

56007

TO: Board of Acquisition and Contract

FROM: Vincent F. Kopicki, PE
Commissioner of Public Works and Transportation

DATE: March 21, 2017

SUBJECT: First Amendment to Agreement No. 16-912 in the matter of
Architectural and Engineering Services in connection with a New Maintenance Facility,
New Golf Cart Storage Facility, and Clubhouse Upgrades, Mohansic Golf Course,
Yorktown Heights, New York

Consultant: Busing Associates, Architects, LLP
Amendment Amount: \$21,000.00

Authority of your Honorable Board is requested to amend the existing Agreement between the County of Westchester ("County") and Busing Associates, Architects, LLP ("Consultant"), 235 Mamaroneck Avenue, White Plains, New York 10605. The original Agreement dated July 7, 2016, was for design services associated with a New Maintenance Facility, New Golf Cart Storage Facility, and Clubhouse Upgrades, Mohansic Golf Course, Yorktown Heights, New York.

During the ongoing design phase, the following additional tasks have arisen which are outside of the scope of work included in the existing Agreement: replacement of septic systems that serve the Maintenance Facility and Clubhouse.

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 additional tasks that have arisen which are outside of the scope of work included in the existing Agreement. Additional design services shall include survey, testing, permitting, 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 will be to design and construct a New Maintenance Facility, New Golf Cart Storage Facility, and Clubhouse Upgrades at Mohansic Golf Course. Most of the existing buildings throughout the course are original to the site and built over 80 years ago. The new maintenance facility will be designed in keeping with its intended use and will include a superintendent's office, mechanic's shop, employee break room, lockers, restroom, washroom and shower area, equipment storage area, chemical storage area (fertilizer, pesticide, etc.), chemical mixing area, and general work shop. The clubhouse upgrades will include new Men's and Women's washroom/locker room facilities on the second floor of the clubhouse in order to bring the facility up to current code for patrons. The septic system work in this amendment is necessary to provide sanitary facilities that are in compliance with all applicable regulations. This agreement will benefit the public as it will ensure that the facilities at Mohansic Golf Course are in compliance with current building codes and environmental regulations, thereby addressing the County Executive's priority area of Best Management Practices and Infrastructure.

Board of Acquisition and Contract
Agreement No. 16-912, First Amendment
New Maintenance Facility, New Golf Cart Storage Facility, and Clubhouse Upgrades
Mohansic Golf Course
Yorktown Heights, New York
Busing Associates, Architects, LLP
Page 2

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 amendment amount is a negotiated fee based on prices for work similar to the scope of services proposed in this amendment. The civil engineering subconsultant (Ralph G. Mastromonaco, PE PC) will provide all of the services proposed in this amendment. The amendment fee is based on a negotiated hourly rate from the subconsultant which is lower than the hourly rate in the original agreement. Also, the prime consultant (Busing Associates, Architects, LLP), is not charging any additional fee to supervise and coordinate the subconsultant's services proposed in this amendment.

The fee for the above services is for an amount of \$21,000.00 pursuant to an approved budget, bringing the total Agreement plus Amendment to \$397,000.00. The completion date of the Agreement shall be extended to December 31, 2021.

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.

VFK/ESK/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 a New Maintenance Facility, New Golf Cart Storage Facility, and Clubhouse Upgrades, Mohansic Golf Course, Yorktown Heights, New York. The Consultant shall provide additional design services associated with this project that address additional tasks that have arisen which are outside of the scope of work included in the existing Agreement. Additional design services shall include survey, testing, permitting, 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 \$21,000.00 pursuant to an approved budget, increasing the total maximum fee to \$397,000.00; and be it further

RESOLVED, that the completion date of the Agreement shall be extended to December 31, 2021; 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	\$	376,000.00	(Design Services)
This Amendment		<u>21,000.00</u>	(Additional Design Services)
TOTAL	\$	397,000.00	

Agreement No. 16-912

Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
	372	42	RGM0101E	6120-01	BA #45-2015	\$ 12,000.00
	372	42	RGC0507E	6120-01	BA #40-2012	\$ 9,000.00

Budget Funding Year(s): 2017 Start Date: 07/07/16 End Date: 12/31/21
 (must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./
 State Aid: _____ Social Security No.: _____
\$21,000.00 Federal Aid: _____ Vendor No.: _____
 (must match resolution) Other: _____ Encumbrance No.: _____