

**80090**

**TO:** Board of Acquisition and Contract  
**FROM:** Hugh J. Greechan, Jr., PE  
Commissioner of Public Works and Transportation  
**DATE:** October 13, 2020  
**SUBJECT:** Second Amendment to Agreement No. 11-924  
in the matter of Architectural Services in connection with the  
Tarrytown Lighthouse Restoration, Kingsland Point Park, Sleepy Hollow, New York

**Consultant:** **Stephen Tilly, Architect**

**Amendment Amount:** **\$80,510.00**

*Subconsultant Approval:* *Tietjen Venegas Consulting Engineers, PLLC*  
*Echem Consultants, LLC (WBE)*

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The County of Westchester (“County”), acting by and through its Department of Public Works and Transportation (“Department”), entered into Agreement Number 11-924 (“Agreement”), dated November 17, 2011, with Stephen Tilly, Architect (“Consultant”), 22 Elm Street, Dobbs Ferry, New York 10522, wherein the Consultant was to provide architectural design services associated with the Tarrytown Lighthouse Restoration, Kingsland Point Park, Sleepy Hollow, New York. The Agreement was thereafter amended by Resolution approved September 20, 2018, for additional design services associated with this project and to extend the term of the Agreement to December 31, 2022.

The design services included in the original Agreement are in progress. The County has been satisfied with the quality of services provided to date by the Consultant. The Consultant has developed several options for the proposed work that have been reviewed by the County as the basis for final design. The following additional tasks have been identified that are not included in the existing Agreement: (1) value engineering and revision of drawings and specifications for cost reduction; and (2) additional design services for changes requested by the County regarding code compliance, County standards, and current manufacturer’s equipment. Also, the Consultant has requested an escalation on its original Agreement fee to account for cost of living adjustments over the past several years.

It is therefore requested that the existing Agreement be amended to provide for additional architectural services in connection with this project. The Consultant shall provide additional design services associated with this project. Additional 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 objective of this project will be to restore the Tarrytown Lighthouse at Kingsland Point Park in Sleepy Hollow, New York. This work is necessary due to extensive structural deterioration. Constructed in 1883 and having fallen into a state of severe disrepair, the Lighthouse has experienced significant water damage to the foundation, and considerable deterioration to the structural elements, windows, walls and doors. As the Lighthouse is listed on the National Register of Historic Places, all improvements will be done in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This Agreement will benefit the public as it will return the structure to a functional condition ensuring its safe use and enjoyment by the park's visitors.

The architectural 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 discipline was originally contemplated in the Professional Prequalification Board and Professional Selection Board process.

The fee for the above services is for an amount of \$80,510.00 pursuant to an approved budget, bringing the total Agreement plus Amendments to \$186,420.00. The completion date of the Agreement shall be extended to December 31, 2024.

In addition, Stephen Tilly, Architect has requested the utilization of the following subconsultants: Tietjen Venegas Consulting Engineers, PLLC, for Electrical Engineering Services, 68 Purchase Street, Rye, New York 10580; and Echem Consultants, LLC, a WBE firm, for Cathodic Protection Engineering Services, 4 Jefferson Plaza, Suite 500, Poughkeepsie, New York 12601.

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/JA/as

# RESOLUTION

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

RESOLVED, that the existing Agreement No. 11-924 (“Agreement”), between the County of Westchester (“County”) and Stephen Tilly, Architect (“Consultant”), 22 Elm Street, Dobbs Ferry, New York 10522, be amended to provide for additional architectural services in connection with the Tarrytown Lighthouse Restoration, Kingsland Point Park, Sleepy Hollow, New York. The Consultant shall provide additional design services associated with this project. Additional 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; and be it further

RESOLVED, that for the additional services rendered in accordance with the Consultant’s proposal, Stephen Tilly, Architect, shall be paid a fee of \$80,510.00 pursuant to an approved budget, increasing the total maximum fee to \$186,420.00; and be it further

RESOLVED, that the use of the following subconsultants also be approved: Tietjen Venegas Consulting Engineers, PLLC, for Electrical Engineering Services, 68 Purchase Street, Rye, New York 10580; and Echem Consultants, LLC, a WBE firm, for Cathodic Protection Engineering Services, 4 Jefferson Plaza, Suite 500, Poughkeepsie, New York 12601; and be it further

RESOLVED, that the completion date of the Agreement shall be extended to December 31, 2024; 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	\$	78,000.00	(Design Services)
First Amendment		27,910.00	(Additional Design Services)
This Amendment		<u>80,510.00</u>	(Additional Design Services)
TOTAL	\$	186,420.00	

**Agreement No. 11-924**

Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
	372	42	RKL01-00-E	6120-01	BA #69-2011	\$ 80,510.00

Budget Funding Year(s): 2020 Start Date: 11/17/11 End Date: 12/31/24  
 (must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./  
 State Aid: \_\_\_\_\_ Social Security No.: \_\_\_\_\_  
\$80,510.00 Federal Aid: \_\_\_\_\_ Vendor No.: \_\_\_\_\_  
 (must match resolution) Other: \_\_\_\_\_ Encumbrance No.: \_\_\_\_\_