



New Industrial Workspace Coming to Queens

By Anthony Hogrebe, Ryan Birchmeier

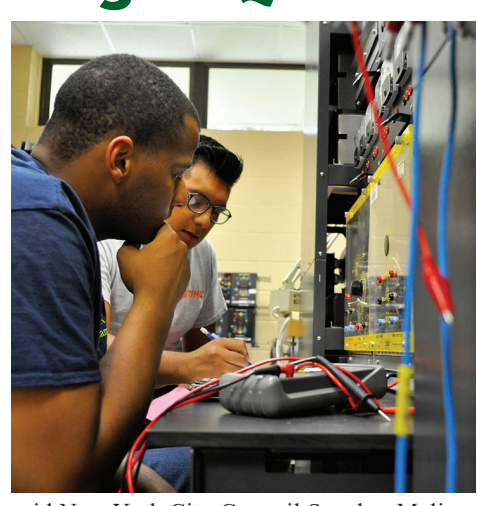
NEW YORK—New York City Economic Development Corporation (NYCEDC) announced the selection of Greenpoint Manufacturing and Design Center (GMDC), a nonprofit developer of industrial space in New York City, as the first awardee of the city's Industrial Developer Fund (IDF). With the support of the IDF, GMDC will develop ninety thousand square feet of industrial space in Ozone Park, Queens, with capacity for twenty-four businesses and eighty living wage jobs.

Selected through a competitive bidding process, GMDC will redevelop a property in Ozone Park to create a multi-tenant space for small and medium-sized industrial and light manufacturing businesses. The modern industrial workspace will be LEED-certified, partially solar-powered, and equipped with new freight elevators and new electrical infrastructure, among other features. NYCEDC is awarding a \$10 million grant through the IDF and providing a \$3.7 million loan for the \$37 million project.

The new space will support approximately eighty workers making an estimated average of \$51,500 per year, consistent with tenants in other GMDC-developed sites. GMDC has a goal of paying twenty percent of total construction costs and five percent of soft costs to certified and non-certified MWDBEs as consultants, contractors, subcontractors, and suppliers.

"Now, more than ever, we must ensure that our economy is diverse, equitable, and provides opportunity for all New Yorkers. Supporting the industrial sector is critical to that effort," said NYCEDC President Maria Torres-Springer. "Today, I'm proud to announce the first award of the city's Industrial Developer Fund, which will help create affordable space for small industrial businesses so they can create good paying jobs in neighborhoods across the city. GMDC has a successful record of supporting quality industrial jobs and we are proud to partner with them on this important project."

"One year ago, Mayor de Blasio and I announced the Industrial Developer Fund (IDF) to support NYC-based industrial and manufacturing companies and the middle class jobs they provide,"



said New York City Council Speaker Melissa Mark-Viverito. "It is immensely satisfying to see the results of this initiative begin to take shape now, as we award Greenpoint Manufacturing and Design Center (GMDC) with the first grant for industrial

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Description of project:
Rehabilitation of the Canarsie Tube ("L" Train) between Manhattan and Brooklyn. Rehabilitation of 1st Avenue station (at 14th Street) in Manhattan as well as Bedford Avenue station in Brooklyn. Stations will be made ADA compliant.

There are many subcontracting opportunities. Please note an NDA will be required prior to receiving a copy of project drawings.

If you are interested in bidding on this project, please contact Skanska's Outreach Coordinator: Julia.Omanoff@skanska.com

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Subcontracting opportunities include but are not limited to Painting, Lead Abatement, Containment and Disposal, Electrical—Temporary and Permanent Utilities, Luminaires, Necklace Lighting, Mechanical Piping—Dehumidification Lines and Equipment, Hazardous and Contaminated Material Haul and Disposal, Clearing, Grubbing, Soil and Rock Excavation, Rebar—Furnish and Installation, Fence—Furnish and Installation, Architectural Finishes—Pedestrian Walkway Tiling, Railing, Signage, SS Mesh etcetera, CMU Wall—Furnish and Installation, Armored + Armorless Joints—Furnish and Installation, Line Striping, Engineering, Detailing, Concrete Sawcutting—Pedestrian Sidewalk, Bolt + Welding Inspection, Structural Steel, Precast Concrete, Dehumidification Cable Wrapping, Dehumidification Cable Sleeves, Dehumidification Equipment, Rebar, Concrete, Formwork, Bridge / Roadway Joints, MPT Materials, Wire Splicing Materials, Main Cable Wire Wrapping Materials, Suspender Rope Materials, Bearings—Elastomeric and Multi-Rotational, Backfill Materials, Sidewalk Pedestrian Railing. Please see contract documents for further opportunities.

Interested firms please contact John Papagiannakis at Skanska Koch Inc., john.papagiannakis@skanska.com

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