

ID #112790

TO: Board of Acquisition and Contract
FROM: Hugh J. Greechan, Jr., PE
Commissioner of Public Works and Transportation
DATE: January 5, 2026
SUBJECT: Authority to Enter into Agreement #26-902
In the matter of Architectural and Engineering Services in connection with
Saxon Woods Pool Complex Rehabilitation, Saxon Woods Park, White Plains, New York

Consultant: **Gannett Fleming Engineers and Architects, P.C.**
Agreement Amount: **\$831,675.00**

Subconsultant Approval: *Grain Collective Landscape Architecture & Urban Design, PLLC (MBE)*
Hampton-Clarke, Inc. (WBE)
Hirani Engineering and Land Surveying, P.C. (MBE)
Nasco Construction Services, Inc. (WBE)
Romano Gatland
Weston & Sampson, PE, LS, LA, Architects, P.C.

Authority of your Honorable Board is requested for the County of Westchester (the “County”) acting by and through its Department of Public Works and Transportation (the “Department”) to enter into Agreement No. 26-902 (the “Agreement”) with Gannett Fleming Engineers and Architects, P.C. (the “Consultant”), 250 West 34th Street, One Pennsylvania Plaza, Suite 630, New York, New York 10019, in connection with Architectural and Engineering Services for Saxon Woods Pool Complex Rehabilitation, Saxon Woods Park, White Plains, 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 through the design development phase. 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 design services during construction, construction administration services, and project close-out services.

The objective of this project is the rehabilitation of the entire Saxon Woods Pool Facility including the existing buildings, swimming pools and aquatic play areas, and associated infrastructure and site work. The goal of this project is to modernize its facilities, improve accessibility, and ensure compliance with current building codes and sustainability standards. The design will incorporate aesthetic, functional, and community-driven solutions. This Agreement will benefit the public as it will accommodate the public during the swimming season, staff year-round and ultimately provide visitors with safe, accessible recreational opportunities and a vital space for community engagement.

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 July 15, 2024, 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 October 10, 2024 whereby CDM Smith NY Inc.; D & B Engineers and Architects, D.P.C.; Dattner Architects, D.P.C.; Gannett Fleming

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Engineers and Architects, P.C.; and T & B Engineering and Landscape Architecture, P.C. (Tighe & Bond) were selected to possibly perform said services. On June 23, 2025, a request for proposal ("RFP") was sent to the qualified firms and subsequently two (2) proposals were received on August 7, 2025.

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 December 1, 2025, selected Gannett Fleming Engineers and Architects, P.C., as the number one firm to perform architectural and engineering services in connection with the Saxon Woods Pool Complex Rehabilitation, Saxon Woods Park, White Plains, New York, for a total fee of \$831,675.00, 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: Grain Collective Landscape Architecture & Urban Design, PLLC, an MBE firm, for Landscape Architecture Services, 339 Douglass Street, Suite #1, Brooklyn, New York 11218; Hampton-Clarke, Inc., an WBE firm, for Hazmat/Environmental Services, 175 US Highway 46, Unit D, Fairfield, New Jersey 07004; Hirani Engineering and Land Surveying, P.C., an MBE firm, for Survey Services, 120 West John Street, Hicksville, New York 11801; Nasco Construction Services, Inc., an WBE firm, for Cost Estimating Services, 200 Business Park Drive, Suite 302, Armonk, New York 10504; Romano Gatland, for Concession Services, 1 Huntington Quadrangle, Suite 2C03, Melville, New York 11747; and Weston & Sampson, PE, LS, LA, Architects, P.C., for Pool Design Services, 1 Winners Circle, Suite 130, Albany, New York 12205.

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 Planning, and they are in concurrence.

Proposed form of Resolution to accomplish the foregoing is attached hereto.

HJG/GSK/AS/RL/cg

RESOLUTION

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

RESOLVED, that approval is hereby granted for the County of Westchester (the "County") acting by and through its Department of Public Works and Transportation (the "Department") to enter into Agreement No. 26-902 (the "Agreement") with the firm of Gannett Fleming Engineers and Architects, P.C. (the "Consultant"), 250 West 34th Street, One Pennsylvania Plaza, Suite 360, New York, New York 10019, in connection with architectural and engineering services for Saxon Woods Pool Complex Rehabilitation, Saxon Woods Park, White Plains, 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 through the design development phase. 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 design services during construction, 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 \$831,675.00 shall be provided, pursuant to an approved budget; and be it further

RESOLVED, that the use of the following subconsultants also be approved: Grain Collective Landscape Architecture & Urban Design, PLLC, an MBE firm, for Landscape Architecture Services, 339 Douglass Street, Suite #1, Brooklyn, New York 11218; Hampton-Clarke, Inc., an WBE firm, for Hazmat/Environmental Services, 175 US Highway 46, Unit D, Fairfield, New Jersey 07004; Hirani Engineering and Land Surveying, P.C., an MBE firm, for Survey Services, 120 West John Street, Hicksville, New York 11801; Nasco Construction Services, Inc., an WBE firm, for Cost Estimating Services, 200 Business Park Drive, Suite 302, Armonk, New York 10504; Romano Gatland, for Concession Services, 1 Huntington Quadrangle, Suite 2C03, Melville, New York 11747; and Weston & Sampson, PE, LS, LA, Architects, P.C., for Pool Design Services, 1 Winners Circle, Suite 130, Albany, New York 12205; and be it further

RESOLVED, that the Agreement shall commence upon the Consultant's receipt of written notice from the Commissioner of Public Works and Transportation or his designee and that the completion date shall be December 31, 2031; 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.

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Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
	372	42	RSW03-01-E	6120-03	BA #229-2023	\$ 831,675.00

Budget Funding Year(s): 2026 Start Date: 01/15/26 End Date: 12/31/31
(must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./
State Aid: _____ Social Security No.: _____
\$831,675.00 Federal Aid: _____ Vendor No.: _____
(must match resolution) Other: _____ Encumbrance No.: _____