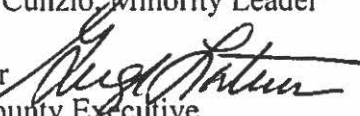


March 19, 2021

TO: Hon. Benjamin Boykin, Chair  
Hon. Alfreda Williams, Vice Chair  
Hon. MaryJane Shimsky, Majority Leader  
Hon. Margaret Cunzio, Minority Leader

FROM: George Latimer   
Westchester County Executive

RE: Message Requesting Immediate Consideration: **CBA & Amended Bond Act – B0082 – Low Rise Building Renovation, White Plains.**

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This will confirm my request that the Board of Legislators allow submission of the referenced communication to be submitted to the Board of Legislators March 22, 2021 Agenda.

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 (the “Capital Budget Amendment”), as well as adopt a related amended Bond Act (“Bond Act”) to finance the following capital project: B0082.

Therefore, since this communication is of the utmost importance, it is respectfully submitted that the County Board of Legislators accepts this submission for March 22, 2021 “blue sheet” calendar.

Thank you for your prompt attention to this matter.



George Latimer  
County Executive

March 3, 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 amended Bond Act ("Bond Act") to finance the following capital project:

B0082 – Low Rise Building Renovation, White Plains ("B0082").

The proposed Capital Budget Amendment will amend the County's capital budget to increase the appropriation for B0082 by \$9,015,000. The Department of Public Works and Transportation ("Department") has advised that the additional funds are required based upon the current scope and cost estimate for B0082. B0082 will now also replace the expansion joints on both sides of the building that spans Dr. Martin Luther King, Jr. Boulevard, replace the HVAC distribution system and install a fire suppression system on the third floor. The companion capital project (B0104) will provide for installation of a fire suppression system on the other floors. These components were not contemplated in the original scope of work.

The Bond Act, in the total amount of \$17,345,000, which includes \$700,000 in previously authorized bonds of the County, would finance the cost of design, construction and construction management of renovations to the third floor of the County's Low Rise Building including the offices of the County Clerk.

The Department has advised that the third floor of the Low Rise building has not undergone a full renovation since its construction in the early 1970s. Since the County Clerk has switched to keeping digital records, the existing spatial configuration is no longer efficient. B0082 will improve the organization of the third floor to better serve the visiting public and meet the needs of the Office of the County Clerk. In addition, the updates will be made to comply with current building code.

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

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](mailto:ceo@westchestergov.com)

It should be noted that your Honorable Board has authorized the County to issue bonds for prior components of B0082 as indicated in the annexed fact sheet and as follows: Bond Act No. 179-2015 in the amount of \$700,000, which financed design in connection with renovations to the third floor of the County's Low Rise Building including the offices of the County Clerk. These bonds have been partially sold. Accordingly, it is now requested that Bond Act No. 179-2015 be amended to (i) increase the initial amount authorized by \$16,645,000, for a total authorized amount, as amended, of \$17,345,000, (ii) revise the scope of Bond Act No. 179-2015 to include work associated with the construction phase of B0082, and (iii) increase the period of probable usefulness of said bonds.

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.

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 cursive script, appearing to read "George Latimer".

George Latimer  
County Executive

**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 amended bond act (“Bond Act”) which, if adopted, will authorize the County to issue up to \$16,645,000 in additional bonds of the County to finance capital project B0082 – Low Rise Building Renovation, White Plains (“B0082”).

Your Committee is advised that the Capital Budget Amendment will amend the County’s capital budget to increase the appropriation for B0082 by \$9,015,000. The Department of Public Works and Transportation (“Department”) has advised your Committee that the additional funds are required based upon the current scope and cost estimate for B0082. B0082 will now also replace the expansion joints on both sides of the building that spans Dr. Martin Luther King, Jr. Boulevard, replace the HVAC distribution system and install a fire suppression system on the third floor. The companion capital project (B0104) will provide for installation of a fire suppression system on the other floors. These components were not contemplated in the original scope of work.

The related Bond Act in the total amount of \$17,345,000 was prepared by the law firm Hawkins, Delafield & Wood and includes \$700,000 in previously authorized bonds of the County. The Bond Act will finance the cost of design, construction and construction management of renovations to the third floor of the County’s Low Rise Building including the offices of the County Clerk.

The Department has advised that the third floor of the Low Rise building has not undergone a full renovation since its construction in the early 1970s. Since the County Clerk has switched to keeping digital records, the existing spatial configuration is no longer efficient. B0082 will improve the organization of the third floor to better serve the visiting public and meet the needs of the Office of the County Clerk. In addition, the updates will be made to comply with current building code.

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

It should be noted that your Honorable Board has authorized the County to issue bonds for prior components of B0082 as indicated in the annexed fact sheet and as follows: Bond Act No. 179-2015 in the amount of \$700,000 which financed design in connection with renovations to the third floor of the County's Low Rise Building including the offices of the County Clerk. These bonds have been partially sold. Accordingly, it is now requested that Bond Act No. 179-2015 be amended to (i) increase the initial amount authorized by \$16,645,000, for a total authorized amount, as amended, of \$17,345,000, (ii) revise the scope of Bond Act No. 179-2015 to include work associated with the construction phase of B0082, and (iii) increase the period of probable usefulness of said bonds.

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.

The Planning Department has advised your Committee 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 #: B0082

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 \$ 17,345,000 PPU 25 Anticipated Interest Rate 1.50%

Anticipated Annual Cost (Principal and Interest): \$ 830,489

Total Debt Service (Annual Cost x Term): \$ 20,762,225

Finance Department: Interest rates from February 25, 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):

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## SECTION D - EMPLOYMENT

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

Number of Full Time Equivalent (FTE) Jobs Funded: 189

## SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: Robert Abbamont

Title: Prog Coord (Capital Planning)

Department: Public Works/Transportation


Date: 3/11/21

Reviewed By: 

DB Budget Director

Date: 3/16/21

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

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

DATE: February 26, 2021

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
B0082 LOW RISE BUILDING RENOVATION, WHITE PLAINS**

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**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 2/22/2021 (Unique ID: 1576)

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/dvw

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  
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: February 23, 2021



RE: **Capital Budget Amendment –  
B0082 Low Rise Building Renovations, White Plains**

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 construction and construction management associated with the renovations of the third floor in the Low Rise Building including the offices of the County Clerk.

A Capital Budget Amendment is requested to add a 2021 appropriation of \$9,015,000.

The Planning Board adopted a report on this project (rated PL1) at its meeting on July 11, 2006.

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 - B0082 - Low Rise  
 Building Renovation, White Plains

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	\$12,450,000	\$9,015,000	\$21,465,000

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	\$12,450,000	\$9,015,000	\$21,465,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	\$12,450,000	\$9,015,000	\$21,465,000

Section 3. The ACT shall take effect immediately.