

38530

TO: Board of Acquisition and Contract

FROM: Thomas J. Lauro, P.E.
Commissioner of Environmental Facilities

DATE: February 20, 2014

SUBJECT: Resolution to Award Contract to Crescent Contracting Corp.
Contract No. EF-1312 Boiler Maintenance, and Repairs at four WWTPS and four other locations, Department of Environmental Facilities
Amount: \$262,440.00

On January 22, 2014, bids were received and opened for Contract No. EF-1312 Boiler Maintenance and Repairs at various locations of the Department of Environmental Facilities (Locations as follows: Blind Brook WWTP, Mamaroneck WWTP, New Rochelle WWTP, Ossining WWTP, Hutchinson Pump Station, North Yonkers Pump Station, Yorktown Garage and the Sprout Brook Disposal Facility).

Bid Prices:

Bidder #1: \$207,840 by George S. Hall Inc.

Bidder #2: \$262,440 by Crescent Contracting Corp.

Bidder #3: \$268,320 by Unity Mechanical Corp.

Bidder #4: (No Bid*) by Johnson Controls Inc. (*Note: Bid was not opened since there was no Bid Bond provided as required by the contract documents)

In accordance with County policy, the project advertisement for bids was published in the legal notices section of The Journal News and it was posted on the Empire State Purchasing Group ("ESPG") website. Online records from the ESPG website indicate that the project notification was sent to 366 interested companies and contractors and the project link was viewed by 35 firms. In addition, the Department held a pre-bid inspection for interested parties at the project site on 01/9/2014, which was attended by four (4) firms.

Following the opening of bids, George S. Hall Inc. contacted the Department and requested their bid be withdrawn due to an error in subcontractor pricing. The firm provided a follow-up written communication dated 1/24/14 confirming their intent to withdraw the bid proposal. In reviewing the bid prices, Department staff noted that the George S. Hall proposal was significantly lower than the other bidders. Due to the significant pricing discrepancy, and the stated intent of the low bidder to drop their bid, the Department recommends awarding to the second lowest bidder, Crescent Contracting Corp. in the amount of \$262,440. Although the total cost of the Crescent bid is higher, the

unit prices are reasonable and consistent with other recent projects that covered similar types of work tasks.

Crescent Contracting Corp has been investigated and it has been found that the firm:

- has performed satisfactory work in the past for the County.
- has relevant experience that has been investigated and found satisfactory.

Funds for this project are available in the Operating Budget. The Contract is for two (2) years with an option to extend for one (1) additional two year term by mutual consent of the Contractor and the County of Westchester with all prices, terms and conditions remaining the same as the original contract.

The goals and objectives of the contract are to obtain services which will allow the Department to maintain boilers at various locations, assuring proper operation and safety, and to function properly at peak efficiency with minimal breakdowns. During the two year term of the contract, Department representatives will track and monitor the required preventive maintenance, and necessary repairs using written service reports which will be signed by DEF facility managers. These service reports are to be submitted with each payment request. The Contractor will be responsible to comply with all applicable regulations and codes.

Issuing a contract for preventive maintenance is fiscally responsible because it will ensure the boilers are operating at their optimum levels, with no leaks or wasted energy inputs. Having qualified service personnel check the units at regular intervals will reduce the likelihood of needing emergency repairs, which are more costly than preventive maintenance services. In addition to lowering operating costs, regular maintenance has been proven to extend the overall life of the equipment, thereby pushing replacement costs further into the future. The boilers supply heat to buildings and equipment systems throughout the plant so it is vitally important to regularly maintain this infrastructure. If plant heating is interrupted, there is potential for pipes freezing and other problems that are costly to repair. Performing yearly maintenance and service on boilers is important to maintain the equipment in peak operating condition.

The firm that is awarded this contract will perform the preventive maintenance prior to each heating season, when the equipment systems can be safely taken off-line. Further, the work will be performed by qualified service personnel, who have the specialized training, tools and testing equipment to work on pressurized vessels. By utilizing the comprehensive test reports, DEF will better be able to gauge when major upgrades or capital improvements are needed, and can plan accordingly.

This Contract is deemed to fulfill a public purpose as the services provided under this contract protect the building and facilities owned by the Department of Environmental Facilities and enable the Department to carry out its basic mission to provide wastewater treatment and maintain satisfactory water quality.

In summary, I recommend that your Honorable Board award Contract EF-1312 to Crescent Contracting Corp. in the amount of \$262,440.00, subject to County appropriations.

A proposed form of Resolution is attached.

RESOLUTION

Upon communication from the Commissioner of the Department of Environmental Facilities,

WHEREAS, on January 22, 2014 three (3) bids were received and opened for Contract No. EF-1312 for Boiler Maintenance and Repair, Westchester County, New York; and

WHEREAS, the lowest responsible bid provided by Crescent Contracting Corp., 2800 Webster Ave, Bronx, NY 10458 in the amount of \$262,440.00 complied with all bid specifications; now, therefore, be it

RESOLVED, that Contract No. EF-1312 for the Boiler Maintenance and Repairs at four (4) Wastewater Treatment Plants (Blind Brook, Mamaroneck, New Rochelle, Ossining), and four (4) other locations, Westchester County, New York for a period of two (2) years with an option to extend for one (1) additional two year term by mutual consent of the Contractor and the County of Westchester with all prices, terms and conditions remaining the same as the original contract is hereby awarded to the lowest responsible bidder, Crescent Contracting Corp., 2800 Webster Ave, Bronx, NY 10458 in the amount of 262,440.00, subject to the adoption of the Operating Budget; and be it further

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

RESOLVED, that this Agreement 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 analysis, the County shall retain the right to either terminate this Agreement or to renegotiate the amounts and rates approved herein. If the County subsequently offers to pay a reduced amount to the Contractor, then the Contractor shall have the right to terminate this Agreement upon reasonable prior written notice; and be it further

RESOLVED, that the County Executive or his authorized designee is hereby authorized and empowered to execute any and all documents necessary or appropriate to effectuate the purposes hereof.

Account to be charged/ Credited		Fund	Dept	Major Program, Program & Phase or Unit	Object/Sub Object	Trust Account	Dollars
2014		221	60	0110	4380		\$98,415.
2015		221	60	0110	4380		\$131,220.
2016		221	60	0110	4380		\$32,805.

Budget Funding Year (s) 2014-2016 Start Date: 04/01/2014 End Date: 03/31/2016

Funding Source:

Tax dollars \$262,440.00
State Aid _____
Federal Aid _____
Other _____

Contractor -
Federal I.D. No. _____

\$262,440.00
 (Must match resolution)