



Westchester Community College

State University of New York

30270

TO: Board of Acquisition and Contract

FROM: Dr. Joseph N. Hankin
President

DATE: November 8, 2012

SUBJECT: Authority to Enter into Agreement WCC-12-910 with
Lynstaar Engineering, PC
In the matter of Architectural and Engineering Services in connection with the
Health Science Building Renovation/Improvements
Westchester Community College, Valhalla, New York
Subconsultant Approval: Lothrop Associates
Cornerstone Associates
Environmental Maintenance Contractors
Agreement Amount: \$106,500.00

Authority of your Honorable Board is requested to enter into an Agreement in connection with the Health Science Building Renovation/Improvements, Westchester Community College, Valhalla, New York. The consultant shall provide design services associated with this project. Design services shall include the preparation of construction contract documents (drawings and specifications), construction cost estimates, bid analysis, preparation of any addenda, if required, and recommendation to award 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. For construction administration services, the consultant shall monitor the construction procedures on the site to ensure compliance with the contract documents, coordinate scheduled activities of the contractors, submit construction progress reports and review and process contractors' applications for payments.

The objective of this project will be to upgrade the physical site and grounds throughout Westchester Community College. This work is necessary due the overuse and deteriorating condition of the site systems. This project will implement the most cost effective and environmentally compliant technologies available which will provide long-term conservation. Where ever possible, proposed new materials will be incorporated in compliance with LEED guidelines for environmentally sustainability as per the United States Green Building Council.

Since the estimated fee for professional services was greater than \$100,000, in accordance with the Rules of the Professional Prequalification and Selection Boards, on February 13, 2012, a meeting of the Professional Prequalification Board was held to discuss the scope of work and request a list of qualified firms to provide the necessary services. The list was reviewed by the Professional Selection Board on April 10, 2012, whereby Lynstaar Engineering, PC, Peter F. Gaito and Associates, LaRocca Greene Architects, LLC, SBLM Architects, URS Corporation – New York, Di Bari Engineering, PC, AECOM USA, Inc, PB Americas, Inc, Bernstein & Associates, HDR, Inc, Paul C. Rizzo Associates, Inc and Woodard & Curran Engineering were selected to possibly perform said services. On July 11, 2012, a request for proposal (RFP) was sent to the qualified firms and subsequently proposals were received on August 8, 2012.

After reviewing the proposals, and based on the evaluation criteria set forth in the request for proposal, including technical merit and net cost, the Professional Selection Board at its meeting held November 7, 2012, selected Lynstaar Engineering, PC, 448-450 Manville Road, Pleasantville, NY 10570, as the number one firm to perform engineering services in connection with the Health Science Building Renovation/Improvements, Westchester

Board of Acquisition and Contract
Contract No. WCC-12-910
Proposal for Architectural and Engineering Services
Health Science Building Renovation/Improvements
75 Grasslands Road
Valhalla, New York 10595

Community College, Valhalla, New York, for a total fee of \$106,500.00, pursuant to an approved budget, which represents the best possible contract for the County.

Lynstaar Engineering, PC has proposed the utilization of the following subconsultants: Lothrop Associates (Architect), 333 Westchester Ave, East Terrace, White Plains, NY 10604; Cornerstone Associates (Environmental Planners), 1770 Central Street, Yorktown Heights, NY 10598; Environmental Maintenance Contractors, Inc (Asbestos/Lead Consultant), 5 Anderson Lane, Goldens Bridge, NY 10526.

The proposed has been reviewed and is judged to be responsive to the task at hand.

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

I recommend adoption of the attached proposed Resolution.

RESOLUTION

Upon communication from the President, Westchester Community College,

WHEREAS, architectural and engineering services of a consultant are required in connection with the Health Science Building Renovation/Improvements, Westchester Community College, Valhalla, New York; and

WHEREAS, the estimated fee for professional services was greater than \$100,000, in accordance with the Rules of the Professional Prequalification and Selection Boards, on February 13, 2012, a meeting of the Professional Prequalification Board was held to discuss the scope of work and request a list of qualified firms to provide the necessary services; and

WHEREAS, the list was reviewed by the Professional Selection Board on April 10, 2012, whereby Lynstaar Engineering, P.C., Peter F. Gaito and Associates, LaRocca Greene Architects, LLC, SBLM Architects, URS Corporation – New York, Di Bari Engineering, PC, AECOM USA, Inc, PB Americas, Inc, Bernstein & Associates, HDR, Inc, Paul C. Rizzo Associates, Inc and Woodard & Curran Engineering were selected to possibly perform said services; and

WHEREAS, on July 11, 2012, a request for proposal (RFP) was sent to the qualified firms and subsequently proposals were received on August 8, 2012; and

WHEREAS, after reviewing the proposals, and based on the evaluation criteria set forth in the request for proposal, including technical merit and net cost, the Professional Selection Board at its meeting held November 7, 2012, selected Lynstaar Engineering, PC, 448-450 Manville Road, Pleasantville, NY 10570 as the number one firm, which represents the best possible contract for the County;

NOW, THEREFORE, BE IT RESOLVED, that approval is hereby granted to enter into an Agreement with the firm of Lynstaar Engineering, PC, 448-450 Manville Road, Pleasantville, NY 10570, for engineering and architectural services associated with the Health Science Building Renovation/Improvements, Westchester Community College, Valhalla, New York; and be it further

RESOLVED, that for services rendered in accordance with the consultant's proposal, a total compensation of \$106,500.00, shall be provided, pursuant to an approved budget; and be it further

RESOLVED, that the use of the following subconsultants also be approved: Lothrop Associates (Architect), 333 Westchester Ave, East Terrace, White Plains, NY 10604; Cornerstone Associates (Environmental Planners), 1770 Central Street, Yorktown Heights, NY 10598; Environmental Maintenance Contractors, Inc (Asbestos/Lead Consultant), 5 Anderson Lane, Goldens Bridge, NY 10526

RESOLVED, that the Agreement shall commence upon the consultant's receipt of written notice from the President, Westchester Community College or his designee and that the completion date shall be May 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.

RESOLUTION

Agreement No. WCC-12-910

Account to be
Charged/Credited

Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Trust Account	Dollars
381	32	WCC67-00-E	6020-01		\$ 106,500.00

Budget Funding Year(s): 2011/12 Start Date: 12/01/12 End Date: 5/31/14
(must match resolution)

Funding Source:

Tax Aid: \$53,250.00

State Aid: \$53,250.00

Federal Aid: _____

Other: _____

Contractor Federal I.D. No./
Social Security No.: _____

Vendor No.: _____

Encumbrance No.: _____

WCC-67

Proposal for Architectural/Engineering Services
Health Science Building Renovation/Improvements

On July 11, 2012, a request for proposal (RFP) was sent to the qualified firms and subsequently proposals were received on August 8, 2012.

Consultant Qualification List	Ranking
Lynstaar Engineering, P.C. 448-450 Manville Road Pleasantville, NY 10570 Fee: \$106,500.00	1
Peter F. Gaito and Associates 399 Knollwood Road White Plains, NY 10603 Fee: \$108,000.00	2
LaRocca Greene Architects, LLC 22 Purchase Street Rye, NY 10580 Fee: 155,000.00	3
SBLM Architects 151 W 26th Street New York, NY 10001 Fee: \$179,000.00	4
URS Corporation – New York One Penn Plaza, Suite 600 New York, NY, 10119-0698 Fee: \$189,271.03	5
Di Bari Engineering, PC 99 Main Street Dobbs Ferry, NY 10580 Fee: \$85,000.00 – (No Asbestos Consultant)	Non-Responsive
AECOM USA, Inc 605 Third Ave New York, NY 10158 United States No Bid	N/A
PB Americas, Inc One Penn Plaza Suite 200 New York, NY 10119 No Bid	N/A

Bernstein & Associates
83 Calvert Street
Harrison, NY 10528
No Bid

N/A

HDR, Inc
1 Blue Hill Plaza
Pearl River, NY 10965
No Bid

N/A

Paul C. Rizzo Associates, Inc
580 White Plains Rd., Suite 425
Tarrytown, NY 10591
No Bid

N/A

Woodard & Curran Engineering
709 Westchester Ave, Suite L2
White Plains, NY 10604
No Bid

N/A

APPROVED BOARD OF ACQUISITION & CONTRACT - 11/29/2012 - JOMARY VIEIRA, SECRETARY