



Let Makers Manufacture in Empty Storefronts

By Ilana Preuss

New York City and other cities are changing their zoning codes to allow clean, small-scale production in their commercial corridors. Opening up retail spaces to “artisanal manufacturing” has many benefits for communities.

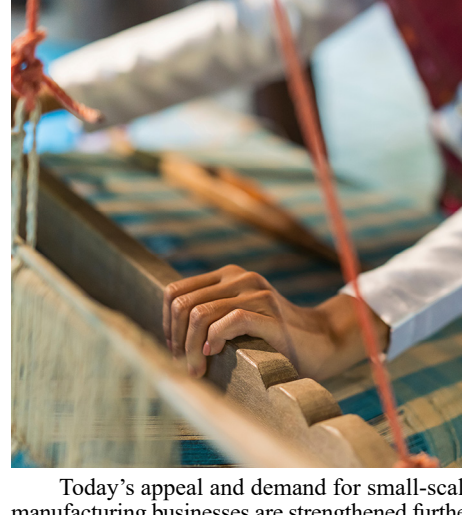
New York City recently enacted the largest overhaul of its commercial and manufacturing zoning codes in sixty years. A key element of the overhaul offers a model for other cities: It gives blanket zoning approval for small, quiet, and clean production businesses in all of the city’s commercial corridors.

That’s especially timely, given the epidemic of vacant storefronts nationwide. Small-scale manufacturers create products—from hardware to handbags to hot sauce—that typically are sold both in retail shops and online and are thus not solely dependent on foot traffic for revenue. That makes them well suited to neighborhoods and business districts seeking to revitalize from significant commercial-space vacancies.

Some other major cities, including Indianapolis and Nashville, have already been allowing clean, small-scale production—sometimes called “artisanal manufacturing”—in their commercial zones. Montgomery County, Maryland, has done so as well. But nowhere has this been done on the scale of New York City, where storefront vacancies have yet to recover from pandemic levels. This new precedent should generate widespread consideration.

American cities typically have zoning rules that do not allow small-scale manufacturing in storefronts. That’s largely because zoning laws are often outdated and reflect concerns from decades ago rather than current realities. Small-scale manufacturing today bears no resemblance to what was common then.

With the emergence of the digital age in the 1980s, the capacity of small-scale manufacturing began to be transformed. Today, small-scale manufacturers are exceptionally good neighbors, with limited space needed. The New York City law contains a limit of three thousand square feet per business. Health and safety regulations remain in place, of course.



Today’s appeal and demand for small-scale manufacturing businesses are strengthened further by the fact that they often combine production facilities with a retail store and even entertainment space. That enables them to play a more enhanced

Small Business Exchange • Voice of Small, Emerging, Diversity-Owned Businesses Since 1984 [Click to read more](#)

Sub-Bid Requests

George Harms Construction is seeking DBE/SBE/DVOB vendors, subcontractors

[Click for details](#)



Small Business Exchange Northeast DEI

- Advertise
- ITB to Targeted (NAICS/SIC/UNSPSC) Certified Businesses
- Telephone Follow-Up (Live)
- Agency/Organization Letters
- Computer Generated Dated and Timed Documentation
- Customized Reports Available

For more info contact Valerie Voorhies at vvv@sbeinc.com



SKANSKA
 SKANSKA USA CIVIL
IS SOLICITING COST PROPOSALS FROM DBE SUBCONTRACTORS AND VENDORS
Amtrak CMAR Services for Sawtooth Bridges Replacement Project
Amtrak Contract No. X036-24084
Bid Date: July 24, 2024

Description of project:
 The Sawtooth Bridges are located in Kearny, New Jersey, between Newark Penn Station and Secaucus Junction and include an approximately 1.9-mile-long segment of right-of-way along Amtrak’s Northeast Corridor (NEC). The bridges carry NEC tracks 2 and 3 over the New Jersey Transit (NJ TRANSIT) Morris and Essex Line, the Conrail Center Street Branch, and the Port Authority Trans-Hudson Corporation (PATH) Newark-World Trade Center (WTC) line on staggered viaduct structures, giving the bridges their “sawtooth” appearance when viewed from above.

The project, a key element of the Gateway Program, will construct three (3) new bridges, referred to as the following:

- Bridge #1, which will be built to realign NJ TRANSIT’s Morris & Essex (M&E) Track 5 further north allowing the construction of Bridge # 2.
- Bridge #2 will be built adjacent to the existing Sawtooth bridges for two (2) additional NEC tracks.
- Bridge #3 will replace the existing structures and carry the two (2) existing NEC tracks.

By replacing the existing Sawtooth Bridges and introducing two (2) additional tracks to this critical section of the Northeast Corridor, the project will provide a continuous, reliable, and resilient rail connectivity along the NEC. The project will reduce service disruptions and restore maximum authorized speed to 90 MPH. This improvement will not only enhance on-time performance, but also elevate the overall customer experience. The project will help in increasing capacity along the NEC to meet current and future demands, aligning with Amtrak visionary ridership goals of reaching 66 million passengers by 2040. This forward-looking initiative ensures that the rail infrastructure is poised for sustained growth and efficiency in the years to come.

Many bidding opportunities are available: soil borings, crane engineering, survey, dewatering, utility relocations, soil disposals, and geotechnical work.

If you are interested in bidding on this project, please contact Skanska’s Outreach Coordinator: Aislinn.Speranza@skanska.com • EOE/M/F/Vet/Disabled

Tutor Perini
 TUTOR PERINI CORPORATION, AN EEO EMPLOYER
IS CURRENTLY SOLICITING COST PROPOSALS FROM QUALIFIED AND CERTIFIED DBE SUBCONTRACTORS, VENDORS, SERVICE PROVIDERS
NJ TRANSIT-Delco Lead, County Yard Improvements, Storage and Inspection Facility GC.02 Superstorm Sandy Recovery Program Project
NJ TRANSIT IFB No. 0000004
Bid Date: August 8, 2024

Brief description of work:
 The Delco Lead and County Yard Expansion is a multifaceted project that would address the operations, storage, and resiliency needs along the NEC and provide a safe haven for cars in the event of a major storm or flooding event. The project is the reconstruction of the existing Delco Lead track and the construction of adjacent track from County Yard to North Brunswick for the storage of NJ TRANSIT trains in the event of severe weather.

The project consists of 3.20 miles of rail and catenary construction in an area adjacent to the Northeast Corridor called the Delco Lead (“Delco”) and another 1.27 miles containing a new electrified rail yard with five 2,200-foot-long storage and inspection tracks along with a 1,250-foot-long Service and Inspection facility building called County Yard (“Yard”).

Invitation to Bid for DBE Participation 12%
ALL QUOTATIONS ARE DUE BY CLOSE OF BUSINESS Thursday, July 25, 2024.
 Administrative and proposal bid date August 8, 2024, time 2:00 pm. For further information concerning subcontracting and/or purchasing opportunities, and to register as a subcontractor or vendor, please respond to solicitations@tutorperini.com or contact Arlene McBayne at (914) 739-1908. Come and join our team!

Tutor Perini
 TUTOR PERINI CORPORATION, AN EEO EMPLOYER
IS CURRENTLY SOLICITING COST PROPOSALS FROM QUALIFIED AND CERTIFIED MBE, WBE, SDVOB, AND ALL LBE SUBCONTRACTORS, VENDORS, SERVICE PROVIDERS
AirTrain Newark Replacement Program—Guideway and Stations Project in the City of Newark, New Jersey
PANYNJ RFP No. 6000001763
Bid Date: August 9, 2024

Brief description of work:
 The New AirTrain will replace the existing AirTrain, which opened in 1996, has outlived its useful life, and does not currently provide customers with the modern customer service amenities and service reliability expected of a world-class automated people mover (APM) system. The New AirTrain will include three new stations, and connect to the new modern Terminal A, the future Terminal Two (currently Terminal B), the Airport’s new ConRAC facility, and the Northeast Corridor Rail Link Station, linking AirTrain customers to regional rail and light rail networks, and thereby encouraging customers and Airport employees to use public transit to and from the Airport. The New AirTrain will be designed to maximize customer convenience with seamless connections to other forms of transportation and provide modern amenities in AirTrain stations and in vehicles (e.g., high-speed Wi-Fi, count-down clocks, and real-time flight information) to enhance the customer’s end-to-end journey.

Invitation to Bid for M/W/SDVOB/LBE Firms: MBE 20%, WBE 10%, SDVOB 3%, and LBE 10%
ALL QUOTATIONS ARE DUE BY CLOSE OF BUSINESS Friday, August 2, 2024.
 Administrative and technical proposal bid date August 9, 2024. For further information concerning subcontracting and/or purchasing opportunities, and to register as a subcontractor or vendor, please respond to solicitations@tutorperini.com or contact Arlene McBayne at (914) 739-1908. Come and join our team!

SMALL BUSINESS EXCHANGE NORTHEAST
PUBLIC LEGAL NOTICES

With a database of over 1.6 million businesses, SBE assists agencies with public legal notices

Advertisements
 Placed in various Small Business Exchange Northeast digital publications each month, and at www.sbenortheast.com

Special Follow-Up Services
 Custom design and development of services that you need for particular situations such as small business marketing, diversity goal completion, and agency capacity building

Call for more information: 800-800-8534

1984 **40** Years 2024



SKANSKA
 SKANSKA USA CIVIL
IS SOLICITING COST PROPOSALS FROM NEW YORK STATE DBE SUBCONTRACTORS AND VENDORS
Design-Build Services for LIRR West Side Yard Flood Mitigation Measures
MTA Construction and Development Contract No. 6401
Bid Date: October 11, 2024

Description of project:
 Design, furnish, construct, and install concrete perimeter flood walls, seepage cut-off barriers below the concrete flood walls, flood gates, deployable flood barriers, pump pumps, a tide gate chamber, drainage system improvements, workable aisles and a diesel generator, an automatic transfer switch, ancillary electrical equipment, and required communications.

This project will develop flood protection solutions for the West Side Yard in order to prevent and mitigate flooding of the LIRR Tunnels. The flood protection along the WSY perimeter will be accomplished via a combination of permanent flood walls and deployable flood barriers.

Many bidding opportunities are available: deep foundations, minipiles, jetgrout, sheeting, rebar installation, concrete supply, site work, electrical work, painting, paving, curb and sidewalk, site utilities.

If you are interested in bidding on this project, please contact Skanska’s Diversity and Outreach Coordinator: Aislinn.Speranza@skanska.com • EOE/M/F/Vet/Disabled

SMALL BUSINESS EXCHANGE NORTHEAST
SBE OUTREACH SERVICES

With over 1.6 million businesses in our active database—the country’s largest non-public diversity database—SBE sets the professional standard for diversity outreach across the nation. For more than three decades, we have served small businesses, prime contractors, and agencies—with proven results.

Advertisements
 Placed in various Small Business Exchange Northeast digital publications each month, and at www.sbenortheast.com

Fax, Email, and Postal Solicitations
 Targeted mailings sent to businesses chosen according to your criteria

Live Call Center Follow-Up
 Telephone follow-up calling using a script of five questions that you define

Computer Generated Reports
 Complete your documentation that will fit right into your proposal, along with a list of interested firms to contact

Special Services
 Custom design and development of services that you need for particular situations such as small business marketing, diversity goal completion, and agency capacity building

Call for more information: 800-800-8534

1984 **40** Years 2024

New York City Football Club Stadium Project

Turner
IS SOLICITING COST PROPOSALS FROM NEW YORK CITY CERTIFIED, MWBE and LOCAL CONTRACTORS.

Construction Services for the New York City Football Club Stadium Project

Description of Project: The project consists of an over 600,000 GSF open-air soccer stadium with an approximate 25,000-seat capacity including State-of-the-art video, scoreboards, & sound system. The stadium will be located adjacent to Citi Field in Flushing Queens, NY. The Stadium will also be the location of the NYCFC and City in the Community Non-Profit Headquarters. This project will include concrete, structural steel, HVAC, Electrical, Fire Protection, and much more.

Available Opportunities and Release Dates:

- Exterior Wall Trades – Package to be released April 2024
- MEP Trades – Package to be released 3rd Quarter 2024
- Architectural Trades – Packages to be released 3rd and 4th Quarter 2024

If you are interested in getting involved in the construction portion of this project, please scan the below QR code and fill out the attached form. All questions should be directed to NYCFC@TCCO.COM

Building the Future

Turner PROJECT INTEREST

If you have any interest in working on the New York City Football Club Stadium Project, please scan the QR Code and fill out the form.

Prime Contractor

- Large volume contractor
- Prior experience handling packages of this size and complexity

Sub-Tier

- Lower volume contractor
- Contractor looking to perform work under a prime contractor

Supplier

- Construction supplier that can deliver materials to Queens New York

SMALL BUSINESS EXCHANGE NORTHEAST

Serving CT, ME, MA, NH, NJ, NY, RI, VT, or any other states that you need to reach

Advertise in our digital EXTRA

weekly or whenever wherever to whomever you need to reach among agencies contractors diversity firms



NORTHEAST EVENTS FOR YOUR BUSINESS

2024

Federal Contracting: Woman-Owned Small Business (WOSB) Program Webinar
Thursday, August 15, 2024, 10:00 am–11:00 am Online
Main Sponsor(s): US Small Business Administration
Contact: <https://www.eventbrite.com/e/welcome-to-wosb-webinar-tickets-482397041537>
Fee: Free; registration required
 Welcome to the WOSB webinar series! Are you a woman owner of a small business? The federal government’s goal is to award at least five percent of all federal contracting dollars to woman-owned small businesses each year. Join us for training on how to register for SBA’s Woman-Owned Small Business (WOSB) program, which helps eligible small businesses to qualify for federal contracting opportunities. The monthly sessions will include an overview of the self-certification process, as well as a discussion of the NAICS codes that qualify as WOSB or EDWOSB. Register for this free webinar at <https://www.eventbrite.com/e/welcome-to-wosb-webinar-tickets-482397041537>

8(a) Orientation and SAM Registration Webinar
Wednesday, August 21, 2024, 10:30 am–11:30 am Online
Main Sponsor(s): US Small Business Administration
Contact: SBA Illinois District Office, 312-353-4528, illinois.do@sba.gov
Fee: Free; registration required
 Join the Small Business Administration (SBA)

Illinois District Office for a virtual workshop providing an overview of the 8(a) Business Development program, eligibility requirements, and program benefits. Also learn how to increase your potential for federal contract opportunities through System for Award Management (SAM) registration, including information that you need for the registration process. SBA presenters will offer additional tips, address FAQs, give directions on where to get further assistance, and answer your other questions. To register for this free webinar, visit <https://www.eventbrite.com/e/8a-orientation-sam-registration-tickets-518989961947>

Selling to the Federal Government Webinar
Thursday, September 12, 2024, 1:00 pm–4:00 pm Online
Main Sponsor(s): US Small Business Administration
Contact: George Tapia, 610-382-3086, george.tapia@sba.gov
Fee: Free; registration required
 Did you know that the federal government is the largest purchaser of goods and services in the world? Interested in learning how your business can market your services or goods to the federal government? Register on line at <https://www.eventbrite.com/e/how-to-sell-to-the-federal-government-tickets-21790713611> SBA helps to ensure small businesses get fair opportunities to share federal government prime contracts. Topics will include: How to Register, Small Business Certifications, Finding Opportunities, Marketing Your Firm, Federal Supply Schedules, Getting Paid, Tips to Prepare Your Offer, How to Seek Additional Assistance. All training sessions are held via Microsoft Teams Meeting. Participants must ensure Microsoft Teams is functioning.