

47595

TO: Board of Acquisition and Contract

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

DATE: July 7, 2015

SUBJECT: First Amendment to Agreement No. 10-916 in the matter of Architectural Services
in connection with the Willson's Woods Pool Modernization, Phase II – Bathhouse Renovations,
Mount Vernon, New York

Consultant: Busing Associates, Architects, LLP
Amendment Amount: \$72,600.00

Pursuant to a Resolution approved on May 27, 2010, the County of Westchester ("County") entered into Agreement Number 10-916 with Busing Associates, Architects, LLP ("Consultant"), 235 Mamaroneck Avenue, White Plains, New York 10605, dated June 9, 2010, wherein the Consultant was to provide architectural services associated with the Willson's Woods Pool Modernization, Phase II – Bathhouse Renovations, Mount Vernon, New York.

During the ongoing design phase, the following issues have arisen which are outside of the scope of work included in the existing Agreement: (1) The structural timber frame and board sheathing at the Pavilion has incurred significant additional deterioration in the past few years. This is largely due to the progressive deterioration of the flat membrane roofs at the centerline of the building roof system. Additional areas of roof will be investigated and identified for replacement with new roofing. This design effort is beyond the scope of the existing Agreement; (2) The stucco, masonry and timber exterior of the building has also incurred additional deterioration and cracking in recent years. This has also introduced more water into the exterior substrates. Specific areas will be investigated and identified for repair. Consideration is also being given to the repair or replacement of the existing steel windows; (3) The New York State Department of Labor ("NYSDOL") requires that all contract documents describing abatement of hazardous materials be prepared and submitted by consultants with NYSDOL instruction and certification regarding this discipline. These requirements took effect after the existing Agreement was executed. The Consultant will utilize a certified subconsultant (Adelaide Environmental Health Associates, Inc.) to meet these requirements; and (4) Due to the increased scope of roof structure deterioration and building exterior deterioration components of the project, the construction process has become more complex and project duration has lengthened. This will require more consultant design services during construction including review of additional shop drawings and submittals.

It is therefore requested that the existing Agreement be amended to provide for architectural and engineering services in connection with this project. The Consultant shall provide additional design services associated with this project that address issues that have arisen which are outside of the scope of work included in the existing Agreement. Additional design services shall include the completion of construction documents (plans and specifications), construction cost estimates, shop drawing and submittal reviews, attendance at project meetings, periodic site visits and preparation of as-built drawings.

The objective of this project is to renovate the existing bathhouse at Willson's Woods Park. The work will include an upgrade of the bathhouse's electrical system, roof repairs and repairs to interior locker rooms, showers, restrooms, flooring and other interior finishes. This project follows the highly successful renovation to the pool complex. The recent improvements have dramatically increased the attendance and revenue at the pool. The Department of Health requires that additional showers and restroom facilities be installed to meet the building codes for a pool complex of this size. This planned work will accommodate the increased numbers of pool patrons. The bathhouse work is an important component to the overall project in order to keep this building in good condition and to protect the public. The electric distribution system is old and worn, and must be replaced. The slate roof also needs replacement. The locker rooms, interior finishes and flooring are in poor condition and must be rehabilitated. This agreement will benefit the public as it will replace an unsafe, deteriorating structure with a new Bathhouse which will meet the needs of the many park visitors and residents of Westchester County.

The architectural and 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 architectural and 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 \$72,600.00 pursuant to an approved budget, bringing the total Agreement plus Amendment to \$220,600.00. The completion date of the Agreement shall be extended to December 31, 2018.

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.

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

JTP/JA/AS

RESOLUTION

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

RESOLVED, that the existing Agreement between the County of Westchester and Busing Associates, Architects, LLP, 235 Mamaroneck Avenue, White Plains, New York 10605, be amended to provide for architectural and engineering services in connection with the Willson's Woods Pool Modernization, Phase II – Bathhouse Renovations, Mount Vernon, New York. The Consultant shall provide additional design services associated with this project that address issues that have arisen which are outside of the scope of work included in the existing Agreement. Additional design services shall include the completion of construction documents (plans and specifications), construction cost estimates, 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, Busing Associates, Architects, LLP, shall be paid a fee of \$72,600.00 pursuant to an approved budget, increasing the total maximum fee to \$220,600.00; and be it further

RESOLVED, that the completion date of the Agreement shall be extended to December 31, 2018; 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.

Original Agreement	\$	148,000.00	(Design Services)
This Amendment		<u>72,600.00</u>	(Additional Design Services)
TOTAL	\$	220,600.00	

Agreement No. 10-916

Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
	372	42	RWW0201E	6120-01	BA #17-2015	\$ 72,600.00

Budget Funding Year(s): 2015 Start Date: 06/09/10 End Date: 12/31/18
 (must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./
 State Aid: _____ Social Security No.: _____
\$72,600.00 Federal Aid: _____ Vendor No.: _____
 (must match resolution) Other: _____ Encumbrance No.: _____