

ID #112777

TO: Board of Acquisition and Contract
FROM: Hugh J. Greechan, Jr., PE
Commissioner of Public Works and Transportation
DATE: December 29, 2025
SUBJECT: Authority to Enter into Agreement No. 26-901
In the matter of Architectural and Engineering Services in connection with the
Sprain Ridge Pool Bathhouse Replacement, Sprain Ridge Park, Yonkers, New York

Consultant: Dattner Architects, D.P.C. (WBE)
Agreement Amount: \$1,280,643.00

Subconsultant Approval: BrightTree Studios (SDVOB)
Collado Engineering, D.P.C.
DTS Provident Design Engineering, LLP
Ellana, Inc. (WBE)
Gilsanz Murray Steficek LLP Engineers and Architects
Goldstick Studio
Langan

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. 26-901 ("Agreement") with Dattner Architects, D.P.C. ("Consultant"), an WBE firm, 498 Seventh Avenue, 20th Floor, New York, New York 10018, in connection with Architectural and Engineering Services for the Sprain Ridge Pool Bathhouse Replacement, Sprain Ridge Park, Yonkers, New York. The Consultant shall provide design services associated with this project. 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. 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The objective of this project is the replacement of the existing outdated bathhouse building at the Sprain Ridge Park pool complex, located at the Sprain Ridge Park, with a newly reconfigured bathhouse building. 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 and for staff year-round. The new building is the last remaining facility at the pool complex that requires modernization.

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 Dattner Architects, D.P.C.; Fuller and D'Angelo, P.C. Architects and Planners; KG +D Architects, P.C.; and Platt Byard Dovell White Architects L.L.P; were selected to possibly perform said services. On July 10, 2025, a request for proposal ("RFP") was sent to the qualified firms and subsequently three (3) proposals were received on September 4, 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 Dattner Architects D.P.C., as the number one firm to perform architectural and engineering services in connection with the Sprain Ridge Pool Bathhouse Replacement, Sprain Ridge Park, Yonkers, New York, for a total fee of \$1,280,643.00 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: BrightTree Studios, an SDVOB firm, for Security and AV/IT Services, 301 Brush Creek Road, Warrendale, Pennsylvania 15086; Collado Engineering, D.P.C., for MEP/FP Engineering Services, 445 Hamilton Avenue, Suite 608, White Plains, New York 10601; DTS Provident Design Engineering, LLP, for Site/Civil Engineering Services, Environmental Engineering Services and Landscape Architecture Services, One North Broadway, White Plains, New York 10601; Ellana, Inc., an WBE firm, for Cost Estimating Services, 32 Broadway, Suite 801, New York, New York 10004; Gilsanz Murray Steficek LLP Engineers and Architects, for Structural Engineering Services, 129 West 27th Street, 5th Floor, New York, New York 10001; Goldstick Studio, for Lighting Services, 420 Columbus Avenue, Suite 203, Valhalla, New York 10595; and Langan, for Geotechnical Services, 368 Ninth Avenue, 8th Floor, New York, New York 10001.

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/GMK/RL/cg

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. 26-901 ("Agreement") with the firm of Dattner Architects D.P.C. ("Consultant"), an WBE firm, 498 Seventh Avenue, 20th Floor, New York, New York 10018, for architectural and engineering services for the Sprain Ridge Pool Bathhouse Replacement, Sprain Ridge Park, Yonkers, New York. The Consultant shall provide design services associated with this project. 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. 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 \$1,280,643.00, shall be provided, pursuant to an approved budget; and be it further

RESOLVED, that the use of the following subconsultants also be approved: BrightTree Studios, an SDVOB firm, for Security and AV/IT Services, 301 Brush Creek Road, Warrendale, Pennsylvania 15086; Collado Engineering, D.P.C., for MEP/FP Engineering Services, 445 Hamilton Avenue, Suite 608, White Plains, New York 10601; DTS Provident Design Engineering, LLP, for Site/Civil Engineering Services, Environmental Engineering Services and Landscape Architecture Services, One North Broadway, White Plains, New York 10601; Ellana, Inc., an WBE firm, for Cost Estimating Services, 32 Broadway, Suite 801, New York, New York 10004; Gilsanz Murray Steficek LLP Engineers and Architects, for Structural Engineering Services, 129 West 27th Street, 5th Floor, New York, New York 10001; Goldstick Studio, for Lighting Services, 420 Columbus Avenue, Suite 203, Valhalla, New York 10595; and Langan, for Geotechnical Services, 368 Ninth Avenue, 8th Floor, New York, New York 10001; 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, 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.

Agreement No. 26-901

Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
	372	42	RSP05-01-E	6120-01	BA #239-2023	\$1,280,643.00

Budget Funding Year(s): 2026 Start Date: 01/15/2026 End Date: 12/31/2031
(must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./
State Aid: _____ Social Security No.: _____
\$1,280,643.00 Federal Aid: _____ Vendor No.: _____
(must match resolution) Other: _____ Encumbrance No.: _____