

109672

TO: Board of Acquisition and Contract

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

DATE: August 13, 2024

SUBJECT: Fourth Amendment to Agreement No. 19-900
in the matter of Architectural and Engineering Services in connection with
Low Rise Building Renovations and HVAC Improvements
110 Dr. Martin Luther King, Jr. Boulevard, White Plains, New York

Consultant: Graf & Lewent Architects, LLP
Amendment Amount: \$248,780.00

The County of Westchester ("County"), acting by and through its Department of Public Works and Transportation ("Department"), entered into Agreement Number 19-900 ("Agreement"), dated February 20, 2019, with Graf & Lewent Architects, LLP ("Consultant"), 90-30 161st Street, Jamaica, New York 11432, wherein the Consultant was to provide architectural and engineering design services associated with Low Rise Building Renovations and HVAC Improvements, 110 Dr. Martin Luther King, Jr. Boulevard, White Plains, New York. The Agreement was thereafter amended by Resolution approved December 23, 2020 ("First Amendment"), for additional design services associated with this project and to extend the term of the Agreement to December 31, 2025. The Agreement was thereafter further amended by Resolution approved on May 27, 2021 ("Second Amendment"), to provide design services for Phase 2 of the project as well as construction administration services for Phases 1 and 2. The Agreement was thereafter further amended by Resolution approved March 9, 2023 ("Third Amendment"), to provide additional construction administration services for Phase 1.

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. The project is being done in multiple phases. Construction work for Phase 1 of this project is currently anticipated to take thirty-two and a half (32 - ½) months for completion. The original Agreement only included eighteen (18) months for construction phase services. An additional eleven (11) months for construction administration services was approved under the Third Amendment. Supply chain issues and unanticipated field conditions have limited the contractor's progress resulting in a prolonged active construction period. An additional three and a half (3 - ½) months for construction administration is required at this time for Phase 1. A construction contract for Phase 2 of this project was awarded to LeChase Construction Services, LLC on May 9, 2024. Construction work for Phase 2 of this project is currently anticipated to take eighteen (18) months for completion. The original Phase 2 Agreement only included twelve (12) months for construction phase services. An additional six (6) months for construction administration services is required at this time. Attached is a Resolution requesting an extension of the Agreement to December 31, 2028.

It is therefore requested that the existing Agreement be further amended to provide for architectural and engineering services in connection with Low Rise Building Renovations and HVAC Improvements, 110 Dr. Martin Luther King, Jr. Boulevard, White Plains, New York. The Consultant shall provide additional construction administration services associated with this project. Additional construction administration services shall include the Consultant monitoring the construction procedures on the site to ensure compliance with the contract documents, coordinating

scheduled activities of the contractors, submitting construction progress reports and reviewing and processing contractors' applications for payment and project close-out services.

The objective of this project is to provide interior renovations inclusive of improvements to HVAC, fire protection, plumbing, electrical, and information technology at the Low Rise Building located at 110 Dr. Martin Luther King, Jr. Boulevard in White Plains, New York. Building renovations shall include but are not limited to the following: providing greater operational efficiencies via right sizing of divisions, improving public access via way finding and professional signage systems, improving logical flow via desired adjacencies, providing integrated solution for the 32,106 Square Foot 3rd Floor, and providing a pleasant working environment commensurate with professional services provided by the County Clerk (new finishes and dependable balanced heating, ventilation, and air conditioning year-round). This will require upgrades to building systems infrastructure, information technology relocations, new furniture/workstations, modifications to the HVAC system whose air handling units for the entire building are located at ground floor, and modifications to the electrical system that has two (2) risers located in the garage feeding the building. This Agreement will benefit the public as it ensures that the 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 architectural and 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 \$248,780.00 pursuant to an approved budget, bringing the total Agreement plus Amendments to \$4,455,455.00. The completion date of the Agreement shall be extended to December 31, 2028.

The Department 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/AK/NS/cg

RESOLUTION

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

RESOLVED, that the existing Agreement No. 19-900 ("Agreement") between the County of Westchester ("County") and Graf & Lewent Architects, LLP ("Consultant"), 90-30 161st Street, Jamaica, New York 11432, be amended to provide for architectural and engineering services in connection with Low Rise Building Renovations and HVAC Improvements, 110 Dr. Martin Luther King, Jr. Boulevard, White Plains, New York. The Consultant shall provide additional construction administration services associated with this project. Additional construction administration services shall include the Consultant monitoring the construction procedures on the site to ensure compliance with the contract documents, coordinating scheduled activities of the contractors, submitting construction progress reports and reviewing and processing contractors' applications for payment and project close-out services; and be it further

RESOLVED, that for the additional services rendered in accordance with the Consultant's proposal, Graf & Lewent Architects, LLP, shall be paid a fee of \$248,780.00 pursuant to an approved budget, increasing the total maximum fee to \$4,455,455.00; 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	\$	690,000.00	(Design Services)
First Amendment		125,000.00	(Additional Design Services)
Second Amendment		2,605,000.00	(Additional Design and Construction Administration Services)
Third Amendment		786,675.00	(Additional Construction Administration Services)
This Amendment		248,780.00	(Additional Construction Administration Services)
TOTAL	\$	4,455,455.00	

Agreement No. 19-900

Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
	346	46	B0104-01-I	6120-05	BA #181-2015 BA #51-2021	\$165,853.00
	346	46	B015D-03-I	6120-05	BA #53-2021	\$82,927.00

Budget Funding Year(s): 2024 Start Date: 2/20/19 End Date: 12/31/28
(must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./
State Aid: _____ Social Security No.: _____
\$248,780.00 Federal Aid: _____ Vendor No.: _____
(must match resolution) Other: _____ Encumbrance No.: _____