



Roosevelt Island Operating Corporation

KATHY HOCHUL
Governor

SHELTON J. HAYNES
President & CEO

BOARD OF DIRECTORS

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

Agenda Item V, 1. May 19, 2022

PROPOSED RESOLUTION

AUTHORIZATION TO ENTER INTO CONTRACT WITH MKW + ASSOCIATES, LLC FOR DESIGN SERVICES IN CONNECTION WITH THE BLACKWELL PARK PHASE II 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 MKW + Associates, LLC for design services in connection with the Blackwell Park Phase II Project, upon such terms and conditions substantially similar to those outlined in the Memorandum from Prince Shah to Shelton J. Haynes/Board of Directors dated May 12, 2022, attached hereto;
- Section 2. that the President/Chief Executive Officer or President’s designee is hereby authorized to take such actions and execute such instruments as deemed necessary to effectuate the foregoing; and
- Section 3. that this resolution shall take effect immediately.



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TO: Shelton J. Haynes and the Board of Directors
FROM: Prince Shah, Assistant Director of Capital Planning and Projects
DATE: May 12, 2022
RE: 22-37901-Blackwell Park Phase II Design
Award for Design to MKW + Associates, LLC

Background:

Blackwell Park, located at the intersection of West Road and Main Street is a popular and highly utilized open space on Roosevelt Island. As the island continues to develop, the need for public parks with amenities has increased. This increased need requires expansion of existing playground spaces within Blackwell Park. Additionally, this park was originally constructed over four decades ago and is in need of programmatic updates to meet the current standards.

The west parcel of the park upgraded in Phase 1 brought safer sidewalk, new trees and landscape and an open seating area outside of the NYPL library. The east parcel of Blackwell Park needs improvement including upgrades to meet current safety and ADA code requirements, as well as, upgrade of utility and drainage systems, the pergola area, plaza pavement and fountain, water play area, basketball courts, hardscape, and landscape areas throughout.

To this end, Blackwell Park Phase II RFP was created to procure design services for the park.

Procurement:

RIOC posted a Request for Proposal (“RFP”) for the design of the Blackwell Park Phase II Project on March 11, 2022. Due to the Covid-19 Pandemic, a Virtual Walkthrough was held on March 16, 2022. Since the site is an open public space, bidders were able to visit the project site at any time during the RFP process.

The cut-off for the Requests for Information was on March 23, 2022, and responses were posted on March 28, 2022. The Bid Proposals were due April 15, 2022, and a total of six proposals were received.

Evaluation: As outlined in the RFP, proposals were rated using the following evaluation criteria. The evaluation criteria outlined in the RFP are as follows:

1. Overall Quality of proposal	10 points
2. Experience and Qualifications	30 points
3. Ability To Perform Required Services	20 points
4. Financial Capability	20 points
5. Fee	20 point
Total	100 points

Each finalist who scored at least 70 points in the first round of evaluations were invited to make a brief presentation and evaluated by the evaluation committee. All six bidders qualified for the presentation/interview process. Below is the final evaluation ranking following the interviews.

<u>Ranking</u>	<u>Firm</u>	<u>Points</u>	<u>Cost</u>
1	MKW + Associates, LLC	94.14	\$627,961.22
2	Langan Engineering	89.69	\$475,375.00
3	Quennell Rothschild & Partners	89.61	\$782,675.00
4	Stantec Consulting Services	87.59	\$653,724.00
5	Local Office Landscape & Urban Design	86.49	\$656,220.00
6	LV Associates Landscape Architects	86.39	\$594,940.00

MKW + Associates, LLC received the highest evaluation score of the bidders evaluated. Through their proposal and the subsequent interview process, they demonstrated the best approach and understanding of the project, schedule assessment, and work plan to meet RIOC’s needs. MKW + Associates, LLC received a cumulative score of 94.14 and their fee is \$627,961.22 for the proposed contract duration.

MKW + Associates, LLC is an award-winning firm with over 55 years of experience in shaping public environments throughout the New York/New Jersey area. Through their proposal and interview process the team demonstrated past experience of working together on similar projects and expertise in the localized issues that the site faces. Through their proposal’s project approach brief, the team demonstrated a clear understanding of the site, the community needs and the timeframes and budget set by RIOC. Some of their recent relevant projects include: the Highbridge Anchor Park, Lafayette Playground, James A Bland playground and the Hudson River Park segments 6 and 7.

Recommendation:

Based on the above, RIOC Capital Planning and Project recommend, subject to the satisfaction of all contracting requirements, that the Board of Directors authorize and approve entering into contract with MKW + Associates, LLC for providing design services for the Blackwell Park Phase II Project for a total amount of \$627,961.22 with a 15% contingency of \$94,194.18 bringing the total authorized not-to-exceed amount to \$722,155.40.