

46702

TO: Board of Acquisition and Contract
FROM: Jay T. Pisco, PE
Commissioner of Public Works and Transportation
DATE: May 12, 2015
SUBJECT: Authority to Enter into Agreement #15-926 in the matter of
Architectural and Engineering Services in connection with
Merestead Site Development – Buildings, Towns of Bedford and New Castle, New York

Consultant: KG&D Architects, PC
Agreement Amount: \$880,205.00

Subconsultant Approval: GLA Consulting Engineers, PC
Harboe Architects, PC
AKRF, Inc.
Nachman Engineering, PC
Falk Associates, Inc.
Nasco Construction Services, Inc. (WBE)

Authority of your Honorable Board is requested to enter into an Agreement in connection with architectural and engineering services for Merestead Site Development – Buildings, Towns of Bedford and New Castle, New York. The consultant shall provide study and design services associated with this project. For study services, the consultant shall provide data acquisition, verify existing site conditions, perform environmental testing and analysis, develop alternate solutions with associated cost estimates, prepare a draft report for review, and issue a final report indicating recommended options. 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 evaluate various elements of the Merestead site and to rehabilitate the main house. Merestead, Scottish for farmland, is a country mansion tucked away in the hills overlooking the surrounding valley situated on 130 acres. The Merestead property is the former estate of Mrs. Margaret Sloane Patterson, daughter of William Sloane, President of W and J Sloane, and her husband Dr. Robert Patterson, a prominent orthopedic surgeon in New York City. Merestead features a 28-room Georgian mansion with gardens built during the early 20th century. In 1982, the Pattersons deeded the property to Westchester County, and upon Mrs. Patterson's death in August of 2000, Westchester took full possession of the property and has been developing the property for use as a Westchester County historic site.

The Consultant shall prepare a series of studies for the property including: (1) a historic structures report for the buildings on the property; (2) a cultural landscape report; (3) a site development plan for the property including its adaptation for public use; and (4) an engineering study of the potable water supply system. These studies will provide recommendations for future beneficial uses throughout the Merestead site and will serve as the basis for other potential capital projects.

The Merestead main house has deteriorated over the years and requires rehabilitation at this time. The rehabilitation of the main house includes, but is not limited to, asbestos removals, new plumbing system, new electrical system, new HVAC system, fire alarm system, restoration of building exterior/interior, and drainage. Merestead is listed on the National Register of Historic Properties. Therefore, proposed rehabilitation work shall be done in accordance with the United States Secretary of the Interior's Standards for the Treatment of Historic Properties. The design documents prepared by the Consultant for this project shall be reviewed for historic conformance by the New York State Historic Preservation Office (SHPO) and the Westchester County Department of Planning. This agreement will benefit the public as it will provide a fully functional facility ensuring its safe use and enjoyment by visitors, 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 AKRF, Inc.; Henningson, Durham & Richardson Architecture and Engineering, PC; KG&D Architects, PC; Peter F. Gaito & Associates; Peter Gisolfi Associates, Architects and Landscape Architects, LLP; Stephen Tilly, Architect; and Urban Engineers of New York, DPC were selected to possibly perform said services. On October 17, 2014, a request for proposal (RFP) was sent to the qualified firms and subsequently proposals were received on December 10, 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 March 17, 2015, selected KG&D Architects, PC, 285 Main Street, Mount Kisco, New York 10549, as the number one firm to perform architectural and engineering services in connection with Merestead Site Development – Buildings, Towns of Bedford and New Castle, New York, for a total fee of \$880,205.00, pursuant to an approved budget, which represents the best possible contract for the County.

In addition, KG&D Architects, PC, has requested the utilization of the following subconsultants: OLA Consulting Engineers, PC (HVAC, Electrical, Plumbing, and Fire Protection Consulting Engineering Services), 50 Broadway, Hawthorne, New York 10532; Harboe Architects, PC (Historic Preservation Architectural Services), 140 South Dearborn Street, Suite 306, Chicago, Illinois 60603; AKRF, Inc. (Civil, Site, and Hazardous Materials Consulting Engineering Services), 34 South Broadway, Suite 401, White Plains, New York 10601; Nachman Engineering, PC (Structural Consulting Engineering Services), 610 Quaker Road, Chappaqua, New York 10514; Falk Associates, Inc. (Construction Specifications Consulting Services), 60 Cutter Mill Road, Suite 210, Great Neck, New York 11021; and Nasco Construction Services, Inc. (Construction Cost Estimating Services), 200 Business Park Drive, Suite 205, Armonk, New York 10504.

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.

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 and the Commissioner of the Department of Parks, Recreation and Conservation, and they are in concurrence.

I recommend adoption of the attached proposed Resolution.

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 KG&D Architects, PC, 285 Main Street, Mount Kisco, New York 10549, for architectural and engineering services associated with Merestead Site Development – Buildings, Towns of Bedford and New Castle, New York. The consultant shall provide study and design services associated with this project. For study services, the consultant shall provide data acquisition, verify existing site conditions, perform environmental testing and analysis, develop alternate solutions with associated cost estimates, prepare a draft report for review, and issue a final report indicating recommended options. 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 \$880,205.00, shall be provided, pursuant to an approved budget; and be it further

RESOLVED, that the use of the following subconsultants also be approved: OLA Consulting Engineers, PC (HVAC, Electrical, Plumbing, and Fire Protection Consulting Engineering Services), 50 Broadway, Hawthorne, New York 10532; Harboe Architects, PC (Historic Preservation Architectural Services), 140 South Dearborn Street, Suite 306, Chicago, Illinois 60603; AKRF, Inc. (Civil, Site, and Hazardous Materials Consulting Engineering Services), 34 South Broadway, Suite 401, White Plains, New York 10601; Nachman Engineering, PC (Structural Consulting Engineering Services), 610 Quaker Road, Chappaqua, New York 10514; Falk Associates, Inc. (Construction Specifications Consulting Services), 60 Cutter Mill Road, Suite 210, Great Neck, New York 11021; and Nasco Construction Services, Inc. (Construction Cost Estimating Services), 200 Business Park Drive, Suite 205, Armonk, New York 10504; 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, 2020; 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. 15-926

Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
	372	42	RMS0100E	6120-01	BA #211-2009	\$ 371,000.00
	372	42	RMS0101E	6120-01	BA #179-2013	\$ 509,205.00

Budget Funding Year(s): 2015 Start Date: 06/15/2015 End Date: 12/31/2020
 (must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./
 State Aid: _____ Social Security No.: _____
\$880,205.00 Federal Aid: _____ Vendor No.: _____
 (must match resolution) Other: _____ Encumbrance No.: _____

Board of Acquisition and Contract
Agreement No. 15-926
Merestead Site Development – Buildings
Towns of Bedford and New Castle, New York
KG&D Architects, PC

List of Respondents

KG&D Architects, PC 285 Main Street Mount Kisco, New York 10549 (914) 666-5900	\$ 880,205.00
Peter F. Gaito & Associates 333 Westchester Avenue White Plains, New York 10604 (914) 682-3381	\$ 590,000.00
Peter Gisolfi Associates, Architects and Landscape Architects, LLP 566 Warburton Avenue Hastings-on-Hudson, New York 10706 (914) 478-3677	\$ 897,600.00
Stephen Tilly, Architect 22 Elm Street Dobbs Ferry, New York 10522 (914) 693-8898	\$ 921,945.00
Urban Engineers of New York, DPC Two Penn Plaza, Suite 1103 New York, New York 10121 (212) 736-9100	\$ 929,731.01

APPROVED BOARD OF ACQUISITION & CONTRACT - 06/04/2015 - JOMARY VIEIRA, SECRETARY