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Margaret Smith

Agenda Item V, 5. December 19, 2017

PROPOSED RESOLUTION

**AUTHORIZATION TO AMEND THE CONTRACT WITH MAJOR SYSTEMS MECHINCAL
CORP. FOR THE BOILER INSTALLATION AND HEATING SYSTEM IMPROVEMENTS
AT SPORTSPARK**

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 Major Systems Mechanical Corp. for the Boiler Installation and Heating System Improvements at Sportspark upon such terms and conditions substantially similar to those outlined in the Memorandum from Michael Russo to RIOC Board of Directors/Susan G. Rosenthal dated November 22, 2017, 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: RIOC Board of Directors/Susan G. Rosenthal

FROM: Michael Russo, Engineering Consultant – Hawkins, Jaeger, Webber

DATE: November 22, 2017

RE: 16-32221 Sportspark Boiler Installation & Heating – CO # 16-21

Background:

On June 23, 2016, the Board authorized RIOC to enter into contract with Major Systems Mechanical Corp. (“Major Systems”) to provide a new boiler heating supply plant to the Sportspark Facility at the cost of \$1,227,000.00. Since then a total of \$29,501.55 has been awarded to them for additional work. Some of this has been paid from the pre-authorized contingency. On October 12th, the Capital Projects and Planning Department, along with Major Systems Mechanical Corp, performed a walk through and identified several issues that will need to be remedied prior to the primary heating season in order for the new boiler to deliver heat to the existing distribution system. Items below are much needed repair to the aged distribution system.

The required scope is as follows:

- Replacement of new outdoor air and mixed air dampers on all heating and ventilating units and AC units in Sportspark, replacement of all linkages, safening connect to existing control system. Replacement of 12 dampers sections in total.
- Replacement of one new 7/8” steel 5 foot motor shaft: 2 new pillow block 1/78” bearings. Includes removal of old shaft, Squirrel Cage support and re-installation, start up and rebalance fan.
- Replacement of new stand-alone Johnson Controls Digital Control Digital control panel in fan room above pool area to control HVAC units and return fans. Provide new freeze stats on all units, control of dampers and valves. New return air and discharge air sensors.
- Replacement of new stand-alone Johnson controls digital control panel in fan room above the gym area. Provide control of all supply and return fans in fan room. Provide and install new discharge and return air sensors and freeze stats. Provide control of all dampers and valves.
- Replacement of new stand-alone Johnson controls digital control panel in fan room above the Mezzanine Yoga area fan room. Provide control of all supply and return fans in fan room. Provide and install new discharge and return air sensors and freeze stats. Provide control of all dampers and valves.
- Replacement of new stand-alone Johnson Controls digital control panel in radiation pump room area behind the new boiler room. Provide DDC control of existing building heating

pumps and existing radiation pumps. All pumps to be scheduled with new outdoor air sensor.

- Includes electrical control wiring
- Project Management
- Engineering, programming and start up
- As-built documentation
- Operator Training

See attached proposal and quotes.

Recommendation and approval:

At the Capital Projects and Planning Department's request, Major Systems submitted proposals for the necessary work in the amount of \$138,810.25 to provide replacements and all required material and labor including operator training throughout the Sportspark Facility. The Capital Projects and Planning Department reviewed the proposals and is satisfied with the prices quoted for labor materials and equipment, and shall be managed in conformance with their existing contract terms.

Major Systems has the expertise and skills to perform the tasks economically to buy 3-5 more years from an aged distribution system and has a performance record of excellent service to RIOOC. **I therefore recommend for the amendment of contract with Major Systems at an additional amount of \$138,810.25 for Board approval.**