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Agenda Item V, 6. March 5, 2020

PROPOSED RESOLUTION

**AUTHORIZATION TO AMEND THE CONTRACT WITH
STRUCTURAL PRESERVATION SYSTEM, LLC FOR MOTORGATE GARAGE REPAIRS**

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 Structural Preservation System, LLC for Motorgate Garage repairs, upon such terms and conditions substantially similar to those outlined in the Memorandum from Jonna Carmona-Graf to RIOC Board of Directors/Susan G. Rosenthal dated February 20, 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: February 20, 2020

RE: 18-35404 Motorgate Garage Repairs Project – Structural Preservation Systems, LLC, Additional Scope for Façade Improvements

Background: A contract between RIOC and Structural Preservation System, LLC (Contractor) for the Motorgate Garage Repairs project in the amount of \$16,464,613.00 was executed on July 16, 2019. This contract was approved by the Board on May 9, 2019 with a 20% contingency of \$3,292,226.60, bringing the total approved value for the project to \$19,757,535.60.

The contractual scope of work is limited to the interior areas of the parking structure and includes: conducting repairs to spalling concrete and delaminated concrete support beams; concrete deck and ceilings; replacement of connecting joints; removal and replacement of existing floor drains; restriping of parking spaces, installation of waterproofing and new directional signs.

The architect of record, Architecture & Engineering Group (AEG) recently performed visual inspections of the ongoing contract work and the garage exterior. During this assessment, AEG identified structural conditions that had deteriorated further since inspections performed during the design phase of work. The proposed scope of work to remediate the conditions includes repair of spalling and delaminated concrete façade units; epoxy crack injection of concrete façade units and replacement of connecting expansion joints on the façade. In order to perform the façade work, NYC building code requires perimeter protection at the street level during work operations.

This work requires additional design drawings that will be submitted to NYC DOB for review and approval prior to commencing work operations.

Justification: The scope of work and conditions assessment provided by AEG were reviewed by the LiRo Group (LiRo), our Owner's Representative and RIOC staff and deemed to be a safety concern that should be promptly addressed. The scope of work required to remedy the defects of the concrete façade are similar in nature to the scope of work currently being performed on

other components of the garage. The Contractor to date has performed the work on the concrete beams, deck and ceilings to a high standard and in a timely manner. The Contractor is the best option for performing the work as it is already performing extensive repairs to the structure, is currently onsite, can easily gather the resources needed to perform the additional work and may do so in a manner that does not cause disruption to the work already being performed.

We received two separate proposals totaling \$551,548.13 which reflects a negotiated savings of \$21,944.00. The façade work will cost \$319,945.00 and the pricing reflects a negotiated savings \$21,944 and is consistent with prices for similar contract work on the beams and deck. The preliminary cost proposal received for the perimeter protection is valued at \$231,603.13 and is within fair market range.

Recommendation: Based upon the above, we recommend, subject the satisfaction of all contracting requirements, the Board of Directors authorize and approve the amending the contract to include the scope of work described, via two separate change orders totaling \$551,548.13. We also request a 20% contingency totaling \$ 110,309.60 be added to the maximum authorized amount, bringing the total authorized maximum amount to \$19,867,845.20.