

**110851**

**TO:** Board of Acquisition and Contract  
**FROM:** Hugh J. Greechan, Jr., PE  
 Commissioner of Public Works and Transportation  
**DATE:** April 8, 2025  
**SUBJECT:** Authority to Enter into Agreement No. 24-934 in the matter of Architectural and Engineering Services in connection with the Castle Rehabilitation, Glen Island Park, New Rochelle, New York

**Consultant:** **Platt Byard Dovell White Architects, LLP**

**Agreement Amount:** **\$965,950.00**

*Subconsultant Approval:* *Being Here Landscape Architecture & Environmental Design, PLLC (WBE)*  
*Distinct Engineering Solutions, Inc. (WBE)*  
*Historical Perspectives, Inc. (WBE)*  
*LEPA Consulting Structural Engineers, RLLP (MBE)*  
*Stuart-Lynn Company, Inc. (MBE)*

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. 24-934 (the "Agreement") with Platt Byard Dovell White Architects, LLP (the "Consultant"), 49 West 37 Street, 4th Floor, New York, New York 10018, in connection with Architectural and Engineering Services for the Castle Rehabilitation, Glen Island Park, New Rochelle, 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 will be the restoration and rehabilitation of the two historic Glen Island Castle structures in Glen Island Park located in New Rochelle, New York. The Castles at Glen Island date back to the 1880's and are historically significant. The proposed work shall include, but not be limited to, the following items: (i) restoration and rehabilitation of Castle No. 1 ("South Castle") including, but not limited to, structural beam and foundation repairs, repair or replacement of existing flooring system, doors, windows, and associated work as needed. (ii) preservation and stabilization of Castle No. 2 ("North Castle") to minimize further settlement and deterioration of the structure. The north castle rehabilitation includes extensive interior and exterior stabilization of the masonry structure including subsurface work and misc. site work. (iii) the Castles are eligible for listing on the National Register of Historic Places. The design and construction of the rehabilitation work will be subject to review by the State Historic Preservation Office (SHPO) and Westchester County Planning Department staff. The project's

construction documents shall be developed in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Failure to undertake this project may result in continued structural deterioration potentially leading to property damage and/or personal injury. This Agreement will benefit the public as it will stabilize and rehabilitate these iconic structures so that present and future generations will be able use and enjoy them at Glen Island Park.

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 November 21, 2022, 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 March 6, 2023 whereby A&T Corp.; Hardesty & Hanover, LLC; LERA Consulting Structural Engineers; Lothrop Associates Architects D.P.C.; and Platt Byard Dovell White Architects, LLP were selected to possibly perform said services. On June 6, 2024, a request for proposal ("RFP") was sent to the qualified firms and subsequently three (3) proposals were received on July 9, 2024.

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 October 10, 2024, selected Platt Byard Dovell White Architects, LLP as the number one firm to perform architectural and engineering services in connection with the Castle Rehabilitation, Glen Island Park, New Rochelle, New York., for a total fee of \$965,950.00, 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: Being Here Landscape Architecture & Environmental Design, PLLC, an WBE, for Tree Inventory Services, Cathedral Station, P.O. Box 80, New York, New York 10025; Distinct Engineering Solutions, Inc., an WBE firm, for Civil Engineering and Geotechnical Engineering Services, 153 West 27th Street, New York, New York 10001; Historical Perspectives, Inc., an WBE firm, for Archeology Services, P.O. Box 529, Westport, Connecticut 06881; LERA Consulting Structural Engineers, RLLP, an MBE firm, for Structural Engineering Services, 40 Wall Street, 23rd Floor, New York, NY 10005-1339; and Stuart-Lynn Company, Inc., an MBE firm, for Cost Estimating Services, 18 West 18th Street 5th floor, New York, New York 10011.

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/HND/AS/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 Agreement No. 24-934 (the "Agreement") with Platt Byard Dovell White Architects, LLP (the "Consultant"), 49 West 37 Street, 4th Floor, New York, New York 10018, in connection with Architectural and Engineering Services for the Castle Rehabilitation, Glen Island Park, New Rochelle, 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 \$965,950.00, shall be provided, pursuant to an approved budget; and be it further

RESOLVED, that the use of the following subconsultants also be approved: Being Here Landscape Architecture & Environmental Design, PLLC, an WBE, for Tree Inventory Services, Cathedral Station, P.O. Box 80, New York, New York 10025; Distinct Engineering Solutions, Inc., an WBE firm, for Civil Engineering and Geotechnical Engineering Services, 153 West 27th Street, New York, New York 10001; Historical Perspectives, Inc., an WBE firm, for Archeology Services, P.O. Box 529, Westport, Connecticut 06881; LERA Consulting Structural Engineers, RLLP, an MBE firm, for Structural Engineering Services, 40 Wall Street, 23rd Floor, New York, NY 10005-1339; and Stuart-Lynn Company, Inc., an MBE firm, for Cost Estimating Services, 18 West 18th Street 5th floor, New York, New York 10011; 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, 2030; 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. 24-934

Account to be  
Charged/Credited

Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
372	42	RGI06-01-E	6120-01	BA #226-2024	\$965,950.00

Budget Funding Year(s): 2025 Start Date: 4/30/2025 End Date: 12/31/2030  
(must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./  
State Aid: \_\_\_\_\_ Social Security No.: \_\_\_\_\_  
\$965,950.00 Federal Aid: \_\_\_\_\_ Vendor No.: \_\_\_\_\_  
(must match resolution) Other: \_\_\_\_\_ Encumbrance No.: \_\_\_\_\_