

44820

TO: Board of Acquisition and Contract
FROM: Jay T. Pisco, PE
Commissioner of Public Works and Transportation
DATE: February 10, 2015
SUBJECT: Authority to Enter into Agreement #15-913
In the matter of Engineering Services in connection with
Maple Moor Golf Course Improvements, City of White Plains, New York

Consultant: Langan Engineering, Environmental, Surveying and Landscape
Architecture, DPC

Agreement Amount: \$725,000.00

Subconsultant Approval: Charles A. Manganaro Consulting Engineers, PC (MBE)
James Barrett Associates, LLC
Avalon Consulting Group, LLC (WBE)
Thomas C. Merritts Land Surveyors, PC
Rees Jones, Inc.

Authority of your Honorable Board is requested to enter into an Agreement in connection with Maple Moor Golf Course Improvements, City of White Plains, New York. The consultant shall provide design 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.

The objective of this project will be to make improvements to Maple Moor Golf Course which is one of six 18-hole courses owned and operated by the Westchester County Department of Parks, Recreation and Conservation. Maple Moor is a 6,374 yard, Par 71 course situated on 140 acres in White Plains which opened to the public in 1927. At this time, improvements are required to the fairways, irrigation system, cart paths and bridges throughout Maple Moor. The improvement work shall include, but not be limited to, the following items: fairway erosion control; fairway drainage; fairway re-grading/realignment; tee work; retaining walls; reshaping bunkers; replacing the irrigation system; eliminating City water as the primary irrigation water supply; evaluation and implementation of new primary irrigation water supply using storm water, surface water, and/or ground water; repair of existing damaged cart paths; widening of existing cart paths; full depth replacement of cart paths where paths are beyond repair; realignment of existing cart paths and/or the establishment of new paths where feasible so as to save the fairways and approaches from continued unnecessary wear; bridge superstructure repair/replacement; bridge abutment repair/replacement; and bridge scour protection. This agreement will benefit the public as it will enhance the functionality of the golf course ensuring its safe continued use by the public, 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 October 24, 2013, 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 November 26, 2013 whereby BBS Architects, Landscape Architects, and Engineers, PC; Boswell Engineering, PC; Dvirka and Bartilucci Consulting Engineers, A Division of D&B Engineers and Architects, PC; Eberlin & Eberlin, PC; French & Parrello Associates, PA; Henningson, Durham & Richardson Architecture and Engineering, PC; Langan Engineering, Environmental, Surveying and Landscape Architecture, DPC; Maser Consulting PA; and TRC Engineers, Inc. were selected to possibly perform said services. On August 6, 2014, a request for proposal (RFP) was sent to the qualified firms and subsequently proposals were received on September 16, 2014.

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 November 12, 2014, selected Langan Engineering, Environmental, Surveying and Landscape Architecture, DPC, 707 Westchester Avenue, Suite 304, White Plains, New York 10604, as the number one firm to perform engineering services in connection with Maple Moor Golf Course Improvements, City of White Plains, New York, for a total fee of \$725,000.00, pursuant to an approved budget, which represents the best possible contract for the County.

In addition, Langan Engineering, Environmental, Surveying and Landscape Architecture, DPC, has requested the utilization of the following subconsultants: Charles A. Manganaro Consulting Engineers, PC (Structural and Electrical Engineering Services), 7 West Cross Street, Hawthorne, New York 10532; James Barrett Associates, LLC (Golf Course Irrigation System Design Services), PO Box 155, Roseland, New Jersey 07068; Avalon Consulting Group, LLC (Project Coordination Services), 41 Cal's Court, Taunton, Massachusetts 02780; Thomas C. Merritts Land Surveyors, PC (Mapping and Land Surveying Services), 394 Bedford Road, Pleasantville, New York 10570; and Rees Jones, Inc. (Golf Course Design Services), PO Box 285, Montclair, New Jersey 07042.

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.

JTP/RSD/AS

RESOLUTION

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

RESOLVED, that approval is hereby granted to enter into an Agreement with the firm of Langan Engineering, Environmental, Surveying and Landscape Architecture, DPC, 707 Westchester Avenue, Suite 304, White Plains, New York 10604, for engineering services associated with Maple Moor Golf Course Improvements, City of White Plains, New York. The consultant shall provide design 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; and be it further

RESOLVED, that for services rendered in accordance with the consultant's proposal, a total compensation of \$725,000.00, shall be provided, pursuant to an approved budget; and be it further

RESOLVED, that the use of the following subconsultants also be approved: Charles A. Manganaro Consulting Engineers, PC (Structural and Electrical Engineering Services), 7 West Cross Street, Hawthorne, New York 10532; James Barrett Associates, LLC (Golf Course Irrigation System Design Services), PO Box 155, Roseland, New Jersey 07068; Avalon Consulting Group, LLC (Project Coordination Services), 41 Cal's Court, Taunton, Massachusetts 02780; Thomas C. Merritts Land Surveyors, PC (Mapping and Land Surveying Services), 394 Bedford Road, Pleasantville, New York 10570; and Rees Jones, Inc. (Golf Course Design Services), PO Box 285, Montclair, New Jersey 07042; and be it further

RESOLVED, that the Agreement shall commence upon the consultant's receipt of written notice from the Commissioner of Public Works and Transportation or his designee and that the completion date shall be December 31, 2019; 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.

Agreement No. 15-913

Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
	372	42	RGC1402E	6120-03	BA # 39-2012	\$ 238,000.00
	372	42	RGC1701E	6120-03	BA # 42-2012	\$ 353,000.00
	372	42	RGC1801E	6120-03	BA # 45-2012	\$ 59,000.00
	372	42	RGIP802E	6120-03	BA #145-2010	\$ 75,000.00

Budget Funding Year(s): 2015 Start Date: 03/31/2015 End Date: 12/31/2019
 (must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./
 State Aid: _____ Social Security No.: _____
\$725,000.00 Federal Aid: _____ Vendor No.: _____
 (must match resolution) Other: _____ Encumbrance No.: _____

Board of Acquisition and Contract
Agreement No. 15-913
Maple Moor Golf Course Improvements
City of White Plains, New York
Langan Engineering, Environmental, Surveying and Landscape Architecture, DPC

List of Respondents

Eberlin & Eberlin, PC 31 Sodom Road Brewster, New York 10509 (845) 582-0359	\$ 600,000.00
Langan Engineering, Environmental, Surveying and Landscape Architecture, DPC 707 Westchester Avenue, Suite 304 White Plains, New York 10604 (914) 323-7400	\$ 725,000.00
Maser Consulting PA 11 Bradhurst Avenue Hawthorne, New York 10532 (914) 347-7500	\$ 790,946.00
TRC Engineers, Inc. 7 Skyline Drive Hawthorne, New York 10532 (914) 592-4040	\$ 1,025,424.00

APPROVED BOARD OF ACQUISITION & CONTRACT - 03/12/2015 - JOMARY VIEIRA, SECRETARY