



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
Conway S. Ekpo
Jeffrey R. Escobar
David Kapell
David Kraut
Howard Polivy
Michael Shinozaki

Agenda Item V, 1. January 30, 2020

PROPOSED RESOLUTION

AUTHORIZATION TO AMEND CONTRACT WITH STANTEC CONSULTING SERVICES, INC. FOR DESIGN SERVICES IN CONNECTION WITH THE LIGHTHOUSE PARK 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 amend the contract with Stantec Consulting Services, Inc. for design services in connection with the Lighthouse Park project, upon such terms and conditions substantially similar to those outlined in the Memorandum from Jonna Carmona-Graf to Susan G. Rosenthal/Board of Directors dated January 24, 2020, 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.



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TO: Susan G. Rosenthal, President/ CEO and the Board of Directors

FROM: Jonna Carmona-Graf, Assistant VP Capital Planning and Projects

DATE: January 24, 2019

RE: 19-36423- Additional Services associated with the Design of the Lighthouse Park Project

Background: In October 2019, the board approved entering into a contract with Stantec Consulting Service Inc. (“Stantec”), to provide design services in connection with the Lighthouse Park project. The resolution established the authorized contract value as \$1,210,076.00 which includes \$1,052,240.00 for the design fee and \$157,836.00 as contingency.

The basic scope of design services includes, but is not limited to, inspection of infrastructure and utilities, conditions assessment and analysis for existing amenities, upgrade of the existing comfort station and community outreach/engagement prior to producing a concept design. Investigative field work provided by third party entities hired by the design consultant is needed to deliver a comprehensive conditions assessment. This includes soil borings, field probes, environmental testing, inspection of drain lines and clearing of drain lines. As such, the RFP solicitation identified investigative work as “Reimbursable Expenses” (this work is paid as direct cost without any mark up by the consultant) and required respondents to submit a cost for this work in their proposal.

The RFP solicitation for design services also included the requirement for each firm to provide a cost of additional design services to construct a new building, in lieu of improvement to the existing building.

Justification: Upon execution of the contract, when Stantec began to collect data, and schedule investigative field work, we realized that the costs for third party investigative probes and testing were inadvertently omitted from the package approved by the board. This work is needed to provide a comprehensive conditions assessment and inform the park design. The work was identified by RIOC in the RFP solicitation for design services and should be performed.

Additionally, now that the community engagement and visioning session are complete, we recommend the project include a new building instead of renovating the existing structure. A new building will allow the design team to raise the building above the flood plain to protect it from future storm events. Currently there are only two toilets in the structure, a new building will allow us to increase the number of toilets and provide a small storage area for supplies which allows us to properly accommodate the additional visitors expected when the park opens. Stantec's fee for this work which was included in their response to the design RFP solicitation is \$129,500.00. If approved, the total revised design fee of \$1,181,740.00 is 10.7% of the construction budget which is within range of fair industry value.

Recommendation: Based upon the above, RIOC Capital Planning and Projects recommends, subject the satisfaction of all contracting requirements, the Board of Directors authorize an increase to the contract with Stantec Consulting Services, Inc. to provide necessary investigatory work and additional design services for a new comfort station.

We request a new authorized maximum of \$ \$1,468,251.00, which includes the revised design fee of \$1,181,740.00, reimbursable expenses of \$95,000.00 and a 15% contingency of \$191,511.00.