

**TOWN OF HARRISON
VILLAGE OF HARRISON
ATTORNEY'S OFFICE**

E-4

MEMORANDUM

TO: Richard Dionisio, Supervisor
Members of the Town Board

FROM: Jonathan D. Kraut, Village Attorney



DATE: February 23, 2023

RE: **KG&D Contract Amendment – New Recreation Center**

I respectfully request authorization to amend the Contract with Kaeyer, Garment & Davidson Architects, P.C., to reflect the phased construction approach detailed in the attached proposal, dated February 16, 2023.

Further request to authorize the Supervisor to execute the proposal and for the Purchasing Department to amend the Purchase Order accordingly.

JDK:ld

Attachment

cc: Rocco Germani, Building Inspector
Michael Amodeo, Town Engineer
Purchasing Department

February 16, 2023

Town / Village of Harrison
One Heineman Place
Harrison, NY 10528

Attn: Richard Dionisio, Mayor

Re: New Recreation Center – Phased Construction Options



Greetings:

We are writing to follow up on the discussions at our last meeting on 2/9/23. We have reviewed the proposed HVAC system with our consulting engineers from OLA which is summarized below:

- Due to the limited space for wells for the ground source heat pump system it is estimated to serve approximately 60% of the overall building heating and cooling load as currently designed with the remainder being served by air source heat pumps.
- If the ground source heat pump system was eliminated entirely and replaced with an air source heat pump system for the entire building it would save approximately \$1.25 Million Dollars in initial construction costs based on the 2022 Design Development Cost Estimate.
- This change would require redesign of the HVAC system which results in a re-design fee of \$10,000.
- Based on our internal review the elimination of the wells would not significantly increase the phase one construction duration as they could be drilled while the adjacent foundation is underway.
- There would be an increase to utility costs due to the air source system. To complete an analysis of the costs of the two alternatives would take an engineering study which could be done at varying levels of detail for fees that range from \$15,000 - \$30,000.

We have also reviewed the projected construction schedule and have attached a bar chart type schedule which projects a completion in December of 2024. This is based on a number of key approvals that must occur soon including; authorizing our fee to complete the documents in phases, the Project Labor study and determination and the Town Board approval of the project financing. This schedule represents a best-case scenario and may be extended due to supply chain issues or later approvals. We will also review this proposed schedule with prospective bidders to gain additional insight into a realistic construction schedule.

As discussed at our meeting we propose to divide our fees for the remaining phases of our professional services as summarized on the attached chart. The fees for basic services inclusive of architecture, interiors, structural engineering and mechanical and electrical engineering do not increase but are simply split into the two phases. The fees for civil engineering are based on proposals from Woodard & Curran and will be invoiced without markup. We will pursue other civil engineering proposals for the second phase due to W&C's desire to not be involved in that phase.

KG+D Architects, PC

285 Main Street, Mount Kisco, New York 10549
914.666.5900 kgdarchitects.com

	Phase 1	Phase 2	
Construction / Bid Documents			
KG+D	\$ 76,619	\$ 229,857	
TDEG - Structural	\$ 19,193	\$ 28,790	
OLA - Mechanical & Electrical	\$ 16,350	\$ 92,703	
Civil - W & C	\$ 10,000	TBD	
Total	\$ 122,162	\$ 351,350	
Bidding			
KG+D	\$ 5,473	\$ 16,418	
TDEG - Structural	\$ 1,371	\$ 2,056	
OLA - Mechanical & Electrical	\$ 2,500	\$ 5,290	
Civil - W & C	\$ 10,000	TBD	
Total	\$ 19,344	\$ 23,764	
Construction Administration			
KG+D	\$ 60,200	\$ 180,601	
TDEG - Structural	\$ 15,080	\$ 22,621	
OLA - Mechanical & Electrical	\$ 12,750	\$ 72,935	
Civil - W & C	\$ 35,000	TBD	hourly NTE
Total	\$ 123,030	\$ 276,157	
OLA Redesign for air source heat pump		\$10,000	

The breakdown of fees may be adjusted depending on the final decision with regard to the HVAC system design. We look forward to moving forward with phase one. Let us know if you have any questions and we will see you at our next scheduled meeting on Thursday 2/23.

Sincerely:

KG+D ARCHITECTS, PC



Russell A. Davidson, FAIA - President

Enc.

Cc: Michael Amodeo, Town Engineer
Jonathan Kraut, Attorney

Harrison Recreation Center

Project Schedule

Date of Issue - Fri 2/10/23

ID	Task Name	Duration	Start	Finish	Predecessors	2023	2024	2025
1	Town Board authorizes phased approach	1 day?	Fri 2/10/23	Fri 2/10/23		Jan	Feb	Mar
2	Town Board approves bonding	1 day?	Thu 2/23/23	Thu 2/23/23		Jan	Feb	Mar
3	Project Labor Agreement Study & Draft Agreement	60 days	Thu 3/9/23	Wed 5/31/23		Jan	Feb	Mar
4	Existing Building Abatement & Demolition	60 days	Fri 3/10/23	Thu 6/1/23	3	Jan	Feb	Mar
5	Preparation of Phase 1 Construction Documents	45 days	Mon 2/13/23	Fri 4/14/23	1	Jan	Feb	Mar
6	Phase 1 Bidding & Award	30 days	Mon 4/17/23	Fri 5/26/23	6	Jan	Feb	Mar
7	Phase 1 Construction	140 days	Mon 5/29/23	Fri 12/8/23	7	Jan	Feb	Mar
8	Preparation of Phase 2 Construction Documents	60 days	Mon 7/17/23	Fri 10/6/23		Jan	Feb	Mar
9	Phase 2 Bidding & Contract Award	40 days	Mon 10/9/23	Fri 12/1/23	9	Jan	Feb	Mar
10	Phase 2 Construction	260 days	Mon 12/4/23	Fri 11/29/24	10	Jan	Feb	Mar
11	Substantial Completion	1 day?	Mon 12/2/24	Mon 12/2/24	11	Jan	Feb	Mar