

110108

DATE: December 9, 2024

TO: Board of Acquisition and Contract

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

SUBJECT: Resolution authorizing an Agreement between the County of Westchester, 42 Purser Place, LLC, and Grand West Associates Inc. d/b/a GW Contracting for the rehabilitation of the property located at 42 Purser Place in the City of Yonkers, New York.

The attached resolution, if approved by your Honorable Board, would authorize the County of Westchester (the "County") to enter into an agreement with Grand West Associates d/b/a GW Contracting (the "Contractor") and 42 Purser Place, LLC (the "Property Owner"), pursuant to which the Contractor will make repairs to and for the benefit of the low and moderate income households (Units 1, 2, 3 & 4) at the property located at 42 Purser Place, in the City of Yonkers (the "Property"). In consideration for services rendered, the County will pay the Contractor an amount not to exceed \$100,000, in Landlord Tenant Assistance Program (LTAP) funding, payable pursuant to an approved budget. As a condition to receiving the funds, the Property Owner will maintain affordable rents for ten years. The term of the Agreement will be from December 16, 2024 to December 15, 2025.

The Contractor will install new siding, coil stock work and four new boilers, obtaining building permit and other work as required (the "Services").

The goal and objective of this agreement is to provide a safe and healthy environment for the tenant(s) who reside at this property. Department of Planning staff will make site visits during construction, and will monitor the repairs to ensure they meet contractual obligations.

In accordance with Section 5(b) of the County's Procurement Policy and Procedures, price quotes for the Services were solicited from five contractors. Interested entities had until December 3, 2024 to respond. Two contractors submitted price proposals in response to the solicitation: Glorious Contracting Inc. and Grand West Associates/GW Contracting. Grand West Associates d/b/a GW Contracting submitted the lowest price quote and accordingly was awarded the contract.

I recommend approval of this agreement.

BL/gr/je
Attachment

RESOLUTION

UPON A COMMUNICATION FROM THE COMMISSIONER OF PLANNING, BE IT HEREBY

RESOLVED: that the County of Westchester (the "County") is hereby authorized to enter into an agreement with 42 Purser Place, LLC (the "Property Owner") and Grand West Associates d/b/a /GW Contracting (the "Contractor"), pursuant to which the Contractor will make repairs to and for the benefit of the low and moderate-income residents of four units (1, 2, 3, and 4) at the property located at 42 Purser Place in the City of Yonkers (the "Services"), for a term commencing on December 16, 2024 and continuing through December 15, 2025; and be it further

RESOLVED: that in consideration for Services rendered, the County will pay the Contractor, the total not to exceed an amount of \$100,000 in Landlord Tenant Assistance Program funding, payable pursuant to an approved budget; and be it further

RESOLVED: that as a condition to receiving funds, the Property Owner will maintain affordable rents for 10 years; and be it further

RESOLVED: that the County Executive or his duly authorized designee is authorized to execute any documents and take any actions necessary to effect purposes hereof.

Account to be Charged/Credited

Fund	Dept	Major Program & Phase or Unit	Object/ Sub Object	Trust Account	Dollars
101	19	0100	5125	N/A	\$100,000.00

Budget Funding Year(s) FY 2024 Start Date: December 16, 2024 End Date: December 15, 2025

Funding Source Tax Dollars: \$100,000.00

State Aid: _____

\$100,000.00
(Must match resolution)

Federal Aid: _____

Other: _____