

ID#110127

Date: December 12, 2024

To: Members of the Board of Acquisition and Contract

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

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, 2025, 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 (Agreement No. 25-900)**

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, 2025, 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 on January 1, 2014, was renewed in 2019, and expires this December 31, 2024. On December 9, 2024, the Westchester County Board of Legislators adopted Local Law Intro No. 2024-561 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.

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.

HJG/RAN

RESOLUTION

Upon a communication from the Commissioner of Public Works and Transportation, 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, 2025, 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.

Account to be
Charged/Credited
Agreement No. 25-900

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub- Object	Trust Account	Dollars
101	46	3300-3332	4320		\$440,000 (2025)
101	46	3300-3332	4320		\$462,000 (2026)
101	46	3300-3332	4320		\$485,100 (2027)
101	46	3300-3332	4320		\$509,355 (2028)
101	46	3300-3332	4320		\$534,823 (2029)

Budget Funding Year(s): 2025-2029 Start Date: 1/1/25 End Date: 12/31/29
(must match resolution)

Funding Source Tax Dollars: 100% County
State Aid: _____
Federal Aid: _____
Other: _____

\$2,431,278.00
(must match resolution)