



ANDREW M. CUOMO
Governor

SUSAN G. ROSENTHAL
President & CEO

BOARD OF DIRECTORS

RuthAnne Visnauskas, Chair, Commissioner of NYSHCR
Robert F. Mujica Jr., Director of BUDGET
David Kraut
Howard Polivy
Michael Shinozaki

Agenda Item V, 8. March 7, 2019

PROPOSED RESOLUTION

**AUTHORIZATION TO ENTER INTO CONTRACT WITH
THOMAS A. FENNIMAN ARCHITECTS FOR ARCHITECT OF RECORD SERVICES
IN CONNECTION WITH THE LIGHTHOUSE RESTORATION PROJECT**

RESOLVED by the Board of Directors of the Roosevelt Island Operating Corporation of the State of New York (“RIOC”), as follows:

- Section 1. that RIOC is hereby authorized to enter into contract with Thomas A. Fenniman Architects for architect of record services in connection with the Lighthouse Restoration Project, upon such terms and conditions substantially similar to those outlined in the Memorandum from Shelton J. Haynes to RIOC Board of Directors/Susan G. Rosenthal dated February 1, 2019, attached hereto;
- Section 2. that the President/Chief Executive Officer or her designee is hereby authorized to take such actions and execute such instruments as she deems necessary to effectuate the foregoing; and
- Section 3. that this resolution shall take effect immediately.



Roosevelt Island Operating Corporation

ANDREW M. CUOMO
Governor

SUSAN G. ROSENTHAL
President & CEO

BOARD OF DIRECTORS
RuthAnne Visnauskas, Chair, Commissioner of NYSHCR
Robert F. Mujica Jr., Director of BUDGET
David Kraut
Howard Polivy
Michael Shinozaki

TO: Susan Rosenthal and the Board of Directors
FROM: Shelton Haynes, Chief Operating Officer
DATE: February 1st, 2019
RE: Lighthouse Restoration – Design Consultant Services

Need:

The Roosevelt Island Lighthouse is a landmarked building in need of restoration. A building conditions survey was completed in 2011 by the historic restoration specialist architect, Thomas A. Fenniman Architects. Upon completion, this report found that the structure needed interior and exterior restoration work. In addition, structural repairs are likely necessary for the concrete platform at the top of the structure and for the various cast iron components in this area. Since the building conditions survey is 7 years old and events like hurricane Sandy are likely to have caused some additional damage to the structure, RIOC requested a proposal from Thomas Fenniman to update the report. The task order was issued and the revised report has been completed, the next step for this project is to complete design for the restoration work. RIOC requested a proposal from Thomas A. Fenniman Architects for the completion of a Construction Documents package and subsequent Construction Administration.

Pricing:

No bidding was conducted as this was considered to be a continuation of services for Thomas A. Fenniman Architects the architect-of-record. RIOC submitted the fees to the board on September 25th 2018. Unfortunately, that board memo version included incorrect amounts, with the most notable difference related to the Construction Administration fees. An amount of \$10,000 was added when the correct amount was estimated at \$44,000 for a construction duration of 6 months. The Construction Administration fees will be paid on a time and materials basis so RIOC will only pay for work completed which may be slightly below or above \$44,000. The correct proposal fees are detailed below;

Project Phase	TAFAs (Architecture)	Norfast Engineering (Structural)	Norfast Engineering (Electrical)	Fee Type
Design Development	\$10,000	\$8,500	\$5,050	Lump Sum
Construction Documents	\$16,200			Lump Sum
Landmarks Preservation Commission Filing & Approval	\$4,000	N/A	N/A	Lump Sum
Bidding & Filing	\$4,000	N/A	N/A	Lump Sum
Construction Administration	T&M (Estimated at \$44,000 for 6 Month Construction)			T&M

Recommendation:

Based on the above, I recommend, subject to the satisfaction of all contracting requirements, that the Board of Directors authorize and approve entering into a contract with Thomas A. Fenniman Architects for the purpose of providing Architect of Record Services for the Lighthouse Restoration Project for a total amount of \$91,750.00 with a 20% contingency of \$18,350.00 bringing the total authorized not-to-exceed amount to \$110,100.00 for a contract term of one (1) year.