

Capabilities Statement

306 West 148th St. Suite 1B, New York, NY 10039
 217-01 Merrick Blvd, Suite 201, Laurelton, NY 11413

Bondable up to
\$7MM

CERTIFICATIONS

- LBE- NYC
- M/WBE-NYC/NYS
- DBE-NYS
- NGLCC
- SST-OSHA Safety (30 Hour)

QUALIFICATIONS AND ELIGIBILITY



LICENSES AND AFFILIATIONS

- EPA RRP Lead based Renovator
- Contractor
- PASS Port Vendor Enrollment #274038
- Notary Public
- General Contractor (#608852)
- Construction Project Management

NAICS Codes

- 236115** New Single-Family Housing Construction
- 236116** New Multifamily Housing Construction
- 236117** New Housing For-Sale Builders
- 236118** Residential Remodelers
- 236220** Commercial and Institutional Building Construction
- 238350** Finish Carpentry Contractors
- 531100** Lessors of Residential Buildings and Dwellings
- 531390** Other Activities Related to Real Estate
- 541300** Architectural, Engineering, and Related Services
- 541310** Building Architectural Design Services
- 541400** Specialized Design Services

NIGP Codes

- 90900** Building Construction Services, New
- 91000** Building Maintenance, Installation and Repair Services
- 91200** Construction Services, General
- 91300** Construction Services, Heavy
- 91400** Construction Services, Trade

CBE Codes

- 20876** Real Estate/Property Management
- 20977** Real Estate/Property Management
- 57863** Real Estate: Land and Improvements

WE ARE

Bottom Line Construction & Development (BLCD), LLC a certified Woman and Minority-owned general contracting and real estate development company serving the greater New York Area. Our company embodies the ingenuity, grit and grace that has fueled the personal success of our founder and CEO Alexis McSween.

OUR SERVICES

Commercial and Institutional

- Construction management
- Commercial and school renovations
- Parks and other public spaces
- Space fit-outs
- Multiple trades management

Real Estate Micro-Development

- Real Estate Micro-development
- Pre-development services
- Community engagement and envisioning
- Land acquisition
- Affordable housing consulting
- Construction management and owners' representative referrals

Value-Added Services

- Trades mentoring, advocacy and networking
- Fit-out models and services for the "new normal"
- Back office support

OUR EXPERIENCE

Our stakeholders—investors and investment partners, property owners, community influencers, industry peers, and the end-users of our buildings and structures—know that our bottom line is more than a focus on transactions or solely on business results. We lead with integrity. We have a growth mindset. We are strategic. We understand how safety and security, as well as reducing risk and building strong relationships, have a significant impact on investments (current and future) and community values.



Government Structures and Spaces



Commercial Real Estate and Spaces



Affordable Housing



Public-Private Partnerships



Public Infrastructure

WE ARE DIFFERENT

BLCD thrives on the multi-faceted projects, involving a myriad of stakeholders. We have maintained the compliance, relationships, and technical skills necessary to see a project from the design phase to end-user transfer.

Since 2008, BLCD has made a commitment to source and develop talent locally for a reason—people in and of a community understand and commit to a project from a different vantage point. BLCD's Youth Construct Program is a perfect example of our mark on the communities we build in. To learn more, visit: www.ifundwomen.com/projects/blcd-supports-construction-admin-youth

We rely on the strength and talent of our partners and team, who can best navigate the daily technical, legislative, and safety constraints of both public and private projects. We have skin in the game, so your bottom line is literally ours.

Working with BLCD means your projects will promote the vitality, growth, and resilience that all stakeholders value. In other words, we steward the integrity of a shared bottom line.



Why Us

306 West 148th St. Suite 1B, New York, NY 10039
217-01 Merrick Blvd, Suite 201, Laurelton, NY 11413



VICTORIA THEATRE PROJECT FLINTLOCK CONSTRUCTION

Corporate Multi-purpose/use Hotel in Manhattan [Sub] Commercial/Private Sector

In this project we were responsible for tiling, cabinets, flooring self-level, granite counters, low voltage wiring, vinyl composition tile (VCT), carpet and doors. Historical landmark theatre (hotel, affordable housing, theatre spaces, retail, offices) bringing the modern history to life entertainment and lodging.



BALDWIN PARK (BOUTIQUE 10,000SF CONDOMINIUM)

Multi-Unit Residential Construction and Development [Sponsor, Construction Manager] Commercial/Private Sector

This is our largest development to date, our humble commitment to honor James Baldwin, a highly respected and notable poet, writer and outspoken civil rights advocate. BLCD performed this project from beginning to end and was 90% sold within two months. We were able to hire an MBE firm from the community as the prime GC and several MBE professionals. The project was thoughtfully designed to integrate well with the landscape of the neighborhood and considerate amenities were incorporated into the design. The entire building is smart wired, heated bathroom floors, several outdoor spaces, including a common roof top area. We are extremely proud of the statement Baldwin Park makes.



STATE PARKS (STAFF SPACES)

New York State Parks & Recreation [Prime] State Government/Public Sector

As the prime on this job, it involved a 2,500 square foot complete space fit out from a white box. We successfully completed this space for NYS Park's employees to have a fully functional comfort space & garage. This project included showers, lockers, a full kitchen, brand new MEP and fire systems. Lock systems by Dorma and workstations and a service room for NYS park Employees.



STATE PARKS (YOUTH SPACES)

New York State Parks & Recreation [Prime] State Government/Public Sector

As the prime on this job, this park was specifically meant for preschool children, hence, its namesake Tot Lot Park. Their old park was in serious need of renewal. We utilized landscaping solutions to remove an underground concrete structure, re-worked the underground waste piping and installed a new playground surface and equipment. The looks on the children's faces upon completion and the ribbon cutting ceremony was priceless. It was truly a proud day.



DFTA FIRE CODE COMPLIANCE

New York City Department of the Aging [Prime] City Government/Public Sector

We jumped at the opportunity to work with the New York City Department of Aging. We led and completed this full fire code renovation project within one month. We performed during the day as well as night shift to allow the senior citizens (end-users) re-entry to the site. We managed several trades and coordinated with building management to complete this project on time and on budget.



JHS 157 DANCE CONVERSION & GAS LEAK

New York City School Construction Authority [Prime] City Government/Public Sector

This project for the NYSCSA was intended to be a straightforward home economics to dance studio room conversion. It was discovered that the gas pipes to the stoves were required to be completely removed and not capped due to a new building code. Additionally, all exposed gas piping had to be removed and replaced with larger piping. BLCD successfully completed this room conversion and it was named one of the three most challenging projects of 74 Mentor projects for the year 2018.



MPCC FOR THE MTA SMALL BUSINESS MENTOR PROGRAM

Metropolitan Transit Authority [Mentorship Program] Regional Transit Authority/Public Sector

This project, located in Harlem on 129th Street, allowed us to hire local talent from the community, with our supervision on the painting of this bus depot.



LA MARQUETA

New York City Economic Development Corp. [Tier I Sub.] City Government/Public Sector

This project was near and dear to our hearts, located in East Harlem and had a history of serving many culturally diverse residents over the years. The Market suffered blight and disrepair, but was revitalized through an NYCEDC initiative, with a new installation. <https://www.harlemworldmagazine.com/nycedc-reopens-renovated-la-placita-at-la-marqueta-in-east-harlem/>. BLCD self-performed as a Tier 1 contractor on the construction of a comfort station, consisting of a men's restroom rooms, women's restrooms, maintenance closet, coffee shop and stand-alone electrical booth.