

67383

TO: Board of Acquisition and Contract
FROM: Hugh J. Greechan, Jr., PE
Commissioner of Public Works and Transportation
DATE: January 29, 2019
SUBJECT: Authority to Enter into Agreement #18-928
In the matter of Architectural and Engineering Services in connection with
Westchester County Parking Garage Rehabilitation, White Plains Complex,
White Plains, New York

Consultant: Lothrop Associates LLP
Agreement Amount: \$839,558.00

Subconsultant Approval: Jeffrey R. Carlson, P.E., S.E.
Atkinson-Noland & Associates, Inc.
CBK Engineering, P.C.

Authority of your Honorable Board is requested to enter into an Agreement in connection with architectural and engineering services for Westchester County Parking Garage Rehabilitation, White Plains Complex, 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 County of Westchester also reserves the right to amend this Agreement with the consultant at a future date to provide for construction phase services including but not limited to construction administration services and project close-out services.

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, P.E., S.E. 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.

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Westchester County Parking Garage Rehabilitation, White Plains Complex, White Plains, New York

Lothrop Associates LLP

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In accordance with the Accelerated Qualification and Selection Procedure as outlined in the Rules of the Professional Prequalification and Selection Boards (Act 144-1996, §3D), on September 24, 2018, a statement outlining the reason requiring the accelerated procedure, the qualifications of the proposed firm and the scope of work 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.

By Resolution approved October 4, 2018, your Honorable Board authorized the County to negotiate with the firm of Lothrop Associates LLP, 333 Westchester Avenue, White Plains, New York 10604, and a proposal was submitted for architectural and engineering services for Westchester County Parking Garage Rehabilitation, White Plains Complex, White Plains, New York, for a total fee of \$839,558.00, pursuant to an approved budget.

In addition, Lothrop Associates LLP, has requested the utilization of the following subconsultants: Jeffrey R. Carlson, P.E., S.E. (Structural Engineering Services), 601 W. Golf Road, Second Floor, Mt. Prospect, Illinois 60056; Atkinson-Noland & Associates, Inc. (Material Testing and Forensic Engineering Services), 32 Old Slip, 10th Floor, New York, New York 10005; and CBK Engineering, P.C. (Mechanical, Electrical, Plumbing, and Fire Protection Engineering Services), 3740 Wildwood Street, Yorktown Heights, New York 10598.

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.

HJG/IN/RSD/as

RESOLUTION

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

RESOLVED, that approval is hereby granted to enter into an Agreement with the firm of Lothrop Associates LLP (“Consultant”), 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. 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 County of Westchester also reserves the right to amend this Agreement with the consultant at a future date to provide for construction phase services including but not limited to construction administration services and project close-out services; and be it further

RESOLVED, that for services rendered in accordance with the Consultant’s proposal, a total compensation of \$839,558.00 shall be provided, pursuant to an approved budget; and be it further

RESOLVED, that the use of the following subconsultants also be approved: Jeffrey R. Carlson, P.E., S.E. (Structural Engineering Services), 601 W. Golf Road, Second Floor, Mt. Prospect, Illinois 60056; Atkinson-Noland & Associates, Inc. (Material Testing and Forensic Engineering Services), 32 Old Slip, 10th Floor, New York, New York 10005; and CBK Engineering, P.C. (Mechanical, Electrical, Plumbing, and Fire Protection Engineering Services), 3740 Wildwood Street, Yorktown Heights, New York 10598; 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, 2025; 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. 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	\$ 329,238.00
	346	46	BPF33-01-E	6120-01	BA #74-2018	\$ 510,320.00

Budget Funding Year(s): 2019 Start Date: 02/14/19 End Date: 12/31/25
 (must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./
 State Aid: _____ Social Security No.: _____
\$839,558.00 Federal Aid: _____ Vendor No.: _____
 (must match resolution) Other: _____ Encumbrance No.: _____