



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, 2. November 12, 2019

PROPOSED RESOLUTION

AUTHORIZATION TO ENTER INTO CONTRACT WITH SEA CREST CONSTRUCTION CORP. FOR CONSTRUCTION SERVICES IN CONNECTION WITH THE FDR HOPE MEMORIAL 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 Sea Crest Construction Corp. for construction services in connection with the FDR Hope Memorial 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 November 8, 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: November 8, 2019

RE: 19-35465 FDR Hope Memorial Project –Request to enter into contract with Sea Crest Construction Corporation for construction services

Background: In 2010, when the Franklin & Eleanor Roosevelt Institute (FERI) sought approval from the Roosevelt Island Operating Corporation (RIOC) to build FDR Four Freedoms (FFP), the Roosevelt Island Disability Association (RIDA) protested the lack of representation of FDR as disabled in the park's design. In response, FERI pledged \$100,000 toward a sculpture project sponsored by RIDA that would portray FDR in his wheelchair at a site nearby. The Board of Directors approved the siting of the FDR Hope Memorial in Southpoint Park north of the Small Pox Hospital in May 2010.

Subsequent to the Board's approval of the siting, RIDA formed a committee to solicit a call for Artists to commission a monument. This competitive selection process resulted in RIDA's hiring of Meredith Bergmann. Following a period of extensive research, the two-person scene within the circular plaza was conceived and was presented to the community and other oversight groups such as NYC Public Design Commission, NYC Parks and NYC Community Board 8. Fabrication of the bronze statues commenced upon approval of these groups.

In April 2018, as RIDA did not have the funds to complete the project, RIDA requested the assistance of RIOC. Materials were submitted and approved by the Board authorizing RIOC to:

- a. Assume responsibility for the FDR Hope Memorial project execution estimated at a cost to RIOC of approximately \$300,000; based upon an estimation prepared by Accu-Cost Construction Consultants, Inc. (Accu-Cost)
- b. Enter into an agreement with NYC Parks and Recreation (NYC Parks) for reimbursement of up to \$150,000 in construction costs;
- c. Enter into an agreement with RIDA donating the statue to RIOC; and
- d. Procure Mt. Airy White granite and St. John's granite from North Carolina Granite as a sole source.

Since the Board approval on April 18, 2018, a contract with NYC Parks was executed and registered with the NYC Comptroller’s office on July 12, 2019; an agreement with RIDA was executed and the sole source procurement of the granite pavers was initiated. The actual cost incurred for the stone was \$175,088 vs. a budget of \$193,147 (which includes contingency), yielding a savings of \$18,059. We also moved forward with the development of contract documents for bidding purposes, including drawings and technical specifications. The artist’s team only prepared preliminary construction documents for the plaza. As such, RIOC engaged the services of an Architect of Record to complete the construction documents for bidding and issued a purchase order to the Lawrence Group, one of the Architecture/Engineering firms on our panel.

Final technical drawings and specifications were delivered to RIOC for review in June 2019. These contract documents were reviewed by the LiRo Group (RIOC’s Owner’s Representative) for completeness, constructability and estimating prior to issuing an RFP for construction services. The estimated value for work included in the RFP documents prepared by LiRo, is approximately \$620,000.

Procurement: A request for proposals was advertised in the New York State Contract Reporter and RIOC website on August 26, 2019. Bids were due on October 10, 2019 and two proposals were received.

Ranking	Firm	Cost
93.997	Sea Crest Construction Corporation	\$ 650,000
60.998	Benchmark Construction Group Inc.	\$ 1,174,000

Evaluation: As outlined in the RFP, proposals were rated using the following evaluation criteria:

- | | |
|--|-------------------------|
| 1. Experience & Qualifications | 25 points |
| 2. Specific Project Understanding & Approach | 35 points |
| 3. Staffing | 25 points |
| 4. Financial Capability | 5 points |
| 5. Fee | 10 points |
| | Total 100 points |

Contractor bid proposals were reviewed by Capital Planning & Projects and LiRo (Owner’s Representative). We assessed pricing included in the RFP bid proposals, the final cost estimate prepared by LiRo and the design estimate of approximately \$300,000 provided to RIOC by the artist’s team and Accu-Cost.

Upon RIOC and LiRo’s review of the bid pricing and the Accu-Cost estimate we found essential scope items were not included in the Accu-Cost estimate, including demolition, lighting, fill, erosion control and concrete aggregate (an approximate value of \$164,000). In addition, there was a variance in the quantity of pavers and general conditions costs were very low (an additional cost of approximately \$263,000). We met with both contractors to understand their assumptions included in the pricing and requested clarifications.

The proposals were then reviewed by Capital Planning & Projects and LiRo (Owner’s Representative) and found to be fair and reasonable and in accordance with RIOC’s procurement guidelines. Sea Crest’s proposal was most responsive to the criteria set forth in the RFP and was within industry range of the LiRo estimate of \$620,000.

Recommendation: Based on the above, RIOC Capital Planning and Projects recommends subject, to the satisfaction of all contracting requirements, that the Board of Directors authorize and approve entering into contract with Sea Crest Construction Corporation to provide Construction Services for the

FDR Hope Memorial Project for a total amount of \$650,000 with a 5% contingency of \$32,500 bringing the total authorized not-to-exceed amount to \$682,500. We expect construction work to be complete within four (4) months.

Hope Memorial Bid Reconciliation

		Sea Crest		
		Revised Bid II	Accu Cost Est.	Variance F/(U)
1	Temp Fencing	8,100	3,780	(4,320)
2	Demo	48,500	-	(48,500)
3	Fondation	57,500	62,939	5,439
4	Light Pole	28,440	-	(28,440)
5	Granular Fill	55,750	-	(55,750)
	Erosion Control	6,200	-	(6,200)
6	Aggregate	27,000	2,164	(24,836)
	Concrete edge Footer	6,875	1,409	(5,466)
	Pavers	198,000	105,313	(92,687)
	Retaining Wall	7,500	-	(7,500)
	Benches	6,000	7,722	1,722
	Genereal Conditions	200,135	30,628	(169,507)
	Cost Before Contingency & Stone	650,000	213,954	(436,046)
	5% Contingency	32,500	10,698	(21,802)
	Cost before Stone	682,500	224,652	(457,848)
	Stone	175,088	193,147	18,059
	Total Cost	857,588	417,799	(439,789)
	Parks Grant	(150,000)	(150,000)	-
	Net Cost	707,588	267,799	(439,789)