



Roosevelt Island Operating Corporation

ANDREW M. CUOMO
Governor

SHELTON J. HAYNES
Acting 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. March 16, 2021

PROPOSED RESOLUTION

AUTHORIZATION TO ENTER INTO CONTRACT WITH VANGUARD CONSTRUCTION & DEVELOPMENT CO. INC. FOR SPORTSPARK RENOVATION 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 Vanguard Construction & Development Co. Inc. for Sportspark Renovation Project, upon such terms and conditions substantially similar to those outlined in the Memorandum from Michelle Edwards to Shelton J. Haynes/Board of Directors dated March 11, 2021, attached hereto;
- Section 2. that the Acting President/Chief Executive Officer or his 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: Shelton Haynes- Acting President/ CEO and the Board of Directors

FROM: Michelle Edwards, Project Coordinator

DATE: Tuesday, March 11, 2021

RE: 21-37333 Sportspark Renovation Project:
Award for Construction to Vanguard Construction & Development Co. Inc.

Background:

Sportspark is a state-provided recreation facility that serves Roosevelt Island and the community. The Sportspark Building consists of two floors and is approximately 56,000 gross square feet. After 40 years of use, the facility is in need of infrastructure and general renovations to accommodate current and future programming and operational needs.

The Sportspark Renovation project entails demolition and removal of existing mechanical, electric, and plumbing (“MEP”) infrastructure serving the East and West portion of the facility; and the installation of two new HVAC units and new ductwork in the Eastside pool area. In addition to this, installation air handling units will also be installed, as well as unit heaters, among other renovations on the east and west side locker rooms. Steel dunnage will be done for HVAC on the roof; and upgrades to the fire alarm, and a BMS system, will also be installed in the facility.

For Sportspark, architectural upgrades include reconfiguring locker rooms, upgrades to finishes, and new light fixtures on the East and West Side. Work on the Westside consists of a new administration office, new reception area, new weight room, a renovated multipurpose room for the second floor, and new gym flooring. Finally, upgrades will be made to the main Westside entrance with a new curtain wall and exterior cladding with “Sportspark” signage.

Procurement:

RIOC posted a Request for Proposal (“RFP”) to construct Sportspark Renovation-Multiphase Project on February 8, 2021. Due to the Covid-19 Pandemic, a Mandatory Virtual Walkthrough was held on February 16, 2021. Despite this, bidders were encouraged to schedule appointment-only, in-person walkthroughs of the facility throughout the bidding process.

Requests for Information were submitted February 19, 2021, and responses posted on February 24, 2021. An additional Request for Information session was allowed and submitted on February

26, 2021, and RFI responses posted on March 1, 2021. The Bid Proposals were due March 5, 2021, and a total of five (5) proposals were received. Two (2) bidders Melcon General Contractors, LLC and Padilla Construction Services, Inc. were disqualified due to failure to cure bid deficiencies in a timely fashion.

Evaluation: As outlined in the RFP, proposals were rated using the following evaluation criteria. The evaluation criteria outlined in the RFP are as follows:

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 point
Total	100 points

<u>Ranking</u>	<u>Firm</u>	<u>Cost</u>
1	Vanguard	\$ 9,931,152.00
2	Iannelli Construction Co., Inc	\$ 14,347,469.20
3	Michael Anthony Contracting Corp	\$ 10,043,591.86

Vanguard Construction & Development Co. 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. Vanguard Construction & Development Co. Inc received a cumulative score of 87.865 and their fee is \$9,931,152.00 for the proposed contract duration.

Vanguard Construction & Development Co., Inc. was founded in 1986 a general contractor, construction manager engaged in the construction and alteration of commercial buildings, healthcare facilities, high-end residential and retail space located in New York City metropolitan area. Vanguard has performed various projects including Suny Fashion Institute of Technology, S&P McGraw Hill, CUNY Baruch College and the recent Youth Center Renovation on Roosevelt Island.

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 Vanguard Construction & Development Co., Inc. for providing construction services for the Sportspark Renovation Multiphase Project for a total amount of \$ 9,931,152.00 with a 20% contingency of \$1,986,230.40, bringing the total authorized not-to-exceed amount to \$11,917,382.40.