

TO: Board of Acquisition and Contract

FROM: John J. Hsu, PE
Acting Commissioner of Public Works

DATE: February 1, 2010

SUBJECT: Authority to Enter into Agreement #10-902 (a Multi-Phased Agreement)
In the matter of Engineering Services in connection with the
Playland Administration Building Exterior Restoration, Playland Park, Rye, New York

Consultant: **Peter F. Gaito & Associates**

Agreement Amount: **\$54,240.00**

Subconsultant Approval: *TSF Engineers*
Ewell W. Finley, PC (MBE)
YRG Sustainability Consultants
Calgi Construction Company

Authority of your Honorable Board is requested to enter into an Agreement in connection with engineering services for the Playland Administration Building Exterior Restoration at Playland Park, Rye, New York. The consultant shall provide design services associated with this project. Design services shall include the preparation of construction contract documents (plans 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. The consultant shall also 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 is to restore the exterior of the Playland Administration Building which is one of the original structures at Playland Park in Rye and is an integral part of the Park's character as well as a defining element of Playland Park's status as a National Historic Landmark. The Administration Building is located at the main entrance to the Park and houses both the financial and information technology hub for the Park's operation. The building's reception area also serves as a place where park patrons obtain information and provide feedback on their visit to the Park. The Park's day to day functions are performed in the building including administration, revenue collection, human resources, marketing, group sales, maintenance, and information technology. In addition, the computer servers which power the Park's point of sale system are located in this building. The Administration Building has not had any major rehabilitation work performed since 1960. The roof was repaired in 1990 and now permits water to infiltrate causing leaks and water damage in the interior ceilings and walls. Due to water infiltration through the roof, parapet walls, exterior walls, coping and flashing, the work will include hazmat mitigation for the building envelope, exterior stucco wall repairs including brick-pointing and waterproofing, so as to make the entire building envelope watertight, re-roofing the existing flat roof with an insulated modified bitumen roofing in compliance with United States Green Building Council's LEED cool roof solar reflectivity and emissivity requirements and increased insulation value. Work will also include repair to water damaged structural members pertaining to the building envelope, restoration of the copper roofing and glass finial, replacement of exterior windows and doors with energy efficient and historically accurate windows and doors. Site work will include new walkways with landscaping and ornamental metal fencing to match existing fencing and painting the interior of exterior walls. This project will implement the most cost-effective and environmentally compliant technologies available which will provide long-term energy conservation. Wherever possible, proposed new materials will be incorporated in compliance with LEED guidelines for environmental sustainability as per the United States Green Building Council. All work shall comply with the

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Playland Administration Building Exterior Restoration, Playland Park, Rye, New York

Peter F. Gaito & Associates

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Secretary of the Interior Standards for Rehabilitation of Historic Buildings. This agreement will benefit the public as it will return the structure to a functional condition ensuring its safe use and enjoyment by the park's visitors.

This agreement addresses the County Executive's priority area of Fiscal Responsibility. If the work contemplated in connection with this resolution is not addressed at this time, the existing building will deteriorate further, thereby causing an increased burden to the taxpayer as a result of more costly required repairs.

The department will utilize Primavera Software Management tools to track scheduling and accomplishments by the consultant and perform on-site inspections to ensure the successful completion of tasks. It is recognized and understood that the County shall evaluate the performance of this contract by the consultant and shall use such evaluation in deciding to award future contracts to the consultant.

The intent of this Agreement is to have the design and construction administration performed in multiple phases as subsequent funding becomes available for construction. The initial design phase will define the scope of work and the required budget for the next phases of design and construction administration for which construction funding shall be approved in the future.

Since the estimated fee for professional services for the entire project was greater than \$100,000, in accordance with the Rules of the Professional Prequalification and Selection Boards, on November 29, 2005, 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 December 12, 2006 whereby Anderson LaRocca Anderson, Architects; LiRo Architects; Peter F. Gaito & Associates; SMRT Architects & Engineers; Tonetti Associates Architects, PC; Hillman & Miley, Consulting Engineers, PLLC; and Stephen Tilly, Architect, were selected to possibly perform said services. On April 1, 2009, a request for proposal (RFP) was sent to the qualified firms and subsequently proposals were received on April 21, 2009.

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 January 26, 2010, selected Peter F. Gaito & Associates, 399 Knollwood Road, Suite 106, White Plains, New York 10603, as the number one firm to perform engineering services in connection with the Playland Administration Building Exterior Restoration at Playland Park, Rye, New York, for a total fee of \$54,240.00, pursuant to an approved budget, which represents the best possible contract for the County.

In addition, Peter F. Gaito & Associates has requested the utilization of the following subconsultants: TSF Engineers (Mechanical, Electrical and Plumbing Engineering), 200 Park Avenue South, Suite 1020, New York, New York 10003; Ewell W. Finley, PC (Structural Engineering), 34-18 Northern Boulevard, Long Island City, New York 11101; YRG Sustainability Consultants (LEED Consulting), 217 Grand Street, Suite 802, New York, New York 10013; and Calgi Construction Company (Cost Estimating), 116 Radio Circle, Suite 305, Mount Kisco, New York 10549.

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, the Commissioner of the Department of Parks, Recreation and Conservation, 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 Acting Commissioner of Public Works, be it:

RESOLVED, that approval is hereby granted to enter into an Agreement with the firm of Peter F. Gaito & Associates, 399 Knollwood Road, Suite 106, White Plains, New York 10603 for engineering services associated with the Playland Administration Building Exterior Restoration, Playland Park, Rye, New York; and be it further

RESOLVED, that for services rendered in accordance with the consultant's proposal for the first phase of this multi-phase project, a total compensation of \$54,240.00, shall be provided, pursuant to an approved budget; and be it further

RESOLVED, that the use of the following subconsultants also be approved: TSF Engineers (Mechanical, Electrical and Plumbing Engineering), 200 Park Avenue South, Suite 1020, New York, New York 10003; Ewell W. Finley, PC (Structural Engineering), 34-18 Northern Boulevard, Long Island City, New York 11101; YRG Sustainability Consultants (LEED Consulting), 217 Grand Street, Suite 802, New York, New York 10013; and Calgi Construction Company (Cost Estimating), 116 Radio Circle, Suite 305, Mount Kisco, New York 10549; and be it further

RESOLVED, that the Agreement shall commence upon the consultant's receipt of written notice from the Acting Commissioner of Public Works or his designee and that the completion date shall be December 31, 2013; 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.

PTK/MC/AS

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Account to be Charged/Credited

Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Trust Account	Dollars
372	42	RP04000E	6120-03		\$54,240.00
				Total:	\$54,240.00

Budget Funding Year(s): 2010 Start Date: 02/15/10 End Date: 12/31/13
(must match resolution)

Funding Source: Tax Dollars: 100% County Other: _____

State Aid: _____

\$54,240.00 Federal Aid: _____

(must match resolution)

RESOLUTION

Contractor Federal I.D. No./
Social Security No.: 01-0584226

Vendor No.: _____
Encumbrance No.: _____

APPROVED BOARD OF ACQUISITION & CONTRACT - 2-18-2010 - JOMARY VIEIRA, SECRETARY

Board of Acquisition and Contract
Agreement No. 10-902
Playland Administration Building Exterior Restoration, Playland Park, Rye, New York
Peter F. Gaito & Associates

List of Respondents

Stephen Tilly, Architect 22 Elm Street Dobbs Ferry, New York 10522 914-693-8898	\$ 96,250.00
Peter F. Gaito & Associates 399 Knollwood Road White Plains, New York 10603 914-682-3381	\$ 54,240.00
Hillman & Miley, Consulting Engineers, PLLC 222 Mamaroneck Avenue White Plains, New York 10605 914-428-0909	\$ 115,570.00
Tonetti Associates Architects, PC 45 West 21 st Street New York, NY 10010 212-581-2750	\$ 166,826.00

APPROVED BOARD OF ACQUISITION & CONTRACT - 2-18-2010 - JOMARY VIEIRA, SECRETARY