

112167

TO: The Honorable Board of Acquisition and Contract

FROM: Vincent F. Kopicki, P.E.
Commissioner

DATE: October 14, 2025

SUBJECT: Request for Authority to Advertise
Contract No. EF-2507
Boiler Maintenance and Repairs at Mamaroneck, Peekskill, Port Chester &
Yonkers Joint Water Resource Recovery Facilities
Westchester County, New York

Attached for your information is a resolution, which, if approved by your Honorable Board, would authorize the Department of Environmental Facilities (the "Department") to solicit bids by public advertisement for a contract to service boilers. The work under this contract consists of providing all necessary labor, materials, parts and equipment required to service and repair boilers at the Mamaroneck, Peekskill, Port Chester and Yonkers Joint Water Resource Recovery Facilities. The Contract duration is for two (2) years. The Contract may be extended by mutual consent of the Contractor and the County of Westchester for one (1) additional two year term with all prices, terms and conditions remaining the same as the original contract.

These services are required to allow the Department to maintain boilers at peak efficiency and to ensure they will function properly with a minimum number of breakdowns.

The goals and objectives of the contract are to obtain services which will allow the Department to maintain several of the boilers which are at four (4) of the water resource recovery facilities. 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 preventative 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 preventative maintenance services. In addition to lowering the operating costs, regular maintenance has been proven to extend the overall life of the equipment, thereby pushing the 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 the treatment plant's heating will be interrupted during the winter time, there is potential for pipe(s) freezing which can cause other problems, i.e., costly to repair.

The firm that is awarded this contract will perform the preventative 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 building and facilities owned by the Department and enable the Department to carry out its basic mission to provide wastewater treatment and maintaining satisfactory water quality. The Operating Budget for contractual services contains the funds required for this service contract.

Your favorable Approval of the attached resolution is respectfully requested.

APPROVED BOARD OF ACQUISITION & CONTRACT - 10/24/2025 - RAYMOND SCULKY, SECRETARY

RESOLUTION

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

RESOLVED, that the Commissioner of Environmental Facilities is hereby authorized to solicit bids by public advertisement on the following two (2) Year Contract with an option to extend for one (1) additional two year term by mutual consent of the Contractor and the County of Westchester with all prices, terms and conditions remaining the same as the original contract:

CONTRACT NO. **EF-2507**

Boiler Maintenance and Repairs at Mamaroneck, Peekskill, Port Chester
& Yonkers Joint Water Resource Recovery Facilities
Westchester County, New York

and be it further;

RESOLVED, that adequate and sufficient security for the faithful performance of this contract shall be deemed to be receipt of a performance bond in the amount of 50% of the total contract amount, and in a form approved by the County Attorney. The Bond Underwriter or Surety must appear on the U.S. Treasury's listing of approved sureties (Department Circular 570) and all Sureties must be licensed to transact business in New York as a surety company; and be it further;

RESOLVED, Pursuant to Section 308.01 of the Laws of the County of Westchester, it is the goal of the County to use its best efforts to encourage, promote and increase the participation of business enterprises owned and controlled by persons of color or women - Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) and be it further

RESOLVED, that such advertisement shall appear in the following County newspaper(s):

THE JOURNAL NEWS (Westchester-Putnam Edition)

Fund	Dept	Major Program, Program & Phase or Unit	Object/Sub	Trust Account	Dollars
N/A					

Account to be charged/credited

Budget Funding Year (s)	<u>2026-2027</u>	Start Date: _____	End Date: _____
(must match resolution)			
Funding Source	Tax dollars <u>100%</u>		
	State Aid _____		
	Federal Aid _____		
(must match resolution)			
Other _____			