

ONBASE ID #114212

TO: Board of Acquisition and Contract

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

DATE: August 04, 2026

SUBJECT: Resolution for the County of Westchester to approve Change Order No. 1 to Contract No. 22-203 with Johnson Controls Building Solutions, Inc. to provide a Countywide Maintenance Service, Large Air Conditioning Systems (50 Tons and Above), Various Locations, Westchester County, New York, in an amount not to exceed \$367,538.00 increasing the total contract amount to \$6,244,083.00.

By Resolution approved on June 5, 2025, 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. 22-203" (the "Agreement"), for one two (2) year option period, extending the term of the Agreement through December 31, 2027, and increasing the not to exceed amount of the Agreement as extended to \$5,876,545.00. The extension was subsequently executed.

Thereafter, by a resolution approved on December 13, 2025, your Honorable Board authorized the County, acting by and through the Department, to consent to the assignment of Contract No. 22-203 for Countywide Maintenance Service, Large Air Conditioning, Systems (50 Tons and Above), Various Locations, Westchester County, New York, from JCI to Johnson Controls Building Solutions, LLC, 5757 N Green Bay Ave, Glendale, Wisconsin, 53209 ("Johnson Controls"), effective January 5, 2026. The assignment was subsequently 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 air conditioning systems and equipment. Due to unforeseen damages caused during Hurricane Ida, an increased number of repairs were required at the beginning of the contract and the funds allocated under the contract were depleted at a faster rate and are now insufficient to cover the remaining term. In order to continue to utilize the services being performed under this Agreement, it is necessary to obtain extra funds to cover the remaining contract term.

The additional cost to cover the work to be performed during the remaining term of the Agreement is estimated to be \$367,538.00 and is based upon actual costs of the repairs during Hurricane Ida. Accordingly, it is necessary to increase the amount of the contract for the remainder of the term by \$367,538.00 bringing the new total amount to exceed to \$6,244,083.00.

August 4, 2026

The objective of this Agreement is to maintain large air conditioning and refrigeration 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 maintaining air conditioning within specified parameters.

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

The unexpected additional work could not have been anticipated at the time of bid, and therefore a Change Order to Contract 22-203 is hereby requested. All other terms and conditions of Contract No. 22-203 shall remain in full force and effect.

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

\$367,538.00

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.

RESOLUTION

RE: CONTRACT NO. 22-203
CONTRACT AMOUNT: \$ 3,525,927.00
RENEWAL AMOUNT: \$ 2,350,618.00
CHANGE ORDER NO. 1: \$ 367,538.00
AMENDED CONTRACT AMOUNT: \$ 6,244,083.00

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. 22-203, between the County of Westchester and Johnson Controls Building Solutions, LLC, 5757 N Green Bay Ave., Glendale, WI 53209 (Johnson Controls) to provide a Countywide Maintenance Service, Large Air Conditioning, Systems (50 Tons and Above), Various Locations, Westchester County, New York in order to amend Contract No. 22-203 and increase the contract amount by \$367,538.00 to a new amount not to exceed \$6,244,083.00; and

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

RESOLVED, that said Change Order No. 1 on Contract No. 22-203 between the County of Westchester and Johnson Controls be and the same is hereby approved in the amount of \$367,538.00; and be it further

RESOLVED, that all other terms and conditions of Contract No. 22-203 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 \$367,538.00

Contract No. 22-203, 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		\$ 49,000.00 (2026)
	101	46	3300	4380		\$ 12,500.00 (2026)
	101	46	3400	4380		\$ 61,025.00 (2026)
	101	46	3200	4380		\$ 98,000.00 (2027)
	101	46	3300	4380		\$ 24,500.00 (2027)
	101	46	3400	4380		\$ 122,513.00 (2027)

Budget Funding Year(s) 2026-2027 **Start Date:** September 1, 2026 **End Date:** December 31, 2027
(must match resolution)

Funding Source: **Tax Dollars** 100% County
State Aid _____
Federal Aid _____
Other _____
\$367,538.00
(must match resolution)