

ID #114038

TO: Board of Acquisition and Contract

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

DATE: July 02, 2026

SUBJECT: Authority for the County of Westchester to Enter into Agreement No. 26-915 with Studio 88 Architecture, P.C. for Architectural Services in connection with Planning, Design, Construction Support and Inspection Services for Buildings (Architectural) Projects, Various Locations, Westchester County, New York, for an amount not to exceed \$3,500,000.00, payable to an approved budget, and to approve the use of four (4) subconsultants.

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. 26-915 (the "Agreement") with Studio 88 Architecture, P.C. (the "Consultant") 123 South Street, Suite 205, Oyster Bay, New York 11771, for architectural services in connection with Planning, Design, Construction Support and Inspection Services for Buildings (Architectural) Projects, Various Locations, Westchester County, New York. The Consultant shall provide architectural services on as as-needed basis to Department personnel in managing the capital program and to advance implementation of various capital projects. The Consultant shall provide architectural services on an as-needed basis including, but not limited to, efforts to provide studies, assistance with the preparation of grant applications, process evaluation and recommendations, design/construction documents, bidding services, construction administration, estimating and general technical assistance as required as well as other consulting services as directed by the Commissioner of the Department.

The objective of this project will be to perform professional architectural services for various building renovation projects. This work is necessary to augment the Department's Engineering Division staff in the preparation of capital projects, requests for proposals, and the oversight of other consultants during the study, design, and construction phases of a capital project. Projects vary in complexity with total budgets ranging from \$100,000 to \$10,000,000. This Agreement will benefit the public as it will provide a cost-effective method to manage capital projects, thereby ensuring timely project completion within budget.

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 7, 2024, whereby Fuller and D'Angelo P.C. Architects and Planners; Gensler; Platt Byard Dovell White Architects, LLP; Studio 88 Architecture, P.C.; and Urbahn Architects PLLC were selected to possibly perform said services. On July 18, 2025, a request for proposal (RFP) was sent to the qualified firms and subsequently five (5) proposals were received on August 14, 2025.

To advance the implementation of various capital projects, architectural services will be provided primarily by one firm, but the County reserves the right to award to an additional firm at a later date, helping to maintain project schedules and achieve completion within the approved budget. 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 January 27, 2026, selected Studio 88 Architecture, P.C., 123 South Street, Suite 205, Oyster Bay, New York 11771, as the highest ranked firm to perform Architectural Services in connection with Planning, Design, Construction Support and Inspection Services for Buildings (Architectural) Projects, Various Locations, Westchester County, New York., for a total aggregate fee not to exceed \$3,500,000.00, pursuant to an approved budget, which represents the best possible contract for the County. The Consultant shall be paid at various hourly rates for services rendered.

The term of the Agreement shall be for three (3) years, commencing on August 1, 2026 and continuing through July 31, 2029. The Agreement may be extended for an additional two (2) years at the sole option of the County. Should the County elect to extend the Agreement for an additional two (2) year term, the same terms and conditions as agreed to for the initial term, including price proposal, shall apply to the option term.

Payment for this contract will be made from the various County capital project accounts for which the services are rendered as needed and as determined by the Department.

In addition, Studio 88 Architecture, P.C. has requested the utilization of the following subconsultants: Goldman Copeland Consulting Engineers, for Mechanical, Electrical, and Plumbing ("MEP") Services and Fire Protection Engineering Services, 1430 Broadway, 14th Floor, New York, New York 10018; Laland Baptiste Engineers, an MBE firm, for Inspection Services and Estimating Engineering Services, 24 Century Hill Drive, Suite 100, Latham, New York 12110; Phronesis Engineers, for Civil Engineering Services, 1601 Veterans Memorial Highway, #330, Islandia, New York 11749; and Ysrael A Seinuk, P.C., an MBE firm, for Structural Engineering Services, 228 East 45th Street, New York, New York 10017.

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.

I recommend adoption of the attached proposed Resolution.

HJG/AK/cg

RESOLUTION

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

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 an Agreement No. 26-915 (the “Agreement”) with the firm of Studio 88 Architecture, P.C. (the “Consultant”), 123 South Street, Suite 205, Oyster Bay, New York 11771, for Architectural Services in connection with Planning, Design, Construction Support and Inspection Services for Buildings (Architectural) Projects, Various Locations, Westchester County, New York. The consultant shall provide architectural services on an as-needed basis to Department personnel in managing the capital program and to advance implementation of various capital projects. The consultant shall provide architectural services on an as-needed basis including, but not limited to, efforts to provide studies, assistance with the preparation of grant applications, process evaluation and recommendations, design/construction documents, bidding services, construction administration, estimating and general technical assistance as required as well as other consulting services as directed by the Commissioner of the Department; and be it further

RESOLVED, that for services rendered in accordance with the Consultant’s proposal, a total compensation not to exceed \$3,500,000.00, shall be provided, pursuant to an approved budget; and be it further

RESOLVED, that payment for this contract will be made from the various County capital project accounts for which the services are rendered as needed and as determined by the Department; and be it further

RESOLVED, that the use of the following subconsultants also be approved: Studio 88 Architecture, P.C. has requested the utilization of the following subconsultants: Goldman Copeland Consulting Engineers, for Mechanical, Electrical, and Plumbing (“MEP”) Services and Fire Protection Engineering Services, 1430 Broadway, 14th Floor, New York, New York 10018; Laland Baptiste Engineers, an MBE firm, for Inspection Services and Estimating Engineering Services, 24 Century Hill Drive, Suite 100, Latham, New York 12110; Phronesis Engineers, for Civil Engineering Services, 1601 Veterans Memorial Highway, #330, Islandia, New York 11749; and Ysrael A Seinuk, P.C., an MBE firm, for Structural Engineering Services, 228 East 45th Street, New York, New York 10017; 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 July 31, 2029; and be it further

RESOLVED, that the Agreement may be extended for an additional two (2) years at the sole option of the County. Should the County elect to extend the Agreement for an additional two (2) year term, the same terms and conditions as agreed to for the initial term, including price proposal, shall apply to the option term; and be it further

RESOLVED, that this Agreement is subject to County appropriations and bonding authorization; and be it further

RESOLVED, that this Agreement is also subject to further financial analysis of the impact of any New York State Budget (the “State Budget”) proposed and adopted during the term of this Agreement. The County shall retain the right, upon the occurrence of any release by the Governor of a proposed State Budget and/or the adoption of a State Budget or any amendments thereto, and for a reasonable period of time after such release(s) or adoption (s), to conduct an analysis of the impacts of any such State Budget on County finances. After such analysis, the County shall retain the right to either terminate the Agreement or to renegotiate the amounts and rates approved herein. If the County subsequently offers to pay a reduced amount to the Consultant, then the Consultant shall have the right to terminate this Agreement upon reasonable prior written notice; 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. 26-915

Account to be Charged/Credited	Fund	Dept.	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
	TBD	TBD	TBD	6120-03	TBD	\$3,500,000.00

Budget Funding Year(s): 2026-2029 Start Date: 08/01/2026 End Date: 07/31/2029
(must match resolution)

Funding Source: Tax Dollars: 100% County

State Aid: _____

\$3,500,000.00 Federal Aid: _____

(must match resolution) Other: _____

Contractor Federal I.D. No./

Social Security No.: _____

Vendor No.: _____

Encumbrance No.: _____