

69225

**TO:** Board of Acquisition and Contract  
**FROM:** Hugh J. Greechan, Jr., PE  
Commissioner of Public Works and Transportation  
**DATE:** April 16, 2019  
**SUBJECT:** Authority to Enter into Agreement #19-907  
In the matter of Engineering Services in connection with Playland Pool Rehabilitation,  
Playland Park, Rye, New York

**Consultant:** D&B Engineers and Architects, P.C.  
**Agreement Amount:** \$1,475,000.00

*Subconsultant Approval:* Lothrop Associates LLP  
Aquatectonic Architects, a division of Lothrop Associates LLP  
Charles A. Manganaro Consulting Engineers, P.C. (MBE)  
Nasco Construction Services, Inc. (WBE)  
Terry Bergendorff Collins Land Surveying, PLLC (WBE)  
GEI Consultants, Inc., P.C.

Authority of your Honorable Board is requested for the County of Westchester ("County") acting by and through its Department of Public Works and Transportation ("Department") to enter into an agreement with D&B Engineers and Architects, P.C. ("Consultant") in connection with Playland Pool Rehabilitation, Playland Park, Rye, 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 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 rehabilitate the pool located at Playland Park. The existing facility will be replaced with a new "Zero Depth Entry" pool in the same location and dimension (150 feet long x 75 feet wide). The scope of work for this project includes, but is not limited to, the following: replacement of mechanical system, electrical system, filtration system, lighting, decking, rehabilitation of the bathhouse brick façade, locker room renovation, and associated site work. These improvements are necessary to upgrade the Playland Pool. This agreement will benefit the public as it meets the increased demand created by the rising popularity of aquatic recreation through modernizing the Playland Pool with a safer, more sanitary facility.

Board of Acquisition and Contract  
Agreement No. 19-907  
Playland Pool Rehabilitation  
Playland Park  
Rye, New York  
D&B Engineers and Architects, P.C.  
Page 2

Since the estimated fee for professional services was greater than \$100,000, in accordance with the Rules of the Professional Prequalification and Selection Boards, on July 19, 2018, a meeting of the Professional Prequalification Board was held to discuss the scope of work and request a list of qualified firms to provide the necessary services. The list was reviewed by the Professional Selection Board on August 30, 2018 whereby D&B Engineers and Architects, P.C.; Fuller and D'Angelo, P.C.; H2M Architects, Engineers, Land Surveying and Landscape Architecture, D.P.C. d/b/a H2M architects + engineers; and KG&D Architects, P.C. were selected to possibly perform said services. On November 1, 2018, a request for proposal ("RFP") was sent to the qualified firms and subsequently two (2) proposals were received on December 12, 2018.

After reviewing the proposals, and based on the evaluation criteria set forth in the request for proposal, including technical merit and net cost, the Professional Selection Board at its meeting held January 25, 2019, selected D&B Engineers and Architects, P.C., 4 West Red Oak Lane, Suite 315, White Plains, New York 10604 as the number one firm to perform engineering services in connection with Playland Pool Rehabilitation, Playland Park, Rye, New York, for a total fee of \$1,475,000.00, pursuant to an approved budget, which represents the best possible contract for the County.

In addition, D&B Engineers and Architects, P.C. has requested the utilization of the following subconsultants: Lothrop Associates LLP for Historic Preservation Design Services, 333 Westchester Avenue, White Plains, New York 10604; Aquatectonic Architects, a division of Lothrop Associates LLP for Aquatic Design Services, 333 Westchester Avenue, White Plains, New York 10604; Charles A. Manganaro Consulting Engineers, P.C., a MBE firm, for Geotechnical and Structural Engineering Services, 303 South Broadway, Suite 460, Tarrytown, New York 10591; Nasco Construction Services, Inc., a WBE firm, for Construction Cost Estimating Services, 200 Business Park Drive, Armonk, New York 10504; Terry Bergendorff Collins Land Surveying, PLLC, a WBE firm, for Land Surveying Services, 52 Star Ridge Road, Brewster, New York 10509; and GEI Consultants, Inc., P.C. for Forensic Structural Engineering Services, 1385 Broadway, 20<sup>th</sup> Floor, New York, New York 10018.

The proposed has been reviewed and is judged to be responsive to the task at hand.

The Department will track scheduling and accomplishments by the Consultant and perform on-site inspections to ensure the successful completion of this project.

This matter has been reviewed by the Deputy County Executive and the Commissioner of the Department of Parks, Recreation and Conservation, and they are in concurrence.

I recommend adoption of the attached proposed Resolution.

HJG/RSD/AS

# RESOLUTION

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

RESOLVED, that approval for the County of Westchester ("County") acting by and through its Department of Public Works and Transportation ("Department") is hereby granted to enter into an agreement with the firm of D&B Engineers and Architects, P.C., ("Consultant"), 4 West Red Oak Lane, Suite 315, White Plains, New York 10604, for engineering services associated with Playland Pool Rehabilitation, Playland Park, Rye, 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 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 \$1,475,000.00, shall be provided, pursuant to an approved budget; and be it further

RESOLVED, that the use of the following subconsultants also be approved: Lothrop Associates LLP for Historic Preservation Design Services, 333 Westchester Avenue, White Plains, New York 10604; Aquatectonic Architects, a division of Lothrop Associates LLP for Aquatic Design Services, 333 Westchester Avenue, White Plains, New York 10604; Charles A. Manganaro Consulting Engineers, P.C., a MBE firm, for Geotechnical and Structural Engineering Services, 303 South Broadway, Suite 460, Tarrytown, New York 10591; Nasco Construction Services, Inc., a WBE firm, for Construction Cost Estimating Services, 200 Business Park Drive, Armonk, New York 10504; Ferry Bergendorff Collins Land Surveying, PLLC, a WBE firm, for Land Surveying Services, 52 Star Ridge Road, Brewster, New York 10509; and GEI Consultants, Inc., P.C. for Forensic Structural Engineering Services, 1385 Broadway, 20<sup>th</sup> Floor, New York, New York 10018; and be it further

RESOLVED, that the Agreement shall commence upon the Consultant's receipt of written notice from the Commissioner of the Department 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. 19-907

Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
	372	42	RP053-01-E	6120-03	BA #114-2017	\$1,475,000.00

Budget Funding Year(s): 2019 Start Date: 05/01/2019 End Date: 12/31/2023  
 (must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./  
 State Aid: \_\_\_\_\_ Social Security No.: \_\_\_\_\_  
\$1,475,000.00 Federal Aid: \_\_\_\_\_ Vendor No.: \_\_\_\_\_  
 (must match resolution) Other: \_\_\_\_\_ Encumbrance No.: \_\_\_\_\_