



Roosevelt Island Operating Corporation

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
Conway S. Ekpo
Jeffrey R. Escobar
David Kapell
David Kraut
Howard Polivy
Michael Shinozaki

Agenda Item V, 4. October 17, 2019

PROPOSED RESOLUTION

AUTHORIZATION TO AMEND CONTRACT WITH ELIT GREEN BUILDERS CORP. FOR CONSTRUCTION OF SEAWALL RAILING

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 Elit Green Builders Corp. for Construction of Seawall Railing upon such terms and conditions substantially similar to those outlined in the Memorandum from Jonna Carmona-Graf to Susan G. Rosenthal/ RIOC Board of Directors, dated October 2, 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 G. Rosenthal, President/CEO and the Board of Directors

FROM: Jonna Carmona-Graf, AVP Capital Planning and Projects

DATE: October 2, 2019

RE: 17-33639 Seawall Railing Replacement Project - Elit Green Builders Corporation
Authorization to increase to contract value

Background: A contract between RIOC and Elit Green Builders Corporation (Elit) for the Seawall Railing Replacement Project in the amount of \$8,742,000 was executed on December 8, 2017. This contract was approved by the Board on August 4, 2017 with a 5% contingency of \$437,100, bringing the total approved value for the project to \$9,179,100.00.

The project scope for this contract includes removal of existing railings, installation of new coated railings and selective replacement of concrete posts along the promenade.

Issue: During construction, spalling on the face of the concrete seawall was identified at multiple locations island wide. Work required to remedy these defects exceeded the work indicated in the contract drawings. The conditions, costs and quantity were reviewed by the Engineer of Record, RIOC staff and the LiRo Group (Owner's representative). A change order to complete this work was received from the contractor in the amount of \$64,342.40. Upon review of the photographic documentation and back up materials included in the contractor's request it was determined that the unit cost price of \$300.00/SF for spall repair work included in the contractor's bid price was appropriate for this work. The quantities listed in the change order are consistent with the locations and scope observed in the field. The contractor proceeded with the work to prevent delay in the project completion.

Recommendation: Based upon the demonstrated need for the scope to repair the spalled condition, and the fairness of the unit price cost for this work included in the competitive sealed bid procurement to hire this Contractor, we recommend approving a contract increase of \$65,0000 to cover the costs incurred in this change order to remedy defects along the face of the seawall island wide.