

ID #113709

TO: Board of Acquisition and Contract

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

DATE: May 12, 2026

SUBJECT: Resolution to Award to the Sole Bidder
Contract No. **25-214**
Countywide Boiler Maintenance
Westchester County, New York

Contractor: Johnson Controls Building Solutions LLC
Amount: \$1,662,669.00

On May 6, 2026, one (1) bid was received and opened for Contract No. 25-214 for Countywide Boiler Maintenance, Westchester County, New York.

One (1) contractor submitted a bid for this project. The project was advertised on the Empire State Purchasing Group website, in addition to the Journal News (Westchester-Putnam Edition), and was viewed by sixty-four (64) entities on the Empire State Purchasing Group website. In addition, e-mails were sent to those sixty-four (64) entities and to an additional four hundred thirty-one (431) suppliers and contractors.

The bids were reviewed by the Department and it was determined that Johnson Controls Building Solutions LLC submitted the sole bid in the amount of \$1,662,669.00.

The low bidder has been investigated and it has been found that Johnson Controls Building Solutions LLC:

- Performed satisfactory work in the past for the County.
 Past Experience has been investigated and found satisfactory.

Funds for this project are available in the:

- Capital Budget
 Non-Recurring Budget
 Operating Budget

The objective of this contract is to maintain heating equipment for continuous and uninterrupted operation.

This contract is in the public's best interest because it will promote the health and safety of the general public by allowing County facilities to remain operational.

As expenditures are made pursuant to this authorization, detailed records will be kept in the County's on-line financial system. These records will be easily accessible by Finance, Budget and Department staff and will be reviewed regularly to ensure that funds are used appropriately.

This contract is for a term of three (3) years with one two (2) year renewal at the discretion of the County.

It is my recommendation that Contract No. 25-214 be awarded to Johnson Controls Building Solutions LLC in the amount of \$1,662,669.00, subject to appropriations.

RESOLUTION

CONTRACT NO. 25-214

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

RESOLVED, that Contract No. 25-214 for Countywide Boiler Maintenance, Westchester County, New York be and is hereby awarded to the sole bidder, Johnson Controls Building Solutions LLC, Hawthorne, New York in the amount of \$1,662,669.00 (1 bid); and be it further

RESOLVED, that as set forth in the Contract No. 25-214 bid specifications this contract is for a term of three (3) years with one two (2) year renewal at the discretion of the County; and be it further

RESOLVED, that this contract is subject to County 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 State Budget and/or the adoption of a State Budget or any amendments thereto, and for a reasonable period of time after such release(s) or adoption(s), to conduct an analysis of the impacts of any 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 the 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 authorized designee is hereby authorized and empowered to execute any and all documents necessary or appropriate to effectuate the purposes hereof.

Account to be Charged/Credited	Fund	Dept.	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
	101	46	3200	4380		\$ 19,000.00 (2026)
	101	46	3300	4380		\$ 27,750.00 (2026)
	101	46	3400	4380		\$ 30,100.00 (2026)
	101	46	6500	4380		\$ 2,900.00 (2026)
	161	44	4110	4380		\$ 27,380.00 (2026)
	165	42	5510	4380		\$ 20,400.00 (2026)
	165	42	1100	4380		\$ 113,654.00 (2026)
	165	42	7150	4380		\$ 15,200.00 (2026)
	165	42	5540	4380		\$ 10,300.00 (2026)
	101	22	8900	5850		\$ 10,450.00 (2026)
	101	46	3200	4380		\$ 38,000.00 (2027)
	101	46	3300	4380		\$ 55,500.00 (2027)
	101	46	3400	4380		\$ 60,150.00 (2027)
	101	46	6500	4380		\$ 5,800.00 (2027)
	161	44	4110	4380		\$ 54,750.00 (2027)
	165	42	5510	4380		\$ 40,800.00 (2027)
	165	42	1100	4380		\$ 227,300.00 (2027)
	165	42	7150	4380		\$ 30,400.00 (2027)
	165	42	5540	4380		\$ 20,600.00 (2027)
	101	22	8900	5850		\$ 20,900.00 (2027)

RESOLUTION

CONTRACT NO. 25-214

Account to be Charged/Credited	Fund	Dept.	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
	101	46	3200	4380		\$ 38,000.00 (2028)
	101	46	3300	4380		\$ 55,500.00 (2028)
	101	46	3400	4380		\$ 60,150.00 (2028)
	101	46	6500	4380		\$ 5,800.00 (2028)
	161	44	4110	4380		\$ 54,750.00 (2028)
	165	42	5510	4380		\$ 40,800.00 (2028)
	165	42	1100	4380		\$ 227,300.00 (2028)
	165	42	7150	4380		\$ 30,400.00 (2028)
	165	42	5540	4380		\$ 20,600.00 (2028)
	101	22	8900	5850		\$ 20,900.00 (2028)
	101	46	3200	4380		\$ 19,000.00 (2029)
	101	46	3300	4380		\$ 27,750.00 (2029)
	101	46	3400	4380		\$ 30,100.00 (2029)
	101	46	6500	4380		\$ 2,900.00 (2029)
	161	44	4110	4380		\$ 27,380.00 (2029)
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	165	42	7150	4380		\$ 15,200.00 (2029)
	165	42	5540	4380		\$ 10,300.00 (2029)
	101	22	8900	5850		\$ 10,450.00 (2029)

Budget Funding Year(s) 2026-2029 Start Date: July 1, 2026 End Date: June 30, 2029
 (must match resolution)

Funding Source: Tax Dollars 100% County
 State Aid _____
\$1,662,669.00 Federal Aid _____
 (must match resolution) Other _____

APPROVED BOARD OF ACQUISITION & CONTRACT 05/21/2025 RAYMOND SCHEIDT