



Roosevelt Island Operating Corporation

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Governor

B. J. JONES
President / CEO

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Melissa A. Wade

Agenda Item V. 10. June 23, 2026

PROPOSED RESOLUTION

AUTHORIZATION TO ENTER INTO CONTRACT FOR ELEANOR'S PIER REHABILITATION PROJECT WITH DOCKHAND SERVICES, LLC

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 for Eleanor's Pier Rehabilitation Project with Dockhand Services, LLC, upon such terms and conditions substantially similar to those outlined in the Memorandum from Mary C. Cunneen, Chief Operating Officer and Vice President, to RIOC Board of Director and B. J. Jones, President and Chief Executive Officer, dated June 18, 2026, attached hereto;
- Section 2. that the President and Chief Executive Officer or President's designee is hereby authorized to take such actions and execute such instruments as deemed necessary to effectuate the foregoing; and
- Section 3. that this resolution shall take effect immediately.



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MEMO

TO: RIOC Board of Directors, B.J. Jones, President and CEO

FROM: Mary C. Cunneen, Chief Operating Officer and Vice President

DATE: June 18, 2026

RE: Authorization to Enter into Contract with Dockhand Services, LLC for Eleanor’s Pier Rehabilitation Project

Background:

In April 2024, following a railing collapse, Eleanor’s Pier was closed for further evaluation of its structural condition. Although an initial proposal was obtained to replace the entire railing system, implementation was delayed pending a professional structural study conducted by an external engineering firm.

RIOC engaged Cameron Engineering–IMEG to conduct a comprehensive structural study, including underwater/dive visual inspection and materials core sampling. The study recommended repairs be made to the concrete piles, wood framing and railing system. The IMEG structural study results were discussed in detail at the February 2025 Real Estate Development Advisory Committee meeting.

Procurement Process:

On March 25, 2026, RIOC posted an RFP for the repair of the piles, wood framing and railing systems for Eleanor’s Pier. The RFP was posted as a comprehensive scope of work, incorporating all trades.

The scope of work involves installing perimeter fencing around the pier, followed by the controlled demolition of existing wood framing and associated hardware while preserving the trim elements. Existing railings will be removed, with the wood top rails salvaged for reuse. The project also includes performing underwater pile repairs in accordance with structural requirements. Once the pile repairs are complete, new railing systems will be installed, along with new wood framing and decking designed to better withstand the marine environment.

On May 6, 2026, RIOC received (3) three proposals, each of which was a qualified bidder: Dockhand Services, LLC, Reicon Group, LLC and Trevcon Construction.

The evaluation of the proposals considered labor rates, ability to perform the required services, relevant experience and qualifications, and overall commitment to service delivery, as assessed by RIOC’s evaluation panel. While not a part of the evaluation criteria, financial records were also evaluated to determine the financial capability of each of the proposers. All were reviewed by RIOC’s finance team and determined to be acceptable. After evaluating each proposal, the qualified firms were ranked as follows:

| Proposer | Score | Cost |
|------------------------|--------------|-------------|
| Dockhand Services, LLC | 87.000 | \$1,046,879 |
| Reicon Group, LLC | 73.667 | \$1,590,000 |
| Trevcon Construction | 77.000 | \$2,264,500 |

As part of the evaluation, in addition to reviewing Dockhand Services, LLC’s proposal in detail, RIOC conducted reference checks to verify their experience and ability to successfully perform the required scope of work. Their references confirmed the firm’s strong track record delivering similar projects, including work performed for government agencies with comparable oversight and technical requirements. These assessments demonstrated that Dockhand Services, LLC has the qualifications, capacity and demonstrated capability to complete the repair successfully. The overall project timeline, dependent on the required permitting process, is estimated to be approximately one year.

Recommendation:

Based on the above, it is recommended the Board of Directors authorize RIOC to enter into a contract with Dockhand Services, LLC for the contract amount of \$1,046,879 for the repair of Eleanor’s Pier, with a contingency of 25% of the contract amount, bringing the contract amount in the aggregate to \$1,308,598.75.