

43303

Date: November 19, 2014

To: Members of the Board of Acquisition and Contract

From: Jay T. Pisco, P.E.
Commissioner of Public Works and Transportation

Mary J. Mahon
Director of Real Estate

Re: **Authority to enter into a Lease Agreement with the State of New York, acting by and through its Office of General Services, for a period of 5 years commencing January 1, 2015, with a 5 year County renewal option, in order to lease approximately 10,176 square feet of space at 200 Bradhurst Avenue, Hawthorne, New York for the County's emergency operations center and backup data center. (Lease Agreement No. 14-951)**

Authority is requested for the County of Westchester (the "County") to enter into a lease agreement with the State of New York, acting by and through its Office of General Services ("OGS"), for a period of five (5) years commencing January 1, 2015, with a five (5) year County option to renew, in order to lease approximately 10,176 square feet of space ("Leased Premises") located within the secure building known as the Hudson Valley Transportation Management Center at 200 Bradhurst Avenue, Hawthorne, New York. The County's Emergency Operations Center ("EOC") will occupy 8,048 square feet, and the data center and offices for the Department of Emergency Services will take up the remaining 2,128 square feet. The County will reimburse OGS for the County's proportionate share of the operating expenses incurred in connection with the maintenance and repair of the Leased Premises.

The current lease arrangement for these premises commenced January 1, 2004, was renewed in 2009, and expires this December 31, 2014. On November 10, 2014, the Westchester County Board of Legislators adopted Local Law Intro No. 7520-2014 authorizing the County to enter into this lease.

The EOC facility is critical to the emergency response of County government to major emergencies and disasters. In the event of a natural or man-made disaster in Westchester County, County government would play a vital role in responding to the emergency situation. The ability to quickly and accurately assess the situation and to formulate effective strategies to deal with these emergencies is of the utmost importance. In addition, it is critical that there be seamless coordination among the Federal, State and local government agencies in their response to such disasters. The EOC is equipped with communication and computer equipment utilizing the latest technology which enables the County to react in an effective manner should an emergency situation arise.

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From an operational standpoint, the location of the EOC at the same site as the State Department of Transportation and State Police helps foster cooperation between the County and the State in dealing with any emergency that may arise. Resilient and redundant systems will be able to be shared and duplication of resources can be avoided.

This lease is exempt from the Westchester County Procurement Policy pursuant to Section 3(b) thereof.

Your approval of the attached resolution is respectfully requested.

JTP/MJM/TSA
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 12/04/2014 - JOHANNY VIEIRA, SECRETARY

RESOLUTION

Upon a communication from the Commissioner of Public Works and Transportation and the Director of Real Estate, be it hereby

RESOLVED, that the County of Westchester (the "County") is authorized to enter into a lease agreement with the State of New York, acting by and through its Office of General Services ("OGS"), for a period of five (5) years commencing January 1, 2015, with a County option to renew for an additional five (5) year term, in order to lease approximately 10,176 square feet of space ("Leased Premises") located within the secure building known as the Hudson Valley Transportation Management Center at 200 Bradhurst Avenue, Hawthorne, New York of which the County's Emergency Operations Center ("EOC") will occupy 8,048 square feet, and the data center and offices for the Department of Emergency Services will take up the remaining 2,128 square feet; and be it further

RESOLVED, that the County will reimburse OGS for the County's proportionate share of the operating expenses incurred in connection with the maintenance and repair of the Leased Premises; and be it further

RESOLVED, that the County Executive or his authorized designee is authorized and empowered to execute and deliver all instruments and take all actions necessary or appropriate to effectuate the purposes hereof.

Lease Agreement No. 14-951

Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
	101	46	3300	4320		\$248,000.00 (2015)
	101	46	3300	4320		\$248,000.00 (2016)
	101	46	3300	4320		\$248,000.00 (2017)
	101	46	3300	4320		\$248,000.00 (2018)
	101	46	3300	4320		\$248,000.00 (2019)

Budget Funding Year(s) 2015-2019 Start Date 01/01/2015 End Date 12/31/2019
 (must match resolution)

Funding Source	Tax Dollars	\$1,240,000.00
	State Aid	_____
	Federal Aid	_____
<u>\$1,240,000.00</u> (must match resolution)	Other	_____