



**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, 12. March 7, 2019

**PROPOSED RESOLUTION**

**AUTHORIZATION TO ENTER INTO CONTRACT WITH  
THE LANDTEK GROUP, INC. FOR OCTAGON FIELD RENOVATION**

---

**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 The LandTek Group, Inc. for Octagon Field renovation, 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 March 6, 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 G. Rosenthal and the Board of Directors**  
**FROM: Shelton J. Haynes, Chief Operating Officer**  
**DATE: March 6, 2019**  
**RE: Octagon Turf Field Project**

### **Need:**

Octagon Sports Field, which is located on the northern part of the Island, is an outdoor soccer field, used by the community on a daily basis and is one of the most popular fields on Roosevelt Island. Octagon Sports Field was last renovated in 2010 and is currently in a state of disrepair. RIOC hired Abel Bainnson and Butz LLP (ABB) for the design of the new turf field, surrounding fixtures and facilities including comfort stations, seating, security features, and lighting design.

Under their design contract ABB evaluated the existing field, comfort station and lighting levels and provided design services from early design phase to full bid set documents. These bid set documents were used to publish a construction Request for Proposal for the project on February 7, 2019 with a Bid deadline of March 1, 2019 at 2 PM.

RIOC did not receive any bids by the due date and time deadline. A late bid was received which was disqualified due to its lateness and incompleteness. Since no bids were received; the current field poses a safety hazard and the field is critical to satisfy the needs of the community, RIOC seeks to move forward with the field renovation. With warmer weather approaching, the field has the potential of becoming a dangerous attraction if it is not timely repaired. As such, RIOC would like to directly procure a synthetic turf product installer from the list of approved single-source manufacturers of synthetic turf with specifications that were included as part of the RFP bid documents.

The scope of work in this request is for the purpose of installing the synthetic turf and opening the field to the public only. The comfort station, surrounding site fixtures, pathways, seating and site lighting will be a part of another RFP that will be posted later this month (March, 2019).

### **Pricing:**

RIOC contacted The Landtek Group Inc. who are approved installers of the Field Turf product for a proposal. Landtek previously inspected the field and has familiarity with this project and RIOC's operations. Landtek's proposal for \$1,246,800 includes installation of the synthetic turf including new drainage, ball control fencing, soccer goals, field groomer equipment and RIOC staff training for the upkeep of the field. Landtek's proposal adequately aligns with the original ABB estimate for the construction of this portion of the project, as well as with the price Landtek quoted to the disqualified general contractor that submitted the late bid.

### **Recommendation:**

Based on the above, I recommend, subject to the satisfaction of all contracting requirements, that the Board of Directors approve entering into a contract with The Landtek Group Inc. for the purpose of providing construction services for the Octagon Synthetic Turf Field Project for a total amount of \$1,246,800 with a 15% contingency of \$187,020 bringing the total authorized not-to-exceed amount to \$1,433,820 for a contract term of 6 months from the date of commencement.