

Date: August 8, 2014

A. GENERAL INFORMATION (To Be Completed By Program Unit)

PROGRAM UNIT: Sandy Recovery
 PROJECT ADMIN.: Zunilda LLano
 A/E CONTRACT NUMBER: AE1203168
 NAME OF A/E FIRM: James McCullar Architecture, P.C.
 CONTRACT START DATE: 4/12/12 thru 4/1/17

B. PROJECT INFORMATION (To Be Completed By Program Unit)

NAME: Coney Island I Site 4 & 5
 SPECIFIC CONTRACT NUMBER: 8302
 LOCATION (ADDRESS & BOROUGH): 2947 WEST 28TH STREET BROOKLYN, NY 11224

Scope of Work:

Provide Professional Design Services related to the Basis of Design and 25% Preliminary Design Services at Coney Island I Sites 4 & 5, Brooklyn, NY (HSCIP Category 3).

Schedule: Start: 08/22/14 Completion: 12/19/14 Duration: 120 days

C. FUNDING INFORMATION (To Be Completed By Procurement)

TASK ORDER #: #19 (Assignment #19) RELEASE #: 19
 CONTRACT LIMIT (NOT TO EXCEED): \$3,988,860.89 TOTAL OF PREVIOUS ASSIGNMENTS/TASK ORDERS: \$3,477,906.72
 BALANCE FOR FUTURE TASK ORDERS: \$510,954.17 AMOUNT REQUESTED FOR CURRENT TASK ORDER: \$510,954.17
 OPEN BALANCE FOR CONTRACT: \$0.00

D. (To Be Completed By Planning & Budgeting)

P	8302	P		P	
O	See Attached	O		O	
E	A & E	E		E	
T	1	T		T	
A	CF9990	A		A	

If Additional POETAs, attach supporting documentation (e.g.; POETA, etc.) # of Pages Attached _____

E. TASK ORDER INFORMATION (To Be Completed By Program Unit)

A/E FEE: \$510,954.17 CONSTRUCTION ESTIMATE: \$18,597,013 DESIGN FEE % CONSTRUCTION COST: 2.7%

Tyson Hackenberg, Prog. Mgr. [Signature]
 Program Director, Program Unit (Print & Sign)

9/28/14
 Date

Scott Groom, AIA, Director [Signature]
 Director, Office of Design (Print & Sign)

08/28/14
 Date

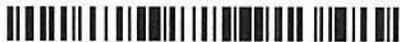
Mike Rosen, VP [Signature]
 Director, Capital Projects, Administration Unit (Print & Sign)

8/10/14
 Date

Raymond Ribeiro, PE, E.V.P. [Signature]
 ADGM for Capital Projects Division (Print & Sign)

9/2/14
 Date

DISTRIBUTION (By Procurement): ● Original to Procurement ● Copies to Program Unit, Planning and Budgeting, Payments





NEW YORK CITY HOUSING AUTHORITY
90 CHURCH STREET • NEW YORK, NY 10007
TEL: (212) 306-3000 • <http://nyc.gov/nycha>

SHOLA OLATOYE
CHAIR & CHIEF EXECUTIVE OFFICER

August 18, 2014

A/E TASK ORDER ASSIGNMENT #19

James McCullar Architecture, P.C.
44 West 28th Street, 5th Fl.
New York, NY 10001
Attn: James McCullar, FAIA, Principal

RE: Provide Professional Design Services related to the Basis of Design and 25% Preliminary Design Services at Coney Island I Sites 4 & 5, Brooklyn, NY (HSCIP Category 3), per NYCHA's Request Dated July 8, 2014, Under Requirements Contract No. AE1203168, (the "Contract"), Oracle Project No. 8302, for a Total Not to Exceed Amount of Five Hundred Ten Thousand, Nine Hundred Fifty Four Dollars and Seventeen Cents (\$510,954.17).

Dear Mr. McCullar:

Please proceed with the Scope of Services per the terms and conditions of the above referenced Contract and per the New York City Housing Authority's request and your proposal dated August 5, 2014. In the event of any conflict in language, the following shall be the order of precedence:

- 1) The Parent Contract,
- 2) NYCHA's Request for Proposal (Exhibit #1 attached hereto),
- 3) Your Firms Proposal including Fee Proposal (Exhibit #2 attached hereto).

When billing, submit one (1) itemized invoice (original plus three copies) upon each phase approval, indicate the Project/Development(s) Oracle No., phase, and description of the services completed. Address and transmit your invoices to the attention of Mr. J.J. Suarez, Disaster Recovery, New York City Housing Authority, 250 Broadway, 11th Floor, New York, NY 10007.

EXHIBIT B: Bid Forms
Proposal for Additional A/E Services - Re: [Purpose of Proposal]
ATTACHMENT #3a - Fee Schedule -Lump Sum Fee by Phase

Payment shall be made in accordance with the terms **Exhibit B - Compensation** of the Base Contract. Payment for satisfactory completion of services under the payment schedule shall be a negotiated Not-to-Exceed Lump Sum design fee as set forth in the finalized Task Order based on the hourly rates, multiplier, and personnel delineated in **Exhibit C - Attachment #3** (Schedule of Hourly Rates). The Fee will be paid in incremental installments during each phase of the work. Retainage will be payable at the completion and/ or termination of the task order.

Item	Phase	% of Total Fee	\$ Amount
Basic Design Services			
	Phase I - Design Development, Evaluate Existing, Conditions Report; Basis of Design Report	42.42%	\$197,358.62
	Phase II - Preliminary Design 25% Design Documents	57.58%	\$267,913.72
Total Design Services	Lump Sum Fee	100%	\$465,272.36
Allowances		Fixed	\$34,050.00
Reimbursables	Permitted Reimbursables (2.5% of LS fee)	2.50%	\$11,631.81
Total	Allowances + Remimbursables		\$45,681.81
GRAND TOTAL	[NOT TO EXCEED AMOUNT]		\$510,954.17

Approved:



James McCullar, FAIA, Principal
James McCullar Architecture, P.C.

8-19-14

Date

Approved:



Tyson Hackenberg, Program Mgr., Disaster Recovery

8-19-14

Date

Approved:

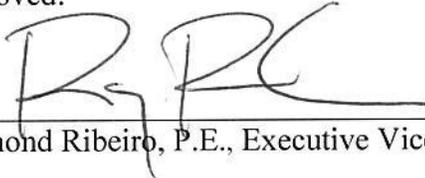


Michael Rosen, Vice President, Disaster Recovery

8/19/14

Date

Approved:



Raymond Ribeiro, P.E., Executive Vice President

8/19/14

Date

cc: Ribeiro, Rosen, Groom, Hadzibabic, Hackenberg, Suarez, Brezler, Cooper, Keyes Dixon, Gopinathan, Buckmon, Berger, Morgan, Oliver

attachments: 2

**JAMES MCCULLAR
ARCHITECTURE, PC**
44 WEST 28th STREET, 5th FLOOR
NEW YORK, NEW YORK 10001
TEL 212 206 0622

April 3, 2014 Rev. August 5, 2014

Mr. Michael Rosen
Vice-President for Capital Projects
New York City Housing Authority
250 Broadway
New York, NY 10007

Re: Proposal for Design Services
Coney Island I Sites 4 & 5, Brooklyn, NY
Hurricane Sandy Capital Improvement Program – Category 3
Basis of Design Report & Preliminary Design

Dear Mr. Rosen:

We are pleased for the opportunity to submit for the above referenced RFP for Coney Island I Sites 4 & 5.

Both we and our sub-consultants are familiar with the RFP scope of work through preparation of the Due Diligence Reports for Coney Island I Sites 4 & 5 and four other Coney Island sites; and through work at Coney Island Site 1B for which design documents are nearing completion. We look forward to the opportunity to take Sites 4 & 5 to the next phase of post-Sandy restoration.

As an introduction, the focus of our practice is urban housing and community design. We have an understanding of NYCHA developments through our earlier housing and modernization designs that have given new life to public housing. Sites 4 & 5 has the potential to become a new model of NYCHA resilient and sustainable design. We propose to build on the knowledge gained in HSCIP 1, develop the recommendations in the Due Diligence Report with new program elements, and achieve creative cost effective energy conservation and design modernization.

To achieve these goals, we have assembled a sub-consultant team experienced in post-Sandy restoration for NYCHA and other clients. With a focus on sustainability and energy conservation, we have included Steven Winter Associates as advisors on those critical issues.

- | | |
|--|---|
| • James McCullar Architecture, PC (JMA), | <i>Prime Consultant</i> |
| • Goshow Architects | <i>Associate Architect</i> |
| • Shenoy Engineering | <i>MEP Engineering / Energy Auditing Services</i> |
| • Robert Silman Associates | <i>Structural Engineering</i> |
| • Semmens Associates | <i>Landscape / Civil Engineering</i> |
| • VJ Associates | <i>Cost Estimating</i> |
| • Langan Engineering, | <i>Site Survey & Geotechnical Report, Hazmat survey</i> |
| • Harvey Marshall Berling | <i>Acoustic Consultant - Stand-by Generators</i> |
| • Steven Winter Associates | <i>Sustainability & Energy Consultant</i> |
| • James Macdonald Consulting | <i>Zoning & Code Consultant</i> |

Our understanding of the scope of the project is outlined in our Technical Proposal. In addition, we understand that the following issues are to be addressed.

1. Restore the building and grounds to pre-Sandy conditions
2. No apartment layouts are to be affected or modified. This will modify the design shown on the 2013 due Diligence Option 2 drawings. A preliminary analysis indicates that the proposed boiler plant addition can be revised to a free-standing building separated from the apartment building. The generator may be located on the second floor of this building, or possibly on the main building roof.
3. Generator will be natural gas-fired only, and will supply the entire building electrical load.

4. NYCHA will supply standard specification for generator and boilers, and intends to pre-purchase these items.
5. Design Flood Elevation (DFE) will be re-evaluated based on latest FEMA maps dated December 2013 and further elevated for potential Sea Level Rise per official estimates.
6. Scope will include survey and analysis of hazardous materials impacted by the scope of work.
7. Scope will include energy audit and recommendations for energy savings.
8. Scope will include investigation of existing DOB and ECB violations.

Our proposed fee for this work is as follows.

Basic Design Services

James McCullar Architecture	\$ 196,393.75
Shenoy Engineering (MEP engineering)	\$ 119,319.90
Robert Silman Associates (structural)	\$ 30,008.49
Langan Engineering (geotech)	\$ 23,012.00
Langan Engineering (site survey)	\$ 26,004.20
Langan Engineering (hazmat)	\$ 24,906.27
VJ Associates (cost estimator)	\$ 25,867.00
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Total Lump Sum Fee	\$ 465,272.36

Allowances – Not to Exceed

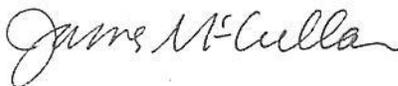
Geotechnical Site Investigation (Borings)	\$ 16,600.00
Environmental Analysis and Testing	\$ 10,000.00
Hazardous Materials Testing.	\$ 7,450.00
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Total Allowances	\$ 34,050.00

Reimbursables	\$ 11,631.81
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Grand Total, Not to Exceed \$ 510,954.17

We look forward to the opportunity to work with you and NYCHA on this project. If additional information is needed, please contact us at any time.

Sincerely,



James McCullar, FAIA
Principal
jmccullar@jamesmccullar.com

EXHIBIT B: Bid Forms
Proposal for A/E Services - Re: Superstorm Sandy Recovery
ATTACHMENT #3a - Fee Schedule -Lump Sum Fee by Phase

Payment shall be made in accordance with the terms **Exhibit B - Compensation** of the Base Contract. Payment for satisfactory completion of services under the payment schedule shall be a negotiated Not-to-Exceed Lump Sum design fee as set forth in the finalized Task Order based on the hourly rates, multiplier, and personnel delineated in **Exhibit C - Attachment #3** (Schedule of Hourly Rates). The Fee will be paid in incremental installments during each phase of the work. Retainage will be payable at the completion and/ or termination of the task order.

Item	Phase	% of Total Fee	\$ Amount
Basic Design Services			\$465,272.36
	Phase I - Design Development, Evaluate Existing Conditions Report; Basis of Design Report	42.42%	\$197,358.62
	Phase IX - Preliminary Design 25% Documents	57.58%	\$267,913.72
	Phase II - Preliminary Design 50% Documents	0%	0
	Phase III - Construction/Bid Documents	0%	0
	Phase IV - Bid & Award Phase	0%	0
	Phase V - Services During Construction	0%	0
	Phase VI - Closeout Activities	0%	0
Total Design Services	Lump Sum Fee	100%	\$465,272.36
Allowances			\$34,050.00
Reimbursables	Permitted Reimbursables		\$11,631.81
	GRAND TOTAL [NOT TO EXCEED AMOUNT]		\$ 510,954.17

Signed:

James McCullar Architecture

 A/E Consultant
 Name

James McCullar FAIA

 Principal Name

James McCullar

Principal Signature

July 31, 2014

 Date



NEW YORK CITY HOUSING AUTHORITY - CAPITAL PROJECTS DIVISION
DESIGN SERVICES

Related to Project #7943 - Hurricane Sandy Capital Improvement Program @ Coney Island 1 Sites 4 & 5, Brooklyn
FEE SCHEDULE - NOT TO EXCEED FEE BREAKDOWN BY PHASE
[BY DESIGN PHASE/SPECIALTY/TITLE/HOURLY RATES/NUMBER OF HOURS]

Item #	Design Specialty/ Title	(9) Hourly Rate If from Bank	(8) Actual Multiplier	(10) Total Hourly Amount By	Number of Hours	Fee Schedule - Phase 1 - Bank of Design Report	Fee Schedule - 202, Design Documents	Fee Schedule - 502, Design Documents	Fee Schedule - Bid Compliance / Bid Documents	Fee Schedule - Bid and Award Phase	Fee Schedule - Construction and Closeout Phase	Total Amount: Portion of Lump Sum Fee By Title
1	ARCHITECTURAL DESIGN											
1.1	Principal (Partner or Officer) - JMA	175.00	N/A	175.00	125.00	8,312.50	13,562.50	0.00	0.00	0.00	0.00	21,875.00
1.2	Senior Architect (Chief Architect) - JMA	57.00	2.50	142.50	230.00	12,454.50	20,320.50	0.00	0.00	0.00	0.00	32,775.00
1.3	Project Manager (Job Captain) - JMA	50.00	2.50	125.00	585.00	27,787.50	45,337.50	0.00	0.00	0.00	0.00	73,125.00
1.4	Senior Architectural Designer - JMA	38.00	2.50	95.00	305.00	11,010.50	17,964.50	0.00	0.00	0.00	0.00	28,975.00
1.5	Junior Architectural Designer - JMA	28.00	2.50	70.00	455.00	12,103.00	19,747.00	0.00	0.00	0.00	0.00	31,850.00
1.6	Office Assistant - JMA	21.50	2.50	53.75	145.00	2,961.63	4,832.12	0.00	0.00	0.00	0.00	7,793.75
	TOTAL HOURS/ FEES, ARCHITECTURAL DESIGN				1,845.00	74,629.63	121,764.12	0.00	0.00	0.00	0.00	196,393.75
2	MEP ENGINEERING DESIGN											
2.1	Principal (Partner or Officer)	175.00	N/A	175.00	14.00	931.00	1,519.00	0.00	0.00	0.00	0.00	2,450.00
2.2	Senior Engineer (Chief Engineer)	49.03	2.41	118.17	80.00	3,592.37	5,861.23	0.00	0.00	0.00	0.00	9,453.60
2.3	Project Manager (MEP)	43.20	2.41	104.11	150.00	5,934.27	9,682.23	0.00	0.00	0.00	0.00	15,616.50
2.4	Senior Designer Engineer	43.20	2.41	104.11	300.00	11,868.54	19,364.46	0.00	0.00	0.00	0.00	31,233.00
2.5	Engineer Designer	37.36	2.41	90.04	420.00	14,370.38	23,446.42	0.00	0.00	0.00	0.00	37,816.80
2.10	CADD Operator (Draftsperson)	26.97	2.41	65.00	350.00	8,645.00	14,105.00	0.00	0.00	0.00	0.00	22,750.00
2.11	Office Assistant											
	TOTAL HOURS/ FEES, MEP ENGINEERING DESIGN				1,314.00	45,341.56	73,978.34	0.00	0.00	0.00	0.00	119,319.90
3	STRUCTURAL ENGINEERING DESIGN											
3.1	Principal (Partner or Officer)	275.00	N/A	275.00	15.00	1,567.50	2,557.50	0.00	0.00	0.00	0.00	4,125.00
3.2	Senior Engineer (Chief Engineer)	56.15	2.53	142.06	50.00	2,699.14	4,403.86	0.00	0.00	0.00	0.00	7,103.00
3.3	Project Manager (Squad Leader)	36.28	2.53	91.79	70.00	2,441.61	3,983.69	0.00	0.00	0.00	0.00	6,425.30
3.4	Senior Designer Engineer	28.48	2.53	72.05	110.00	3,011.69	4,913.81	0.00	0.00	0.00	0.00	7,925.50
3.5	CADD Operator (Draftsperson)	24.66	2.53	62.39	71.00	1,683.28	2,746.41	0.00	0.00	0.00	0.00	4,429.69
	TOTAL HOURS/ FEES, STRUCTURAL ENGINEERING DESIGN				316.00	11,403.23	18,605.26	0.00	0.00	0.00	0.00	30,008.49