

ID #113506

TO: Board of Acquisition and Contract

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

DATE: April 16, 2026

SUBJECT: Resolution for the County of Westchester to approve Change Order No. 1 for Contract No. 22-524 with Clean Air Quality Service, Inc. for Replacement of HVAC Systems and Associated Work Bee-Line Central Maintenance Facility (DOT-CMF) Yonkers, New York in order to increase the amount not to exceed by \$200,000.00 bringing the total contract amount to \$1,771,000.00, and extend the term through January 28, 2027.

On March 14, 2024, your Honorable Board awarded Contract No. 22-524 for Replacement of HVAC Systems and Associated Work Bee-Line Central Maintenance Facility (DOT-CMF) Yonkers, New York (“Project”) to Clean Air Quality Service, Inc., Hawthorne, New York (the “Contractor”) in the amount not to exceed \$1,571,000.00. The Agreement was duly executed.

The work under this contract consists of providing all necessary labor, materials and equipment required to replace 5 Ton Mezzanine indoor unit (AC-2), 4 Ton computer room unit (AC-5), 3 Ton Money Room Unit (AC-6), 3 Ton Farebox Room unit (AC-7), 3 Ton Cleaners Lounge unit (AC-8), furnish and install new 4 Ton split system unit for security server room, and provide all required architectural, structural, controls, plumbing and electrical work. Proposed Change Order No. 1 seeks to increase the amount of the Contract No. 22-524 by \$200,000.00, bringing the total contract not to exceed amount to \$1,771,000.00, and to extend the contract term through January 28, 2027 in order to complete the change order work and the Project.

During installation and startup of Ton Money Room Unit AC-6, the Contractor discovered supply-air discharge temperatures of 145 degrees which greatly exceeds the normal operating levels. Subsequent investigation determined that the existing gas heat exchanger and associated controls were not functioning properly causing the excessive temperature and as such replacement of the gas heat exchanger and associated controls is required in order to provide proper modulating heat and prevent this condition from occurring.

Additionally, during installation and startup of Cleaners Lounge Unit AC-8, the Contractor discovered that the existing electric duct heaters were not functioning properly causing hot-air stratification within the affected areas and inadequate heating performance throughout the system. In order to address this problem, it is necessary to replace four (4) existing electric duct heaters serving Unit AC-8, along with necessary modifications to the associated ductwork to provide supplemental heat within the supply air system, ensuring that the air delivered reaches the proper temperature set points. If these heaters are not replaced, the system will be unable to maintain proper discharge air temperatures, leading to cold zones, increased strain on the system, and ongoing performance issues.

These operational deficiencies only became evident during construction and system startup and could not have been determined at the time of the project bid. The proposed change order therefore provides for the necessary corrective work, including testing, adjustments, and commissioning of the affected systems, to ensure that the system is fully functional.

The Department will track scheduling and accomplishments by the Contractor and perform on-site inspections to ensure the successful completion of the work under Change Order No. 1.

In light of the above facts, the County seeks authority from your Honorable Board to increase the contract amount by \$200,000.00 and extend the completion date from January 28, 2026 through January 28, 2027.

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.

It is requested that your Honorable Board take action on the following:

Approval of Change Order No. 1:

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| Total Amount of Change Order No. 1 | \$200,000.00 |
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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.

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