

62311

TO: Board of Acquisition and Contract
FROM: Hugh J. Greechan, Jr., P.E.
Commissioner of Public Works and Transportation
DATE: March 27, 2018
SUBJECT: First Amendment to Customer Installation Commitment Agreement No. 16-901
with the New York Power Authority in connection with the Equipment & Control
Systems Upgrades, Central Heating Plant, Valhalla Campus, Valhalla, New York

Authority of your Honorable Board is requested to amend the existing Customer Installation Commitment Agreement (the "CIC Agreement") between the County of Westchester ("County") and the New York Power Authority ("NYPA"), 123 Main Street, White Plains, New York 10601. The CIC Agreement was approved by your Honorable Board on July 16, 2016. It provided for the preparation of a feasibility report, and the design, construction management, equipment procurement, installation, and financing of upgrades to the equipment and control systems at the Central Heating Plant on the Valhalla Campus in Valhalla, New York.

During the construction phase, several field conditions were uncovered that included undocumented and defective equipment which could not reasonably be anticipated during the field investigation and design phases. In addition, the Department of Public Works and Transportation requested additional work based on its observations and prior experience with the equipment and control systems at the Central Heating Plant. NYPA evaluated and concurred that the additional work be implemented since these items are critical and necessary for the operation of the Central Heating Plant in light of its current condition and energy efficiency.

It is, therefore, requested that the CIC Agreement be amended to provide for additional work including, but not limited to, relining of the primary deaerator tank after many portions of the tank were found to be below the acceptance limits of the original tank design wall thickness after a considerable amount of scaling was removed and the tank shell inspected; replacement of existing condensate pump suction piping which was discovered to be heavily corroded and clogged with debris; installation of condensate make-up control points to monitor condensate tank water level and interconnection into the control system to improve operation of the boiler plant; and relocation of an existing boiler feed water pressure transmitter in connection with the upgrades to the equipment and control systems at the Central Heating Plant. NYPA has indicated that this additional work is necessary and consistent with the energy efficiency objectives of the project.

This work will be completed at a cost not to exceed \$175,000.00, bringing the total CIC Agreement, plus this Amendment, to a not to exceed amount of \$3,350,000.00. The estimated annual energy savings resulting from this project is approximately \$156,000.00. The completion date of the Agreement shall remain December 31, 2018.

The objective of this amendment is to upgrade the equipment and control systems at the Central Heating Plant to provide a fully functional, reliable, and energy efficient boiler plant. This agreement will benefit the public as it will reduce the County's utility costs, improve energy efficiency, and help reduce the County wide carbon footprint.

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The Department of Public Works and Transportation will track scheduling and accomplishments by NYPA and perform on-site inspections to ensure the successful completion of this project.

This additional work is incidental to the original work and does not materially alter the main purpose of the contract as to constitute a new undertaking. The additional work is of the same nature as the initial work, to be performed in the same general vicinity as the initial work, and is necessary to efficiently complete the project. It was unanticipated until work during the construction phase began.

This CIC Agreement is exempt from the procedures of the Procurement Policy under Section 3(a)(iii) of said policy.

Your approval of the attached Resolution is respectfully requested.

HJG/JJN/RJA
Attachment

RESOLUTION

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

RESOLVED, that the Customer Installation Commitment Agreement (the "CIC Agreement") between the County of Westchester and the New York Power Authority ("NYPA"), 123 Main Street, White Plains, New York 10601, be amended to provide for additional work in connection with the upgrades to the equipment and control systems at the Central Heating Plant on the Valhalla Campus in Valhalla, New York. NYPA shall provide additional design, construction management, equipment procurement and installation associated with this project to address the unforeseen field conditions that have arisen during the construction phase; and be it further

RESOLVED, that the additional work will be completed at a cost not to exceed \$175,000.00, increasing the total CIC Agreement, plus this Amendment, to a not to exceed amount of \$3,350,000.00; and be it further

RESOLVED, that all other provisions of the CIC 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	\$	3,175,000.00	(CHP Equipment & Control Systems Upgrades)
This Amendment		175,000.00	(Additional CHP Equipment Upgrades)
TOTAL		3,350,000.00	

Agreement No. 16-901

Account to be Charged/Credited

Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub Object	Bond Act No.	Dollars
346	46	B008601S	6120-02	BA #35-2014	\$ 100,000.00
101	46	3400	3200	N/A	\$ 75,000.00
Total:					\$ 175,000.00

Budget Funding Year(s): 2018 Start Date: 7/16/2016 End Date: 12/31/2018
 (must match resolution)

Funding Source: Tax Dollars: 100% County Contractor Federal I.D. No./
 State Aid: _____ Social Security No.: _____
\$175,000.00 Federal Aid: _____ Vendor No.: _____
 (must match resolution) Other: _____ Encumbrance No.: _____