



# Westchester Community College

State University of New York

**51965**

**TO:** Board of Acquisition and Contract

**FROM:** Dr. Belinda S. Miles  
President

**DATE:** May 5, 2016

**SUBJECT:** Authority to Enter into Agreement WCC-16-968 with  
DCAK-MSA Architecture & Engineering, PC  
In the matter of Architectural and Engineering Services in connection with the  
Student Center/Bookstore Connection  
Westchester Community College, Valhalla, New York  
Subconsultant Approval: Odea, Lynch, Abbattista Consulting Engineers  
Lynstaar Engineering  
Firmitas  
Heidecker Land Surveying  
Kevin L. Patton, PE  
DPV Consultants, Inc  
Agreement Amount: \$172,000.00

Authority of your Honorable Board is requested to enter into an Agreement in connection with the Student Center/Bookstore Connection, 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 is to provide a connection between the Student Center and the Bookstore. A physical connection would allow a greater flow of students between the Student Center and the Bookstore. 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 implement the most cost-effective and environmentally compliant technologies available which will provide long-term energy conservation.

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 September 29, 2015, 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 October 5, 2015, whereby, DCAK-MSA Architecture and Engineering, PC, Fuller & D'Angelo, PC, Architects and Planners, Graf & Lewent Architects, LLP, KG&D Architects & Engineers, PC, LaRocca Greene Architects LLC, Lothrop Associates, LLP,

Board of Acquisition and Contract  
Contract No. WCC-16-968  
Proposal for Architectural and Engineering Services  
Student Center/Bookstore Connection  
75 Grasslands Road  
Valhalla, New York 10595

and Peter Gisolfi Associates were selected to possibly perform said services. On February 12, 2016, a request for proposal (RFP) was sent to the qualified firms and subsequently proposals were received on March 4, 2016.

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 April 18, 2016, selected DCAK-MSA Architecture and Engineering, PC, 27 Barker Ave, White Plains, NY 10601 as the number one firm to perform engineering services in connection with the Student Center/Bookstore Connection, Westchester Community College, Valhalla, New York, for a total fee of \$172,000.00, pursuant to an approved budget, which represents the best possible contract for the County.

DCAK-MSA Architecture and Engineering, PC has proposed the utilization of the following subconsultants: Odea, Lynch, Abbattista Consulting Engineers (MEP Engineering Consultant), 50 Broadway, Hawthorne, NY 10532; Lynstaar Engineering (Security Consultant), 448 Manville Road, Pleasantville, NY 10570; Firmitas (Structural Engineering Consultant), 250 East 77<sup>th</sup> St., Suite 3B, New York, NY 10075; Heidecker Land Surveying (Land Surveyor), 42 Crown St, Kingston, NY 12401; Kevin L. Patton, PE (Geotechnical Engineer), 36 Patton Rd, Newburgh, NY 12550; DPV Consultants, Inc (Environmental Testing), 19 West 36th St, New York, NY 10018.

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 Student Center/Bookstore Connection, 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 September 29, 2015, 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 October 5, 2015, whereby DCAK-MSA Architecture and Engineering, PC, Fuller & D'Angelo, PC, Architects and Planners, Graf & Lewent Architects, LLP, KG&D Architects & Engineers, PC, LaRocca Greene Architects LLC, Lothrop Associates, LLP, and Peter Gisolfi Associates selected to possibly perform said services; and

WHEREAS, on February 12, 2016, a request for proposal (RFP) was sent to the qualified firms and subsequently proposals were received on March 4, 2016; 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 April 18, 2016, selected DCAK-MSA Architecture and Engineering, PC, 27 Barker Ave, White Plains, NY 10601 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 DCAK-MSA Architecture and Engineering, PC, 27 Barker Ave, White Plains, NY 10601, for engineering and architectural services associated with the Student Center/Bookstore Connection, 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 \$172,000.00, shall be provided, pursuant to an approved budget; and be it further

RESOLVED, that the use of the following subconsultants also be approved: Odea, Lynch, Abbattista Consulting Engineers (MEP Engineering Consultant), 50 Broadway, Hawthorne, NY 10532; Lynstaar Engineering (Security Consultant), 448 Manville Road, Pleasantville, NY 10570; Firmitas (Structural Engineering Consultant), 250 East 77th St., Suite 3B, New York, NY 10075; Heidecker Land Surveying (Land Surveyor), 42 Crown St, Kingston, NY 12401; Kevin L. Patton, PE (Geotechnical Engineer), 36 Patton Rd, Newburgh, NY 12550; DPV Consultants, Inc (Environmental Testing), 19 West 36th St, New York, NY 10018

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 December 31, 2018; 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-16-968

Account to be  
Charged/Credited

Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Trust Account	Dollars
381	32	WCC-20-00-E	6020-01		\$ 172,000.00

Budget Funding Year(s): 2015/16 Start Date: 7/1/2016 End Date: 12/31/2018  
(must match resolution)

Funding Source:

Tax Aid: \$86,000.00

State Aid: \$86,000.00

Federal Aid: \_\_\_\_\_

Other: \_\_\_\_\_

Bond Act: 108-2010

Contractor Federal I.D. No./

Social Security No.: \_\_\_\_\_

Vendor No.: \_\_\_\_\_

Encumbrance No.: \_\_\_\_\_

WCC-20

Proposal for Architectural/Engineering Services  
Student Center/Bookstore Connection

On February 12, 2016, a request for proposal (RFP) was sent to the qualified firms and subsequently proposals were received on March 4, 2016.

Consultant Qualification List	Ranking
DCAK-MSA Architecture & Engineering 27 Barker Ave White Plains, NY 10601 <b>RFP Quotation: \$172,000</b>	1
Larocca Greene Architects, LLC 22 Purchase Street Rye, NY 10585 <b>RFP Quotation: \$230,000</b>	2
Graf & Lewent Architects, LLP 90-30 161st Street Jamaica, NY 11432 <b>RFP Quotation: \$241,900</b>	3
Kaeyer Garment, Davidson 285 Main Street Mount Kisco, NY 10549 <b>RFP Quotation: \$248,450</b>	4
Fuller & D'Angelo, PC, Architects & Planners 45 Knollwood Road Elmsford, NY 10523 <b>RFP Quotation: \$264,000</b>	5
Peter Gisolfi Associates 566 Warburton Avenue Hastings-on-Hudson, NY 10706 <b>RFP Quotation: \$309,230</b>	6
Lothrop Associates, LLP 333 Westchester Ave, White Plains, NY 10604 <b>RFP Quotation: \$399,900</b>	7