

Memorandum
Department of Environmental Facilities

112955

TO: Board of Acquisition and Contract

FROM: Vincent F. Kopicki, P.E.
Commissioner of Environmental Facilities

DATE: January 30, 2026

SUBJECT: Award Resolution to the Sole Bidder
Contract No. **EF-2507**
Boiler Maintenance and Repairs at Mamaroneck, Peekskill, Port Chester &
Yonkers Joint Water Resource Recovery Facilities
Westchester County, New York

Contractor: ThermoDynamics Corp.
Amount: \$435,120.00

On January 28, 2026, the County of Westchester (“County”) received and opened one (1) bid for Contract No. EF-2507 for Boiler Maintenance and Repairs at four (4) Water Resource Recovery Facilities (Mamaroneck, Peekskill, Port Chester and Yonkers Joint), Westchester County, New York.

The term of this contract is for two (2) years with an option, to extend the term for one (1) additional two (2) year period, exercisable by mutual consent of the contractor and the County, with all prices, terms and conditions remaining the same as the original contract.

One (1) contractor submitted a bid for this project. The bid was reviewed by the Department of Environmental Facilities (the “Department”) and it was determined that ThermoDynamics Corp. (“ThermoDynamics”), submitted the sole bid in the amount of \$435,120.00.

It should be noted that this contract will be replacing an expiring contract that contains the same scope of work. Accordingly, the Department analyzed the proposed pricing for the services by comparing the itemized pricing proposed by ThermoDynamics against the itemized pricing set forth in the expiring contract and found very similar unit costs. The Department therefore determined that the ThermoDynamics’s proposed pricing is fair and reasonable.

Additionally, it should also be noted that there are only a limited number of specialty contractors that can perform these types of services because the work that is required, namely performing yearly maintenance and on-call services, requires trained service personnel who have the background, experience and knowledge to work on the various types of boilers at County facilities. Performing yearly maintenance and service on boilers is important to maintain the equipment in peak operating condition. ThermoDynamics has performed work on County boilers through previous maintenance and service contracts and the Department and has been very satisfied with their services.

The sole bidder has been investigated and it has been found that ThermoDynamics Corp:

- has 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 goals and objectives of the contract are to obtain services which will allow the Department to maintain boilers located in four (4) of the Water Resource Recovery Facilities, assuring proper operation and safety, and to function properly at peak efficiency with minimal breakdowns. During the two year term of the contract, Department representatives will track and monitor the required preventive maintenance, and necessary repairs using written service reports which will be signed by Maintenance Superintendents. These service reports are to be submitted with each payment request. The Contractor will be responsible to comply with all applicable regulations and codes.

Issuing a contract for preventive maintenance is fiscally responsible because it will ensure the boilers are operating at their optimum levels, with no leaks or wasted energy inputs. Having qualified service personnel check the units at regular intervals will reduce the likelihood of needing emergency repairs, which are more costly than preventive maintenance services. In addition to lowering operating costs, regular maintenance has been proven to extend the overall life of the equipment, thereby pushing replacement costs further into the future. The boilers supply heat to buildings and equipment systems throughout the plant so it is vitally important to regularly maintain this infrastructure. If plant heating is interrupted, there is potential for pipes freezing and other problems that are costly to repair.

The firm that is awarded this contract will perform the preventive maintenance prior to each heating season, when the equipment systems can be safely taken off-line. Further, the work will be performed by qualified service personnel, who have the specialized training, tools and testing equipment to work on pressurized vessels. By utilizing the comprehensive test reports, the Department will better be able to gauge when major upgrades or capital improvements are needed, and can plan accordingly.

This Contract is deemed to fulfill a public purpose as the services provided under this contract protect the County's buildings and facilities and enables the Department to carry out its basic mission to provide wastewater treatment and maintain satisfactory water quality. The term of this contract is for a period of two (2) consecutive years, subject to appropriations.

It is my recommendation that Contract No. EF-2507 be awarded to ThermoDynamics Corp in the amount of \$435,120.00, subject to County appropriations.

A proposed form of Resolution is attached.

RESOLUTION

Contract No. EF-2507

Upon communication from the Commissioner of the Department of Environmental Facilities, be it hereby

RESOLVED, that Contract No. EF-2507 for the Boiler Maintenance and Repairs at four (4) Water Resource Recovery Facilities, (Mamaroneck, Peekskill, Port Chester and Yonkers Joint), Westchester County, New York be and is hereby awarded to the sole bidder, ThermoDynamics Corp., 2989 Navajo St, Yorktown Heights, NY 10598, in the amount of \$435,120.00; and be it further

RESOLVED, that as set forth in the Contract No. EF-2507 bid specifications, this contract is for a term of two (2) years with an option, exercisable by mutual consent of the Contractor and the County of Westchester ("County"), to extend the term for one (1) additional two (2) year term with all prices, terms and conditions remaining the same as the original contract; and be it further

RESOLVED, that this Agreement is subject to County appropriations; and be it further

RESOLVED, that this Agreement 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 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
2026	221	60	0110	4380		\$163,170.00
2027	221	60	0110	4380		\$217,560 00
2028	221	60	0110	4380		\$54,390 00

Budget Funding Year (s) 2026-2028 Start Date: 04/01/2026 End Date: 03/31/2028

Funding Source:

Tax dollars 100% County
State Aid _____
Federal Aid _____
Other _____

Contractor -
Federal I.D. No. _____

\$435,120.00

(Must match resolution)