

28279

July 23, 2012

To: Board of Acquisition and Contract

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

Margaret Beirne
Chief Information Officer

Mary J. Mahon
Director of Real Estate

Re: Authority to enter into a lease agreement with the Montefiore Hospital Housing Section II, Inc. for the installation of a radio antenna and appurtenant equipment at 3450 Wayne Avenue, Bronx, New York for a five (5) year term commencing January 1, 2013 for a total of \$254,838.54 over the five (5) year period.
(Lease Agreement No. 12-917)

Pursuant to a Resolution approved on November 29, 2007, the County of Westchester (the "County") entered into a lease agreement with the Montefiore Hospital Housing Section II, Inc. ("Montefiore") for the installation of a radio antenna and appurtenant equipment at 3450 Wayne Avenue, Bronx, New York. This antenna equipment is vital to the operations of the Bee-Line bus system. The agreement, dated July 27, 2008, was subsequently executed with a term commencing January 1, 2008 and terminating December 31, 2012. The attached Resolution would authorize the County to execute a new five (5) year lease commencing January 1, 2013. Under the new lease, the County will pay an annual rental fee to Montefiore of \$48,000.00 during the first year of the agreement. In each subsequent year, the annual rent shall increase to a sum equal to 103% of the annual rent of the immediately previous year for a total of \$254,838.54 over the five (5) year period. The County will be required to continue to pay all costs involved in the installation, maintenance and removal of the equipment utilized in connection with the lease, connection and use charges for its telephone service and the costs of any inter-modulation studies which may be performed from time to time at the request of Montefiore when the County proposes to supplement or modify the County's equipment to ensure that the County's proposed additional equipment shall not, at the proposed frequencies, interfere with the operation of other equipment installed at the site.

This lease agreement will serve a public purpose in that it will ensure vital communications between Bee-Line buses and their dispatch center so that the buses can be more effectively managed resulting in increased operating efficiencies and quicker response time should the need arise for a response by an emergency service agency. The Department of Public Works and Transportation shall monitor the lease agreement to ensure that there is compliance with the lease terms.

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

Approval of the attached Resolution by your Honorable Board is requested.

RESOLUTION

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

RESOLVED, that the County of Westchester (the "County") is authorized to enter into a five (5) year lease agreement commencing January 1, 2013 with Montefiore Hospital Housing Section II, Inc. ("Montefiore") for the installation of a radio antenna and appurtenant equipment at 3450 Wayne Avenue, Bronx, New York; and be it further

RESOLVED, that the County shall pay an annual rental fee to Montefiore of \$48,000.00 (payable in equal quarterly installments) during the first year of the agreement. In each subsequent year, the annual rent shall increase to a sum equal to 103% of the annual rent of the immediately previous year for a total of \$254,838.54 over the five (5) year period. Additionally, the County shall pay all costs involved in the installation, maintenance and removal of the equipment utilized in connection with the lease, connection and use charges for its telephone service and the costs of any inter-modulation studies which may be performed from time to time at the request of Montefiore when the County proposes to supplement or modify the County's equipment to ensure that the County's proposed additional equipment shall not, at the proposed frequencies, interfere with the operation of other equipment installed at the site; and be it further

RESOLVED, that the County Executive or his authorized designee is hereby authorized to execute all instruments and take all actions necessary to implement this Resolution.

Lease Agreement No. 12-917

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
101	44	2100	4140		\$48,000.00 (2013)
101	44	2100	4140		\$49,440.00 (2014)
101	44	2100	4140		\$50,923.20 (2015)
101	44	2100	4140		\$52,450.90 (2016)
101	44	2100	4140		\$54,024.44 (2017)

Budget Funding Year(s) 2013-2017 Start Date January 1, 2013 End Date December 31, 2017
 (must match resolution)

Funding Source Tax Dollars \$254,838.54
 State Aid _____
 Federal Aid _____
\$254,838.54
 (must match resolution) Other _____