

73950

**TO:** Board of Acquisition and Contract  
**FROM:** Hugh J. Greechan, Jr., PE  
Commissioner of Public Works and Transportation  
**DATE:** January 14, 2020  
**SUBJECT:** First Amendment to Agreement No. 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  
**Amendment Amount:** \$70,000.00

---

Authority of your Honorable Board is requested to amend existing Agreement Number 15-952 (“Agreement”) between the County of Westchester (“County”) and LaRocca Greene Architects, LLC (“Consultant”), 22 Purchase Street, Rye, New York 10580. The original Agreement dated December 3, 2015, was for design services associated with the Main House Renovation, Lasdon Park, Arboretum, and Veterans Memorial, Somers, New York. The original Agreement completion date was December 31, 2019.

The architectural and engineering services included in the original Agreement have been in progress. The County has been satisfied with the quality of services provided to date. The Consultant has developed several options for the proposed work that have been reviewed by the County as the basis for final design. The following additional tasks have been identified that are not included in the existing Agreement: (1) additional design services for the development of construction bid alternates; and (2) additional design services for changes requested by the County regarding code compliance, County standards, and current manufacturer’s equipment. Also, the Consultant has requested an escalation on its original Agreement fee to account for cost of living adjustments over the past several years.

It is therefore requested that the existing Agreement be amended retroactively from December 31, 2019 to provide for architectural and engineering services in connection with the Main House Renovation, Lasdon Park, Arboretum, and Veterans Memorial, Somers, New York. The Consultant shall provide additional design services associated with this project that is outside of the scope of work included in the existing Agreement. Additional 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 additional 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.

The architectural and engineering discipline encompassed in this Amendment is not new, but rather, it is an integral part of the project that involves the same degree of skill, experience and complexity as the expertise generally described in the original project. Accordingly, this type of architectural and engineering discipline was originally contemplated in the Professional Prequalification Board and Professional Selection Board process.

The fee for the above services is for an amount of \$70,000.00 pursuant to an approved budget, bringing the total Agreement plus Amendment to \$317,000.00. The completion date of the Agreement shall be extended retroactively from December 31, 2019 to December 31, 2023.

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.

Proposed form of Resolution to accomplish the foregoing is attached hereto.

HJG/JA/as

# RESOLUTION

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

RESOLVED, that the existing Agreement No. 15-952 (“Agreement”) between the County of Westchester (“County”) and LaRocca Greene Architects, LLC (“Consultant”), 22 Purchase Street, Rye, New York 10580, be amended retroactively from December 31, 2019 to provide for architectural and engineering services in connection with the Main House Renovation, Lasdon Park, Arboretum, and Veterans Memorial, Somers, New York. The Consultant shall provide additional design services associated with this project that is outside of the scope of work included in the existing Agreement. Additional 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 additional 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 the additional services rendered in accordance with the Consultant’s proposal, LaRocca Greene Architects, LLC, shall be paid a fee of \$70,000.00 pursuant to an approved budget, increasing the total maximum fee to \$317,000.00; and be it further

RESOLVED, that the completion date of the Agreement shall be extended retroactively from December 31, 2019 to December 31, 2023; and be it further

RESOLVED, that all other provisions of the existing Agreement shall remain in full force and effect; 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.

Original Agreement	\$ 247,000.00	(Design Services)
This Amendment	70,000.00	(Additional Design Services)
<b>TOTAL</b>	<b>\$ 317,000.00</b>	

**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	RLAS5-01-E	6120-01	BA #53-2013	\$70,000.00

Budget Funding Year(s): 2020 Start Date: 12/3/15 End Date: 12/31/23  
 (must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./  
 State Aid: \_\_\_\_\_ Social Security No.: \_\_\_\_\_  
\$70,000.00 Federal Aid: \_\_\_\_\_ Vendor No.: \_\_\_\_\_  
 (must match resolution) Other: \_\_\_\_\_ Encumbrance No.: \_\_\_\_\_