

109882

TO: Board of Acquisition and Contract

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

DATE: October 29, 2024

SUBJECT: First Amendment to Agreement No. 17-932 in the matter of
Architectural and Engineering Services in connection with Building Renovations,
Mount Vernon District Office and Mount Vernon District Office Annex,
Mount Vernon, New York

Consultant: LiRo Architects + Planners, P.C.
Amendment Amount: \$183,014.00

The County of Westchester ("County"), acting by and through its Department of Public Works and Transportation ("Department"), entered into Agreement Number 17-932 ("Agreement"), dated January 5, 2018, with LiRo Architects + Planners, P.C. ("Consultant"), One State Street Plaza, 28th Floor, New York, New York 10004, wherein the Consultant was to provide design services and construction administration services associated with Building Renovations, Mount Vernon District Office and Mount Vernon District Office Annex, Mount Vernon, New York. The original Agreement completion date was December 31, 2022.

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. Phase I design is in progress for the Building Renovations, Mount Vernon District Office and Mount Vernon District Office Annex, Mount Vernon, New York. Additional services have been identified that are not included in the original Agreement. This additional work was associated with the unforeseen conditions identified at the southeast corner steel column failures, excessive corrosion and related deterioration at the existing parapet girt beams and supporting columns. The costs for these unknown conditions and required remedial repairs were determined to be above the available funds for the Phase I construction. Phase II Design of Remedial Repairs and a subsequent construction contract was created to include the work associated with the structural failures identified above, additional masonry repairs and entrance masonry fascia not included in the scope of Phase I as well as the replacement of existing windows at 9 Union Avenue, Mount Vernon, New York. Additional design services, design services during construction and special inspections are required at this time.

It is therefore requested that the existing Agreement be amended retroactively from December 31, 2022 to provide for architectural and engineering services in connection with the Building Renovations, Mount Vernon District Office and Mount Vernon District Office Annex, Mount Vernon, New York. The Consultant shall provide additional design services, design services during construction and special inspections associated with this project that is outside of the scope of work included in the existing Agreement. Additional design services shall include the 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. The Consultant shall provide additional design services during construction consisting of shop drawing and submittal review, attendance at project meetings, periodic site visits and preparation of as-built drawings. Special Inspections shall include structural steel inspections. 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.

The objective of this project is to provide building renovations located at the Mount Vernon District Office (100 East First Street) and the Mount Vernon District Office Annex (9 Union Avenue) in Mount Vernon, New York. Building renovations shall include interior, exterior, and structural components. This work is necessary since the various building elements have deteriorated and are posing unsafe conditions. The building items to be replaced or rehabilitated shall include but are not limited to the following: exterior masonry repairs and re-pointing; repair of lintels; terracotta repairs; and structural repairs. This agreement will benefit the public as it repairs hazardous conditions and ensures that each facility meets ongoing operational needs and complies with current building codes.

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 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 \$183,014.00 pursuant to an approved budget, bringing the total Agreement plus Amendment to \$723,986.00. The completion date of the Agreement shall be extended to December 31, 2028.

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/AS/AK/cg

RESOLUTION

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

RESOLVED, that the existing Agreement No. 17-932 ("Agreement") between the County of Westchester ("County") and LiRo Architects + Planners, P.C. ("Consultant"), One State Street Plaza, 28th Floor, New York, New York 10004, be amended retroactively from December 31, 2022 to provide for engineering services in connection with the Building Renovations, Mount Vernon District Office and Mount Vernon District Office Annex, Mount Vernon, New York. The Consultant shall provide additional design services, design services during construction and special inspections associated with this project that is outside of the scope of work included in the existing Agreement. Additional design services shall include the 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. The Consultant shall provide additional design services during construction consisting of shop drawing and submittal review, attendance at project meetings, periodic site visits and preparation of as-built drawings. Special Inspections shall include structural steel inspections. 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, LiRo Architects + Planners, P.C., shall be paid a fee of \$183,014.00 pursuant to an approved budget, increasing the total maximum fee to \$723,986.00; and be it further

RESOLVED, that the completion date of the Agreement shall be extended to December 31, 2028; 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	\$	540,972.00	(Design Services)
This Amendment		183,014.00	(Additional Design Services)
TOTAL	\$	723,986.00	

Agreement No. 17-932

Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
	346	46	B077C-03-E	6120-03	BA #174-2020	\$183,014.00

Budget Funding Year(s): 2024 Start Date: 12/31/17 End Date: 12/31/28
(must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./
Social Security No.: _____
State Aid: _____
\$183,014.00 Federal Aid: _____ Vendor No.: _____
(must match resolution) Other: _____ Encumbrance No.: _____