

67443

**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 #18-933  
In the matter of Architectural and Engineering Services in connection with  
Wightman Mansion Rehabilitation, Lenoir Preserve, Yonkers, New York

**Consultant:** Kent Johnsson Architect, PLLC  
**Agreement Amount:** \$146,500.00

*Subconsultant Approval:* Gerard Associates Consulting Engineers, P.C.  
Russel Watsky, Inc.  
DACK Consulting Solutions, Inc. (WBE)  
Barry Structural Engineering, PLLC

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Authority of your Honorable Board is requested to enter into an Agreement in connection with architectural and engineering services for Wightman Mansion Rehabilitation, Lenoir Preserve, Yonkers, 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 Wightman Mansion located at Lenoir Preserve. The Department of Parks, Recreation and Conservation ("DPRC") has recently advised that the building is in poor condition. DPRC staff has identified the following areas that need to be addressed: total roof replacement, leaking and deteriorated windows, portions of the exterior walls leaking, and failing boiler and heating system, despite numerous attempts by DPRC staff to make repairs. DPRC staff is very concerned about the integrity of the building and its ability to withstand the upcoming season of inclement weather. Time is of the essence in order to undertake the rehabilitation of the Wightman Mansion as quickly as possible. This agreement will benefit the public as it ensures that the facility meets its operational needs and complies with current building codes.

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Kent Johnsson Architect, PLLC

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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 November 9, 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 November 9, 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 November 9, 2018.

By Resolution approved November 21, 2018, your Honorable Board authorized the County to negotiate with the firm of Kent Johnsson Architect, PLLC, 3 Albemarle Road, White Plains, New York 10605, and a proposal was submitted for architectural and engineering services for Wightman Mansion Rehabilitation, Lenoir Preserve, Yonkers, New York, for a total fee of \$146,500.00, pursuant to an approved budget.

In addition, Kent Johnsson Architect, PLLC, has requested the utilization of the following subconsultants: Gerard Associates Consulting Engineers, P.C. (Mechanical, Electrical, and Plumbing Engineering Services), 223 Main Street, Goshen, New York 10924; Russel Watsky, Inc. (Roofing Consultant), 21 Hawkes Avenue, Ossining, New York 10562; DACK Consulting Solutions, Inc. (Construction Cost Estimating Consultant), 2 William Street, Suite 404, White Plains, New York 10601; and Barry Structural Engineering, PLLC (Structural Engineering Services), 135 Amity Street, Brooklyn, New York 11201.

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/JJN/AJF/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 Kent Johnsson Architect, PLLC ("Consultant"), 3 Albemarle Road, White Plains, New York 10605, for architectural and engineering services for Wightman Mansion Rehabilitation, Lenoir Preserve, Yonkers, 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 \$146,500.00 shall be provided, pursuant to an approved budget; and be it further

RESOLVED, that the use of the following subconsultants also be approved: Gerard Associates Consulting Engineers, P.C. (Mechanical, Electrical, and Plumbing Engineering Services), 223 Main Street, Goshen, New York 10924; Russel Watsky, Inc. (Roofing Consultant), 21 Hawkes Avenue, Ossining, New York 10562; DACK Consulting Solutions, Inc. (Construction Cost Estimating Consultant), 2 William Street, Suite 404, White Plains, New York 10601; and Barry Structural Engineering, PLLC (Structural Engineering Services), 135 Amity Street, Brooklyn, New York 11201; 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, 2023; 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. 18-933

Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
	372	42	RLEN2-01-E	6120-01	BA #131-2018	\$ 146,500.00

Budget Funding Year(s): 2019 Start Date: 02/21/19 End Date: 12/31/23  
 (must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./  
 State Aid: \_\_\_\_\_ Social Security No.: \_\_\_\_\_  
 \$146,500.00 Federal Aid: \_\_\_\_\_ Vendor No.: \_\_\_\_\_  
 (must match resolution) Other: \_\_\_\_\_ Encumbrance No.: \_\_\_\_\_