

21160

TO: Board of Acquisition and Contract
FROM: John J. Hsu, PE
Commissioner of Public Works and Transportation
DATE: August 12, 2011
SUBJECT: Request Authority to Obtain a Proposal and Negotiate a Fee with
Stephen Tilly, Architect, in connection with Architectural Services for
Tarrytown Lighthouse Restoration, Kingsland Point Park, Sleepy Hollow, New York (#11-924)

Authority of your Honorable Board is requested to obtain a proposal to negotiate a fee in connection with architectural services for the Tarrytown Lighthouse Restoration, Kingsland Point Park, Sleepy Hollow, New York.

The objective of this project will be to restore the Tarrytown Lighthouse at Kingsland Point Park in Sleepy Hollow, New York. This work is necessary due to extensive structural deterioration. Constructed in 1883 and having fallen into a state of severe disrepair, the Lighthouse has experienced significant water damage to the foundation, and considerable deterioration to the structural elements, windows, walls and doors. As the Lighthouse is listed on the National Register of Historic Places, all improvements will be done in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This project will implement the most cost-effective and environmentally compliant technologies available. Where ever possible, proposed new materials will be incorporated in compliance with LEED guidelines for environmental sustainability as per the United States Green Building Council. This agreement will benefit the public as it will return the structure to a functional condition ensuring its safe use and enjoyment by the park's visitors.

The Village of Sleepy Hollow, through an inter-municipal agreement (IMA) with Westchester County, operates and maintains the Tarrytown Lighthouse and Kingsland Point Park, which are both owned by the County. As specified in the terms of the IMA, Westchester County is responsible for restorations to the Lighthouse over \$20,000.

On December 3, 2009, the Professional Prequalification Board was canvassed for the purpose of generating an "on-call" list of qualified firms to provide miscellaneous professional services for under \$100,000. The Professional Prequalification Board approved a list of fourteen (14) qualified firms with an expiration date of December 31, 2011. On August 3, 2011 the Professional Selection Board reviewed this "on-call" list of qualified firms and selected the best three qualified firms to possibly perform said services. The three firms were:

1. Stephen Tilly, Architect
22 Elm Street
Dobbs Ferry, New York 10522
2. Busing Associates, Architects, LLP
222 Mamaroneck Avenue
White Plains, New York 10605
3. Kent Johnsson Architect PLLC
3 Albemarle Road
White Plains, New York 10605

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After careful consideration, the Professional Selection Board ranked the firm of Stephen Tilly, Architect as the number one firm suitable for this proposal for these professional services. Authorization to enter into an Agreement will be submitted to your Honorable Board when negotiations are satisfactorily completed. This selection process followed the requirements as outlined in the Rules of the Professional Prequalification and Selection Boards and the Laws of Westchester County.

This matter has been reviewed by the Deputy County Executive and the Commissioner of the Department of Parks, Recreation and Conservation, and they are in concurrence.

Payment for this contract will be made from the County General Fund and a grant secured by the Village of Sleepy Hollow. As a condition of the funding grant from the Village, the County is required to grant a 50-year conservation easement in the Tarrytown Lighthouse to the New York State Office of Parks, Recreation and Historic Preservation. Since the Lighthouse is part of dedicated parkland, the conservation easement will not have an effect on its current or future use.

I recommend adoption of the attached proposed Resolution.

RESOLUTION

Upon communication from the Commissioner of Public Works and Transportation, be it:

RESOLVED, that with the concurrence of the Professional Selection Board, approval is hereby granted to obtain a proposal and to negotiate a fee with Stephen Tilly, Architect, 22 Elm Street, Dobbs Ferry, New York 10522, for architectural services for the Tarrytown Lighthouse Restoration, Kingsland Point Park, Sleepy Hollow, New York.

JJH/JA/AS

Agreement No. 11-924

Account to be Charged/Credited

Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Trust Account	Dollars
372	42	RKL0100E	6120-01		

Budget Funding Year(s): 2011 Start Date: N/A End Date: N/A
 (must match resolution)

Funding Source: Tax Dollars: 69% County Contractor Federal I.D. No./
 State Aid: _____ Social Security No.: _____
 \$ _____ Federal Aid: _____ Vendor No.: _____
 (must match resolution) Other: 31% Village of Sleepy Hollow Encumbrance No.: _____