

93936

TO: Board of Acquisition and Contract
FROM: Hugh J. Greechan, Jr., PE
Commissioner of Public Works and Transportation
DATE: June 28, 2022
SUBJECT: Authority to Enter into Agreement No. 22-920 in the matter of Engineering Services in connection with Playland Ice Casino Improvements II, Playland Park, Rye, New York.

Consultant: OLA Consulting Engineers, P.C.
Agreement Amount: \$5,048,000.00

Subconsultant Approval: B32 Engineering Group, Inc.
Quality Environmental Solutions & Technologies, Inc. (MBE)
Nasco Construction Services, Inc. (WBE)
Savin Engineers P.C. (MBE)

Authority of your Honorable Board is hereby requested for the County of Westchester (the "County") acting by and through its Department of Public Works and Transportation (the "Department") to enter into Agreement No. 22-920 (the "Agreement") with OLA Consulting Engineers, P.C. (the "Consultant"), 50 Broadway, Hawthorne, New York 10532, for Engineering Services in connection with Playland Ice Casino Improvements II, Playland Park, Rye, New York, for a term from July 15, 2022 to December 31, 2026, for an amount not to exceed \$5,048,000.00 payable pursuant to an approved budget and subject to budget appropriations.

The Consultant shall provide design services for Phase 1 and Phase 2 as well as construction administration services for Phase 1 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. 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. The County also reserves the right to amend this Agreement at a future date to provide for further services, including but not limited to, Phase 2 construction administration services.

The County previously entered into an agreement with the Consultant to provide design services associated with the Playland Ice Casino Improvements II, Playland Park, Rye, New York. Construction documents for the renovation of the Playland Ice Casino Studio Rink were completed by the Consultant in 2010 and the County is satisfied with the quality of services provided. However, the project did not progress into the bidding and construction phases. The 2010 agreement with the Consultant expired in 2013. Since that time, the building has experienced a roof leak and there is concern regarding the condition of the roof structure and the heating, ventilating, and air conditioning ("HVAC") systems. The restart of the project will consider the entire Ice Casino building, not just the Studio Rink, and will be constructed in two phases. As the Consultant is intimately familiar with the requirements and scope of the project and has already previously completed construction documents for Ice Casino Studio Rink, it would be the most cost effective and expedient plan of action to engage the services of the Consultant and in essence continue the work they already started through the subject Agreement.

Authority to exempt this Agreement from the requirements of the Westchester County Procurement Policy and Procedures pursuant to Section 3 (a) xxi thereof has been submitted to your Honorable Board in accordance with a separate resolution of even date herewith.

The objective of this project is to design needed renovations to address ongoing deterioration of the Ice Casino Studio Rink ("Studio Rink") in order to improve patrons' enjoyment and safety and to conserve energy. The renovation project will also protect the integrity of the building's infrastructure. The scope of work includes design related to rehabilitation of the second floor Studio Rink, replacement of roofing over the Studio Rink along with associated mechanical, electrical, and ADA improvements. The first phase of the project will also include the historic restoration of the Ice Casino's front façade. The second phase will include rehabilitation of the facility's locker room wing, replacement of roofing over the locker rooms along with associated mechanical, electrical, and ADA improvements. The second phase will also include the rehabilitation of the building's rear and side façades. Both phases will address energy saving lighting and mechanical equipment systems. The Ice Casino is an integral contributing historic element of Playland Park and helps define Playland's landmark status. The structure is in dire need of exterior restoration along with structural, weather tightness, and mechanical rehabilitation upgrades in order to continue to serve the public.

In addition, the Consultant has requested the utilization of the following subconsultants: B32 Engineering Group, Inc., for Ice System Engineering Services, 2211 O'Neill Road, Hudson, Wisconsin 54016; Quality Environmental Solutions & Technologies, Inc., an MBE firm, for Environmental Testing and Abatement Design Services, 1376 Route 9, Wappingers Falls, New York 12590; Nasco Construction Services, Inc., a WBE firm, for Construction Cost Estimating Services, 200 Business Park Drive, Suite 302, Armonk, New York 10504; and Savin Engineers, P.C., an MBE firm, for Construction Administration Services, 3 Campus Drive, Pleasantville, New York 10570.

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

I recommend adoption of the attached proposed Resolution.

HJG/JA/jr

RESOLUTION

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

RESOLVED, that approval is hereby granted for the County of Westchester (the "County") acting by and through its Department of Public Works and Transportation (the "Department") to enter into Agreement No. 22-920 (the "Agreement") with the firm of OLA Consulting Engineers, P.C. (the "Consultant"), 50 Broadway, Hawthorne, New York 10532, for Engineering Services in connection with Playland Ice Casino Improvements II, Playland Park, Rye, New York, for a term from July 15, 2022 to December 31, 2026, for an amount not to exceed \$5,048,000.00 payable pursuant to an approved budget and subject to budget appropriations. The services to be performed by the Consultant shall include, but not be limited to: design services for Phase 1 and Phase 2 as well as construction administration services for Phase 1 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. 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. The County also reserves the right to amend this Agreement at a future date to provide for further services, including but not limited to, Phase 2 construction administration services; and be it further

RESOLVED, that the use of the following subconsultants also be approved: B32 Engineering Group, Inc., for Ice System Engineering Services, 2211 O'Neill Road, Hudson, Wisconsin 54016; Quality Environmental Solutions & Technologies, Inc., an MBE firm, for Environmental Testing and Abatement Design Services, 1376 Route 9, Wappingers Falls, New York 12590; Nasco Construction Services, Inc., a WBE firm, for Construction Cost Estimating Services, 200 Business Park Drive, Suite 302, Armonk, New York 10504; and Savin Engineers, P.C., an MBE firm, for Construction Administration Services, 3 Campus Drive, Pleasantville, New York 10570; and be it further

RESOLVED, that the Agreement shall commence on July 15, 2022 and that the completion date shall be December 31, 2026; and be it further

RESOLVED, that the County Executive or his duly authorized designee is authorized to execute any instruments and to take any actions reasonably necessary to implement this Resolution.

Agreement No. 22-920

Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
	372	42	RP02A-02-E	6120-03	BA# 30-2022	\$5,048,000

Budget Funding Year(s): 2022 Start Date: 07/15/2022 End Date: 12/31/2026
 (must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./
 State Aid: _____ Social Security No.: _____
\$5,048,000.00 Federal Aid: _____ Vendor No.: _____
 (must match resolution) Other: _____ Encumbrance No.: _____