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**TO:** Board of Acquisition and Contract  
**FROM:** John J. Hsu, PE  
Commissioner of Public Works and Transportation  
**DATE:** September 23, 2011  
**SUBJECT:** Authority to Enter into Agreement #11-924  
In the matter of Architectural Services in connection with the  
Tarrytown Lighthouse Restoration, Kingsland Point Park, Sleepy Hollow, New York  
**Consultant:** **Stephen Tilly, Architect**  
**Agreement Amount:** **\$75,000.00**

*Subconsultant Approval:* *O'Dea Lynch Abbattista Consulting Engineers, P.C.*  
*Jablonski Berkowitz Conservation, Inc. (WBE)*  
*Robert Silman Associates, P.C.*  
*William Armstrong Lighting Design*  
*Environmental Management Solutions of NY, Inc.*  
*McLaren Engineering Group*

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Authority of your Honorable Board is requested to enter into an Agreement in connection with architectural services for the Tarrytown Lighthouse Restoration, Kingsland Point Park, Sleepy Hollow, New York. The consultant shall provide design services associated with this project. Design services shall include the preparation of construction contract documents (plans and specifications), construction cost estimates, any required addenda, and a bid analysis including an evaluation of the bids to determine compliance with bidding requirements and whether the bidders are responsible so that the County may recommend award of the construction contracts. In addition the consultant shall provide design services during construction consisting of shop drawing and submittal review, attendance at project meetings, periodic site visits and preparation of as-built drawings.

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. Wherever 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.

Board of Acquisition and Contract

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Tarrytown Lighthouse Restoration, Kingsland Point Park, Sleepy Hollow, New York

Stephen Tilly, Architect

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On December 3, 2009, the Professional Prequalification Board was canvassed for the purpose of generating an eligible list of qualified firms to provide miscellaneous professional architectural services for an estimated fee under \$100,000.00 for this project. The Professional Prequalification Board approved a list of fourteen (14) qualified firms with an expiration date of December 31, 2011. The list was reviewed by the Professional Selection Board on August 3, 2011, whereby three firms were selected to possibly perform said services.

By Resolution approved September 8, 2011, your Honorable Board authorized the County to negotiate with the firm of Stephen Tilly, Architect, 22 Elm Street, Dobbs Ferry, New York 10522, and a proposal was submitted for architectural services for the Tarrytown Lighthouse Restoration, Kingsland Point Park, Sleepy Hollow, New York, for a total fee of \$78,000.00, pursuant to an approved budget.

In addition, Stephen Tilly, Architect has requested the utilization of the following subconsultants: O'Dea Lynch Abbattista Consulting Engineers, P.C. (Mechanical, Electrical, and Plumbing Engineer), 50 Broadway, Hawthorne, New York 10532; Jablonski Berkowitz Conservation, Inc. (Historic Finishes and Paint Analysis Consultant), 40 West 27<sup>th</sup> Street, Suite 1201, New York, New York 10001; Robert Silman Associates, P.C. (Structural Engineering), 88 University Place, New York, New York 10003; William Armstrong Lighting Design (Lighting Design Consultant), 110 West 40<sup>th</sup> Street, Suite 2405, New York, New York 10018; Environmental Management Solutions of NY, Inc. (Hazardous Materials Consultant), 23 State Street, Ossining, New York 10562; and McLaren Engineering Group (Marine Engineering Consultant), 100 Snake Hill Road, West Nyack, New York 10994.

A proposed form of Resolution to accomplish the foregoing is attached hereto.

# RESOLUTION

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

RESOLVED, that approval is hereby granted to enter into an Agreement with the firm of 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; and be it further

RESOLVED, that for services rendered in accordance with the consultant's proposal, a total compensation of \$78,000.00 shall be provided, pursuant to an approved budget; and be it further

RESOLVED, that the use of the following subconsultants also be approved: O'Dea Lynch Abbattista Consulting Engineers, P.C. (Mechanical, Electrical, and Plumbing Engineer), 50 Broadway, Hawthorne, New York 10532; Jablonski Berkowitz Conservation, Inc. (Historic Finishes and Paint Analysis Consultant), 40 West 27<sup>th</sup> Street, Suite 1201, New York, New York 10001; Robert Silman Associates, P.C. (Structural Engineering), 88 University Place, New York, New York 10003; William Armstrong Lighting Design (Lighting Design Consultant), 110 West 40<sup>th</sup> Street, Suite 2405, New York, New York 10018; Environmental Management Solutions of NY, Inc. (Hazardous Materials Consultant), 23 State Street, Ossining, New York 10562; and McLaren Engineering Group (Marine Engineering Consultant), 100 Snake Hill Road, West Nyack, New York 10994; and be it further

RESOLVED, that the Agreement shall commence upon the consultant's receipt of written notice from the Commissioner of Public Works and Transportation or his designee and that the completion date shall be December 31, 2014; and be it further

RESOLVED, that the County Executive or his duly authorized designee is hereby authorized and empowered to execute any and all documents necessary or appropriate to effectuate the purposes hereof.

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		\$ 78,000.00

Budget Funding Year(s): 2011 Start Date: 11/01/11 End Date: 12/31/14  
 (must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./  
 State Aid: \_\_\_\_\_ Social Security No.: \_\_\_\_\_  
 \$ 78,000.00 Federal Aid: \_\_\_\_\_ Vendor No.: \_\_\_\_\_  
 (must match resolution) Other: \_\_\_\_\_ Encumbrance No.: \_\_\_\_\_