

Date: Feb. 25, 2015

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

PROGRAM UNIT: Disaster Recovery
 PROJECT ADMIN.: Zuny Llano
 A/E CONTRACT NUMBER: AE1203168
 NAME OF A/E FIRM: James McCullar Architecture, P.C.
 CONTRACT START DATE: 4/2/2012 thru 4/2/2017

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

NAME: Coney Island Site 4&5
 SPECIFIC CONTRACT NUMBER: 8302
 LOCATION (ADDRESS & BOROUGH): 2947 West 28th Street Brooklyn, NY 11224

Scope of Work:

To provide professional design services for the continuation of the scope of work originally assigned in Task Order (#19) which includes 50% through 100% design documents, additional scope outlined in the consultant's revised proposal dated 02/18/2015, construction administration services and closeout. This work is being performed at Coney Island Sites 4&5 located in Brooklyn, NY under the Sandy Recovery Program.

Schedule: Start: 02/19/2015 Completion: 04/02/2017 Duration: 520 CCD

C. FUNDING INFORMATION (To Be Completed By Procurement)

TASK ORDER #: #22 (Assignment #22) RELEASE #: #22
 CONTRACT LIMIT (NOT TO EXCEED): \$6,488,860.89 TOTAL OF PREVIOUS ASSIGNMENTS/TASK ORDERS: \$4,125,999.88
 BALANCE FOR FUTURE TASK ORDERS: \$2,362,861.01 AMOUNT REQUESTED FOR CURRENT TASK ORDER: \$1,230,999.63
 OPEN BALANCE FOR CONTRACT: \$1,131,861.38

D. (To Be Completed By Planning & Budgeting)

P		P		P	
O		O		O	
E		E		E	
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A		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: 1,230,999.63 CONSTRUCTION ESTIMATE: 18,597,013 DESIGN FEE % CONSTRUCTION COST: 6.65%

Michael Cooper, Project Mgr [Signature] Date 2/27/15
 Program Director, Program Unit (Print & Sign)

N/A
 Director, Office of Design (Print & Sign) Date _____

Michael Rosen, VP [Signature] Date 3/9/15
 Director, Capital Projects, Administration Unit (Print & Sign)

Raymond Ribeiro, PE, E.V.P. [Signature] Date 3/9/15
 ADGM for Capital Projects Division (Print & Sign)

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

February 25, 2015

A/E TASK ORDER ASSIGNMENT #22

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

RE: To provide professional design services for the continuation of the scope of work originally assigned in Task Order (#19) which includes 50% through 100% design documents, additional scope outlined in the consultant's revised proposal dated February 18, 2015, construction administration services and closeout. This work is being performed at Coney Island Sites 4&5 located in Brooklyn, NY under the Sandy Recovery Program, as per NYCHA's request dated January 22, 2015, Requirements Contract No. AE1203168, (the "Contract"), Oracle Project No.8302, for a Total Not to Exceed Amount of One Million Two Hundred and Thirty Thousand Nine Hundred and Ninety Nine Dollars and Sixty Three cents (\$1,230,999.63).

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 revised proposal dated February 18, 2015. 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) 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.

Fee Schedule – Lump Sum Fee by Phase

Item	Phase	Previous Task Order #19	Current Task Order
Basic Design Services			
	Phase I - Design Development, Evaluate Existing Conditions Report; Basis of Design Report	\$197,358.62	0.00
	Phase II - Preliminary Design 25% Documents	\$267,913.72	0.00
	Phase III - Preliminary Design, 50% Documents		\$173,256.49
	Phase IV - Construction/Bid Documents		\$593,728.66
	Phase V - Bid and Award		\$ 49,403.26
	Phase VI - Services During Construction		\$296,904.20
	Phase VII - Closeout		\$ 74,226.05
Total Design Services	Lump Sum Fee	\$465,272.36	\$1,187,518.66
Allowances		\$34,050.00	\$13,793.00
Reimbursables	Permitted Reimbursables (2.5% of LS fee)	\$11,631.81	\$29,687.97
Total	Allowances + Remimbursables	\$45,681.81	\$43,480.97
GRAND TOTAL	[NOT TO EXCEED AMOUNT]	\$510,954.17	\$1,230,999.63

Task Order Assignment #22 for James McCuller Architecture, Contract No. AE1203168, in the amount of \$1,230,999.63, to provide professional design services for the continuation of the scope of work originally assigned in Task Order (#19) which includes 50% through 100% design documents, additional scope outlined in the proposal dated 02/18/2015, construction administration services and closeout. This work is being performed at the Coney Island Sites 4&5 located in Brooklyn, NY under the Sandy Recovery Program

Approved:



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

2-26-15

Date

Approved:



Michael Cooper, Project Manager, Disaster Recovery

2/27/15

Date

Approved:

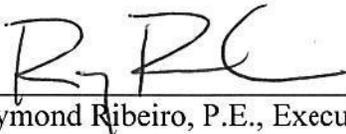


Michael Rosen, Vice President for Disaster Recovery

3/4/15

Date

Approved:



Raymond Ribeiro, P.E., Executive Vice President

3/9/15

Date

cc: Ribeiro, Rosen, Groom, Hadzibabic, Hackenberg, Suarez, Brezler, Adames, 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

October 31, 2014 rev. 2-18-15

Mr. Basem Dow
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
Phases III Construction / Bid Documents through VI Closeout Activities

Dear Mr. Dow:

We are pleased for the opportunity to complete design services for Island I Sites 4 & 5, which will include the following phases:

Phase III	Construction Bid Documents
Phase IV	Bid and Award Phase
Phase V	Services During Construction
Phase VI	Closeout Services

The proposal is based on our understanding of the scope of work and findings since we began work on the Phase I Basis of Design Report and preparation for the Phase II Preliminary Design. Key areas include:

- An extended boiler room design study to avoid blocking Second Floor apartment windows
- Restoration of the Community Center as a future safe area, with stand alone MEP services and independent stand-by generator. Integration of new MEP services within existing layouts.
- The residential building configuration with two electric rooms requires separate stand-by generator and ATS room locations.
- Existing drawings to not show accurate as-built conditions. The new site survey shows the First Floors built at elevation 8.35-ft, 5 inches lower than shown on the existing drawings. Passageway soffits were dropped below the masonry openings to accommodate mechanical lines. First and Second floor survey elevations have been requested to confirm floor heights for the final design.
- The DFE of 12.0-ft is 3.67-ft above the First Floor, which requires raising window sills and replacing windows.
- The actual First Floor elevation reduces headroom above the DFE to less than 9-ft required for electrical equipment. As a result, new electric rooms will be added to the exterior of the buildings. The boiler and electric room additions will require the relocation of utilities and a larger site / civil re-design for the north portion of the development. Site utility surveys have been requested to identify location of existing services.
- Provision of stair access, ventilation, and flood proofing of Cellar spaces, which are only accessible from small floor hatches and are currently inaccessible due back-up effluents. Crawl spaces with sand floors are not readily accessible. Geotechnical and structural design to resist uplift of slabs on grade at Cellars and First Floors and floodwater intrusion have been identified as critical design components.
- Removal/Replacement of Site Lighting with new up-to-date efficient lighting which will be protected against damage by a future flood incident.
- The work will include design and documentation of the full scope of NYCHA standard security systems, including CCTV, Local Area Network, Intercom, and communication networking.

- The work will include upgrade of the existing Stairwell lighting, per NYCHA standards and all applicable regulations, including the latest NYC Energy Conservation Code.

We have identified a continuation of A/E services by team members for completion of the project in a timely manner.

The proposed fees to complete the remaining phases as outlined below.

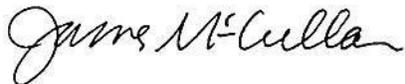
Basic Design Services	Phases	Fee
James McCullar Architecture, PC, <i>Prime</i>	III - VI	\$507,373.75
Shenoy Engineering - <i>MEP Engineering</i>	III - VI	\$453,564.00
Robert Silman Associates - <i>Structural</i>	III - VI	\$73,070.79
Langan Engineering - <i>Geotechnical Consulting</i>	III - VI	\$27,014.80
Langan Engineering - <i>Site / Civil Engineering</i>	III - VI	\$65,028.48
Langan Engineering- <i>Hazmat</i>	III & IV	\$3,978.00
Langan Engineering - <i>Surveys /Utility Mapping</i>	III & IV	\$10,025.14
Harvey Marshall Berling - <i>Acoustic & Lighting Design</i>	III - VI	\$10,007.50
V.J. Associates - <i>Cost Estimating</i>	III & IV	<u>\$37,456.20</u>
		\$1,187,518.66
Allowances		\$13,793.00
Reimbursables		<u>\$29,687.97</u>
Total – Not to Exceed		\$1,230,999.63

Please see the attached Exhibit Attachment 3b for a more detailed breakdown for each phase of work by team members, as required for the task order.

The schedule for completion of the Phase IV Bid Documents by May 2015 is a feasible deadline.

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

Sincerely,



James McCullar, FAIA
Principal

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). This assignment is for Phase III services only. Additional phases of work will be awarded under an additional supplemental task order assignments.

Item	Phase	\$ Amount	Task Order #19	This Assignment
Basic Design Services	Phase I - Design Development, Evaluate Existing Conditions Report; Basis of Design Report *Awarded and remitted through previous task order #()	*\$ 197,358.62	\$197,358.62	0.00
	Phase II - Preliminary Design 25% Documents *Awarded and remitted through previous task order #()	*\$ 267,913.72	\$267,913.72	0.00
	Phase III - Preliminary Design, 50% Documents Balance to complete 50% Design - up to 40% total fee	\$ 173,256.49	0.00	\$ 173,256.49
	Phase IV - Construction/Bid Documents	\$ 593,728.66	0.00	\$ 593,728.66
	Phase V - Bid and Award	\$ 49,403.26	0.00	\$ 49,403.26
	Phase VI - Services During Construction	\$ 296,904.20	0.00	\$ 296,904.20
	Phase VII - Closeout	\$ 74,226.05	0.00	\$ 74,226.05
Total Design Services	Lump Sum Fee	\$1,652,791.02	\$465,272.36	\$1,187,518.66
Allowances		\$ 47,843.00	\$ 34,050.00	\$ 13,793.00
Reimbursable	Permitted Reimbursable (2.5% of LS fee)	\$ 41,319.78	\$ 11,631.81	\$ 29,687.97
Total	Allowances + Reimbursable	\$ 89,162.78	\$ 45,681.81	\$ 43,480.97
GRAND TOTAL	[NOT TO EXCEED AMOUNT]	\$1,741,953.80	\$510,954.17	\$1,230,999.63

Signed:

James McCullar Architecture, PC
 A/E Consultant
 Name

James McCullar FAIA
 Principal Name



Principal Signature

February 12, 2014

Date

James McCullar Architecture, P.C. \$1,187,518.66 - Coney Island 4&5



NEW YORK CITY HOUSING AUTHORITY
100-101 101st Street, New York, NY 10022

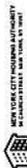
NEW YORK CITY HOUSING AUTHORITY - CAPITAL PROJECTS DIVISION

DESIGN SERVICES
Related to Project #7843 - Hurricane Sandy Capital Improvement Program @ Coney Island Sites 4 & 5, Brooklyn - Later Project Phases
Exhibit B - Attachment 3b - FEE SCHEDULE - LUMP SUM FEE BREAKDOWN BY PHASE
[BY DESIGN PHASE/ SPECIALTY/ TITLE/ HOURLY RATES/ NUMBER OF HOURS]

Item #	Design Specialty/ Title	(A) Hourly Rate (From Base Contract)	(B) Actual Multiplier	(C) * (B) Total Hourly Amount By Title	(D) Number of Hours	(E) Fee Schedule - 25% Design/Design Report	(F) Fee Schedule - 25% Design/Design Report	(G) Fee Schedule - 25% Design/Design Report	(H) Fee Schedule - 25% Design/Design Report	(I) Fee Schedule - 25% Design/Design Report	(J) Fee Schedule - 25% Design/Design Report	(K) Fee Schedule - 25% Design/Design Report	(L) Fee Schedule - 25% Design/Design Report
1	ARCHITECTURAL DESIGN												
1.1	Principal (Partner or Officer)	175.00	N/A	175.00	470.00	0.00	7,000.00	34,125.00	7,875.00	33,250.00	82,250.00		
1.2	Senior Architect (Chief Architect)	57.00	2.50	142.50	855.00	0.00	11,115.00	57,000.00	12,825.00	40,897.50	121,837.50		
1.3	Project Manager (Job Captain)	50.00	2.50	125.00	850.00	0.00	9,750.00	51,500.00	11,250.00	33,750.00	106,250.00		
1.4	Senior Architectural Designer	38.00	2.50	95.00	740.00	0.00	7,410.00	35,720.00	1,330.00	25,840.00	70,400.00		
1.5	Junior Architectural Designer	28.00	2.50	70.00	825.00	0.00	6,300.00	31,220.00	700.00	19,530.00	57,750.00		
1.6	CADD Operator (Draftsperson)	23.50	2.50	58.75	822.00	0.00	4,465.00	25,908.75	0.00	17,918.75	48,292.50		
1.7	Office Assistant	21.50	2.50	53.75	385.00	0.00	3,332.50	9,567.50	0.00	7,793.75	20,693.75		
	TOTAL HOURS/ FEES, ARCHITECTURAL DESIGN			4,947.00		0.00	49,372.50	245,041.25	33,980.00	178,980.00	507,373.75		
2	MEP ENGINEERING DESIGN												
2.1	Principal (Partner or Officer)	175.00	N/A	175.00	100.00	0.00	3,150.00	8,750.00	350.00	5,250.00	17,500.00		
2.2	Senior Engineer (Chief Engineer)	49.03	2.41	118.17	300.00	0.00	6,381.18	17,725.50	709.02	10,635.30	35,451.00		
2.3	Project Manager (Squad Leader)	43.20	2.41	104.11	450.00	0.00	8,432.91	23,424.75	936.99	14,054.85	46,849.50		
2.4	Project Manager (MEP)	43.20	2.41	104.11	1,450.00	0.00	27,172.71	75,479.75	3,019.19	45,287.85	150,959.50		
2.5	Senior Designer/ Engineer	37.36	2.41	90.04	1,350.00	0.00	21,879.72	60,777.00	2,431.08	36,466.20	121,554.00		
2.6	Engineer/ Designer												
2.7	Engineering Technician												
2.8	Senior Engineering Draftsperson												
2.9	Junior Engineering Draftsperson												
2.10	CADD Operator (Draftsperson)												
2.11	Office Assistant												
	TOTAL HOURS/ FEES, ENGINEERING DESIGN			4,900.00		0.00	81,641.52	226,782.00	9,071.28	136,069.20	451,564.00		

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DESIGN SERVICES
Related to Project #7843 - Hurricane Sandy Capital Improvement Program @ Coney Island Sites 4 & 5, Brooklyn - Later Project Phases
Exhibit B - Attachment 3b - FEE SCHEDULE - LUMP SUM FEE BREAKDOWN BY PHASE
[BY DESIGN PHASE/SPECIALTY/TITLE/ HOURLY RATES/NUMBER OF HOURS]

Item #	Design Specialty / Title	(1) Hourly Rate (From Base Contract)	(2) Award Multiplier	(3) Total Hourly Amount By Title	(4) Total Hours	INCLUDED IN TASK ORDER For Submittals - 25% Design Documents	INCLUDED IN TASK ORDER For Submittals - 50% Design Documents	INCLUDED IN TASK ORDER For Submittals - Compliance/ Inspections	INCLUDED IN TASK ORDER For Submittals - (Not and Forward) Phase	INCLUDED IN TASK ORDER For Submittals - Construction and Closeout Phase	Total Amount (Excludes Item Fee By Title)
2	STRUCTURAL ENGINEERING DESIGN										
2.1	Principal (Partner or Officer)	275.00	N/A	275.00	35.00	0.00	825.00	4,675.00	550.00	3,575.00	9,625.00
2.2	Senior Engineer (Chief Engineer)	56.15	2.53	142.06	126.00	0.00	1,420.60	8,807.72	710.30	6,960.94	17,899.56
2.3	Project Manager (Squad Leader)	36.28	2.53	91.79	174.00	0.00	1,285.06	7,893.94	550.74	6,241.72	15,971.46
#REPT	Senior Designer Engineer	28.48	2.53	72.05	265.00	0.00	1,513.05	9,438.55	864.60	7,277.05	19,093.25
2.10	CADD Operator (Dedicated person)	24.66	2.53	62.39	168.00	0.00	811.07	5,240.76	374.34	4,085.35	10,481.52
	TOTAL HOURS/ FEES, ENGINEERING DESIGN			768.00	768.00	0.00	5,854.78	36,055.97	3,049.98	28,110.06	73,070.79

ROBERT
SILMAN

