

30149

TO: Board of Acquisition and Contract

FROM: Jay T. Pisco, PE
Commissioner of Public Works and Transportation

DATE: October 26, 2012

SUBJECT: Authority for the County of Westchester to amend the Resolution approved on December 15, 2011 authorizing First Amendment (of a Multi-Phased Agreement) to Agreement No. 10-911 in the matter of Architectural Services in connection with Terminal Building Modifications, Phase II – In-Line Baggage Screening Facility at the Westchester County Airport, Towns of Harrison and North Castle and Village of Rye Brook, New York, to revise the scope of work, the amendment amount, and the completion date

Consultant: Graf & Lewent Architects, LLP
Amendment Amount: \$776,400.00

On December 15, 2011, your Honorable Board approved a Resolution authorizing the County of Westchester to amend Agreement No. 10-911 in the amount of \$524,000.00 with Graf & Lewent Architects, LLP (“Consultant”) for architectural services in connection with Terminal Building Modifications, Phase II – In-Line Baggage Screening Facility at the Westchester County Airport, Towns of Harrison and North Castle and Village of Rye Brook, New York. After the Resolution was approved, the Amendment was executed by the Consultant, but was not executed by the County. In the interim, the County has reviewed the project and revised the scope of work in order to accommodate a more operationally efficient proposed In-Line Baggage Screening System in accordance with current Transportation Security Administration (TSA) requirements. Therefore, authority is sought to amend the December 15, 2011 Resolution to revise the scope of work, the amendment amount, and the completion date.

Authority of your Honorable Board is requested to amend the existing Agreement between the County of Westchester and the Consultant, 90-30 161st Street, Jamaica, New York 11432. The original Agreement dated July 7, 2010, was for architectural design services in connection with Terminal Building Modifications, Phase II – In-Line Baggage Screening Facility at the Westchester County Airport, Towns of Harrison and North Castle and Village of Rye Brook, New York.

It is requested that the existing Agreement be amended to provide for revised design services associated with this project. Revised design services shall include the preparation of construction documents (plans and specifications), construction cost estimates, any required addenda, and 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 prepare new preliminary designs for TSA review and approval. In addition, the Consultant shall provide design services during construction consisting of shop drawing and submittal reviews, attendance at project meetings, periodic site visits and preparation of as-built drawings.

In order to accommodate modifications to the scope of work, it is necessary for the Consultant to provide revised design services that were not included in their original agreement. Due to modifications to the scope of work, additional architectural services are required to complete this phase of design as follows: (1) Redesign of Baggage Handling and Screening System: This includes the development of the design for the proposed Mini In-Line Baggage System, revisions to the conveyor at the check in counter to provide a no-lift system, and changes to the make-up unit; (2) Revisions to the Floor Layouts: Available space on the first floor of the building addition will be modified to accommodate TSA offices. The second floor will be modified to accommodate additional Airport offices; (3) Mechanical, Electrical, and Plumbing Engineering Revisions: The HVAC system, electrical

**Board of Acquisition and Contract
Agreement No. 10-911, First Amendment,
Phase II – In-Line Baggage Screening Facility at the Westchester County Airport
Towns of Harrison and North Castle and Village of Rye Brook, New York
Graf & Lewent Architects, LLP
Page 2**

system, and the sprinkler system will be modified as a result of the floor layout revisions; and (4) Structural Engineering Revisions: The hoist beam design will need to be modified to accommodate the revised screening system design. Also, structural supports will need to be modified for the HVAC system revisions. These factors will require additional design services beyond that included in the original agreement.

The objective of this project is to provide terminal building modifications at the Westchester County Airport. These improvements will ensure compliance with TSA requirements. 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. This agreement will benefit the public as it will enhance the efficiency of the airport's operations to meet the increased level of service, thereby providing an improved traveling experience for airport passengers.

The original intent of this Agreement was to have the design and construction administration performed in multiple phases as subsequent funding became available. The initial design phase defined the scope of work and the required budget for the subsequent phases of design and construction administration, for which funding shall be approved.

The 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 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 \$776,400.00, pursuant to an approved budget, bringing the total Agreement plus Amendment to \$1,708,900.00. The completion date of the Agreement shall be extended to December 31, 2016.

Payment for this contract will be made from the Airport Passenger Facility Charge Fund, not the County General Fund and will not impact the County tax levy.

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

RESOLUTION

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

RESOLVED, that the Resolution approved December 15, 2011, which authorized the County of Westchester to amend Agreement No. 10-911 with Graf & Lewent Architects, LLP, for architectural services in connection with the Terminal Building Modifications, Phase II – In-Line Baggage Screening Facility at the Westchester County Airport, is hereby amended to revise the scope of work, the amendment amount, and the completion date; and be it further

RESOLVED, that the existing Agreement between the County of Westchester and Graf & Lewent Architects, LLP, 90-30 161st Street, Jamaica, New York 11432, be amended to provide for revised design services associated with Terminal Building Modifications, Phase II – In-Line Baggage Screening Facility at the Westchester County Airport, Towns of Harrison and North Castle and Village of Rye Brook, New York. Revised design services shall include the preparation of construction documents (plans and specifications), construction cost estimates, any required addenda, and 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 prepare new preliminary designs for Transportation Security Administration (TSA) review and approval. In addition, the consultant shall provide design services during construction consisting of shop drawing and submittal reviews, 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 for the second phase of this multi-phase project, Graf & Lewent Architects, LLP, shall be paid a fee of \$776,400.00 pursuant to an approved budget, increasing the total maximum fee to \$1,708,900.00; and be it further

RESOLVED, that the completion date of the Agreement shall be extended to December 31, 2016; 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.

JTP/PC/JM/AS

Original Agreement	\$	932,500.00	(Design Services)
This Amendment	_____	776,400.00	(Revised Design Services)
TOTAL	\$	1,708,900.00	

Agreement No. 10-911

Account to be Charged/Credited	Fund	Dept.	Major Program, Program & Phase or Unit	Object/Sub Object	Trust Account	Dollars
	362	44	A095B00E	6120-01		\$776,400.00

Budget Funding Year(s): 2012 Start Date: 12/15/12 End Date: 12/31/16
 (must match resolution)

Funding Source: Tax Dollars: _____ Contractor Federal I.D. No./
 State Aid: _____ Social Security No.: _____
\$776,400.00 Federal Aid: _____ Vendor No.: _____
 (must match resolution) Other: 100% Airport Passenger Facility Charge Fund Encumbrance No.: _____