

George Latimer
County Executive

October 20, 2021

Westchester County Board of Legislators
800 Michaelian Office Building
White Plains, New York 10601

Dear Members of the Board of Legislators:

Transmitted herewith for your review and approval is an Act which, if adopted, would authorize the County of Westchester ("County") to amend its current year Capital Budget ("Capital Budget Amendment"), as well to as adopt a related Bond Act ("Bond Act") to finance a component of the following capital project:

B0112 – Cooling Tower Replacement, Public Labs Building, Valhalla Campus ("B0112").

The proposed Capital Budget Amendment will amend the County's capital budget to increase the appropriation for B0112 by \$960,000. The Department of Public Works and Transportation ("Department") has advised that the additional funds are required to fund additional work, including condenser water pump replacement, new water quality measurement system and cost escalation.

The Bond Act, in the amount of \$2,160,000, would finance the cost of design, construction and construction management associated with the replacement of the existing 250-ton (CT-1) and 300-ton (CT-2) cooling towers with a new 500-ton cooling tower and associated work at the Laboratories & Research facility on the Valhalla Campus. The Department has advised that the proposed upgrade will significantly reduce the amount of energy required for cooling this building.

Design is currently being undertaken by a consultant and is expected to be completed by the fourth quarter of 2021. It is anticipated that construction will take approximately nine (9) months to complete and will begin after award and execution of the construction contracts.

The Planning Department has advised that based on its review, the above-referenced capital project has been classified as a "Type II" action pursuant to the State Environmental Quality Review Act ("SEQR") and its implementing regulations, 6 NYCRR Part 617. Therefore, no further environmental review is required. As you know, your Honorable Board may use such expert advice to reach its own conclusion.

Office of the County Executive

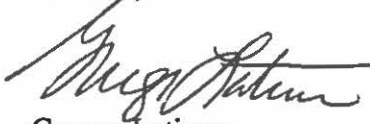
Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Telephone: (914) 995-2900 E-mail: ceo@westchestergov.com

In addition, Section 167.131 of the County Charter mandates that a capital budget amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied to the Board of Legislators by a report of the Westchester County Planning Board (the "Planning Board") with respect to the physical planning aspects of the project. The Planning Department has advised that the Planning Board has previously reviewed this project and issued a report, and that since there is no change in the scope of the work and this is simply a change in the financing plan, no further action by the Planning Board is necessary at this time.

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

Sincerely,

A handwritten signature in black ink, appearing to read "George Latimer", written in a cursive style.

George Latimer
County Executive

GL/HJG/RA/jpg
Attachment

**HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER, NEW YORK**

Your Committee is in receipt of a transmission from the County Executive recommending approval by the County of Westchester (“County”) of an act amending the County’s current-year Capital Budget (“Capital Budget Amendment”), as well as a related bond act (“Bond Act”) which, if adopted, will authorize the County to issue up to \$2,160,000 in bonds of the County to finance a component of capital project B0112 – Cooling Tower Replacement, Public Labs Building, Valhalla Campus (“B0112”).

Your Committee is advised that the Capital Budget Amendment will amend the County’s capital budget to increase the appropriation for B0112 by \$960,000. The Department of Public Works and Transportation (“Department”) has advised your Committee that the additional funds are required to fund additional work, including condenser water pump replacement, new water quality measurement system and cost escalation.

The related Bond Act, in the amount of \$2,160,000, which was prepared by the law firm Hawkins, Delafield & Wood, will finance the cost of design, construction and construction management associated with the replacement of the existing 250-ton (CT-1) and 300-ton (CT-2) cooling towers with a new 500-ton cooling tower and associated work at the Laboratories & Research facility on the Valhalla Campus. The Department has advised your Committee that the proposed upgrade will significantly reduce the amount of energy required for cooling this building.

Design is currently being undertaken by a consultant and is expected to be completed by the fourth quarter of 2021. It is anticipated that construction will take approximately Nine (9) months to complete and will begin after award and execution of the construction contracts.

The Planning Department has advised your Committee that based on its review, the above-referenced capital project has been classified as a Type “II” action pursuant to the State Environmental Quality Review Act (“SEQR”) and its implementing regulations, 6 NYCRR Part 617. Therefore, no further environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this conclusion.

In addition, Section 167.131 of the County Charter mandates that a capital budget amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied to the Board of Legislators by a report of the Westchester County Planning Board (the "Planning Board") with respect to the physical planning aspects of the project. The Planning Department has advised that the Planning Board has previously reviewed this project and issued a report, and that since there is no change in the scope of the work and this is simply a change in the financing plan, no further action by the Planning Board is necessary at this time.

Your Committee has carefully considered the proposed Capital Budget Amendment, as well as the related Bond Act, and recommends approval of both of the proposed Acts, noting that the Bond Act can only be enacted following adoption of the Capital Budget Amendment. It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to amend the County's Capital Budget and to adopt the Bond Act.

Dated: _____, 20____.
White Plains, New York

COMMITTEE ON

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: B0112

NO FISCAL IMPACT PROJECTED

SECTION A - CAPITAL BUDGET IMPACT

To Be Completed by Budget

GENERAL FUND

AIRPORT FUND

SPECIAL DISTRICTS FUND

Source of County Funds (check one):

Current Appropriations

Capital Budget Amendment

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 2,160,000 PPU 15 Anticipated Interest Rate 1.16%

Anticipated Annual Cost (Principal and Interest): \$ 157,501

Total Debt Service (Annual Cost x Term): \$ 2,362,515

Finance Department: Interest rates from October 13, 2021 Bond Buyer - ASBA

SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual): \$ -

Potential Related Revenues (Annual): \$ -

Anticipated savings to County and/or impact of department operations

(describe in detail for current and next four years):

SECTION D - EMPLOYMENT

As per federal guidelines, each \$92,000 of appropriation funds one FTE Job

Number of Full Time Equivalent (FTE) Jobs Funded: 28

SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: Robert Abbamont

Title: Director of Operations (Capital Planning)

Department: Public Works/Transportation


Date: 10/19/21

Reviewed By: 

Budget Director

Date: _____

TO: Michelle Greenbaum, Assistant County Attorney
Jeffrey Goldman, Senior Assistant County Attorney

FROM: David S. Kvinge, AICP, RLA, CFM 
Director of Environmental Planning

DATE: October 5, 2021

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
B0112 Cooling Tower Replacement, Public Labs Building, Valhalla Campus**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 09-28-2021 (Unique ID: 1760)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no further 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)(2):** replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part.
-

COMMENTS: None.

DSK/cnm

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Gideon Grande, Deputy Budget Director
Lorraine Yazzetta, Associate Budget Director
Robert Abbamont, Director of Operations, Dept. of Public Works & Transportation
Anthony Zaino, Assistant Commissioner
William Brady, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Associate Environmental Planner

To: Honorable George Latimer, County Executive
Lawrence Soule, Budget Director

From: Norma Drummond, Commissioner 

Re: **Capital Budget Amendment:**
B0112 Cooling Tower Replacement, Public Labs Building, Valhalla Campus

Date: October 8, 2021

Attached is a memo from the Planning Department to the County Planning Board advising the Board of the proposed Capital Budget Amendments (CBA) to modify funding of the above project.

These are financing changes only and there are no changes to the physical planning aspects of this project as reviewed by the Board; therefore, as stated in the memo, no further action by the Planning Board is required.

NVD/wcb
Attachment

cc: Ken Jenkins, Deputy County Executive
Joan McDonald, Director of Operations
Paula Friedman, County Executive's Office
Blanca Lopez, County Executive's Office
Tami Altschiller, Assistant Chief Deputy County Attorney
Jeffrey Goldman, Assistant County Attorney
Michelle Greenbaum, Assistant County Attorney
Lorraine Yazzetta, Associate Budget Director
Anthony Zaino, Assistant Commissioner
William Brady, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Associate Environmental Planner

Department of Planning

432 Michaelian Office Building
White Plains, NY 10601

To: The Westchester County Planning Board

From: Anthony Zaino, Assistant Commissioner



Date: October 8, 2021

RE: **Capital Budget Amendment –
B0112 Cooling Tower Replacement, Public Labs Building, Valhalla Campus**

The County Executive is requesting an amendment to the 2021 Capital Budget to modify the funding of the above project. This project provides funding for the design, construction management and construction associated with the replacement of the cooling towers at the Public Labs Building at the Valhalla Campus.

A Capital Budget Amendment is requested to add a 2021 appropriation of \$960,000.

The Planning Board adopted a report on this project (rated PL1) at its meeting on July 2, 2019.

There are no changes to the physical planning aspects of this project as reviewed by the Board; therefore, no further action by your Board is necessary.

cc: Norma V. Drummond, Commissioner
David Kvinge, Director, Environmental Planning
William Brady, Chief Planner
Michael Lipkin, Associate Planner

An Act amending the 2021 County
 Capital Budget Appropriations for
 Capital Project - B0112 - Cooling
 Tower Replacement, Public Labs
 Building, Valhalla Campus

BE IT ENACTED by the Board of Legislators of the County of Westchester as follows:

Section 1. The Capital section of the 2021 County Budget is hereby amended as follows:

	Previous 2021 Appropriation	Change	Revised 2021 Appropriation
I. Appropriation	\$1,200,000	\$960,000	\$2,160,000

Section 2. The estimated method of financing in the Capital Section of the 2021 Westchester County Capital Budget is amended as follows:

II. METHOD OF FINANCING

Bonds and/or Notes	\$1,200,000	\$960,000	\$2,160,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	\$1,200,000	\$960,000	\$2,160,000

Section 3. The ACT shall take effect immediately.