

111194

[ONBASE ID #]

TO: Board of Acquisition and Contract

FROM: Hugh J. Greechan, Jr., PE
Commissioner of Public Works and Transportation

DATE: May 27, 2025

SUBJECT: First Amendment (of a Multi-Phased Agreement) to Agreement No. 24-906
In the matter of Architectural and Engineering Services in connection with the Smoke House Building and Fire Training Tower Replacement at the Richard A. Flynn, Sr. Fire Training Center, Grasslands Campus, Valhalla, New York

Consultant: Savin Engineers, P.C. (MBE)
Amendment Amount: \$790,030.00

The County of Westchester ("County"), acting by and through its Department of Public Works and Transportation ("Department"), entered into Agreement No. 24-906 ("Agreement"), dated May 9, 2024, with Savin Engineers, P.C. ("Consultant"), an MBE firm, 3 Campus Drive, Pleasantville, New York 10570, wherein the Consultant was to provide architectural and engineering services associated with Smoke House Building and Fire Training Tower Replacement at the Richard A. Flynn, Sr. Fire Training Center, Grasslands Campus, Valhalla, New York. The Agreement expires on December 31, 2028.

The architectural and engineering services included in the original Agreement have been in progress. The County has been satisfied with the quality of services provided to date. This project is being done in multiple phases. Currently, Phase I design is in progress for the Smoke House Building. Additional improvements to the facility have now been proposed and added as Phase II for the Fire Training Tower Replacement. Design services and design services during construction for Phase II are required at this time.

Accordingly, authority of your Honorable Board is now requested to amend the existing Agreement between the County and the Consultant to provide for additional architectural and engineering services in connection with the Smoke House Building and Fire Training Tower Replacement at the Richard A. Flynn, Sr. Fire Training Center, Grasslands Campus, Valhalla, New York. The Consultant shall now provide design services and design services during construction associated with Phase II for the Fire Training Tower Replacement. Design services shall include the preparation of construction contract documents (drawings and specifications), project management, construction cost estimates, any required addenda, and bidding services 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. Design services during construction shall consist 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 is to provide professional architectural and engineering services associated with the replacement of the Smoke House Building and the Fire Training Tower at the Richard A. Flynn, Sr. Fire Training Center. The Department of Emergency Services ("DES") has advised that both buildings are out of service because they fail to meet the safety standards the National Fire Protection Association set forth. The failing concrete frame of the Smoke House and the deterioration of the brick veneer and underlying structure of the Fire Training Tower have made the buildings no longer suitable for situational training exercises. These two facilities are the only ones operated by the Department of Emergency Services, leaving local professional and volunteer firefighters, police, technical rescue teams, and other first responders without a place to conduct necessary training.

In 2023, 1,300 students used the Smoke House for 14,000 training hours, and 1,200 students used the Fire Tower for 17,000 training hours. Two Career Fire Academy Classes are in progress, and numerous Professional and Volunteer classes are scheduled throughout the year. This agreement will benefit the public since without a fully functioning Smoke House and Fire Tower, the trainees will not have the opportunity to earn the valuable knowledge and experience gained from working in the harsh environment stimulated during exercises in the Smoke House and Fire Tower.

The architectural and engineering 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 and engineering 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 \$790,030.00 pursuant to an approved budget, bringing the total Agreement plus Amendments to \$1,390,030.00. The completion date of the Agreement shall be extended to December 31, 2030.

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/GMK/AK/cg

RESOLUTION

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

RESOLVED, that the County of Westchester ("County"), acting by and through its Department of Public Works and Transportation, is hereby authorized to amend Agreement No. 24-906 ("Agreement") with the firm of Savin Engineers, P.C. ("Consultant"), an MBE firm, 3 Campus Drive, Pleasantville, New York 10570, for architectural and engineering services associated with the Smoke House Building Replacement at the Richard A. Flynn, Sr. Fire Training Center, Grasslands Campus, Valhalla, New York, in order to provide for additional architectural and engineering services in connection with the Smoke House Building and Fire Training Tower Replacement at the Richard A. Flynn, Sr. Fire Training Center, Grasslands Campus, Valhalla, New York. The Consultant shall now provide design services and design services during construction associated with Phase II for the Fire Training Tower Replacement. Design services shall include the preparation of construction contract documents (drawings and specifications), project management, construction cost estimates, any required addenda, and bidding services 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. Design services during construction shall consist 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 further 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 the additional services rendered in accordance with the Consultant's proposal for the current phase of this multi-phase project, Savin Engineers, P.C., shall be paid a fee of \$790,030.00 pursuant to an approved budget, increasing the total maximum fee to \$1,390,030.00; and be it further

RESOLVED, that the completion date of the Agreement shall be extended to December 31, 2030; 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	\$	600,000.00	(Design Services – Smoke House Building Replacement- Phase I)
This Amendment		790,030.00	(Design Services – Fire Training Tower Replacement-Phase II)
TOTAL	\$	1,390,030.00	

Agreement No. 24-906

Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
	311	11	BES27-01-E	6120-03	BA #40-2024	\$ 790,030.00

Budget Funding Year(s): 2025 Start Date: 06/01/24 End Date: 12/31/30
(must match resolution)

Funding Source: Tax Dollars:	100% County	Contractor Federal I.D. No./
State Aid:		Social Security No.:
\$790,030.00	Federal Aid:	Vendor No.:
(must match resolution) Other:		Encumbrance No.: