

ID #113349

TO: Honorable Board of Acquisition and Contract

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

DATE: March 27, 2026

SUBJECT: Resolution for the County of Westchester to approve Change Order No. 1 to Contract No. 20-502 with LeChase Construction Services, LLC for Low Rise Building Renovations and HVAC Improvements – Phase II, 110 Dr. Martin Luther King, Jr. Boulevard, White Plains, New York in the amount not to exceed of \$500,000.00 increasing the total contract amount to \$9,545,367.00.

On May 9, 2024, your Honorable Board awarded Contract No. 20-502 for Low Rise Building Renovations and HVAC Improvements – Phase II, 110 Dr. Martin Luther King, Jr. Boulevard, White Plains, New York in the amount of \$9,045,367.00 to LeChase Construction Services, LLC (“Agreement”).

The work under this Agreement consists of providing all necessary labor, material and equipment to provide building renovations and HVAC improvements, including various general contractor work, acoustical ceiling replacement, wall finishes, painting, insulation, flooring, tiles, bathroom fixture replacement, elevator upgrades and lighting, including related work, etc. as depicted project drawings and specifications (“Project”).

This Resolution to approve Change Order No. 1 is necessary to ensure that additional work that was not anticipated at the time the Agreement was bid, but is of the nature contemplated by the Agreement, can be undertaken. As part of the ongoing overall Low Rise Building renovations, the Contractor identified additional carpeting that required removal and abatement of asbestos tiles underneath the carpeting in order to complete the Project.

It was further discovered during the additional carpet replacement work, that there was asbestos-containing floor tile requiring abatement. Therefore, it is necessary to perform abatement of the asbestos-containing floor tile prior to completing the installation of new flooring in the office spaces. The additional abatement work, which was discovered during construction, was not anticipated at the time of bid.

The cost of this additional work is estimated to not exceed \$500,000.00 and is based upon LeChase Construction Services, LLC (“Contractor”) unit price labor rates, unit price equipment rates and unit price rates of material, which have been reviewed and approved, by the Department of Public Works and Transportation (“Department”). Undertaking this abatement work at this time is necessary for the installation of new carpeting on the first and second floors of the Low Rise Building, and will avoid future operational interruptions. Therefore, a Change Order to Contract 20-502 is hereby requested.

The Department will track scheduling, actual costs and accomplishments by LeChase Construction Services, LLC and perform on-site inspections to ensure the successful completion of the work under Change Order No. 1.

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

Based on the above, the County seeks authority from your Honorable Board to increase the contract amount by an additional \$500,000.00. All other terms and conditions of the Contract No. 20-502 Agreement shall remain unchanged and in full force and effect.

It is requested that your Honorable Board take action on the following:

Approval of Change Order No. 1:

Total Amount of Change Order No. 1	\$500,000.00
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This Change Order has been reviewed by the Law Department and a proposed form of Resolution is attached hereto for your approval.

Approval is recommended.

BS/tsa _____

APPROVED BOARD OF ACQUISITION & CONTRACT - 04/09/2026 - RAYMOND SCULKY, SECRETARY

RESOLUTION

RE: CONTRACT NO. 20-502
CONTRACT AMOUNT: \$ 9,045,367.00
CHANGE ORDER NO. 1 \$ 500,000.00
AMENDED CONTRACT AMOUNT: \$ 9,545,367.00

CHANGE ORDER NO. 1

Upon communication from the Commissioner of Public Works and Transportation,

WHEREAS, Hugh J. Greechan, Jr., P.E., Commissioner of Public Works and Transportation, requests approval of Change Order No. 1 on Contract No. 20-502, between the County of Westchester and LeChase Construction Services, LLC, Armonk, New York, for Low Rise Building Renovations and HVAC Improvements – Phase II, 110 Dr. Martin Luther King, Jr. Boulevard, White Plains, New York

WHEREAS, it is requested that Contract No. 20-502 be amended to include additional work related to asbestos abatement of the first and second floors of the Low Rise Building;

WHEREAS, this matter has been discussed by the Board; now, therefore, be it

RESOLVED, that said Change Order No. 1 on Contract No. 20-502 between the County of Westchester and LeChase Construction Services, LLC be and the same is hereby approved in the amount of \$500,000.00; and be it further

RESOLVED, that all other terms and conditions of Contract No. 20-502 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.

Total Amount of Change Order No. 1 \$500,000.00

Account to be Charged/Credited	Fund	Dept.	Major Program, Program & Phase Or Unit	Object/ Sub Object	Bond Act No.	Dollars
	346	46	B010401C	6210-99	BA #51-2021	\$ 500,000.00
	346	46	B015D03C	6210-99	BA #53-2021	\$ 0.00

Budget Funding Year(s) 2024 **Start Date:** May 23, 2024 **End Date:** May 23, 2027
(must match resolution)

Funding Source: **Tax Dollars** 100% County

State Aid _____

\$ 500,000.00 **Federal Aid** _____
(must match resolution)

Other _____