

**Facilities and Infrastructure Committee Special Meeting
March 20, 2008
Scott Heyman Conference Room**

Approved 4/17/08

Present: K. Luz Herrera, Vice Chair; D. Kiefer (arrived 3:35 p.m.), M. Koplinka-Loehr; P. Mackesey
Excused: C. Chock, L. McBean-Clairborne, D. Randall
Staff: E. Marx, Commissioner of Planning and Public Works; C. Nelson; Public Works Administrator; B. Eckstrom,
T. Richardson, Solid Waste; A. LeMaro, Facilities; J. Wood, County Attorney; W. Sczesny, J. Lampman,
Highway Division; K. Fuller, Deputy Clerk of the Legislature
Guests: J. Steiner, T. Colbert, Tompkins County Public Library

Call to Order

Ms. Herrera, Vice Chair, called the meeting to order at 3:30 p.m.

Mr. Koplinka-Loehr, Chair of the Legislature, appointed Ms. Mackesey and himself as temporary Committee members.

Additions and/or Deletions

The following item was deleted from the agenda: Approval to Seek Bids – Refurbishment of an Airport Snow Plow.

It was noted that due to time constraints on some members, the agenda would be revised to move action items to the beginning of the meeting. The minutes were postponed until the next meeting of the Committee.

Highway Division

Authorization to Seek Construction Bids – Bridge Rehabilitation, County Road 117, Harford-Slaterville Road over West Branch of Owego Creek (BIN 3314090)

It was MOVED by Ms. Mackesey, seconded by Mr. Koplinka-Loehr to authorize seeking construction bids for the above-noted project, bringing back the results to the Committee for information.

Mr. Sczesny provided a brief description of the project.

Ms. Kiefer arrived at this time.

It was noted the bridge would be a full two-lane bridge; currently only one lane is available due to the bridge condition.

A voice vote on the resolution resulted as follows: Ayes – 4; Noes – 0. MOTION APPROVED.

RESOLUTION NO. – AUTHORIZATION TO EXECUTE RIGHT-OF-WAY FUNDING AGREEMENT WITH NEW YORK STATE DEPARTMENT OF TRANSPORTATION – CR 188, STATION ROAD CULVERT REPLACEMENT – PIN 3753.86

It was MOVED by Ms. Mackesey, seconded by Mr. Koplinka-Loehr to recommend adoption of the following resolution to the full Legislature. Mr. Sczesny noted there are three parcels involved, and the acquisition for the right-of-ways is within the budget. In response to a question Mr. Sczesny said the negative declaration associated with the resolution was prepared by County staff in 2005.

A voice vote on the resolution resulted as follows: Ayes – 4; Noes – 0. RESOLUTION ADOPTED.

WHEREAS, a Project to replace a large diameter culvert carrying Cayuga Inlet under Station Road in the Town of Danby, P.I.N. 3753.86, (the Project), is eligible for funding under Title 23 U.S. Code, as amended that calls for the apportionment of the costs of such program to be borne at the ratio of eighty percent Federal funds and twenty percent non-Federal funds, and

WHEREAS, Resolution No. 13 adopted on January 18, 2005, approved the Project and authorized execution of an agreement with the New York State Department of Transportation regarding administration and funding of Scoping, Design (Phases I-VI), and ROW Incidentals, and

WHEREAS, in order to expedite advancement of the Project and realize potential total project cost reductions, the New York State Department of Transportation requires the County to appropriate one hundred percent of the project costs and then file for reimbursement of eligible costs, and

WHEREAS, Resolution No. 107 adopted on June 20, 2006, authorized issuance of Design and Right-of-Way Plan approvals for the Project, and

WHEREAS, the County of Tompkins desires to advance the above project by making a commitment of one-hundred percent of the non-Federal share of the costs of Right-of-Way (ROW) Acquisition, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure Committee, that the Tompkins County Legislature hereby approves the above-subject project and authorizes the County of Tompkins to pay in the first instance one hundred percent of the Federal and non-Federal share of the costs of ROW Acquisition work for the subject Project or portions thereof,

RESOLVED, further, that the sum of \$18,680 is hereby made available within account HZ5103.59239.53.13, Station Road Capital Project Account, to cover the cost of participation in the ROW Incidentals and Acquisition phase of the Project,

RESOLVED, further, that in the event the full Federal and non-Federal share costs of the project exceeds the amount appropriated above, the Tompkins County Legislature shall convene as soon as possible to appropriate said excess amount immediately upon the notification by the New York State Department of Transportation thereof,

RESOLVED, further, that the Tompkins County Highway Manager be and is hereby authorized to execute all necessary Agreements, certifications, and reimbursement requests for Federal Aid and/or Marchiselli Aid on behalf of the County of Tompkins with the New York State Department of Transportation in connection with the advancement or approval of the Project and providing for the administration of the Project and the municipality's first-instance funding of Project costs and permanent funding of the local share of Federal-aid and State-aid-eligible Project costs and all Project costs within appropriations therefore that are not so eligible,

RESOLVED, further, that a certified copy of this resolution be filed with the New York State Commissioner of Transportation by attaching it to any necessary Agreement in connection with the Project,

RESOLVED, further, that this resolution shall take effect immediately.

SEQR ACTION: Unlisted, Negative Declaration Issued (No further action required)

RESOLUTION NO. - AUTHORIZATION TO ENTER INTO A PROPERTY ACQUISITION AGREEMENT WITH THE STATE OF NEW YORK – CR 188, STATION ROAD CULVERT REPLACEMENT - PIN 3753.86

It was MOVED by Ms. Mackesey, seconded by Mr. Koplinka-Loehr, and unanimously adopted by voice vote by members, to recommend adoption of the following resolution to the full Legislature.

WHEREAS, Resolution 13 of 2005 authorized an agreement between Tompkins County and the State of New York Department of Transportation (NYSDOT) to fund the design of a culvert replacement to carry County Road 188, Station Road, over Cayuga Inlet in the Town of Danby, P.I.N. 3753.86, (the Project), and

WHEREAS, Resolution 107 of 2006 authorized approval of the Design Report and Right of Way Plan for the Project, and

WHEREAS, in order to expedite advancement of the Project and realize potential total project cost reductions, the Highway Division has requested that the NYSDOT administer right of way acquisition for the Project, and

WHEREAS, the State of New York has requested Tompkins County enter into an agreement for acceptance of permanent easements on certain property to advance the construction of the Project as set forth below:

1. Section Block Lot Number: 17.-1-5: 74 Station Road, Danby
2. Section Block Lot Number: 18.-1-1.22: 97.5 Station Road, Danby
3. Section Block Lot Number: 17.-1-4 & 18.-1-15: Right of Way of Pennsylvania Lines, LLC,

and

WHEREAS, the aforementioned agreement has been approved and recommended by the County Highway Manager, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure Committee, That Tompkins County hereby agrees to accept permanent easements from the State of New York in order to advance design and construction of the Station Road Culvert Replacement Project, and

RESOLVED, further, That the State of New York Department of Transportation is hereby requested to submit the Station Road Culvert Replacement Project to the Federal Highway Administration for construction funding approval, and

RESOLVED, further, That the County Administrator or designee be and hereby is authorized to enter into an agreement with the State of New York relative to the acceptance by Tompkins County of permanent easements at the locations referenced above.

SEQR ACTION: Unlisted, Negative Declaration Issued (No further action required)

Highway Capital Projects Status Report

The Committee reviewed the report and noted the following items:

- Red Mill Bridge – a discussion occurred regarding the potential financial liability for the project if it is not advanced to design approval. Although it may be possible in the future to add to the capital project plan it is not certain what if any reimbursement would be possible. If a “null alternative” were made to leave the bridge closed the County would not have to repay New York State Department of Transportation. The Committee heard that possible alternatives have been explored, including the possibility of utilizing the historic bridge in another location. *The timeline involved indicates that a decision needs to be made within the next six months.*
- Forest Home Drive Bridge Rehabilitation – Ms. Kiefer inquired what detours would be in place at the time of construction; she would prefer to see a one-way traffic pattern through the area. Mr. Koplinka-Loehr noted many studies have been undertaken over the past seven years and he does not believe residents would be supportive of the suggested one-way traffic pattern.
- Newfield Depot Road Bridge – it was noted the cost of the hydraulic analysis requested by the New York State Department of Transportation is included within the budget.
- Coddington Road Reconstruction – it was requested that all residents be notified of the official response from the New York State Department of Transportation stating a lack of support for ten-foot lanes, as well as the rejection of the 8.5-foot clear zone (which was noted could possibly be reduced on a case-by-case basis); “clear zone” refers to the area from the edge of the lane to a roadside obstruction.
- Station Road Culvert Replacement – Mr. Lampman said the State has provided comments and he believes any delay would be a result of the right-of-way acquisitions of the three parcels involved.
- Warren Road Reconstruction – the New York State Department of Transportation has stated a light needs to be installed at the post office entrance. At this time the Village of Lansing mayor has contacted the post office to request involvement in the project. It was suggested that perhaps the appropriate State and Federal Legislators could be contacted to seek assistance if the post office continues to express a lack of funding involvement in proposed improvement. Ms. Kiefer inquired about the \$400,000 overrun suggested to be taken from the Road Maintenance Capital Project and was informed that as a result of continual increases in materials it is anticipated that many projects will be modified or delayed due to lack of funding.

Solid Waste Division

RESOLUTION NO. - AWARD OF BID – TOMPKINS COUNTY SOLID WASTE HAULING AND DISPOSAL SERVICE

It was MOVED by Ms. Mackesey, seconded by Mr. Koplinka-Loehr. Ms. Eckstrom noted the previous contracted had saved between \$500,000 to \$600,000 annually as she did not allow a fuel surcharge. The new contract is within budget. Ms. Eckstrom noted the other companies bidding were Waste Management and Casella. Ms. Kiefer asked to have the particular CPI information provided to the Committee.

A voice vote on the resolution resulted as follows: Ayes – 4; Noes –0. RESOLUTION ADOPTED.

WHEREAS, the Department of Finance – Division of Purchasing has duly advertised for a multi-year bid for Hauling and Disposal Services for the Tompkins County Solid Waste Management Division, and

WHEREAS, three bids from Hauling and Disposal companies were received and publicly opened March 13, 2008, now therefore be it

RESOLVED, upon recommendation of the Facilities and Infrastructure Committee, that the bid for Hauling and Disposal Services for Tompkins County be awarded to We Care Transportation, LLC, for a three (3) year term (May 1, 2008 – April 30, 2011) at a cost of \$47.65 per ton of waste including an annual CPI increase of no more than three percent per year,

RESOLVED, further, that the funds are available in the Solid Waste Management Division’s budget, Account 8160.54442

RESOLVED, further, that the County Contract Administrator be authorized to execute this contract.

SEQR ACTION: TYPE II-20

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RESOLUTION NO. - ENGINEERING SERVICES FOR CASWELL ROAD LANDFILL LEACHATE DISPOSAL STUDY

It was MOVED by Mr. Koplinka-Loehr, seconded by Ms. Mackesey. Ms. Eckstrom spoke of the importance of considering alternative methods for leachate disposal, noting that at this time the reduction in leachate production and strength, combined with more reasonable cost for on-site alternatives, she believes the County should move forward to determine the viability of on-site systems. Ms. Eckstrom expressed a concern that the Freeville treatment plant may not have the capacity to continue to accept leachate from the Caswell Road site. In addition, with fuel costs rising she is concerned at the additional expense that may result, particularly if the leachate were required to be transported longer distances. Ms. Kiefer indicated her belief that it would be more beneficial to have more than one year’s comparison within the study. She also spoke of the fact it is not the original engineer (Malcolm Pirnie) performing the work of updating its own report. Ms. Eckstrom stated that from an engineering standpoint it should only be the one-year comparison point. She also said that Barton and Loguidice have been completing work at Caswell Road Landfill for some time and she is satisfied with their work. Mr. Marx indicated that although a request for proposals could have been undertaken, he believed this is a situation that it is not necessary due to the continuing relationship Barton and Loguidice have had with Solid Waste Division and with the type of work sought.

Mr. Koplinka-Loehr requested to call the question. No one objected.

A voice vote on the motion resulted as follows: Ayes – 3 (Herrera, Koplinka-Loehr, Mackesey); Noes – 1 (Kiefer). RESOLUTION ADOPTED.

WHEREAS, the Barton and Loguidice P.C. (B&L) has been retained to perform engineering services for the Caswell Road Landfill leachate project and

WHEREAS, it has been determined that it is not feasible for the County to utilize the Freeville Wastewater Treatment facility making it necessary for the County to consider other alternative methods for leachate disposal, and

WHEREAS, the County has requested that B&L review and update the estimated costs (as necessary) for the various onsite treatment alternatives described in engineering report for “Caswell Road Landfill Feasibility Study – Alternative Leachate Treatment Processes” dated May 1996 and as prepared by Malcolm Pirnie, Inc. Due to the reduction

in leachate productions as a result of 2002 modifications at the landfill and a low leachate strength, B&L will evaluate the feasibility and costs associated with two (2) alternative onsite systems for leachate treatment/disposal, now therefore be it,

RESOLVED, on recommendation of the Facilities and Infrastructure Committee, that a Scope of Services be approved to perform this work at an amount not to exceed \$25,000 with funds being available in the approved capital project budget for this project.

RESOLVED, further, that the County Administrator or designee be authorized to execute this change on behalf of the County.

SEQR ACTION: TYPE II-20

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Deferred Reports

Ms. Eckstrom deferred the following agenda items to a future meeting:

- Go Green Initiatives Plan for Schools
- Special Event Recycling Program – Borrow-A-Bin
- Tompkins County Solid Waste Management Plan – 1991 Summary

Health Department Building Construction

RESOLUTION NO. - APPROVAL OF ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR THE TOMPKINS COUNTY HEALTH DEPARTMENT BUILDING RENOVATION PROJECT

Mr. Marx provided the background leading to the presentation of the resolution to the Committee. He reported the Health Department Building Construction Committee indicated LaBella Associates as the preferred firm for the work to be completed. Mr. Marx noted the resolution would not only award the work to LaBella, but would also provide authority to negotiate the contract.

It was MOVED by Mr. Koplinka-Loehr, seconded by Ms. Mackesey, to recommend adoption of the following resolution to the full Legislature.

Ms. Kiefer provided her view of the Health Department Building Construction Committee decision, noting that she believed the two companies were close enough in the request for qualification response to have held interviews. She was not pleased that a decision was made through weighted scoring and expressed her desire to have interviewed with the subcontractor Ram Tech who is familiar with the LEED process as well as being high with regard to women and minority credit, within the William Taylor Architect response. She indicated she would not support the resolution, although she believes LaBella would do a good job. Ms. Herrera said that she believed the Health Department Building Construction Committee work was validated. Mr. Koplinka Loehr said that the scoring done by the Health Department Building Construction Committee members was unanimous in rating LaBella Associates higher and he would like to continue forward. Mr. Marx said even without weighted scoring the results would be the same. He indicated there were many areas that William Taylor Architects, PLCC's response was considered non-responsive or lacking.

A brief discussion occurred regarding limiting the cost of the negotiated contract to what was budgeted within the capital project.

A voice vote on the resolution resulted as follows: Ayes – 3; Noes – 1 (Kiefer). RESOLUTION ADOPTED.

WHEREAS, Resolution No. 10 of 2008 approved the acquisition (purchase and lease) of the property located at 55 Brown Road, Village of Lansing, New York, for use by the Tompkins County Health Department, and

WHEREAS, part of the charge to the Health Department Building Construction Committee is to take part in the selection of a design team, working with that team to ensure that the building meets the needs of the programs, staff and public who will use it and move the project forward to the design and renovation/construction phases needed to accommodate the Health Department's needs, and

WHEREAS, a Request for Qualifications for architectural and engineering design services for the project was advertised with submissions due by February 29, 2008, and

WHEREAS, two (2) proposals were received from Labella Associates, P.C., 300 State Street, Suite 201, Rochester, NY 14614 and William Taylor Architects, PLLC, 6432 Baird Avenue, Syracuse, NY 13206-1045, and

WHEREAS, the Health Department Building Construction Committee reviewed the two proposals and forwarded its recommendation to the Facilities and Infrastructure Committee, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure Committee and Budget and Capital Committee that the contract for architectural and engineering design services for the renovation of 55 Brown Road to serve as offices for the Tompkins County Health Department be awarded to LaBella Associates, PC, in the amount not to exceed \$500,0000, and be it further

RESOLVED, that the County Administrator or his designee is authorized to execute all contracts or agreements necessary to provide these services

SEQR ACTIONS: TYPE II-21 AND TYPE II-2

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Tompkins County Public Library

Future Space Needs and Finger Lakes Library System Agreement

Ms. Steiner, Library Director, reported that at the time the library was relocated to the former Woolworth building it was known that there could be a future need for expansion and utilization of the space presently occupied by the Finger Lakes Library System. As the tenth anniversary of the lease agreement with Finger Lakes Library System is approaching, each is undertaking an analysis of space needs, with the original consultants QPK Design Architects having been contracted by the Tompkins County Public Library to come back with three options. Ms. Steiner said although she does not normally report to the Facilities and Infrastructure Committee she wanted to provide a report since the outcome of work undertaken at this time could affect the Facilities Division due to loss of rent and increased square footage for normal maintenance. Ms. Steiner reviewed the present layout of the building and noted that it was initially constructed to provide for removal of walls in the areas being reviewed for expansion. Ms. Kiefer noted that behind the circulation-desk area staff has had a work-space problem with QPK's original design since day one.

A brief discussion occurred, during which it was noted there is not a cost estimate requested in the Scope of Work with QPK. Mr. Marx noted that the Capital Program does not have funds included for any expansion or renovation of the library. Ms. Steiner said the library is seeking funding assistance from New York State through library funds.

Utility Surcharge for Sunday Operations

Ms. Steiner reported that the Tompkins County Public Library has had Sunday hours since 1995 (four hours open 33 times a year) during the academic year. She said that the library has been charged a surcharge for utilities for what had been considered "non-traditional hours of operation" and would like at this time to have the County waive any surcharge, costing approximately \$8,000 per year. Mr. LeMaro explained that the additional costs have been passed on to the library, noting that the County does not operate on Sundays and the expenses are not within the budget. Initially, maintenance workers opened and closed the library, however this duty is now the responsibility of the security guards employed by the library. The surcharge is for only the utilities. Ms. Herrera stated it would be worthwhile for all committee members to have the information regarding the request. Mr. Koplinka-Loehr said the Library's presentation on June 18th would be the appropriate time to make the request to waive the surcharge. Ms. Steiner noted the 2010 census would indicate the County has in excess of 100,000 residents, which will require the library to be open more hours (62). Mr. Marx noted the final census figures would not be completed until 2012.

Commissioner of Planning and Public Works Report

Mr. Marx reported that with regard to the proposed relocation of the County Office for the Aging to the Lifelong site, Lifelong has hired Holt Architects. Mr. Marx said a Memorandum of Understanding would be prepared to bring

forward to the Legislature of how the County would be involved in the project. It is anticipated this would take place in April. Mr. LeMaro has funding within his budget and would like to assist in payments to Holt on the conceptual feasibility work. It would be a building owned by Lifelong that the County could assist in providing financing through bonding for the building. Ms. Herrera inquired who would have the responsibility for maintenance and cleaning. Mr. Marx said these items would be covered in the Memorandum of Understanding. Ms. Herrera expressed concern that the standard of living for residents in Tompkins County not be lowered through outsourcing work. Mr. Marx said it is not anticipated to treat the space any different than the current space.

Adjournment

On motion the meeting adjourned at 4:57 p.m.

Respectfully submitted by Karen Fuller, Deputy Clerk