

TO: Board of Acquisition and Contract

FROM: John J. Hsu, PE
Acting Commissioner of Public Works

DATE: April 16, 2010

SUBJECT: Authority to Enter into Agreement #10-916 (a Multi-Phased Agreement)
In the matter of Architectural Services in connection with the
Willson's Woods Pool Modernization, Phase II – Bathhouse Renovations
Mount Vernon, New York

Consultant: **Busing Associates, Architects, LLP**

Agreement Amount: **\$148,000.00**

Subconsultant Approval: *O'Dea, Lynch, Abbattista Consulting Engineers, PC*
CHA Sports
Adelaide Environmental Health Associates, Inc. (WBE)
Hillman & Miley, Consulting Engineers, PLLC

Authority of your Honorable Board is requested to enter into an Agreement in connection with the Willson's Woods Pool Modernization, Phase II – Bathhouse Renovations, Mount Vernon, New York. The consultant shall provide design services associated with this project. Design services shall include the preparation of construction contract documents (plans 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. The consultant shall also 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 is to renovate the existing bathhouse and install additional pool features at Willson's Woods Park. The work will include an upgrade of the bathhouse's electrical system, roof repairs and repairs to interior locker rooms, showers, restrooms, flooring and other interior finishes. In addition, new slides and a splash pool will be constructed, along with associated infrastructure and site work. This second phase follows the highly successful renovation to the pool complex. The recent improvements have dramatically increased the attendance and revenue at the pool. The Department of Health requires that additional showers and restroom facilities be installed to meet the building codes for a pool complex of this size. This planned work will constitute the final phase in the project, and will accommodate the increased numbers of pool patrons. The bathhouse work is an important component to the overall project in order to keep this building in good condition and to protect the public. The electric distribution system is old and worn, and must be replaced. The slate roof also needs some repair and replacement. The locker rooms, interior finishes and flooring are in poor condition and must be rehabilitated. The additional slides will help attract older children and adults to the pool and provide a larger area of activities for families to enjoy. This project will implement the most cost-effective and environmentally compliant technologies available which will provide long-term energy conservation. Wherever possible, proposed new materials will be incorporated in compliance with LEED guidelines for environmental sustainability as per the United States Green Building Council. This agreement will benefit the public as it meets the increased demand created by the rising popularity of aquatic recreation through modernizing the Willson's Woods Pool with a safer, more sanitary facility.

The intent of this Agreement is to have the design and construction administration performed in multiple phases as subsequent funding becomes available for construction. The initial design phase will define the scope of work

and the required budget for the next phases of design and construction administration for which construction funding shall be approved in the future.

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 December 9, 2008, 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 January 28, 2009, whereby Busing Associates, Architects, LLP; Dennis Noskin Architect, PC; Kaeyer, Garment & Davidson Architects, PC; Lothrop Associates, LLP; and Peter F. Gaito & Associates, were selected to possibly perform said services. On September 18, 2009, a request for proposal (RFP) was sent to the qualified firms and subsequently proposals were received on February 9, 2010.

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 March 26, 2010, selected Busing Associates, Architects, LLP, 222 Mamaroneck Avenue, White Plains, New York 10605, as the number one firm to perform architectural services in connection with the Willson's Woods Pool Modernization, Phase II – Bathhouse Renovations, Mount Vernon, New York, for a total fee of \$148,000.00, pursuant to an approved budget, which represents the best possible contract for the County.

In addition, Busing Associates, Architects, LLP has requested the utilization of the following subconsultants: O'Dea, Lynch, Abbattista Consulting Engineers, PC (Mechanical/Electrical Engineer), 50 Broadway, Hawthorne, New York 10532; CHA Sports (Aquatic Design Consultant), 3 Winners Circle, Albany, New York 12205; Adelaide Environmental Health Associates, Inc. (Environmental Consultant), 1511 Route 22, Brewster, New York 10509; and Hillman & Miley, Consulting Engineers, PLLC (Structural/Civil Engineer), 222 Mamaroneck Avenue, White Plains, New York 10605.

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

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

I recommend adoption of the attached proposed Resolution.

RESOLUTION

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

RESOLVED, that approval is hereby granted to enter into an Agreement with the firm of Busing Associates, Architects, LLP, 222 Mamaroneck Avenue, White Plains, New York 10605, for architectural services in connection with the Willson's Woods Pool Modernization, Phase II – Bathhouse Renovations, Mount Vernon, New York; and be it further

RESOLVED, that for services rendered in accordance with the consultant's proposal for the second phase of this multi-phase project, a total compensation of \$148,000.00, shall be provided, pursuant to an approved budget; and be it further

RESOLVED, that the use of the following subconsultants also be approved: O'Dea, Lynch, Abbattista Consulting Engineers, PC (Mechanical/Electrical Engineer), 50 Broadway, Hawthorne, New York 10532; CHA Sports (Aquatic Design Consultant), 3 Winners Circle, Albany, New York 12205; Adelaide Environmental Health Associates, Inc. (Environmental Consultant), 1511 Route 22, Brewster, New York 10509; and Hillman & Miley, Consulting Engineers, PLLC (Structural/Civil Engineer), 222 Mamaroneck Avenue, White Plains, New York 10605; and be it further

RESOLVED, that the Agreement shall commence upon the consultant's receipt of written notice from the Acting Commissioner of Public Works or his designee and that the completion date shall be December 31, 2014; 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.

JJH/PTK/NLS/AS

Agreement No. 10-916

Account to be Charged/Credited

Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Trust Account	Dollars
372	42	RWW0201E	6120-01		\$ 148,000.00

Budget Funding Year(s): 2010 Start Date: 04/30/2010 End Date: 12/31/2014
 (must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./
 State Aid: _____ Social Security No.: 14-1583698
\$148,000.00 Federal Aid: _____ Vendor No.: _____
 (must match resolution) Other: _____ Encumbrance No.: _____

Board of Acquisition and Contract

Agreement No. 10-916

Willson's Woods Pool Modernization, Phase II – Bathhouse Renovations, Mount Vernon, New York

Busing Associates, Architects, LLP

List of Respondents

Busing Associates, Architects, LLP 222 Mamaroneck Avenue White Plains, New York 10605 (914) 428-2291	\$ 148,000.00
Dennis Noskin Architect, PC 55 South Broadway Tarrytown, New York 10591 (914) 631-2345	\$ 328,400.00
Kaeyer, Garment & Davidson Architects, PC 285 Main Street Mount Kisco, New York 10549 (914) 665-5900	\$ 246,655.00
Lothrop Associates, LLP 200 Summit Lake Drive Valhalla, New York 10595 (914) 741-1115	\$ 310,959.00
Peter F. Gaito & Associates 399 Knollwood Road, Suite 106 White Plains, New York 10603 (914) 682-3381	\$ 119,700.00

APPROVED BOARD OF ACQUISITION & CONTRACT - 5-27-2010 - JOHANNY VIEIRA, SECRETARY