

86785

TO: Board of Acquisition and Contract
FROM: Hugh J. Greechan, Jr., PE
Commissioner of Public Works and Transportation
DATE: August 10, 2021
SUBJECT: Authority to Enter into Agreement #21-927 in the matter of Architectural and Engineering Services in connection with the Reconstruction of General Maintenance Facility, Westchester County Department of Parks, Recreation and Conservation, Village of Tuckahoe, New York

Consultant: **Barbara Thayer, P.E. Arch., Landscape Architecture, L.S.,
D.P.C., d/b/a B. Thayer Associates (WBE)**

Agreement Amount: **\$802,342.85**

Subconsultant Approval: *A.G. Consulting Engineering, P.C. (MBE)*
Chrysalis Archaeological Consultants, Inc. (WBE)
Nasco Construction Services, Inc. (WBE)

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 Agreement No. 21-927 ("Agreement") with Barbara Thayer, P.E. Arch., Landscape Architecture, L.S., D.P.C., d/b/a B. Thayer Associates ("Consultant"), a WBE firm, 99 Sunnyside Boulevard, Suite 100, Woodbury, New York 11797, in connection with the Reconstruction of General Maintenance Facility, Westchester County Department of Parks, Recreation and Conservation, Village of Tuckahoe, 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 will be to reconstruct the General Maintenance Facility owned and maintained by the Westchester County Department of Parks, Recreation and Conservation adjacent to the Metro-North Westwood Train Station parking lot in Tuckahoe, New York. The current facility accommodates plumbers, carpenters, electricians, welders, tree crew, laborers, machine operators, masons, and office staff for a total of approximately 35 to 40 people. The proposed work shall include, but not be limited to, new offices, workshops, storage garage facilities, covered/interior parking and storage of vehicles and equipment, gas, oil, diesel and kerosene storage tanks and dispersing pumps as well as all infrastructure such as water, sewer, electric, telephone service, and IT upgrades. Protected cold storage space for utility poles, lumber, street lights, gravel, sand, dolomite, topsoil, mulch, and parking for employees is also included in this project. This Agreement will benefit the public as it ensures that the facility meets ongoing operational needs and complies with current building codes.

Since the estimated fee for professional services was greater than \$250,000, in accordance with the Rules of the Professional Prequalification and Selection Boards, on December 14, 2020, 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 February 1, 2021 whereby Barbara Thayer, P.E. Arch., Landscape Architecture, L.S., D.P.C., d/b/a B. Thayer Associates; H2M architects + engineers; La Rocca Greene Architects, LLC; and Margulies Hoelzli Architecture PLLC were selected to possibly perform said services. On March 23, 2021, a request for proposal ("RFP") was sent to the qualified firms and subsequently four (4) proposals were received on May 5, 2021.

After reviewing the proposals, and based on the evaluation criteria set forth in the RFP, including technical merit and net cost, the Professional Selection Board at its meeting held July 28, 2021, selected Barbara Thayer, P.E. Arch., Landscape Architecture, L.S., D.P.C., d/b/a B. Thayer Associates, as the number one firm to perform architectural and engineering services in connection with the Reconstruction of General Maintenance Facility, Westchester County Department of Parks, Recreation and Conservation, Village of Tuckahoe, New York, for a total fee of \$802,342.85, pursuant to an approved budget, which represents the best possible contract for the County.

In addition, the Consultant has requested the utilization of the following subconsultants: A.G. Consulting Engineering, P.C., an MBE firm, for Mechanical, Electrical, and Plumbing Engineering Services, 131 West 33rd Street, Suite 12B, New York, New York 10001; Chrysalis Archaeological Consultants, Inc., a WBE firm, for Archaeological Services, 4110 Quentin Road, Brooklyn, New York 11234; and Nasco Construction Services, Inc., a WBE firm, for Cost Estimating Services, 200 Business Park Drive, Suite 302, Armonk, New York 10504.

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/AK/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 Agreement No. 21-927 (“Agreement”) with the firm of Barbara Thayer, P.E. Arch., Landscape Architecture, L.S., D.P.C., d/b/a B. Thayer Associates (“Consultant”), a WBE firm, 99 Sunnyside Boulevard, Suite 100, Woodbury, New York 11797, for architectural and engineering services associated with the Reconstruction of General Maintenance Facility, Westchester County Department of Parks, Recreation and Conservation, Village of Tuckahoe, 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 \$802,342.85, shall be provided, pursuant to an approved budget; and be it further

RESOLVED, that the use of the following subconsultants also be approved: A.G. Consulting Engineering, P.C., an MBE firm, for Mechanical, Electrical, and Plumbing Engineering Services, 131 West 33rd Street, Suite 12B, New York, New York 10001; Chrysalis Archaeological Consultants, Inc., a WBE firm, for Archaeological Services, 4110 Quentin Road, Brooklyn, New York 11234; and Nasco Construction Services, Inc., a WBE firm, for Cost Estimating Services, 200 Business Park Drive, Suite 302, Armonk, New York 10504; 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, 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. 21-927

Account to be Charged/Credited

Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
372	42	RGIP3-01-E	6120-01	BA #152-2017	\$802,342.85

Budget Funding Year(s): 2021 Start Date: 09/15/2021 End Date: 12/31/2025
(must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./ Social Security No.: _____
State Aid: _____ Vendor No.: _____
\$802,342.85 Federal Aid: _____ Encumbrance No.: _____
(must match resolution) Other: _____