

95900

TO: Board of Acquisition and Contract
FROM: Hugh J. Greechan, Jr., PE
Commissioner of Public Works and Transportation
DATE: September 13, 2022
SUBJECT: Authority to Enter into Agreement #22-915 in the matter of Architectural and Engineering Services in connection with Merestead Farm House Restoration, Towns of Bedford and New Castle, New York

Consultant: **KG+D Architects, P.C.**
Agreement Amount: **\$206,483.00**

Subconsultant Approval: *OLA Consulting Engineers, P.C.*
The DiSalvo Engineering Group
Nasco Construction Services, Inc. (WBE)
Adelaide Environmental Health Associates, Inc. (WBE)
AKRF, Inc.

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. 22-915 ("Agreement") with KG+D Architects, P.C. ("Consultant"), 285 Main Street, Mount Kisco, New York 10549, in connection with Merestead Farm House Restoration, Towns of Bedford and New Castle, New York. The Consultant shall provide design services associated with this project. Design services shall include 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 restore Merestead Farm House which has deteriorated over the years and requires rehabilitation at this time. The restoration to the farm house and attached addition includes exterior and interior repairs, reconstruction of the front porch, kitchen and bathroom renovation, new plumbing, mechanical and electrical infrastructure. Merestead is listed on the National Register of Historic Properties. Therefore, proposed restoration work shall be done in accordance with the United States Secretary of the Interior's Standards for the Treatment of Historic Properties. The design documents prepared by the consultant for this project shall be reviewed for historic conformance by the New York State Historic Preservation Office ("SHPO") and the Westchester County Department of Planning. This agreement will benefit the public as it will provide a fully functional facility ensuring its safe use and enjoyment by visitors.

On April 12, 2022, the Professional Prequalification Board was canvassed for the purpose of generating an eligible list of qualified firms to provide architectural and engineering services for this project. The Professional Prequalification Board approved a list of seven (7) qualified firms. As the fee is estimated to be less than \$250,000, the consultant prequalification list was reviewed by the Professional Selection Board on April 20, 2022, whereby three firms were selected to possibly perform said services.

By Resolution approved May 12, 2022, your Honorable Board authorized the County to negotiate with the Consultant and a proposal was submitted for architectural and engineering services for Merestead Farm House Restoration, Towns of Bedford and New Castle, New York, for a total fee of \$206,483.00, pursuant to an approved budget.

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, 2nd Floor, Hawthorne, New York 10532; The DiSalvo Engineering Group, for Structural Engineering Services, 83 Wooster Heights Road, Suite 200, Danbury, Connecticut 06810; Nasco Construction Services, Inc., a WBE firm, for Cost Estimating Services, 200 Business Park Drive, Suite 302, Armonk, New York 10504; Adelaide Environmental Health Associates, Inc., a WBE firm, for Environmental and Hazardous Materials Consulting Services, 1511 Route 22, Suite C-24, Brewster, New York 10509; and AKRF, Inc., for Civil Engineering Services, 440 Park Avenue South, 7th Floor, New York, New York 10016.

The Department 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/GMK/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. 22-915 (“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 Merestead Farm House Restoration, Towns of Bedford and New Castle, New York. The Consultant shall provide design services associated with this project. Design services shall include 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 \$206,483.00, 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, 2nd Floor, Hawthorne, New York 10532; The DiSalvo Engineering Group, for Structural Engineering Services, 83 Wooster Heights Road, Suite 200, Danbury, Connecticut 06810; Nasco Construction Services, Inc., a WBE firm, for Cost Estimating Services, 200 Business Park Drive, Suite 302, Armonk, New York 10504; Adelaide Environmental Health Associates, Inc., a WBE firm, for Environmental and Hazardous Materials Consulting Services, 1511 Route 22, Suite C-24, Brewster, New York 10509; and AKRF, Inc., for Civil Engineering Services, 440 Park Avenue South, 7th Floor, New York, New York 10016; 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, 2027; 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. 22-915

Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
	372	42	RMS03-01-E	6120-01	BA #128-2021	\$206,483.00

Budget Funding Year(s): 2022 Start Date: 10/15/2022 End Date: 12/31/2027
 (must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./
 State Aid: _____ Social Security No.: _____
\$206,483.00 Federal Aid: _____ Vendor No.: _____
 (must match resolution) Other: _____ Encumbrance No.: _____