

86788

**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 #21-929 in the matter of Architectural and Engineering Services in connection with a New Storage Building, Kensico Dam Plaza, Valhalla, New York

**Consultant:** **KG+D Architects, P.C.**  
**Agreement Amount:** **\$146,070.00**

*Subconsultant Approval:* *OLA Consulting Engineers, P.C.*  
*Hudson Valley Cultural Resource Consultants, Ltd. (WBE)*  
*The DiSalvo Engineering Group*  
*Insite Engineering, Surveying & Landscape Architecture, P.C.*  
*Nasco Construction Services, Inc. (WBE)*  
*Construction Specifications, Inc.*

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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. 21-929 ("Agreement") with KG+D Architects, P.C. ("Consultant"), 285 Main Street, Mount Kisco, New York 10549, in connection with a New Storage Building, Kensico Dam Plaza, Valhalla, New York. The Consultant shall provide preliminary design services associated with this project. Preliminary design services shall include the preparation of construction contract documents (drawings and specifications) and construction cost estimates. The Consultant shall develop several options for the proposed work to be reviewed by the County as the basis for final design. The County also reserves the right to amend this agreement with the Consultant at a future date to provide for final design services, bidding phase services, and construction phase services including but not limited to construction administration services and project close-out services.

The objective of this project will be to construct a new Storage Building at Kensico Dam Plaza owned and maintained by the Westchester County Department of Parks, Recreation and Conservation in Valhalla, New York. The proposed work shall include, but not be limited to, an indoor vehicle storage area, work shop area, park office for superintendent, employee break room, lockers, restrooms, utilities (including IT), event meeting room, outdoor storage yard, fuel dispensers and tanks, new entrance area, employee parking, landscaping, and associated site work. All work shall be done in accordance with storm water management requirements. 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; GF55 Architects LLP; KG+D Architects, P.C.; 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 4, 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 KG+D Architects, P.C., as the number one firm to perform architectural and engineering services in connection with a New Storage Building, Kensico Dam Plaza, Valhalla, New York, for a total fee of \$146,070.00, 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: OLA Consulting Engineers, P.C., for Mechanical, Electrical, and Plumbing Engineering Services, 50 Broadway, 2<sup>nd</sup> Floor, Hawthorne, New York 10532; Hudson Valley Cultural Resource Consultants, Ltd., a WBE firm, for Archaeological Services, P.O. Box 264, Salt Point, New York 12578; The DiSalvo Engineering Group, for Structural Engineering Services, 83 Wooster Heights Road, Suite 200, Danbury, Connecticut 06810; Insite Engineering, Surveying & Landscape Architecture, P.C., for Land Surveying and Civil Engineering Services, 3 Garrett Place, Carmel, New York 10512; Nasco Construction Services, Inc., a WBE firm, for Cost Estimating Services, 200 Business Park Drive, Suite 302, Armonk, New York 10504; and Construction Specifications, Inc., for Specifications Services, 22 Tennent Road, Morganville, New Jersey 07751.

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. 21-929 (“Agreement”) with the firm of KG+D Architects, P.C. (“Consultant”), 285 Main Street, Mount Kisco, New York 10549, for architectural and engineering services associated with a New Storage Building, Kensico Dam Plaza, Valhalla, New York. The Consultant shall provide preliminary design services associated with this project. Preliminary design services shall include the preparation of construction contract documents (drawings and specifications) and construction cost estimates. The Consultant shall develop several options for the proposed work to be reviewed by the County as the basis for final design. The County also reserves the right to amend this agreement with the Consultant at a future date to provide for final design services, bidding phase services, and 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 \$146,070.00, shall be provided, pursuant to an approved budget; and be it further

RESOLVED, that the use of the following subconsultants also be approved: OLA Consulting Engineers, P.C., for Mechanical, Electrical, and Plumbing Engineering Services, 50 Broadway, 2<sup>nd</sup> Floor, Hawthorne, New York 10532; Hudson Valley Cultural Resource Consultants, Ltd., a WBE firm, for Archaeological Services, P.O. Box 264, Salt Point, New York 12578; The DiSalvo Engineering Group, for Structural Engineering Services, 83 Wooster Heights Road, Suite 200, Danbury, Connecticut 06810; Insite Engineering, Surveying & Landscape Architecture, P.C., for Land Surveying and Civil Engineering Services, 3 Garrett Place, Carmel, New York 10512; Nasco Construction Services, Inc., a WBE firm, for Cost Estimating Services, 200 Business Park Drive, Suite 302, Armonk, New York 10504; and Construction Specifications, Inc., for Specifications Services, 22 Tennent Road, Morganville, New Jersey 07751; 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. 21-929

Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
	372	42	RKD02-01-E	6120-01	BA #140-2013	\$146,070.00

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./  
 State Aid: \_\_\_\_\_ Social Security No.: \_\_\_\_\_  
\$146,070.00 Federal Aid: \_\_\_\_\_ Vendor No.: \_\_\_\_\_  
 (must match resolution) Other: \_\_\_\_\_ Encumbrance No.: \_\_\_\_\_