

65285

TO: Board of Acquisition and Contract

FROM: Hugh J. Greechan, Jr., PE
Commissioner of Public Works and Transportation

DATE: October 2, 2018

SUBJECT: Request Authority to Obtain a Proposal and Negotiate a Fee with Lothrop Associates LLP, in connection with Architectural and Engineering Services for Westchester County Parking Garage Rehabilitation, White Plains Complex, White Plains, New York (#18-928)

Authority of your Honorable Board is requested to obtain a proposal and to negotiate a fee in connection with architectural and engineering services for Westchester County Parking Garage Rehabilitation, White Plains Complex, White Plains, New York.

The objective of this project is to provide professional architectural and engineering services associated with rehabilitation of the Parking Garage located at the White Plains Complex. The structural deterioration at the Westchester County White Plains Complex Parking Garage has continued to increase and several pieces of structural concrete have broken loose and fallen on the parking decks. During an initial investigation, substantial amounts of structural concrete fell after being tested for soundness. Emergency rehabilitation work was undertaken to remove loose concrete, rehabilitate exposed steel reinforcing bars, and apply fiber wrap and epoxy. Based upon the initial investigation, a preliminary analysis of the entire parking garage was performed by Lothrop Associates LLP, and their structural engineering sub-consultant, Mr. Jeffrey R. Carlson, PE, of Consulting Engineers Group, Inc. The analysis found similar conditions existed in multiple locations of the garage.

Failure to undertake this project may result in continued structural deterioration potentially leading to property damage and/or personal injury. This agreement will benefit the public as it will enhance the structural integrity of the parking garage ensuring its safe use by people parking their vehicles in the facility. Time is of the essence in order to undertake the rehabilitation of the parking garage as quickly as possible.

Due to the urgency of this project, the Department of Public Works and Transportation requested that the accelerated consultant procurement procedure be followed to retain a consultant to provide the necessary architectural and engineering services for rehabilitation of the Parking Garage located at the White Plains Complex. In accordance with the Accelerated Qualification and Selection Procedure as outlined in the Rules of the Professional Prequalification and Selections Boards (Act 144-1996, §3D), on September 24, 2018, a statement outlining the aforementioned reason requiring the accelerated procedure, the qualifications of the proposed firm and the scope of work for Westchester County Parking Garage Rehabilitation, White Plains Complex, White Plains, New York was submitted to the Chairman of the Professional Prequalification Board.

The Chairman of the Professional Prequalification Board on September 24, 2018, agreed that the accelerated consultant procurement procedure was warranted. Subsequently, these items were reviewed and approved by the Chairman of the Professional Selection Board on September 24, 2018, and the firm was selected to perform said services. The firm is:

Lothrop Associates LLP
333 Westchester Avenue
White Plains, New York 10604

The above-mentioned firm has the expertise on similar projects, technical knowledge, staffing and is the best-qualified firm to accomplish this project in the timeframe allowed.

Lothrop Associates LLP has experience with the rehabilitation of parking garages and has worked with the County on various projects over the last several decades. They have been the lead firm on the recent inspections and designed the recent emergency repairs to the parking garage. Their sub-consultant, Mr. Carlson, has extensive expertise in parking garage inspections and rehabilitations including his retention both currently and many times over the past two decades by the City of White Plains for the White Plains Public Library parking garage. The Library parking garage and the County parking garage are one contiguous structure thereby making Mr. Carlson uniquely qualified to assist the County on this project.

It should be noted that this resolution only seeks authority to obtain a proposal and to negotiate a fee in connection with architectural and engineering services for the aforementioned work in order to fully inform your Honorable Board of the expected consultant agreement. Authorization to enter into an agreement will be submitted to your Honorable Board for approval after satisfactory completion of negotiations with the consultant.

I recommend adoption of the attached proposed Resolution.

HJG/JJN/RSD/as

RESOLUTION

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

RESOLVED, that approval is hereby granted to obtain a proposal and to negotiate a fee with Lothrop Associates LLP, 333 Westchester Avenue, White Plains, New York 10604, for architectural and engineering services for Westchester County Parking Garage Rehabilitation, White Plains Complex, White Plains, New York.

Agreement No. 18-928

Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
	346	46	BPF32-01-E	6120-01	BA #48-2013	
	346	46	BPF33-01-E	6120-01	BA #74-2018	

Budget Funding Year(s): 2018 Start Date: N/A End Date: N/A
 (must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./
 Social Security No.: _____
 State Aid: _____
 Federal Aid: _____ Vendor No.: _____
 Other: _____ Encumbrance No.: _____