

Robert P. Astorino
County Executive

Department of Environmental Facilities

Thomas J. Lauro, P.E.
Commissioner

50288

DATE: January 6, 2016

TO: Board of Acquisition and Contract

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

RE: Contract No. **EF-1308**
Boiler Maintenance and Repairs at Three (3) Wastewater Treatment Plants
Westchester County, New York

Contractor: Unity Mechanical Corporation

Amount: \$189,106.00

**Resolution to extend a contract with Unity Mechanical Corporation (the
“Contract”) for one additional two-year term commencing February 1, 2016**

A resolution was approved by the Board of Acquisition and Contract on 02/06/2014 that authorized DEF to enter into a contract with Unity Mechanical Corporation (“Unity”), for Boiler Maintenance and Repairs at three (3) wastewater treatment plants: Peekskill, Port Chester and Yonkers Joint.

The original Contract duration was two years with an option to extend for an additional two year term upon the mutual consent of the parties. During the term of the original contract, Unity has provided satisfactory service to the County and is willing to consent to the extension. Accordingly, authority is requested to exercise the County’s option to extend the Unity contract for the additional two-year period in the amount of \$189,106.00, as provided for in the original bid document.

The work required in this contract, performing yearly maintenance and on-call services, requires trained service personnel who have the background, experience and knowledge to work on the various types of boilers at County facilities. There are a total of 14 boilers in three locations that are to be maintained as part of this contract. Performing yearly maintenance and service on boilers is important to maintain the equipment in peak operating condition.

The goals and objectives of the contract are to obtain services which will allow the Department to service and maintain boilers at three (3) wastewater treatment plants, assuring proper operation and safety, and to function properly at design 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 Maintenance Superintendents. 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.

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. The term of this contract is for a period of two (2) consecutive years, subject to appropriations.

Approval of the attached resolution is respectfully requested.

Attachment

RESOLUTION

Upon a communication from the Commissioner of Environmental Facilities, be it hereby

RESOLVED: the resolution dated January 13, 2014 awarding contract EF-1308 to Unity Mechanical Corporation (the "Contract") for Boiler Maintenance and Repairs at three wastewater treatment plants in Westchester County for a two-year period is hereby amended to include the extension of the Agreement by mutual consent of the Contractor and the County of Westchester for one additional two-year period; and be it further

RESOLVED: the County is authorized to exercise its option to extend the Unity Contract upon the mutual consent of the parties for one additional two-year term commencing February 1, 2016 at a cost not to exceed \$189,106.00 as provided in the bid document; and be it further

RESOLVED: All other terms of the Unity contract shall remain the same; and be it further

RESOLVED: that this contract extension is subject to annual appropriations; and be it further

RESOLVED: that this Agreement is also 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 budget of the State of New York and/or the adoption of the State Budget or any amendments thereto, and after the County has a reasonable period of time after such release(s) or adoption(s), to conduct an analysis of the impacts of such State Budget on County finances. After such 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 such 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 duly authorized designee is hereby authorized to execute any and all instruments and take all actions necessary to accomplish the purpose hereof.

Account to be Charged/Credited	Major Program, Program & Phase		Object/	Trust	Dollars
	Fund	Dept	Sub Object	Account	
2016	221	60	0110	4380-99	\$86,674.00
2017	221	60	0110	4380-99	\$94,553.00
2018	221	60	0110	4380-99	\$7,879.00

Budget Funding Year(s) 2016-2018 Start Date 02/01/2016 End Date 01/31/2018
 (must match resolution)

Funding Source	Tax Dollars <u>\$189,106</u>
	State Aid _____
<u>\$189,106.00</u>	Federal Aid _____
(must match resolution)	Other _____