

**Facilities and Infrastructure Committee  
January 15, 2009  
3:30 p.m.  
Scott Heyman Conference Room**

*Approved 2/19/09*

Present: L. McBean-Clairborne, Chair (arrived 3:55 p.m.); K. Luz Herrera, Vice Chair, D. Kiefer, C. Chock  
Excused: D. Randall  
Staff: E. Marx, Commissioner of Planning and Public Works; C. Nelson, Public Works Administrator; T. Richardson, L. Riley Solid Waste Division; A. LeMaro, Facilities; J. Mareane, County Administrator; W. Sczesny, K. Borgella, Planning; K. Fuller, Deputy Clerk  
Legislators: M. Koplinka-Loehr; J. Dennis  
Guests: Kevin Marren, LaBella Associates

**Call to Order**

Ms. Herrera, Vice Chair, called the meeting to order at 3:35 p.m.

**Addition to Agenda**

It was agreed to add Brian Eden's appointment to the Hillview Road Landfill Citizens Advisory Committee.

**Deletions from Agenda**

Due to the Special Legislature Meeting, the following items were postponed:

- Resolution Authorizing an Increase in the Airport's Ground Transportation Fees
- Resolution Authorizing a Five-Year Lease Agreement with the Avis/Budget Group and Barrett Transportation Services, Inc., d/b/a Hertz Rental Cars – Ithaca Tompkins Regional Airport
- Highway Capital Projects Status Report
- Capital Payment Summary Reports
- Minutes of November 20, 2008

**Chair's Report**

Ms. Herrera did not have a report. It was noted that Mr. Stevenson had wished to be present for a full discussion of curbside recycling collection; as it will be abbreviated today, he would not attend.

**Persons Wishing to Address the Committee**

No persons wished to address the Committee

**Commissioner of Planning and Public Works Report**

**Airport Hangar Purchase**

Mr. Marx reported on an item that came forward at the Budget and Capital Committee meeting relating to the airport. Approximately twenty years ago a land lease contract with Ithaca Hangar Association specified that after the lease period had expired, which was in 2008, the County would purchase the building (T-Hangar) from the Association. Former County Administrator Mr. Whicher and County Attorney Mr. Wood reviewed the agreement and it was apparent that if asked, the County was obligated to purchase the building. Mr. Squires, Finance Director, upon reviewing the matter determined the purchase could be handled internally without requiring the County to borrow funds for the purchase, however, the transaction has an impact on the end-of-year financial report given to the Budget and Capital Committee. Mr. Marx said the County would lease the building space used, which would pay the cost of purchasing the building and eventually provide revenue to the airport. Members of the Budget and Capital Committee expressed concern

and it was noted this was an agreement made twenty-years prior. In response to Ms. Kiefer's inquiry about the cost, Mr. Marx informed the Committee the building purchase price is \$200,000.

Members of the Committee present expressed concern the matter had not been brought forward to them previously. Mr. Marx said the review and determination of the twenty-year old contract had not been completed until the end of the year. Ms. Herrera is concerned at the late date the members of the Legislature were informed of the situation and also noted the Air Service Board did not have knowledge of the matter either. She believed the impact of the purchase would not only impact on the 2008 budget, but also the 2009 budget. Mr. Marx stressed the situation is a result of a contractual obligation made twenty years ago.

Ms. Kiefer also was surprised there were no discussions prior to the decisions being made; she asked if the \$200,000 figure was what the agreed-upon amount was twenty years ago. Mr. Marx believed it was.

#### Enplanements

Mr. Marx reported the airport enplanements increased six percent in the past year. This is good news and is hoped to continue in order to maintain the flights offered by the multiple carriers.

### **Solid Waste**

#### Recycling Curbside Collection Contract

Mr. Richardson spoke of the e-mails he had received expressing concern regarding the procedures for recycling collection. He noted that although problems sometimes occur with the recycling collection the contracted firm, Casella Waste Systems, has an overall B+ rating. In 2007 approximately 2,000 complaint calls were received and steps taken to alleviate the problems; this year there have been 977 complaint calls. This contract will be coming up for bid soon, and at that time the County may request any specification desired. Mr. Richardson would like to include a request for an automatic dialing system that would inform customers when a problem exists that would affect their recycling collection.

With regard to the service procedures, Mr. Richardson said all contractors have particular clauses they include regarding interruption of service.

Ms. Chock said it may be a problem of communication versus service and suggested the next contract could provide various communication options to customers for interruption notification (e-mail, phone, instant message, etc.). Mr. Richardson also suggested the details could be more defined in brochures provided to residents.

Mr. Riley said that companies, Casella and Waste Management included, have increased their focus on safety, not just with regard to their employees, but the general public as well. Due to the size of the vehicles, there are times it would be beneficial to delay the collection rather than risk injury.

Ms. Kiefer informed the Committee and staff of a Town of Ithaca survey of residents to review policy. She indicated one of the questions asked concerns the level of satisfaction regarding recycling collection. She suggested the survey results may be of use to Solid Waste.

Ms. Herrera requested the topic be revisited and she will inquire whether Mrs. McBean-Clairborne desires to bring forward information to the full Legislature.

### **Highway Division**

#### Warren Road – Authorization to Seek Construction Bids/Update on Proposed Stimulus Package

Mr. Sczesny reported that discussions occurring with the New York State Department of Transportation have indicated there is a possibility of stimulus funding availability for this project. In the event it occurs, the funding would be for one hundred percent of the project, thereby providing the ability to shift the present budget to other pending projects.

Mr. Marx noted the County may elect to delay a bid until the stimulus bill is passed, however, the authority to seek bids at the best time is desired.

Ms. Kiefer would have liked a list of the projects submitted as part of the pre-stimulus package. Mr. Sczesny said the latest list was just finalized at 9:50 a.m. today, however, due to the rapid changes occurring related to the bill, amendments were made as recently as 10:30 a.m. Mr. Marx expanded on this information, noting the projects relating to the stimulus program have been developed up to date; as the New York State Department of Transportation learns more of the package and what to include, there will be two lists, one for work to be undertaken by June 2009 and the other will include projects to be done within the next two years. At this time, there are a total of five projects that are tentative, including Warren Road, Red Mill Bridge, and three paving projects.

Mrs. McBean-Clairborne arrived at this time (3:55 p.m.).

It was noted there are ongoing discussions with the State Department of Transportation to keep informed of the stimulus package proposals. Mr. Sczesny said it is not known what the final package would cover; however, although a bid on the Warren Road project is desired, it may be delayed temporarily to determine if it would be in the County's best interest to include as a stimulus project. If it is possible to include the Warren Road Project in the stimulus package, it was anticipated there would not be any local or State share required for the project.

In response to Ms. Chock's question regarding the right-of-way at the Post Office, Mr. Marx stated there would be no local share for the County.

It was MOVED by Ms. Herrera, seconded by Ms. Kiefer, to authorize the seeking of construction bids for the Warren Road Reconstruction, PIN3753.73. It was noted there would not be pedestrian/bicycle lanes included within the scope of the project. A voice vote on the motion resulted as follows: Ayes – 4 (Legislators Chock, Herrera, Kiefer, and McBean-Clairborne); Noes – 0; Excused – 1 (Legislator Randall). AUTHORIZATION APPROVED.

### **Request to Remove Dead Timber from the Biggs Property**

Ms. Borgella, Planner, provided the Committee with written information on a request from a neighboring landowner to remove dead timber. The resident had previously had land taken by eminent domain and was seeking the timber as a possible means of reimbursement for the value of land lost. The Committee discussed the request and expressed concern due to the precedent it would set as well as the potential loss of land value in the event the County should desire to sell any portion of the Biggs property. Additionally, because of the added staff time required to oversee the request, particularly with increased demands due to the economy require staff oversight, it was not thought prudent to approve.

Following the conversation it was the consensus of the full Committee to deny the request to remove dead timber from the Biggs property.

### **Award of Bids – 55 Brown Road Construction**

Mr. Marren of LaBella Associates, the consultants used for the project, reviewed the information provided to the Committee regarding the bids received for construction at 55 Brown Road. It was noted that due to the size of the project there were four separate contracts: (1) General Construction; (2) HVAC; (3) Plumbing, including Fire Protection; and (4) Electrical. A review of each low bidder resulted in the awards as noted within the resolution. Concord Electric was the low bidder, however, due to the bid being ten percent lower than the next bidder, combined with an initial request to cancel their bid (via a voice mail not received until after the bid opening) followed by a request to participate, a full review was undertaken to ensure their ability to complete the work. Financial statements from 2007 and 2008 were provided as well as the references. Upon this review, a determination was made to award the electrical contract to Concord Electric.

At this time, Ms. Herrera disclosed that she is a member of Labor Union 241, however, following discussions with the County Attorney, because her employment is through Cornell University it does not present a conflict of interest in the project bid awards.

The financials of the project were briefly reviewed, noting the deconstruction work came in without using contingent funds and that the initial alternates included increased the amount of the project by \$75,000, only \$6,600 were chosen. The perimeter insulation is included in the general construction bid.

It was MOVED by Ms. Herrera, seconded by Ms. Chock, to recommend adoption of the following resolution to the full Legislature. Mr. LeMaro noted the deconstruction resulted in an approximate 95 percent diversion of material sent to landfills which could place the project in an Exemplary status for LEED.

A voice vote on the motion resulted as follows: Ayes – 3 (Legislators Chock, Herrera, and Kiefer); Noes – 1 (Legislator McBean-Clairborne); Excused – 1 (Legislator Randall). RESOLUTION ADOPTED.

**RESOLUTION NO. - AWARD OF BID - TOMPKINS COUNTY HEALTH DEPARTMENT BUILDING RENOVATION CAPITAL PROJECT**

WHEREAS, the Tompkins County Finance Department has duly advertised for bids for the Tompkins County Health Department Building Renovation project, and

WHEREAS, twenty-nine (29) bids were received for four (4) contracts bid and publicly opened and read on December 23, 2008, now therefore be it

RESOLVED, on recommendation of the Health Department Building Construction and the Facilities and Infrastructure Committees, That the base bid plus two (2) alternates for firelite glazing (GC-3) and solid-surface lavatory stations (PC-4) be accepted and awarded to the qualified apparent low bidders as follows:

General Work Contract	William H. Lane, Inc. Binghamton, NY	\$1,795,000
Mechanical Contract	Piccirilli-Slavik & Vincent Plumbing & Heating, Inc. Binghamton, NY	\$1,097,000
Electrical Contract	Concord Electric Corp. Rochester, NY	\$940,000
Plumbing Contract	Kimble, Inc. Elmira, NY	\$390,300
	TOTAL	\$4,222,300

RESOLVED, further, That the County Administrator is hereby authorized to enter into contracts with each successful contractors and to execute change orders of up to five (5) percent of the contract total,

RESOLVED, further, That the Facilities Division be authorized to implement this bid on behalf of the County, funds being available in Capital Account No. HM4002.59239-40.10.

**SEQR ACTION: TYPE II-2**

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On motion the meeting adjourned at 4:40 p.m.

*Respectfully submitted by Karen Fuller, Deputy Clerk*