



**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, 9. June 25, 2019

**PROPOSED RESOLUTION**

**AUTHORIZATION TO ENTER INTO CONTRACT WITH SEA CREST CONSTRUCTION  
CORP. FOR OCTAGON COMFORT STATION & SITE WORK**

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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 RIOC is hereby authorized to enter into contract with Sea Crest Construction Corp. for Octagon Comfort Station and Site work, 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 June 25, 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.



## Roosevelt Island Operating Corporation

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**TO: Susan G. Rosenthal and the Board of Directors**  
**FROM: Jonna Carmona-Graf, AVP of Capital Planning and Projects**  
**DATE: June 25, 2019**  
**RE: Octagon Comfort Station and Sitework**

### **Need:**

Octagon Sports Field, which is located on the northern part of the island, is an outdoor soccer field, used by the community on a daily basis and is one of the most popular fields on Roosevelt Island. The Comfort station at this field was constructed over 20 years ago and is in need of structural and programmatic upgrades. RIOC hired Abel Bainnson and Butz LLP (ABB) for the design of the new turf field, surrounding fixtures and facilities including comfort station, seating, security features, and lighting design.

Under their design contract ABB evaluated the existing field, comfort station and lighting levels and provided design services from an early design phase to a full bid set documents. The overall Octagon Sports Field project was divided into two phases. Phase-1 of the project for the replacement of the synthetic turf and drainage improvements is currently underway. Phase-1 of the project was approved by the board at the March 2019 Board meeting.

ABB made amendments to their bid set documents to clarify the Phase-2 construction scope. These Phase-2 bid set documents were used to publish a construction Request for Proposal for the project on May 10, 2019 with a Bid deadline of June 12, 2019 at 3 PM.

### **Pricing:**

RIOC received four proposals on June 12, 2019. As outlined in the RFP, proposals were rated using a 100 point evaluation criteria. Top two bidders who received high rating were invited to the interview stage of the evaluation process. These interviews were held between June 20 and June 24, 2019.

Sea Crest Construction Corp. received the highest evaluation score of the bidders interviewed. Through its proposal and interview, they demonstrated the best approach and understanding of the project, schedule assessment and work plan to meet RIOC's needs. Sea Crest Construction Corp received a cumulative score of 87.737, and their fee is \$5,172,085.00 for the proposed contract duration.

Sea Crest Construction Corp. has over 50 years of experience in the industry as a General Contractor working on wide variety of projects. Some of Seacrest's specific projects with similar project scope include Wyandanch transit Plaza which included seat walls and exterior façade detail similar to that of the Octagon Comfort Station design, Jones Beach Eat Mall Market project which was on a fast track schedule that included seat walls, exterior façade, and similar site work as the Octagon project. Recently, Seacrest successfully completed the Light House Park bridge renovation project on time.

### **Recommendation:**

Based on the above, I recommend, subject to the satisfaction of all contracting requirements, that the Board of Directors approve entering into a contract with Sea Crest Construction Corp. for the purpose of providing construction services for the Octagon Comfort Station & Sitework Project for a total amount of \$5,172,085 with a 15% contingency of \$775,812.75 bringing the total authorized not-to-exceed amount to \$5,947,897.75 for a contract term of 6 months from the date of commencement.