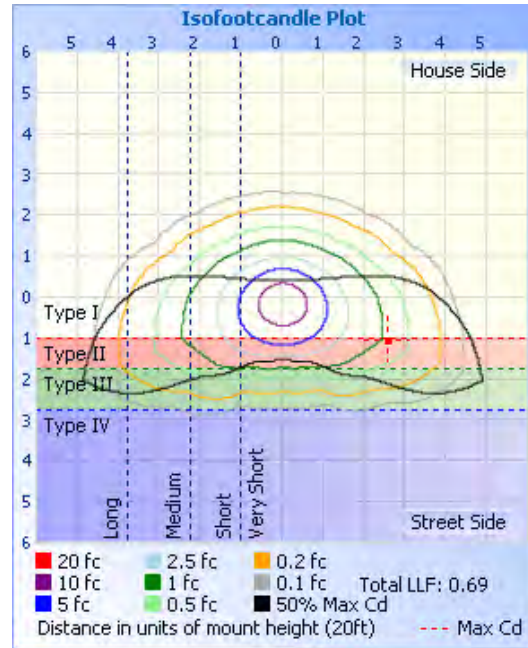
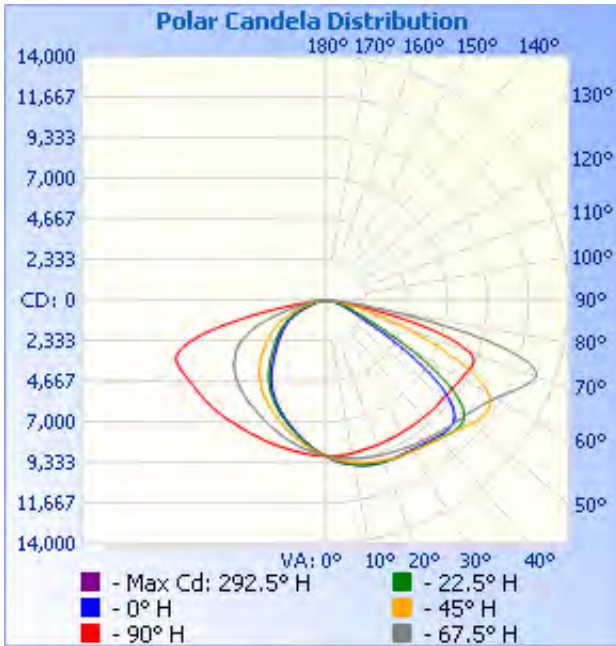
Part#	Housing Color	Wattage	Lumens	CCT	Voltage	Beam Angle	Lumens/Watt	DLC PRODUCT ID#:
74018C	Bronze	240W	32,298	5000K	120-277V	145°	147lm/w	P3T8FKMF

# EXHIBIT B



## 74018C - LED AREA LIGHT SHOEBOX GEN 4

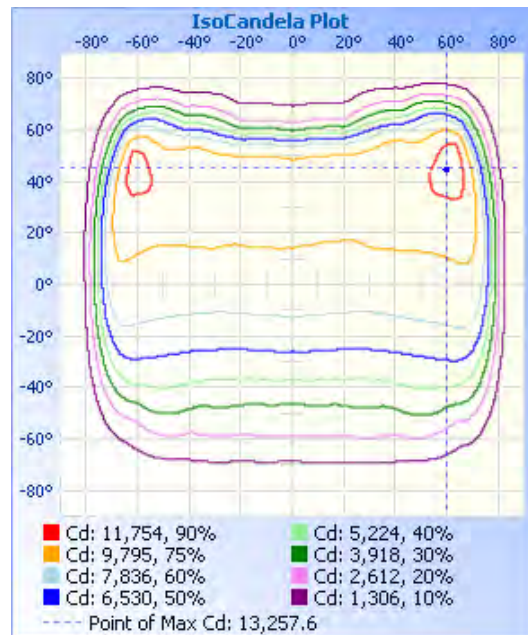
120-277V 240W 5000K



**Illuminance at a Distance**

	Center Beam fc	Beam Width	
17.0ft	31.0 fc	37.3 ft	106.2 ft
34.0ft	7.74 fc	74.6 ft	212.4 ft
51.0ft	3.44 fc	112.0 ft	318.6 ft
68.0ft	1.94 fc	149.3 ft	424.8 ft
85.0ft	1.24 fc	186.6 ft	531.1 ft
102.0ft	0.86 fc	223.9 ft	637.3 ft

- Vert. Spread: 95.3°
- Horiz. Spread: 144.5°





## EXHIBIT B

# 74018C - LED AREA LIGHT SHOEBOX GEN 4

120-277V 240W 5000K

### Technical Specifications:

#### Electrical:

Input Voltage: 120-277V

Current: .91A @ 277V

Frequency: 60Hz

Power Factor:  $\geq 0.9$

THD: 13.25% @ 277V

#### Product Parameters:

240 Watts

Efficacy: 147 lumens per watt

50,000+ LED Life Span

CCT: 5000K

#### Chromaticity Measurements:

Beam Angle: 145°

CRI: 72

R9: -33

DUV: 0.00001

Chromaticity (x,y): x=0.4389; y= 0.4048 Chromaticity  
(u,v): u=0.2515; v= 0.5220

#### Component Specifications:

LED: SMD3030

Driver Voltage: 120-277V

Frequency: 50-60HZ

Dimming: 0-10V

#### **\*Photo Control:**

Twist lock receptacle and shorting included.

Photocell sold separately.

LED Twist-Lock Style Photocells: **39106** (120-277V)

LED Twist-Lock Style Photocells: **39107** (480V)

\*Twist lock receptacle is installed on fixture and shorting cap is include in the box

#### Operating Temperature:

Minimum Starting: -22°F To 122°F

#### Construction:

Housing: Corrosion resistant Die Cast Aluminum housing

IP Rating: IP65 Wet Location Rated

Lens Material: Polycarbonate

EPA: 2.51 ft<sup>2</sup>

Weight: 16.3lbs

Mounting Accessories Sold Separately

#### Listing:

cULus

DLC PRODUCT ID#: P3T8FKMF

#### Accessories (Sold Separately):

- Pole Arm Mount (80-300W) Bronze - For Round and Square Poles - CAT#: 74032A
- Slipfitter Mount (80-300W) Bronze - CAT#: 74034A
- Trunnion Mount (80-300W) Bronze - CAT#: 74038C
- Universal Mount (80-300W) Bronze - CAT#: 74043A
- Yoke Mount (240-300W) Bronze - CAT#: 74737C
- Microwave Motion Sensor (**120-277V and 480V Only**) - CAT#: 74072C
- Microwave Motion Sensor Remote (Optional, for use with 74072C) -CAT#: 74188B

#### Warranty:

Morris Products carries a 5 year warranty from date of purchase against defects in materials and workmanship (assuming normal and proper usage).