

52464

TO: Board of Acquisition and Contract
FROM: Thomas J. Lauro, PE
Acting Commissioner of Public Works and Transportation
DATE: July 27, 2016
SUBJECT: Authority to Enter into Agreement #16-918 in the matter of Engineering Services in connection with Playland Rehabilitation and Upgrades, Rye, New York

Consultant: LiRo Engineers, Inc.
Agreement Amount: \$4,949,131.00

Subconsultant Approval: Savin Engineers, PC (MBE)
CTA Architects PC
Historical Perspectives, Inc. (WBE)
YU & Associates Engineers, PC (MBE)
KM Associates of New York, Inc.

Authority of your Honorable Board is requested to enter into an Agreement in connection with Playland Rehabilitation and Upgrades, Rye, New York. The consultant shall provide design, construction administration, and program management 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. 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 payment. For program management services, the consultant shall review design documents submitted by Standard Amusements, LLC and shall coordinate the design and construction of all Standard Amusements, LLC's projects and all the County's projects proposed at Playland.

The objective of this project is to provide for the rehabilitation and upgrading of various existing facilities at Playland. Westchester County Executive Robert P. Astorino's plan to ensure the financial future of Playland through a public-private partnership with Standard Amusements, LLC ("Standard Amusements, or Standard") was approved May 2, 2016 by the Westchester County Board of Legislators. With this approval the County and Standard Amusements have entered into a Restated and Amended Playland Management Agreement ("Restated Agreement") whereby Standard Amusements will be responsible to manage, operate, improve, maintain and repair Playland Park in accordance with the terms of the Restated Agreement. Additionally, the Restated Agreement provides that Standard Amusements will make a substantial investment in return for the right to operate the iconic park in Rye.

Standard Amusement's investment will go toward, among other things, revitalizing Playland with new rides and attractions, as well as upgrading food choices, picnic areas, and restaurants. In return, Standard Amusements will have a management agreement with the County to run the park for 30 years. For its part, the County has agreed to fund various capital projects to rehabilitate the infrastructure at Playland which includes the following:

- Various Rides and Components (RP006)
- Shoreline Rehabilitation (RP025)
- Structural Restoration (RP028)
- Administration Building Rehabilitation (RP040)
- Tower Rehabilitation (RP23F)
- Switchgear Building (RP031)
- Fire Suppression System (RP033)
- Playland Site Improvements and Playland Parking Lot Drainage Improvements (RP042/RP047)

It should be noted that the Restated Agreement contains benchmarks that the County and Standard Amusements are required to meet. The consultant shall work with the County and Standard Amusements to comply with the terms of the Restated Agreement. The consultant shall coordinate all aspects of this project with the County and Standard Amusements as the County's manager.

Playland was originally constructed in the 1920's and is listed on the National Register of Historic Places. As such, the proposed improvements will be done in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This agreement will benefit the public as it will enhance this recreational facility thereby ensuring its safe use and enjoyment by the park's visitors, thus addressing the County Executive's priority area of Safety and Security.

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 April 22, 2016, 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 May 2, 2016 whereby AECOM USA, Inc.; ARCADIS of New York, Inc.; D&B Engineers and Architects, PC; H2M Architects, Engineers, Land Surveying and Landscape Architecture, DPC d/b/a H2M architects + engineers; Henningson, Durham & Richardson Architecture and Engineering, PC; LiRo Engineers, Inc.; M. G. McLaren, P.C. d/b/a McLaren Engineering Group; Savin Engineers, PC; STV Incorporated; and Woodard & Curran Engineering PA PC, were selected to possibly perform said services. On May 25, 2016, a request for proposal (RFP) was sent to the qualified firms and subsequently three (3) proposals were received on June 17, 2016.

After reviewing the proposals, and based on the evaluation criteria set forth in the RFP, including technical merit and net cost, the Professional Selection Board at its meeting held June 20, 2016, selected LiRo Engineers, Inc., 3 Aerial Way, Syosset, New York 11791, as the number one firm to perform engineering services in connection with Playland Rehabilitation and Upgrades, Rye, New York, for a total fee of \$4,949,131.00, pursuant to an approved budget, which represents the best possible contract for the County.

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In addition, LiRo Engineers, Inc., has requested the utilization of the following subconsultants: Savin Engineers, PC (Electrical Engineering Design, Structural Engineering Design, Construction Administration Services, and Program Management Services), 3 Campus Drive, Pleasantville, New York 10570; CTA Architects PC (Architectural Design and Historic Preservation Services), 151 W. 26th Street, New York, New York 10001; Historical Perspectives, Inc. (Archaeological Services), PO Box 529, Westport, Connecticut 06881; YU & Associates Engineers, PC (Geotechnical Engineering Design Services), 200 Riverfront Boulevard, Elmwood Park, New Jersey 07407; and KM Associates of New York, Inc. (Permitting Services), 158 W. 29th Street, New York, New York 10001.

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.

TJL/JA/AS

RESOLUTION

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

RESOLVED, that approval is hereby granted to enter into an Agreement with the firm of LiRo Engineers, Inc., 3 Aerial Way, Syosset, New York 11791, for engineering services associated with Playland Rehabilitation and Upgrades, Rye, New York. The consultant shall provide design, construction administration, and program management 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. 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 payment. For program management services, the consultant shall review design documents submitted by Standard Amusements, LLC and shall coordinate the design and construction of all Standard Amusements, LLC's projects and all the County's projects proposed at Playland; and be it further

RESOLVED, that for services rendered in accordance with the consultant's proposal, a total compensation of \$4,949,131.00, shall be provided, pursuant to an approved budget; and be it further

RESOLVED, that the use of the following subconsultants also be approved: Savin Engineers, PC (Electrical Engineering Design, Structural Engineering Design, Construction Administration Services, and Program Management Services), 3 Campus Drive, Pleasantville, New York 10570; CTA Architects PC (Architectural Design and Historic Preservation Services), 151 W. 26th Street, New York, New York 10001; Historical Perspectives, Inc. (Archaeological Services), PO Box 529, Westport, Connecticut 06881; YU & Associates Engineers, PC (Geotechnical Engineering Design Services), 200 Riverfront Boulevard, Elmwood Park, New Jersey 07407; and KM Associates of New York, Inc. (Permitting Services), 158 W. 29th Street, New York, New York 10001; and be it further

RESOLUTION

RESOLVED, that the Agreement shall commence upon the consultant's receipt of written notice from the Acting Commissioner of Public Works and Transportation or his designee and that the completion date shall be December 31, 2021; 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.

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Account to be Charged/Credited

Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
372	42	RP00602E	6120-03	BA # 110-2016	\$ 300,000.00
372	42	RP00602I	6120-05	BA # 110-2016	\$ 260,000.00
372	42	RP02501E	6120-03	BA # 105-2016	\$ 90,000.00
372	42	RP02501I	6120-05	BA # 105-2016	\$ 70,000.00
372	42	RP02801E	6120-03	BA # 119-2016	\$ 40,000.00
372	42	RP02801I	6120-05	BA # 119-2016	\$ 30,000.00
372	42	RP02802E	6120-03	BA # 120-2016	\$ 300,000.00
372	42	RP02802I	6120-05	BA # 120-2016	\$ 250,000.00
372	42	RP02803E	6120-03	BA # 121-2016	\$ 175,000.00
372	42	RP02803I	6120-05	BA # 121-2016	\$ 135,000.00
372	42	RP02804E	6120-03	BA # 122-2016	\$ 105,000.00
372	42	RP02804I	6120-05	BA # 122-2016	\$ 85,000.00
372	42	RP02805E	6120-03	BA # 123-2016	\$ 125,000.00
372	42	RP02805I	6120-05	BA # 123-2016	\$ 105,000.00
372	42	RP04001E	6120-03	BA # 113-2016	\$ 220,000.00
372	42	RP04001I	6120-05	BA # 113-2016	\$ 180,000.00
372	42	RP23F01E	6120-03	BA # 107-2016	\$ 90,000.00
372	42	RP23F01I	6120-05	BA # 107-2016	\$ 70,000.00
372	42	RP03101E	6120-03	BA # 103-2016	\$ 450,000.00
372	42	RP03101I	6120-05	BA # 103-2016	\$ 350,000.00
372	42	RP03301S	6120-03	BA # 104-2016	\$ 85,000.00
372	42	RP04202E	6120-03	BA # 117-2016	\$ 260,000.00
372	42	RP04202I	6120-05	BA # 117-2016	\$ 220,000.00
372	42	RP04701E	6120-03	BA # 115-2016	\$ 527,000.00
372	42	RP04701I	6120-05	BA # 115-2016	\$ 427,131.00

Budget Funding Year(s): 2016 Start Date: 08/01/2016 End Date: 12/31/2021
 (must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./
 State Aid: _____ Social Security No.: _____
\$4,949,131.00 Federal Aid: _____ Vendor No.: _____
 (must match resolution) Other: _____ Encumbrance No.: _____
