

To: Sunday Vanderberg
Clerk and Chief Administrative Officer
Westchester County Board of Legislators

From: Rachel A. Noe RAN
Associate County Attorney

Re: **Declaration of Emergency Situation**
Westchester County Center
198 Central Avenue, White Plains, New York

Date: October 3, 2021

Pursuant to section 167.171(3) of the Laws of Westchester County, enclosed for filing please find a written declaration of emergency concerning the replacement of one of the boilers at the Westchester County Center.


RAN/ran



Memorandum

Department of Parks, Recreation
& Conservation

TO: Honorable Members of the Board of Acquisition and Contract

FROM: Kathleen M O'Connor,
Commissioner of Parks, Recreation & Conservation 

DATE: October 1, 2024

SUBJECT: Declaration of Emergency Situation
Westchester County Center
198 Central Avenue, White Plains, New York

The Westchester County Center currently has three Aerco (3) boilers for heat and hot water. The facility can get by using only 1 or 2 of the boilers during the Spring, Summer and Fall. In the winter however, all 3 boilers must be operational in order to heat the building and provide hot water.

On September 13, 2024, pursuant to an inspection conducted by Johnson Controls, Inc. as required by the County's ongoing maintenance contract number DPW22203, an inspection on one of the three boilers at the Westchester County Center revealed that a leak exists in the heat exchanger of the inspected boiler. The damaged heat exchanger requires replacement prior to the winter months, but due to a parts backlog we have been advised that obtaining the necessary replacement parts will take roughly 14 weeks. A delay until mid-January would mean that the County would not be able to properly heat the building or provide hot water. Another option is to replace the entire boiler which we are advised by the County's contractor is the best solution as this equipment does not have the same backlog and is readily available. Replacing the entire boiler means that this repair will be completed well before the cold weather arrives avoiding any service disruption at the County Center facility.

In order to avoid disruption or cancellation of events and maintain normal operations of the Westchester County Center, the Department of Parks, Recreation & Conservation ("PRC") has declared an emergency situation. As an emergency, this situation cannot await competitive bidding. PRC has selected Johnson Controls, Inc. ("JCI") to perform Emergency HVAC Service, County Center, White Plains, New York. The emergency work includes the replacement of one (1) Aerco BMK 2000 Benchmark boiler, including all labor and materials to remove the current boiler and install the replacement boiler. JCI will remove and reinstall duct work for a rigger to move boiler and will disconnect and reconnect all gas and water piping along with breeching and provide startup by a factory service representative. A separate resolution will be submitted to your Honorable Board seeking authority to enter into the agreement with JCI.