



Roosevelt Island Operating Corporation

ANDREW M. CUOMO
Governor

SUSAN G. ROSENTHAL
President & CEO

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Agenda Item V, 6. October 17,

2019 PROPOSED RESOLUTION

AUTHORIZATION TO ENTER INTO CONTRACT WITH STANTEC CONSULTING SERVICES, INC. FOR DESIGN SERVICES IN CONNECTION WITH THE LIGHTHOUSE PARK 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 Stantec Consulting Services, Inc. Design Services in Connection with Lighthouse Park 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 October 7, 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, Assistant VP Capital Planning and Projects

DATE: October 7, 2019

RE: **19-36423-** Design Services for the Expansion and Partial Reconstruction of Lighthouse Park

Background: Lighthouse Park is a 3.5-acre passive park that provides panoramic views of New York City. The park offers barbeque grills, a picnic grove and rolling lawns with mature canopy trees. The park also includes the historic light house designed by James Renwick and erected in 1842.

Recent improvements to the park include upgrades to the seawall railings, reconstruction of the foot bridges and general repairs of damage caused by Superstorm Sandy. However, many areas of the park including the adjacent parking areas have deteriorated over time and need repair. We are committed to investing approximately \$11M in transformative capital improvements to the park and its’ parking area. As a result, RIOC sought for design services to repurpose the parking lot into useable park space that better serves the community, as well as, complete needed upgrades to the existing park amenities. When complete, the park will expand to nearly 7 acres of passive and active space.

Procurement: Roosevelt Island Operating Corporation (RIOC) posted a Request for Proposal (“RFP”) for Design Services for “The Partial Reconstruction and Expansion of Lighthouse Park” on July 3, 2019. The Sealed Bid Proposals were due August 1, 2019 and a total of twenty (20) proposals were received from Landscape Architecture and Engineering firms. We opted to issue an RFP to the public since the scope of services is mainly landscape architecture elements and the existing panel consultants specialize in architecture and engineering. We also felt a public RFP would increase participation and provide a competitive fee. The current A/E panel were informed of the solicitation only a few chose to participate.

Evaluation: As outlined in the RFP, proposals were rated using a two-step process, a technical rating of the written proposal and an interview for respondents earning a technical score greater than 75. Each proposal was rated on the following evaluation criteria:

1. Experience & Qualifications	20 points
2. Ability to Perform Required Services	30 points
3. Design Intent Technical Approach and Methodology	35 points
4. Financial Capability	5 points
5. Fee	10 points
Total	100 points

After the initial rating by the panel, over 80% of the proposals met the threshold of 75 points. Therefore, the threshold to advance to the interview phase of evaluation was increased to 85 points. As a result, an addendum was issued to all firms and six (6) firms with scores greater than 85 points were invited to the interview phase. Interviews were held throughout the month of September 2019.

The six firms that participated in the interview phase were again rated on the criteria included in the RFP. The total scores for this phase yielded the following ranking:

<u>Ranking</u>	<u>Firm</u>	<u>Points</u>	<u>Cost</u>
1	Stantec Consulting Services, Inc.	90.14233	\$1,052,240.00
2	Abel Bainnson Butz	89.847	\$1,021,185.00
3	Langan Engineering and Environmental Services	89.06667	\$ 1,139,200.00
4	Quennell Rothschild & Partners	88.932	\$1,124,455.00
5	W Architecture and Landscape Architecture, LLC	85.676	\$ 966,145.00
6	MKW and Associates, LLC	78.574	\$ 1,140,088.00

Stantec Consulting Services, Inc. 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. Stantec Consulting Services, Inc. received a cumulative score of 90.14233 and their fee is \$1,052,240.00 for the proposed contract duration.

Stantec Consulting Services, Inc. founded in Edmonton Alberta, expanded and became one of the top ten global design firms. Stantec's Midtown NYC office and subconsultant team is involved in a myriad of landscape design projects such as: The Parachute Way in Coney Island, Newton Barge and the Bushwick inlet project. The Stantec team has also assisted in the rebuilding of the Rockaways, in Queens county, New York after Hurricane Sandy with award winning comfort station prototype and design for Governor's Island Slide Hill in Governor's Island, New York.

Recommendation: Based on the above, RIOC Capital Planning and Projects recommend subject, to the satisfaction of all contracting requirements, that the Board of Directors authorize and approve entering into contract with Stantec Consulting Services, Inc. to provide Design Services for the Partial Reconstruction of Lighthouse Park for a total amount of \$1,052,240.00 with a 15% contingency of \$157,836.00 bringing the total authorized not-to-exceed amount to \$1,210,076.00.