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Agenda Item V, 7. March 5, 2020

PROPOSED RESOLUTION

**AUTHORIZATION TO AMEND THE CONTRACT WITH ARCHITECTURE AND
ENGINEERING GROUP, PC FOR MOTORGATE GARAGE REPAIRS DESIGN**

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 Architecture and Engineering Group, PC for Motorgate Garage repairs design, upon such terms and conditions substantially similar to those outlined in the Memorandum from Jonna Carmona-Graf to RIOC Board of Directors/Susan G. Rosenthal dated February 20, 2020, 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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TO: Susan G. Rosenthal/CEO and the Board of Directors
FROM: Jonna Carmona-Graf, Assistant VP Capital Planning and Projects
DATE: February 20, 2020
RE: Task Order #14-30147 Motorgate Repairs Architecture & Engineering Group (AEG):
Additional Design Services

Background: Subsequent to Board approval in March 2015, RIOC and Architecture & Engineering Group (AEG) executed a contract for design services associated with Motorgate Garage repairs.

The construction project is currently underway, with work being performed by Structural Preservation Systems, LLC . The contractual scope of work valued at \$16,464,613, is limited to the interior areas of the parking structure and includes: conducting repairs to spalling concrete and delaminated concrete support beams; concrete deck and ceilings; replacement of connecting joints; removal and replacement of existing floor drains; restriping of parking spaces, installation of electrical charging stations; installation of waterproofing and new directional signs.

Need: During construction operations, AEG performed visual inspections of the ongoing contract work and the garage exterior and identified structural conditions in the façade and stair towers that had deteriorated further since inspections originally performed prior to bid.

The proposed scope of work to remediate the conditions includes repair of spalling and delaminated concrete façade units; epoxy crack injection of concrete façade units, replacement of connecting expansion joints on the façade and reconstruction of the stair tower.

The scope of work and conditions assessment provided by AEG were reviewed by the LiRo Group (LiRo), our Owner's Representative and RIOC staff and deemed to be a safety concern that should be promptly addressed. Detailed drawings and technical specifications for the façade improvements are needed and must be filed with NYC DOB by the architect of record.

AEG provided a detailed proposal for the additional services needed including but not limited to, visual inspections and documentation, preparation of drawings to reflect deficiency location, preparation of bid documents, obtain DOB approval and sign off and construction administrative services.

Justification: AEG as the architect of record, must prepare these documents and provide services during construction to facilitate timely completion of work. This constitutes a continuation of services.

The requested fee for the additional design services total \$116,345.00 and is separated into two tasks, design work associated with the façade and stair tower(\$50,020.00) and construction administration services (66,325.00). When combined with the previously authorized contract amount, the total fee is \$277,257.00 approximately 1.6% of the construction value for the work.

The proposal was reviewed by RIOC staff LiRo and was found to be appropriate and consistent with industry standards.

Recommendation: Based upon the above, we recommend the Board approve the additional services request for AEG in the amount \$116,345.00 and amend the maximum contract value for this task order to \$277,257.00.