

49174

**TO:** Board of Acquisition and Contract  
**FROM:** Jay T. Pisco, PE  
Commissioner of Public Works and Transportation  
**DATE:** October 20, 2015  
**SUBJECT:** Authority to Enter into Agreement #15-952  
In the matter of Architectural and Engineering Services in connection with the  
Main House Renovation, Lasdon Park, Arboretum, and Veterans Memorial, Somers, New York

**Consultant:** LaRocca Greene Architects, LLC  
**Agreement Amount:** \$247,000.00

*Subconsultant Approval:* OLA Consulting Engineers, PC  
Grossfield Macri Consulting Engineers, PC  
Nasco Construction Services, Inc. (**WBE**)  
Environmental Maintenance Contractors, Inc.

Authority of your Honorable Board is requested to enter into an Agreement in connection with the Main House Renovation, Lasdon Park, Arboretum, and Veterans Memorial, Somers, 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, 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 renovate the Main House at Lasdon Park, Arboretum, and Veterans Memorial which is considered to be the horticultural hub of Westchester County. The Main House, built in 1933, is approximately 14,000 square feet and is the focal point of the park property. The Colonial Revival-style pavilion Main House provides meeting rooms for horticultural workshops and botanical art classes, a gallery for art exhibits and serves as the headquarters for the Friends of Lasdon Park and Arboretum volunteer organization. Much of the Main House infrastructure and utilities are original, making it a very inefficient building. It is also subject to water damage through the roof and basement levels. This project will renovate the Main House exterior, structural and interior components including, but not limited to, the following: window and door replacements; paint inside and out; replace rotting sills and fascia; repair cracked foundation walls/leaks; repair/replace foundation drainage system to prevent water seepage into basement; repair/replace dry wells to remove water effectively; replace rotted roof railing, roofing, gutters, lightning protection and flashing; repair/waterproof chimneys; install air conditioning throughout house; explore alternate energy sources for hot water and electricity; rewire electric to bring up to code; new piping/radiators; update kitchen to commercial grade in conformance with code requirements for food preparation; update water disinfection/distribution system so that it meets current health department standards; install permanent generator; and provide handicapped accessibility at first floor. This agreement will benefit the public as it ensures that the facility meets ongoing operational needs and complies with current building codes, thus addressing the County Executive's priority areas of Best Management Practices, Infrastructure, and Life Safety.

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Agreement No. 15-952  
Main House Renovation  
Lasdon Park, Arboretum, and Veterans Memorial  
Somers, New York  
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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 October 24, 2013, 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 November 26, 2013 whereby KG&D Architects & Engineers, PC; LaRocca Greene Architects, LLC; Lothrop Associates LLP; Perkins Eastman Architects, PC; Peter Gisolfi Associates, Architects and Landscape Architects, LLP; and Stephen Tilly, Architect were selected to possibly perform said services. On August 18, 2015, a request for proposal (RFP) was sent to the qualified firms and subsequently three (3) proposals were received on September 18, 2015.

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 October 5, 2015, selected LaRocca Greene Architects, LLC, 22 Purchase Street, Rye, New York 10580, as the number one firm to perform architectural and engineering services in connection with the Main House Renovation, Lasdon Park, Arboretum, and Veterans Memorial, Somers, New York, for a total fee of \$247,000.00, pursuant to an approved budget, which represents the best possible contract for the County.

In addition, LaRocca Greene Architects, LLC has requested the utilization of the following subconsultants: OLA Consulting Engineers, PC (Mechanical and Electrical Engineering Services), 50 Broadway, Hawthorne, New York 10532; Grossfield Macri Consulting Engineers, PC (Structural Engineering Services), 317 Elwood Avenue, Hawthorne, New York 10532; Nasco Construction Services, Inc. (Cost Estimator), 200 Business Park Drive, Armonk, New York 10504; and Environmental Maintenance Contractors, Inc. (Environmental Consultant), 5 Anderson Lane, Goldens Bridge, New York 10526.

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

The Department of Public Works and Transportation will track scheduling and accomplishments by the consultant and perform on-site inspections to ensure the successful completion of this project.

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.

I recommend adoption of the attached proposed Resolution.

JTP/JA/AS

# RESOLUTION

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

RESOLVED, that approval is hereby granted to enter into an Agreement with the firm of LaRocca Greene Architects, LLC, 22 Purchase Street, Rye, New York 10580, for architectural and engineering services associated with the Main House Renovation, Lasdon Park, Arboretum, and Veterans Memorial, Somers, 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, 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; and be it further

RESOLVED, that for services rendered in accordance with the consultant's proposal, a total compensation of \$247,000.00, shall be provided, pursuant to an approved budget; and be it further

RESOLVED, that the use of the following subconsultants also be approved: OLA Consulting Engineers, PC (Mechanical and Electrical Engineering Services), 50 Broadway, Hawthorne, New York 10532; Grossfield Macri Consulting Engineers, PC (Structural Engineering Services), 317 Elwood Avenue, Hawthorne, New York 10532; Nasco Construction Services, Inc. (Cost Estimator), 200 Business Park Drive, Armonk, New York 10504; and Environmental Maintenance Contractors, Inc. (Environmental Consultant), 5 Anderson Lane, Goldens Bridge, New York 10526; 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, 2019; 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.

Agreement No. 15-952

| Account to be Charged/Credited | Fund | Dept | Major Program, Program & Phase or Unit | Object/ Sub Object | Bond Act No. | Dollars       |
|--------------------------------|------|------|--|--------------------|--------------|---------------|
|                                | 372  | 42   | RLAS501E                               | 6120-01            | BA #53-2013  | \$ 247,000.00 |
|                                |      |      |  |                    |              |               |
|                                |      |      |  |                    |              |               |

Budget Funding Year(s): 2015 Start Date: 11/30/2015 End Date: 12/31/2019  
 (must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./  
 State Aid: \_\_\_\_\_ Social Security No.: \_\_\_\_\_  
\$247,000.00 Federal Aid: \_\_\_\_\_ Vendor No.: \_\_\_\_\_  
 (must match resolution) Other: \_\_\_\_\_ Encumbrance No.: \_\_\_\_\_