PROPOSED RESOLUTION

AUTHORIZATION TO ENTER INTO CONTRACT WITH ICC COMMONWEALTH FOR CONSTRUCTION SERVICES IN CONNECTION WITH THE LIGHTHOUSE TOWER 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 ICC Commonwealth for construction services in connection with the Lighthouse Tower Renovation Project, upon such terms and conditions similar to the memorandum from Emma Kravitz to Shelton J. Haynes/Board of Directors dated April 2, 2021, attached hereto;

Section 2. that the President/Chief Executive Officer or his designee is hereby authorized to take such actions and execute such instruments as he deems necessary to effectuate the foregoing; and

Section 3. that this resolution shall take effect immediately.
MEMO

TO: Shelton Haynes, President/CEO and the Board of Directors  
FROM: Emma Kravitz, Project Manager/ John O’Reilly – CFO
DATE: April 2nd 2021
RE: #21-37340 Lighthouse Tower Renovation Project – Award for Construction

**Background:** The Lighthouse Tower, designed by architect James Renwick, has been a prominent historic feature of Roosevelt Island since its construction in 1872. The lighthouse was partially restored in the 1940s, complete with a low pitch 10-sided lantern and was inducted to the National Register of Historic Places and designated a New York City Landmark in 1972 and 1976 respectfully. A building conditions survey was completed in 2011 by Thomas A. Fenniman Architects, who specialize in historic restoration. In 2018, Thomas A. Fenniman Architects provided an updated building survey to provide recommendations for the long-term improvement of the building. In 2019, Thomas A. Fenniman Architects was hired to create construction documents to increase the useful life of the structure, eliminate potentially unsafe conditions and reduce operating and maintenance expenses. These construction documents were completed in September of 2020.

The proposed project calls for an exterior and interior restoration of the tower, including but not limited to; masonry restoration, concrete bracket and platform repair, railing restoration, replacement of spiral staircase, door and window restoration, electrical and site work. These repairs will remediate the many life safety issues addressed for long term use while additionally lowering the operation and maintenance costs associated with keeping up with the tower. Included in the scope of work is the restoration of subsurface conditions and installation of new concrete surfaces at the plaza. In addition, the site work portion of the Nellie Bly monument was included as part of this RFP in order to maximize the construction efficiencies provided by having one contractor performing and coordinating all the work around the Light House Tower. The restoration aspects and new lantern design have already been approved by the Office of Parks, Recreation and Historic Preservation and the Landmarks Preservation Commission. With the implementation of the required design measures, the Lighthouse Tower becomes a transformative symbol that all of NY would be able to identify as Roosevelt Island. Once completed the northern end of Lighthouse Park would provide safe outdoor space for island residents and visitors alike to enjoy or many years.

**Procurement:** Roosevelt Island Operating Corporation (RIOC) posted a Request for Proposal (“RFP”) for construction services on February 8th 2021. Due to the COVID-19 pandemic, a mandatory virtual walkthrough was held on February 17th 2021. Bidders were allowed to visit the site at any time and schedule a time to view the interior of the tower with PSD. The Request for Information deadline was March 2nd 2021 and responses were posted on March 5th 2021. The sealed Bid Proposals were due on March 12th 2021 and a total of four (4) proposals were received.
Evaluation: As outlined in the RFP, proposals were rated using a technical rating of the written proposal. Each proposal was rated on the following evaluation criteria:

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 points

Total: 100 points

<table>
<thead>
<tr>
<th>Ranking</th>
<th>Firm</th>
<th>Points</th>
<th>Cost</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>ICC Commonwealth</td>
<td>91.0716</td>
<td>$2,595,043.45</td>
</tr>
<tr>
<td>2</td>
<td>Nicholason &amp; Galloway</td>
<td>83.5938</td>
<td>$2,994,000.00</td>
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<tr>
<td>3</td>
<td>Padilla</td>
<td>81.9893</td>
<td>$2,583,659.00</td>
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<tr>
<td>4</td>
<td>Floracon LLC</td>
<td>58.588</td>
<td>$2,394,461.00</td>
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ICC Commonwealth received the highest evaluation score of bidders reviewed. Through the proposal, they demonstrated the best approach and understanding of the project, schedule assessment and work plan to meet RIOC’s needs. ICC Commonwealth received a cumulative score of 91.0716 and their fee is $2,595,043.45 for the proposed contract duration.

Established in 1962, ICC Commonwealth has been offering services such as specialized engineering, construction, maintenance, repair, inspection and demolition for tall structures for the utility and other industries. Tall structures include reinforced concrete chimneys, steel stacks, concrete silos, wind and solar towers, storage domes, cooling towers and other related mechanical equipment. ICC’s Historic Division has grown to include lighthouses, stone towers, steeples, monuments, murals, arches, theaters, buildings and other special projects. ICC employs their own in-house team of licensed P.E.’s who hold licenses in 35 states, dedicated project managers, construction managers, dedicated safety personnel, dozens of field crews and about 50 office employees located throughout the country.

Recommendation:

Based on the above, RIOC Capital Planning and Project recommends - subject to the satisfaction of all contracting requirements, that the Board of Directors authorize and approve entering into contract with ICC Commonwealth for providing construction services for the Renovation of the Lighthouse Tower for a total amount of $2,595,043.45 with a 20% contingency of $519,008.69 bringing the total authorized not to exceed amount to $3,114,052.14. CPP recommends a 20% contingency for this project due to the possible unforeseen conditions of the tower in its historic status and its almost 150-year lifespan.