



Roosevelt Island Operating Corporation

KATHY HOCHUL
Governor

B. J. JONES
President / CEO

BOARD OF DIRECTORS

RuthAnne Visnauskas, Chair, Commissioner of NYSHCR
Blake G. Washington, Director of BUDGET
Marc Jonas Block
Fay Christian
Conway Ekpo
Dr. Michal L. Melamed
Howard Polivy
Prof. Lydia W. Tang
Melissa A. Wade

Agenda Item V. 7. September 10, 2026

PROPOSED RESOLUTION

AUTHORIZATION TO ENTER INTO CONTRACTS FOR ON-CALL CONSTRUCTION MANAGEMENT SERVICES

RESOLVED by the Board of Directors of the Roosevelt Island Operating Corporation of the State of New York, as follows:

- Section 1. that RIOC is hereby authorized to negotiate and enter into contracts for On-Call Construction Management Services, upon such terms and conditions substantially similar to those outlined in the Memorandum from Mary C. Cunneen, Chief Operating Officer & Vice President to the Board of Directors and B. J. Jones, President and Chief Executive Officer, dated August 21, 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.



Roosevelt Island Operating Corporation

KATHY HOCHUL
Governor

B. J. JONES
President /CEO

BOARD OF DIRECTORS

RuthAnne Visnauskas, Chair, Commissioner of NYSHCR
Blake G. Washington, Director of BUDGET
Marc Jonas Block
Fay Christian
Conway Ekpo
Dr. Michal L. Melamed
Howard Polivy
Prof. Lydia W. Tang
Melissa A. Wade

MEMORANDUM

To: RIOC Board of Directors/B.J. Jones, President and Chief Executive Officer
From: Mary C. Cunneen, Chief Operating Officer & Vice President
Re: Authorization to Enter into Contracts for On-Call Construction Management Services
Date: August 21, 2026

Background

RIOC's capital program has grown significantly in scope and complexity, including infrastructure, waterfront, and facility projects that require dedicated construction management ("CM") oversight. Project oversight includes scheduling, budget control, contractor coordination, and safety compliance on the job site. Our capital project team does not possess the in-house capacity to manage the full CM workload across multiple concurrent projects, particularly during peak periods or when specialized expertise is required for certain projects. To meet RIOC's ongoing and future CM needs, it is recommended that a panel of qualified on-call CM firms be established.

This arrangement would:

1. Provide RIOC with immediate access to experienced construction management support without the delay of a project-by-project procurement process;
2. Foster competition among firms, helping to ensure cost-effective pricing;
3. Ensure the availability of a diverse pool of firms with a range of expertise needed to timely and effectively support RIOC's capital project team as needs arise.

Utilization of CM services is standard practice for New York City and State agencies to oversee infrastructure, building, and renovation projects and deliver their respective capital programs.

Procurement Process

On June 11, 2026, RIOC issued a request for proposals ("RFP") seeking a panel of qualified, construction management firms ("CM Firms") for participation as members on RIOC's on-call construction management panel ("the CM Panel"). In response to the RFP, RIOC received bids from twenty-six (26) firms, all of which were deemed eligible. RIOC's evaluation committee evaluated, rated and ranked the bid proposals based on the following selection criteria: (i) qualifications, labor rates, experience and commitment to providing CM services; demonstrated relevant experience with public entities; overall quality and clarity of the submitted proposal. A consensus was reached by the evaluation committee that a panel be recommended consisting of the top eleven (11) CM firms that were rated and ranked above a 89-point technical threshold in

the RFP process.

The eleven (11) firms, that recommended to RIOC's Board of Directors for approval of the creation of a CM panel are as follows (in alphabetical order):

1. Armand Corporation
2. EnTech Engineering
3. Hardesty & Hanover Construction Services, LLC
4. JED Engineering & Land Surveying, P.C.
5. Johnson, Mirmiran & Thompson, Inc. (d/b/a JMT of NY)
6. JPCL Engineering
7. Liro Program and Construction Management, PE P.C. (d/b/a Liro-Hill)
8. Lozier, Inc.
9. M&J Engineering, D.P.C.
10. STV
11. ZOFS Engineering & Land Surveying, P.C.

Recommendation

Given the considerable and diverse experience and resources of the recommended CM firms, the establishment of the CM panel would provide effective construction management services for RIOC to effectively deliver its capital program. The proposed contract term is for three (3) years, with the option to renew for an additional three (3) years, at RIOC's sole discretion. Based on the above, it is recommended that the Board of Directors authorize RIOC to enter into contracts with the new CM panel comprised of the eleven prequalified firms listed above.