

113406

TO: Honorable Board of Acquisition and Contract

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

DATE: April 2, 2026

SUBJECT: Resolution for the County of Westchester to approve Change Order No. 1 to Contract No. 24-533 with Mace Contracting Corporation (MBE) for Pool and Bathhouse Exit Modifications Playland Park Rye, New York in the amount not to exceed of \$225,000.00 increasing the total contract amount to \$567,000.00.

On January 23, 2025, your Honorable Board awarded Contract No. 24-533 for Pool and Bathhouse Exit Modifications Playland Park Rye, New York in the amount of \$342,000.00 to Mace Construction Corporation (MBE) (“Contractor”). The Agreement was duly executed.

Pursuant to the Agreement, Contractor provides the County of Westchester (“County”) all necessary labor, material and equipment required for improving safety by addressing egress and signage needs at Playland Park’s pool facility. In general, the work includes, but is not limited to, modifications to existing roll-up doors and doors, concrete slab demolition and new concrete ramp and aluminum handrails, new doors and gates, new illuminated (LED) exit signs, and miscellaneous electrical work, new louvers, miscellaneous demolition, cutting, and patching, demolition of overhead roll-up doors, new HDPE privacy screen, new plexiglass, wall opening infill panels, painting and coatings, new wall partitions, floor repair and tile replacement, parking lot striping, new bollards and concrete sidewalk.

During the course of construction, three pre-existing conditions were encountered during construction that were not known at the time of the contract was bid, and upon further review of the existing site conditions and consideration of the overall intent of the project objectives, it has been determined that the work to be undertaken by the Contractor cannot continue without first addressing these three conditions. The three conditions include: 1.) replacing the existing rollup door in the pool area that provides egress from the Playland Pool facility which is damaged and no longer functioning and as such poses a safety risk and operational issues for Playland staff; 2.) installing a brush seal on the inside of the triangular header for all three existing roll-up doors in the lobby area as they are not properly aligned, and this has resulted in birds entering the interior bathhouse area, which poses a sanitary and maintenance issue for Playland staff; and 3.) the installation of additional emergency egress devices in the Bath House pool area which are required in order to comply with the Fire code regulations.

The additional work was reviewed and approved by the Department of Public Works and Transportation (“Department”) and the cost of this additional work is estimated to not exceed \$225,000.00 and is based upon the Contractor’s unit price labor rates, unit price equipment rates and unit price rates of materials, has been reviewed and approved, by the Department. The scope of work for this unexpected additional work could not have been anticipated at the time of bid, and therefore a Change Order to Contract 24-533 is hereby requested.

The Department will track scheduling, actual costs and accomplishments by the Contractor 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 not only increase the contract amount by an additional \$225,000.00. All other terms and conditions of the Contract No. 24-533 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	\$225,000.00
------------------------------------	--------------

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 _____

APPROVED BOARD OF ACQUISITION & CONTRACT - 04/16/2026 - RAYMOND SOULKY, SECRETARY

RESOLUTION

RE: CONTRACT NO. 24-533
CONTRACT AMOUNT: \$ 342,000.00
CHANGE ORDER NO. 1 \$ 225,000.00
AMENDED CONTRACT AMOUNT: \$ 567,000.00

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. 24-533, between the County of Westchester and Mace Contracting Corporation (MBE), New Rochelle, New York, for Pool and Bathhouse Exit Modifications Playland Park Rye, New York to increase the contract amount by \$225,000.00; and

WHEREAS, it is requested that Contract No. 24-533 be amended to include additional work 1.) replacing the existing rollup door in the pool area that provides egress from the Playland Pool facility which is damaged and no longer functioning 2.) installing a brush seal on the inside of the triangular header for all three existing roll-up doors in the lobby area as they are not properly aligned, and 3.) the installation of additional emergency egress devices in the Bath House pool area; and

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

RESOLVED, that said Change Order No. 1 on Contract No. 24-533 between the County of Westchester and Mace Contracting Corporation (MBE), be and the same is hereby approved in the amount of \$225,000.00; and be it further

RESOLVED, that all other terms and conditions of Contract No. 24-533 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 \$225,000.00

Account to be Charged/Credited	Fund	Dept.	Major Program, Program & Phase Or Unit	Object/ Sub Object	Bond Act No.	Dollars
	372	42	RP025-01-C	6210-99	BA #148-2020	\$225,000.00

Budget Funding Year(s) 2025 **Start Date:** February 20, 2025 **End Date:** November 14, 2026
(must match resolution)

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

State Aid _____

\$ 225,000.00 **Federal Aid** _____
(must match resolution)

Other _____