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Governor

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Agenda Item V, 10. June 25, 2019

PROPOSED RESOLUTION

**AUTHORIZATION TO ENTER INTO CONTRACT WITH APPLE RESTORATION &
WATERPROOFING, INC. FOR BLACKWELL HOUSE EXTERIOR REPAIRS 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 Apple Restoration & Waterproofing, Inc. for Blackwell House exterior repairs 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 June 20, 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.



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MEMO

TO: Susan Rosenthal President/CEO & Board of Directors

FROM: Jonna Carmona-Graf, Assistant Vice-President of Operations

DATE: June 20, 2019

RE: 19-36243 Blackwell House Exterior Repairs Project

Background: In 2014, the Board authorized a contract to conduct work on the Blackwell House. This project for interior restoration and construction of an ADA access ramp was partly funded through a grant from the New York City Department of Cultural Affairs (DCA) in the amount of \$364,000.00. During the construction phase, numerous structural deficiencies unrelated to the base contract scope were found at all floor levels within the building, and additional repairs were implemented as a preservation for the structure.

In the August 2018 recommendation to the Board, we noted exterior work completed in 2007 showed signs of deterioration and should be remedied. This work was forecast to be performed as needed to safeguard the interior renovated work in contract, however, work on the roof would be performed upon completion of interior work.

The scope of work proposed by the consultant, Saratoga Associates, and issued for bid includes:

- Inspection of the roof at all levels and replacement of missing shingles.
- Cleaning roof shingles.
- Installation of zinc strips to deter the algae growth.
- Cleaning and repairing roof gutters
- Removal and restoration of damaged cornices, columns and siding.
- Cleaning and repainting the entire exterior.

Procurement: The request for proposals was advertised in the NYS Reporter and RIOCI website on May 13, 2019. Three firms attended the pre-bid conference and walkthrough, two proposals were received on June 5, 2019.

	Firm	Cost
1	Apple Restoration & Waterproofing, Inc.	\$211,300.00
2	AFL Construction Co, Inc.	\$242,750.00

Evaluation: As outlined in the RFP, proposals were rated using the following evaluation criteria,

1. Experience & Qualifications	25 points
2. Specific Project Understanding & Approach	35 points
3. Staffing	25 points
4. Financial Capability	5 points
5. Fee	10 points
Total	100 points

Apple Restoration & Waterproofing, Inc. received an average of 78 of possible 100 points. After completing all due diligences, we are satisfied that Apple Restoration & Waterproofing, Inc. can complete this project. They have successfully completed work on similar Landmark building for the corporation, in a timely manner and have demonstrated the knowledge and workmanship of a high standard.

Recommendation: Based on the above and subject to the satisfaction of all contracting requirements, we recommend the Board of Directors authorize and approve entering into contract with Apple Restoration & Waterproofing, Inc. to provide construction services for the Blackwell House as described in the amount of \$211,300.00 with a 15% contingency \$31,695.00 bringing the total authorized not-to-exceed amount to \$242,995.00. We expect construction work to be complete within three months.