WESTCHESTER COUNTY

Memorandum
Office of the County Executive
Michaelian Office Building

To: The Honorable Members of the Board of Legislators

From: Kenneth W. Jenkins, County Executive

Date: June 29, 2026

RE: Bond Act for capital project B0129 – County-Wide Building Management System Upgrade

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Transmitted herewith for your review and approval is a bond act (the "Bond Act"), which, if adopted, would authorize the County of Westchester (the "County") to issue bonds in the amount of $2,525,000 to finance the following capital project:

B0129 – County-Wide Building Management System Upgrade ("3245").

The Bond Act, in the amount of $2,525,000 would finance design costs associated with the upgrade of the existing Building Management System (BMS) that controls the heating, ventilation, and air conditioning equipment in facilities used by Westchester County Departments of Public Works & Transportation, Environmental Facilities, and Parks and Recreation. The existing BMS will be upgraded from the Andover Control BMS Continuum Platform to the latest EcoStruxure Building Operation (EBO) Platform. The work will remove the existing control boards and install the new EBO system hardware and software for the Countywide BMS. All associated architectural and electrical work required for the migration process and the required testing and commissioning is included in the project.

The Department of Public Works & Transportation ("Department") has advised that the existing building management system is outdated and is no longer supported by the manufacturer. The system is necessary for the management and operation of the existing heating, ventilation and air conditioning equipment in County facilities.

Following bonding authorization, design will be scheduled and is anticipated to take nine (9) months to complete. It is anticipated that the design work will be completed using outside consultants. It is estimated that construction will take twelve (12) months to complete and will begin after award and execution of the construction contracts.

Based on the importance of this project to the County, favorable action on the proposed Bond Act is respectfully requested.

KWJ/RA/mb
Attachment

Reference B0129 (Unique ID# 3245)

HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER, NEW YORK

Your Committee is in receipt of a transmittal from the County Executive recommending approval by the County of Westchester (the "County") of a bond act (the "Bond Act") in the amount of $2,525,000 to finance capital project B0129 – County-Wide Building Management System Upgrade ("B0129"). The Bond Act, which was prepared by the law firm Harris Beach Murtha, will finance design costs associated with the upgrade of the existing Building Management System (BMS) that controls the heating, ventilation, and air conditioning equipment in facilities used by Westchester County Departments of Public Works & Transportation, Environmental Facilities, and Parks and Recreation. The existing BMS will be upgraded from the Andover Control BMS Continuum Platform to the latest EcoStruxure Building Operation (EBO) Platform. The work will remove the existing control boards and install the new EBO system hardware and software for the Countywide BMS. All associated architectural and electrical work required for the migration process and the required testing and commissioning is included in the project.

Your Committee is advised by the Department of Public Works & Transportation ("Department") that the existing building management system is outdated and is no longer supported by the manufacturer. The system is necessary for the management and operation of the existing heating, ventilation and air conditioning equipment in County facilities.

Following bonding authorization, design will be scheduled and is anticipated to take nine (9) months to complete. It is anticipated that the design work will be completed using outside consultants. It is estimated that construction will take twelve (12) months to complete and will begin after award and execution of the construction contracts.

The Department of Planning has advised your Committee that based on its review, design of capital project B0129 may be classified as a Type "II" action pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 ("SEQR"). Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQR documentation, and concurs with this recommendation.

It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to adopt the Bond Act. Your Committee recommends the adoption of the proposed Bond Act.

Dated:__________________, 2026.

White Plains, New York

COMMITTEE ON

c/mb/06.22.26

TO: Carla Chaves, Senior Assistant County Attorney
Maximilian Zorn, Assistant County Attorney
Maria Baratta, Assistant County Attorney

FROM: David S. Kvinge, AICP, RLA, CFM
Assistant Commissioner

DATE: June 18, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT B0129 COUNTY-WIDE BUILDING MANAGEMENT SYSTEM UPGRADE**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 06/12/2026 (Unique ID: 3245**)**

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no environmental review is required for the proposed action, because the project or component of the project for which funding is requested may be classified as a **TYPE II action** pursuant to section(s):

- **617.5(c)(27):** conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action.

COMMENTS: The current request is for design only.

DSK/oav
cc: Emily Saltzman, Director of Operations
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Dianne Vanadia, Associate Budget Director
Robert Abbamont, Director of Operations, Department of Public Works & Transportation
Matthew Castro, Chief Planner
Claudia Maxwell, Principal Environmental Planner

REFERENCE B0129

ACT NO. -20__

BOND ACT AUTHORIZING THE ISSUANCE OF $2,525,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE PLANNING FOR COUNTY-WIDE BUILDING MANAGEMENT SYSTEM UPGRADES; STATING THE ESTIMATED MAXIMUM COST THEREOF IS $2,525,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF $2,525,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted , 20___)

BE IT ENACTED BY THE COUNTY BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER, NEW YORK (by the affirmative vote of not less than two-thirds of the voting strength of said Board), AS FOLLOWS:

Section 1. Pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the "Law"), the Westchester County Administrative Code, being Chapter 852 of the Laws of 1948, as amended, to the provisions of other laws applicable thereto, $2,525,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the planning for upgrades of the existing County-wide Building Management System (BMS), including removal of the existing controls boards, install the new EBO system hardware and software for the County-wide BMS, associated architectural and electrical work required for the migration process and the required testing and commissioning and all related work; all as set forth in the County's current year Capital Budget, as amended. To the extent that the details set forth in this act are inconsistent with any details set forth in the current year Capital Budget of the County, such Budget shall be deemed and is hereby amended. The estimated maximum cost of said objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is $2,525,000. The plan of financing includes the issuance of $2,525,000 bonds herein authorized, and any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy of a tax to pay the principal of and interest on said bonds.

Section 2. The period of probable usefulness applicable to the class of objects or purposes for which bonds authorized by this resolution is to be issued within the limitations of Section 11.00 a. 62(2^{nd}) of the Law, is five (5) years.

Section 3. Current funds are not required to be provided as a down payment pursuant to Section 107.00 d. 9. of the Law prior to issuance of the bonds authorized herein, or any bond anticipation notes issued in anticipation of the sale of such bonds. The County intends to finance, on an interim basis, the costs or a portion of the costs of said improvements for which bonds are herein authorized, which costs are reasonably expected to be reimbursed with the proceeds of debt to be incurred by the County, pursuant to this Act, in the maximum amount of $2,525,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. Subject to the provisions of this Act and of the Law, and pursuant to the provisions of §30.00 relative to the authorization of the issuance of bond anticipation notes or the renewals thereof, and of §§50.00, 56.00 to 60.00 and 168.00 of said Law, the powers and duties of the County Board of Legislators relative to authorizing the issuance of any notes in anticipation of the sale of the bonds herein authorized, or the renewals thereof, relative to providing for substantially level or declining annual debt service, relative to prescribing the terms, form and contents and as to the sale and issuance of the respective amounts of bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and relative to executing agreements for credit enhancement, are hereby delegated to the Commissioner of Finance of the County, as the chief fiscal officer of the County.

Section 5. Each of the bonds authorized by this Act and any bond anticipation notes issued in anticipation of the sale thereof shall contain the recital of validity prescribed by §52.00 of said Local Finance Law and said bonds and any notes issued in anticipation of said bonds shall be general obligations of the County of Westchester, payable as to both principal and interest by general tax upon all the taxable real property. The faith and credit of the County are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and provision shall be made annually in the budgets of the County by appropriation for (a) the amortization and redemption of the notes and bonds to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 6. The validity of the bonds authorized by this Act and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

(a) such obligations are authorized for an object or purpose for which the County is not authorized to expend money, or

(b) the provisions of law which should be complied with at the date of the publication of this Act or a summary hereof, are not substantially complied with, and an action, suit or proceeding contesting such validity, is commenced within twenty days after the date of such publication, or

(c) such obligations are authorized in violation of the provisions of the Constitution.

Section 7. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

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LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on ______________, 20__ and approved by the County Executive on _____________, 20__ and the validity of the obligations authorized by such Bond Act may be hereafter contested only if such obligations were authorized for an object or purpose for which the County of Westchester, in the State of New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the Constitution.

Complete copies of the Bond Act summarized herewith shall be available for public inspection during normal business hours at the Office of the Clerk of the Board of Legislators of the County of Westchester, New York, for a period of twenty days from the date of publication of this Notice.

ACT NO. ________-20__

BOND ACT AUTHORIZING THE ISSUANCE OF $2,525,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE PLANNING FOR COUNTY-WIDE BUILDING MANAGEMENT SYSTEM UPGRADES; STATING THE ESTIMATED MAXIMUM COST THEREOF IS $2,525,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF $2,525,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted , 20___)

object or purpose:	planning for County-wide Building Management System (BMS), including removal of the existing controls boards, install the new EBO system hardware and software for the County-wide BMS, associated architectural and electrical work required for the migration process and the required testing and commissioning and all related work; all as set forth in the County's current year Capital Budget, as amended.
amount of obligations to be issued: and period of probable usefulness:	$2,525,000; five (5) years

Dated: ____________, 20__
White Plains, New York

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Clerk and Chief Administrative Officer of the County
Board of Legislators of the County of Westchester, New York