

ID# 112917**TO:** Board of Acquisition and Contract**FROM:** Hugh J. Greechan, Jr., P.E.
Commissioner of Public Works and Transportation**DATE:** January 27, 2026**SUBJECT:** Resolution for the County of Westchester to approve Change Order No. 1 to Contract No. 19-211 with Johnson Controls Building Solutions, LLC to provide Countywide Boiler Maintenance, Westchester County, New York in order to increase the total contract amount by \$60,000.00 increasing the total contract amount to \$1,977,520.00.

By Resolution approved on January 11, 2024, your Honorable Board authorized the County of Westchester (the "County"), acting by and through its Department of Public Works and Transportation (the "Department"), to exercise the County's option to extend the term of its agreement with Johnson Controls, Inc., 8 Skyline Drive, Hawthorne, New York, 10532 ("JCI") designated as "Contract No. 20-216" (the "Agreement"), for one two (2) year option period through June 30, 2026, and increasing the not exceed amount of the Agreement as extended to \$1,917,520.00. The extension was subsequently executed.

Thereafter, by a resolution approved on December 18, 2025, your Honorable Board authorized the County, acting by and through the Department, to consent to the assignment of Contract No. 19-211 for Countywide Boiler Maintenance, Westchester County, New York from JCI to Johnson Controls Building Solutions, LLC, 5757 N Green Bay Ave, Glendale, Wisconsin, 53209 ("Johnson Controls Building Solutions"), effective January 5, 2026. The assignment has not yet been executed.

Pursuant to the Agreement, the work includes all necessary labor, materials and equipment required for inspection, preventative maintenance and emergency services on heating systems and equipment in various County Buildings and Facilities located throughout Westchester County. The work under this Agreement is performed on both an emergency basis and as scheduled maintenance.

This Change Order is necessary to ensure uninterrupted services to address required repairs to the County's heating systems and equipment. Due to unforeseen damages caused during Hurricane Ida and the addition of the Coachman and Vernon Plaza boilers to the scope of work under the Agreement, the County needs additional funding to continue to utilize the services being performed under this Agreement. As a result of these unanticipated costs, the funds remaining on the Agreement are insufficient to cover the remaining term. The cost of the work for the remainder of the Agreement term is estimated to be \$60,000.00 and is based upon work currently quoted and projected. Accordingly, it is necessary to increase the amount of the contract for the remainder of the term by \$60,000.00 bringing the new total amount not to exceed to \$1,977,520.00.

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

This Agreement 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.

The Department will track scheduling and accomplishments by Johnson Controls Building Solutions and perform inspections to ensure the successful completion of the work.

This additional work is incidental to the original work and does not materially alter the main purpose of the contract 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, and was unanticipated until work under the contract began.

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	\$60,000.00
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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.

APPROVED BOARD OF ACQUISITION & CONTRACT - 02/15/2026 - RAYMOND SCURRY, SECRETARY

RESOLUTION

RE: CONTRACT NO. 19-211
CONTRACT AMOUNT: \$ 1,917,520.00
CHANGE ORDER NO. 1: \$ 60,000.00
AMENDED CONTRACT AMOUNT: \$ 1,977,520.00

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. 19-211, between the County of Westchester and Johnson Controls Building Solutions LLC., 5757 N Green Bay Ave, Glendale, Wisconsin 53209 (“Johnson Controls Building Solutions”) to provide Countywide Boiler Maintenance, Westchester County, New York in order to amend Contract No. 19-211 and increase the contract amount by \$60,000.00 to a new amount not to exceed \$1,977,520.00; and

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

RESOLVED, that said Change Order No. 1 on Contract No. 19-211 between the County of Westchester and Johnson Controls Building Solutions be and the same is hereby approved in the amount of \$60,000.00; and be it further

RESOLVED, that all other terms and conditions of Contract No. 19-211 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 \$60,000.00

Contract No. 19-211, Change Order No. 1

Account to be Charged/Credited	Fund	Dept.	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account.	Dollars
	101	46	3200	4380		\$ 4,070.00
	101	46	3300	4380		\$ 6,220.00
	101	46	3400	4380		\$ 5,300.00
	101	46	6500	4380		\$ 450.00
	161	44	4110	4380		\$ 8,780.00
	165	42	5510	4380		\$ 3,350.00
	165	42	1100	4380		\$ 28,180.00
	165	42	7150	4380		\$ 3,650.00

Budget Funding Year(s) 2026
(must match resolution)

Start Date: January 15, 2026 **End Date:** June 30, 2026

Funding Source: Tax Dollars 100% County

State Aid _____

\$60,000.00 Federal Aid _____
(must match resolution)

Other _____