



**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, 6. March 7, 2019

**PROPOSED RESOLUTION**

**RATIFICATION OF AMENDMENT OF CONTRACT WITH SARATOGA ASSOCIATES  
LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS, P.C.  
IN CONNECTION WITH THE BLACKWELL HOUSE INTERIOR RESTORATION PROJECT**

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

- Section 1. that the amendment of contract with Saratoga Associates Landscape Architects, Architects, Engineers and Planners, P.C. in connection with the Blackwell House Interior 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 28, 2019, attached hereto, is hereby ratified;
- 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: Board of Directors/Susan Rosenthal**  
**FROM: Shelton Haynes, VP of Operations**  
**DATE: February 28, 2019**  
**RE: Blackwell House Interior Restoration & Access Ramp Project – Change orders No. 4&5**

**Background**

In April 2016, the Board authorized RIOC to extend Saratoga Associates' ("SA") contract for architectural services at the Blackwell House Restoration project. SA's tasks included 1) refiling the project documents with the Department of Buildings, 2) revising the engineer's estimate for remaining construction, and 3) providing construction administration services for the remaining duration of the project.

The construction duration of this project was originally scheduled at 270 calendar days. Once interior demolition began, numerous structural deficiencies beyond the base contract scope were discovered on every level of the building. Hazardous materials were found concealed or encapsulated in walls, and termite treatment was implemented to preserve the existing timbers. The building exterior (renovation completed in 2007) was also in dire need of repairs. SA was tasked with preparation of construction documents for the contractor to provide pricing. After analyzing the costs of repairing the exterior of Blackwell House, this additional work proceeded on a priority or high need basis.

The duration of the project was extended as a result of the changes described above, and required extended oversight from the architect. SA submitted change orders ("CO") #4 and CO #5 to continue their services through August 2018 and through the end of the project, respectively. The full value of Change Order #4 was paid to SA prior to ratification to continue moving the delayed project forward during the critical closeout phase, which required multiple visits by the architect and applications for permitting and inspections. The value of CO #5 has been negotiated with Saratoga to include discounts for 1) defective material specifications for the new ramp (which will be repaired by the contractor at no cost to RIOC), and 2) for general delays to the project. The total discount applied to this invoice is \$18,500, for a net CO amount of \$30,012. By agreement with Saratoga, RIOC will accept no further bills from them for their services on this project, and RIOC will not seek a claim against Saratoga for their work.

The cost of the additional scope exceeded the fifteen percent (15%) Board approved contingency, necessitating these change orders.

**Procurement:**

No bidding was conducted, as this constitutes a continuation of services from Saratoga. The proposals were submitted and change orders are to be issued as follows:

	<u>Cost</u>
Original Contract Sum	\$95,098.16
Sum of Previous Change Orders	\$10,122.16
Change Order #4	\$45,994.00
Change Order #5	\$30,012.00
<b>New Authorized Total</b>	<b>\$181,226.32</b>

Gardiner & Theobald (RIOC's Owner's Representative) and RIOC Capital Projects & Planning Department reviewed Saratoga Associates' proposals, and the quoted amounts were approved.

**Recommendation:**

It is our recommendation that the Board ratify the project cost through the two Change Orders for Saratoga Associates, P.C. for additional scope totaling \$76,006. This additional scope of services brings the total authorized to \$181,226, including previous change orders.