



**ANDREW M. CUOMO**  
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  
Jeffrey R. Escobar  
David Kapell  
David Kraut  
Howard Polivy  
Michael Shinozaki

Agenda Item V, 4. April 22, 2021

**PROPOSED RESOLUTION**

**AUTHORIZATION TO ENTER INTO CONTRACT WITH  
ICC COMMONWEALTH FOR CONSTRUCTION SERVICES IN CONNECTION WITH  
THE LIGHTHOUSE TOWER RENOVATION 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 RIOC is hereby authorized to enter into contract with ICC Commonwealth for construction services in connection with the Lighthouse Tower Renovation Project, upon such terms and conditions similar to the memorandum from Emma Kravitz to Shelton J. Haynes/Board of Directors dated April 2, 2021, attached hereto;
- Section 2. that the President/Chief Executive Officer or his designee is hereby authorized to take such actions and execute such instruments as he deems necessary to effectuate the foregoing; and
- Section 3. that this resolution shall take effect immediately.



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## MEMO

**TO:** Shelton Haynes, President/CEO and the Board of Directors

**FROM:** Emma Kravitz, Project Manager/ John O'Reilly – CFO

**DATE:** April 2<sup>nd</sup> 2021

**RE:** #21-37340 Lighthouse Tower Renovation Project – Award for Construction

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**Background:** The Lighthouse Tower, designed by architect James Renwick, has been a prominent historic feature of Roosevelt Island since its construction in 1872. The lighthouse was partially restored in the 1940s, complete with a low pitch 10 - sided lantern and was inducted to the National Register of Historic Places and designated a New York City Landmark in 1972 and 1976 respectively. A building conditions survey was completed in 2011 by Thomas A. Fenniman Architects, who specialize in historic restoration. In 2018, Thomas A. Fenniman Architects provided an updated building survey to provide recommendations for the long-term improvement of the building. In 2019, Thomas A. Fenniman Architects was hired to create construction documents to increase the useful life of the structure, eliminate potentially unsafe conditions and reduce operating and maintenance expenses. These construction documents were completed in September of 2020.

The proposed project calls for an exterior and interior restoration of the tower, including but not limited to; masonry restoration, concrete bracket and platform repair, railing restoration, replacement of spiral staircase, door and window restoration, electrical and site work. These repairs will remediate the many life safety issues addressed for long term use while additionally lowering the operation and maintenance costs associated with keeping up with the tower. Included in the scope of work is the restoration of subsurface conditions and installation of new concrete surfaces at the plaza. In addition, the site work portion of the Nellie Bly monument was included as part of this RFP in order to maximize the construction efficiencies provided by having one contractor performing and coordinating all the work around the Light House Tower. The restoration aspects and new lantern design have already been approved by the Office of Parks, Recreation and Historic Preservation and the Landmarks Preservation Commission. With the implementation of the required design measures, the Lighthouse Tower becomes a transformative symbol that all of NY would be able to identify as Roosevelt Island. Once completed the northern end of Lighthouse Park would provide safe outdoor space for island residents and visitors alike to enjoy or many years.

**Procurement:** Roosevelt Island Operating Corporation (RIOCI) posted a Request for Proposal (“RFP”) for construction services on February 8<sup>th</sup> 2021. Due to the COVID-19 pandemic, a mandatory virtual walkthrough was held on February 17<sup>th</sup> 2021. Bidders were allowed to visit the site at any time and schedule a time to view the interior of the tower with PSD. The Request for Information deadline was March 2<sup>nd</sup> 2021 and responses were posted on March 5<sup>th</sup> 2021. The sealed Bid Proposals were due on March 12<sup>th</sup> 2021 and a total of four (4) proposals were received.



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**Evaluation:** As outlined in the RFP, proposals were rated using a technical rating of the written proposal. Each proposal was rated on the following evaluation criteria:

- |   |           |
|---|-----------|
| 1. Experience & Qualifications                    | 25 points |
| 2. Ability to Perform Required Services           | 15 points |
| 3. Staffing Proposal and Team Experience Together | 10 points |
| 4. Financial Capability                           | 25 points |
| 5. Fee  | 25 points |
| Total: 100 points                                 |           |

<b>Ranking</b>	<b>Firm</b>	<b>Points</b>	<b>Cost</b>
1	ICC Commonwealth	91.0716	\$2,595,043.45
2	Nicholason & Galloway	83.5938	\$2,994,000.00
3	Padilla	81.9893	\$2,583,659.00
4	Floracon LLC	58.588	\$2,394,461.00

ICC Commonwealth received the highest evaluation score of bidders reviewed. Through the proposal, they demonstrated the best approach and understanding of the project, schedule assessment and work plan to meet RIOC’s needs. ICC Commonwealth received a cumulative score of 91.0716 and their fee is \$2,595,043.45 for the proposed contract duration.

Established in 1962, ICC Commonwealth has been offering services such as specialized engineering, construction, maintenance, repair, inspection and demolition for tall structures for the utility and other industries. Tall structures include reinforced concrete chimneys, steel stacks, concrete silos, wind and solar towers, storage domes, cooling towers and other related mechanical equipment. ICC’s Historic Division has grown to include lighthouses, stone towers, steeples, monuments, murals, arches, theaters, buildings and other special projects. ICC employs their own in-house team of licensed P.E.’s who hold licenses in 35 states, dedicated project managers, construction managers, dedicated safety personnel, dozens of field crews and about 50 office employees located throughout the country,

### **Recommendation:**

Based on the above, RIOC Capital Planning and Project recommends - subject to the satisfaction of all contracting requirements, that the Board of Directors authorize and approve entering into contract with ICC Commonwealth for providing construction services for the Renovation of the Lighthouse Tower for a total amount of \$2,595,043.45 with a 20% contingency of \$519,008.69 bringing the total authorized not to exceed amount to \$3,114,052.14. CPP recommends a 20% contingency for this project due to the possible unforeseen conditions of the tower in its historic status and its almost 150-year lifespan.