

111432

DATE July 7, 2025

TO: Board of Acquisition and Contract

FROM: Blanca P. Lopez, M.S.
Commissioner of Planning

Re: Resolution to exempt from the Westchester County Procurement Policy pursuant to Sec. 3(a)xxi thereof the procurement of an amendment to an agreement between the County of Westchester, AltaVista Lead Improvement, Inc. and property owners, Renee G. Coote and Bryan Coote in connection with the rehabilitation of the property located at 315 Union Ave, in Mount Vernon, New York

Authority is hereby requested from your Honorable Board to exempt from the Westchester County Procurement Policy and Procedures (the "Procurement Policy"), pursuant to Sec. 3(a)xxi thereof, an amendment to an agreement between the County of Westchester (the "County"), Renee G. Coote and Bryan Coote (the "Property Owner") and Lead Professionals, Inc. (the "Contractor"), pursuant to which the Contractor agreed to make repairs to the property located at 315 Union Ave in the City of Mount Vernon (the "Property"), to stabilize deteriorated lead-based paint identified in a lead inspection/risk assessment, for a term commencing on April 15, 2025 and continuing through April 14, 2026 for an amount not-to-exceed \$62,676 (the "Agreement"). The proposed amendment to the Agreement would authorize an increase in the not-to-exceed amount from \$62,676 to \$99,500.

Ordinarily, under Section 5 of the Procurement Policy, the County is required to solicit written quotations from no fewer than three persons customarily providing such services, and, if deemed appropriate, to inquire as to the qualifications and experience of such persons. However, unanticipated repairs were identified during the rehabilitation of the Property, which will also require an extension of the temporary relocation of the household. The County's Department of Planning Rehabilitation Specialist inspected and agreed with the determinations. The additional \$36,824 will cover the cost for materials, labor to stabilize the deteriorated lead-based paint at the Property, and temporary relocation expenses, thus requiring a corresponding increase in the not-to-exceed amount.

Pursuant to Section 3(a)xxi thereof, the Westchester County Procurement Policy and Procedures are not applicable to any procurement for which this Board determines, by resolution passed prior to commencing such procurement, that compliance with the policy would not be in the best interest of the County. For the reasons set forth above, it is proposed that the best interests of the County would be served by exempting the procurement of the proposed amendment to the Agreement from the County Procurement Policy.

Accordingly, a Resolution to exempt the procurement of an amendment to an Agreement between the County, the Property Owner) and the Contractor is hereby submitted for your Honorable Board's consideration.

BPL/kh/je

APPROVED BOARD OF ACQUISITION & CONTRACT - 07/10/2025 - RAYMOND SCULKY, SECRETARY

RESOLUTION

Based upon a communication from the Commissioner of Planning, be it hereby

RESOLVED, that pursuant to Section 3(a)xxi of the Westchester County Procurement Policy and Procedures, it is hereby determined that application of the procedural requirements contained therein, including the necessity of soliciting written price quotations is neither cost effective nor expedient, and accordingly, not in the best interest of the County in connection with the procurement of an amendment to an agreement between the County of Westchester , AltaVista Lead Improvement, Inc. (the "Contractor") and Renee G. Coote and Bryan Coote (the "Property Owner"), pursuant to which the Contractor agreed to repair the property located at 315 Union Ave in the City of Mount Vernon, to stabilize deteriorated lead-based paint identified in a lead inspection/risk assessment and cited in a violation issued by Department of Health in response to a child at the residence with an elevated blood lead level pursuant to the Lead Safe Westchester Program.