

Facilities and Infrastructure Committee
September 18, 2008
3:30 p.m.
Scott Heyman Conference Room

Approved 10-16-08

Present: L. McBean-Clairborne, Chair; K. Luz Herrera, Vice Chair (arrived 3:58 p.m.), D. Kiefer, C. Chock, D. Randall
Staff: E. Marx, Commissioner of Planning and Public Works; C. Nelson, Public Works Administrator; R. Nicholas, Airport Manager; B. Eckstrom, K. McCarthy, T. Richardson, N. Stumpf, Solid Waste Division; D. Squires, Finance Director; L. Holmes, Office for the Aging; B. Crosby, Health Department; W. Sczesny, J. Lampman, Highway Division; K. Fuller, Deputy Clerk

Call to Order

Mrs. McBean-Clairborne, Facilities and Infrastructure Chair, called meeting to order at 3:30 p.m.

Agenda Additions and Deletions

Mrs. McBean-Clairborne gave permission to add the resolution entitled: Authorization to Purchase Vehicle and Budget Adjustments – Highway Division to the agenda.

There were no deletions from the agenda.

Persons Wishing to Address the Committee

No one wished to address the Committee.

Chair's Report

Mrs. McBean-Clairborne did not have a report.

Commissioner of Planning and Public Works Report

Gas Drilling

Mr. Marx reported he has asked what the potential impacts to County highways might be in the event of natural gas exploration and drilling operations. He said Mr. Sczesny, Highway Manager, has spoken to other nearby county highway managers and it does not appear the impact would be significant; Mr. Marx said it is a matter that would be watched, particularly if there is to be any Marcellus shale operation. The New York State Department of Environmental Conservation (DEC) has not issued any permits for gas drilling in the State and do not plan to until the regulations are updated, which may not include any regulations regarding road usage. There are to be public hearings in the area to enable a review of the amended regulations. Ms. Kiefer thought the Environmental Impact Statement (EIS) would also be supplemented; Mr. Marx said he believes the amendments and supplemental EIS would be one process. He is attempting to obtain additional information from a Cornell University who has an employee assisting in creating the regulations for the State. As more information is learned he will provide it to the Committee.

Ms. Chock inquired if the County has any jurisdiction in restricting roads in the event of gas drilling. Mr. Marx said that although there may be the ability to post weight limitations on the roads the County is limited in what it could do. With the exception of the highway portion, the matter would be more appropriately reviewed by the Government Operations and the Planning, Development, and Environmental Quality Committees. Mr. Marx said there is work being done in communities where drilling is occurring; he would be obtaining information from the DEC that the Susquehanna

River Basin Commission is completing. It is anticipated the information will be reviewed and put together in the near future.

Mrs. McBean-Clairborne was contacted at her employment at Greater Ithaca Activities Center (GIAC) regarding a meeting to take place to provide information on gas drilling. She also spoke of hearing the NYSEG coal-tar remediation is also a gas drilling operation. It was noted the meeting regarding the impact of gas drilling is sponsored by a private citizens group and will be held at the Women's Community Building; the GIAC meeting is regarding the remediation. Mr. Marx said the comment regarding gas drilling seems very unlikely, as the company does not do this type of operation.

Ms. Kiefer said if drilling has not occurred in the area, local highway managers are not the appropriate individuals to speak to. Mr. Marx spoke of having to obtain a great deal of information. He spoke of the possibility to set weight limits or issue specific permits, however, there are limitations of what could be done on public highways.

Pest Control – 55 Brown Road

Mr. Marx reported the pest control at 55 Brown Road consists of rodent traps and baits on the exterior of the building and lawn maintenance fertilizer for weed control. A brief discussion occurred during which it was noted there may be the need for further discussions with Cornell University relating to the County policy of no weed control applications.

Hanshaw Road – Right-of-Way

Mr. Marx reported the Highway Division is presently undergoing a determination of whether to utilize the New York State Department of Transportation (NYSDOT) for Right-of-Way acquisition on the Hanshaw Road project. Although completing the Right-of-Way using Highway Division staff would be more expensive, it would allow this phase to be completed sooner than if the NYSDOT staff were retained. As the cost of materials is escalating, it is thought the result would have an overall savings. Once a determination is made of who will be undertaking this phase the information would come forward to the Committee.

Facilities – Building Temperature Policy

The budget for Facilities Division indicates an implied savings in utilities; in order to meet this savings the County must develop a building temperature policy that would indicate set temperature ranges in all County-owned buildings. When the policy is developed by Facilities, it would be brought back to the Committee. Mr. Marx stated that Mr. LeMaro is seeking Legislature support for such a measure. A discussion followed indicating that at present there are numerous requests to change temperatures; a building temperature policy would clearly state the operating temperatures that would be maintained; Mr. LeMaro would like to have a policy to provide a reference for the required allowed temperature range. Mr. LeMaro spoke of open windows, task lighting, and other factors that modify temperatures. It was also noted that for buildings having unique areas, fans and heaters would be allowed, however, it is requested the Facilities Division provide the units; this would be addressed in the policy as well.

Salt/Sand

Mr. Marx reported about the impact on the Highway budget if a salt-sand mixture is applied to County roads. The use is dependant on weather conditions, and other factors. As a result, the mixture could not be used all the time. The suggestion of utilizing the mixture will be studied further to determine when it would be suitable to apply on several roads.

A brief discussion occurred regarding the need to have consistency with other municipalities; it was noted the County desires to have roads cleared in a continuous and consistent manner.

Mrs. McBean-Clairborne asked what the status of the State snowplowing contracts is. Mr. Marx reported that due to the County being provided a reimbursement rate that is not adequate to cover expenses, the County is not renewing contracts with the State. The State had been informed that if the County received actual costs for the work completed on the State's behalf we would continue to do so; the State did not respond. It was requested to notify residents of the

County of this change in snowplowing procedure for State highways. It was also reported that although the County has practices regarding clearing of roads, there is no formal policy.

Ms. Herrera arrived at this time.

Ms. Kiefer spoke of the State snow removal contracts having been routinely acted upon with the State several years in advance. She asked if there is any breach of contract made by the decision to not plow State highways. Mr. Sczesny indicated he believed the contracts were at the end of their term, *he would verify this information.*

55 Brown Road

Mr. Marx reported there are anticipated increases in some of the costs of the building construction due to the later date the project began, however, he does not believe it would be higher than a five to ten percent estimated increase.

Environmentally Preferred Procurement (EPP) Research Guide

Mr. Richardson spoke of the Environmentally Preferred Procurement Research (EPP) Guide being the result of a policy passed by the Legislature in December 2007, with the intent of assisting individuals in the position of purchasing goods for departments, agencies, and local businesses. Ms. McCarthy reported that by the end of 2008, she would be conducting a product trial with departments through the contact person assigned to be liaison to have EPP products utilized more. Through participation in the EPP consortium consisting of various schools, municipalities, and higher-education facilities, the cost of products is reduced through bulk purchase contracts. At the present time, the consortium is seeking bids for copy paper, one of the most widely used products. In addition to the EPP Guide individuals have the option of going to the *Finger Lakes buyGreen!* website.

During discussion, it was noted the guide provides suppliers that carry products and does not endorse any particular business, which is noted within the guide. The guide is designed for larger purchasers, the *Finger Lakes buyGreen!* site is designed as a source for information to any purchaser. Ms. Kiefer inquired why light bulbs were not included in the guide; it was explained that light bulb purchases are primarily done by Facilities, with departments only responsible for task lighting. Ms. McCarthy stated future work should include this category. Although distribution is only planned for County staff and consortium members, it was thought the information would be shared, making it available to local municipalities. In response to Mrs. McBean-Clairborne's question on supplier's diversity, Ms. McCarthy indicated she did not have an answer as the work completed focused on products rather than the staff of a business.

The EPP Guide was thought to be newsworthy; it was suggested to use the Public Information Officer to highlight the work done as well as asking other vendors to notify the County of their products. Ms. Herrera stated that Tompkins County is the vanguard for this type of work and expressed appreciation to all who provided input and effort.

Highway Division

It was MOVED by Mr. Randall, seconded by Ms. Herrera, to recommend approval of the following resolution to the full Legislature. Ms. Kiefer spoke of her desire to indicate the Legislature is "reaffirming" the project to more properly acknowledge previous actions taken on the project. This was accepted as friendly. A request was also made to provide the break-out of funding between the two accounts noted within the body. [Mr. Lampman provided this information and it is included on the resolution going forward to the Legislature.] It was clarified for Ms. Chock that the County has an agreement with the State and Federal representatives for the reimbursement of funds for the project; although there is the possibility of their requesting to amend the agreement, the anticipation is that the reimbursement would come to the County. Mr. Squires explained the funds are borrowed for the project and the reimbursement comes in at a later date. The County has borrowed \$3.5 million in January for the Federal projects; reimbursements are made two to three years later and require the County to provide cancelled checks to show the outlay of funds. Due to the possibility of change orders there is the possibility of a higher local share, however, Mr. Marx said in his experience he has not experienced the County being denied reimbursement for items that are eligible. Ms. Kiefer shared historical information

that previously the County did not provide the up-front funding for projects, however, by doing so the work is completed sooner and the expenses are not as great due to the fluctuation of material costs.

A voice vote on the resolution resulted as follows: Ayes – 5; Noes – 0. RESOLUTION ADOPTED.

RESOLUTION NO. - AUTHORIZATION TO EXECUTE CONSTRUCTION AND RIGHT-OF-WAY FUNDING AGREEMENT WITH NEW YORK STATE DEPARTMENT OF TRANSPORTATION – CR 105, CORTLAND-McLEAN ROAD RECONSTRUCTION AND BRIDGE REPLACEMENT (BIN 3314250) PHASE 3 - PIN 3754.50, TOWN OF GROTON

WHEREAS, a Project to replace a bridge carrying Cortland-McLean Road, a.k.a. School Street, (County Road 105) over Fall Creek, P.I.N. 3754.50, (the Project) in the Town of Groton, 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 (80%) Federal funds and twenty percent (20%) non-Federal funds, and

WHEREAS, Resolution Nos. 164 of 1997, 33 of 2002, and 87 of 2006 approved the Project and authorized execution of agreements with the New York State Department of Transportation regarding administration and funding of Scoping, Design (Phases I-VI), Right-of-Way (ROW), and Construction of earlier phases of the Project, and

WHEREAS, Resolution No. 324 adopted on December 18, 2001, authorized completion of final design and granted approval of a ROW Plan for the above project, 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 (100%) of the project costs and then file for reimbursement of eligible costs, and

WHEREAS, the County of Tompkins has advanced the above Project, making a commitment of one-hundred percent (100%) of the non-Federal share of the costs of Construction, with the Federal share of such costs to be applied directly by the New York State Department of Transportation pursuant to Agreement, and

WHEREAS, construction of the bridge replacement was authorized through award of bid by Resolution No. 163 adopted on August 19, 2008, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure Committee, That the Tompkins County Legislature hereby reaffirms approval of the above-subject project and authorizes the County of Tompkins to pay in the first instance one-hundred percent (100%) of the Federal and non-Federal share of the costs of Construction work for the subject Project or portions thereof,

RESOLVED, further, That the sum of \$1,197,000 is hereby made available within account HZ5103.59239.53.02, McLean-Cortland Road Capital Account in the amount of \$871,000, and account HZ5105.59239.51.05, Road Maintenance Program Capital Account in the amount of \$326,000, to cover the cost of participation in the Right-of-Way and Construction phases 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: TYPE II - 2

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It was MOVED by Ms. Kiefer, seconded by Ms. Chock, to recommend adoption of the following resolution to the full Legislature. Mr. Sczesny reported the first budget adjustment is to provide adequate funding for fuel, supplies, and materials due to the extreme increases in costs. Mr. Squires clarified the funds are separate and require the actions as noted. Following a brief discussion it was consensus of the Committee to separate the budget adjustments into two resolutions to better distinguish the actions occurring.

Ms. Herrera said she will not support the resolutions as she has not been provided adequate time to review the requested actions. Ms. Jayne provided information that the second resolution and budget adjustment was done in order to utilize funds available in the 2008 budget to purchase one of the two vehicles originally being requested in the 2009 budget; by doing so it would allow the 2009 target to be reduced by \$200,000. Ms. Nelson inquired what the fund balance is and was informed it is approximately \$2.3 million, \$300,000 over last year. It was noted by Mr. Sczesny that to delay the request might result in not being able to obtain the vehicle.

A voice vote on the resolution resulted as follows: Ayes – 4; Noes – 1 (Legislator Herrera). RESOLUTION ADOPTED.

RESOLUTION NO. - BUDGET ADJUSTMENTS – HIGHWAY DIVISION

WHEREAS, pursuant to Administrative Manual Policy 05-02, budget adjustments exceeding \$5,000 require Legislative approval, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure and the Expanded Budget and Capital Committees, That the Director of Finance be directed to make the following budget adjustments on his books:

Highway

| <u>Revenue Acct</u> | <u>Title</u> | <u>Amount</u> | <u>Appropriation Acct</u> | <u>Title(s)</u> |
|---------------------|--------------|---------------|---------------------------|---------------------|
| D Fund | Fund Balance | \$ 50,000 | 5142.54312 | Highway Materials |
| DM Fund | Fund Balance | \$130,000 | 5130.54310 | Automotive Fuel |
| DM Fund | Fund Balance | \$ 90,000 | 5130.54306 | Automotive Supplies |

Explanation: Increased costs of petroleum products have caused increases in fuel expense, highway materials and automotive supplies.

SEQR ACTION: TYPE II-20

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It was MOVED by Ms. Chock, seconded by Mr. Randall, to recommend adoption of the following resolution to the full Legislature. Ms. Kiefer said that Highway and Facilities Division have over the years had to repeatedly reduce their target, which she does not agree with; it is difficult for her to facilitate an action that she will not support in the future budget discussions. Mrs. McBean-Clairborne said she feels it was an attempt for the department to work with County Administration to meet the necessary goals. Ms. Herrera said if the matter were taken up prior to the next Legislature meeting it would provide adequate time to review the matter and put into context. Mr. Sczesny noted the 2008 vehicle is approximately \$20,000 less than a 2009 vehicle would be. Ms. Jayne stressed it does not restrict the Legislature from amending the Highway Division target funding; it follows the vehicle replacement plan. Ms. Kiefer requested the record reflect her ambivalence in voting for the earlier purchase, which she supports, but that it is tied to the associated 2009 budget target reduction of \$200,000, which she does not support.

A voice vote on the resolution resulted as follows: Ayes – 4; Noes – 1 (Legislator Herrera). RESOLUTION ADOPTED.

RESOLUTION NO. – AUTHORIZATION TO PURCHASE VEHICLE AND BUDGET ADJUSTMENTS – HIGHWAY DIVISION

WHEREAS, the Highway Division initially budgeted for the purchase of two trucks in the 2009 budget, and

WHEREAS, County Administration recommended the purchase of one of the trucks in 2008, utilizing existing funds, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure and the Expanded Budget and Capital Committees, That the Director of Finance be directed to make the following budget adjustments on his books:

Highway

| <u>Revenue Acct</u> | <u>Title</u> | <u>Amount</u> | <u>Appropriation Acct</u> | <u>Title(s)</u> |
|---------------------|--------------------|---------------|---------------------------|-------------------|
| D Fund | Fund Balance | \$200,000 | 5110.54424 | Equipment Rental |
| 5130.42801 | Interfund Revenues | \$200,000 | 5130.52233 | Highway Equipment |

Explanation: Request to replace one 10-wheel truck, which is on the replacement schedule using fund balance.

SEQR ACTION: TYPE II-20

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Budget Adjustment

It was MOVED by Ms. Kiefer, seconded by Mr. Randall, an unanimously adopted, to recommend adoption of the following budget adjustment to the full Legislature. It was explained this is a grant from the Clean Water Act, with the County acting as a pass-through for the Soil and Water Conservation District. ADJUSTMENT APPROVED.

| <u>Revenue Acct</u> | <u>Title</u> | <u>Amt</u> | <u>Approp Acct</u> | <u>Title(s)</u> |
|---------------------|-------------------------------------|------------|--------------------|-------------------|
| 5130.42797 | Other Local Government Contribution | \$92,000 | 5130.52233 | Highway Equipment |

Explanation: Revenue increase for check from Tompkins County Soil and Water Conservation District, to help with the purchase of a Johnston Model VT650 2008 street sweeper truck.

Project Updates

Mr. Sczesny reported that at this time the Station Road and Harford Road Bridge have been completed. In addition, work is underway on Banks Road, and School Street in McLean.

Capital Payment Summary

The Committee was provided with a capital payment summary report for Facilities Division. It was discussed that future reports regarding Brown Road should show the individual contract amount rather than the cost for the entire project.

Airport

Rental Car Concession

Mr. Nicholas reported that although the airport has booths to accommodate four car rental companies, only two have been rented over the course of fifteen years. Although while at the old terminal there were three companies, the demand has only been able to maintain enough revenue to adequately support two companies. At the end of the last contract period, an extension was provided rather than seeking a bid proposal. It was explained that the airport receives ten percent of the company's gross revenue as well as a rental fee for the booth, which is standard for airport contracts with rental vehicle firms. Mr. Nicholas spoke of the two firms having been well-established and does not believe he would have any additional companies who would desire a contract, therefore, would like approval to not seek proposals. If approved, a resolution approving contracts would come forward at a future meeting.

A brief discussion followed that noted the following:

- The fees do not include the expense for the Transportation Security Administration staff.
- A letter would be sent to other firms to determine an interest in renting space at the airport.
- It was suggested to consult the County Attorney to clarify whether a proposal is necessary. Mr. Squires strongly recommended the need to show competitive business practices to obtain the highest revenue.

- A request for proposals provides a published notice of contract availability, while a letter may only go to larger firms.
- Simply extending contracts and not preparing request for proposals is not viewed favorably during audits.

Following discussion the majority of the Committee preferred to prepare a request for proposals. Ms. Chock expressed her opinion that seeking off-site contractors through advertising within the airport should be an option as well. Mr. Marx said off-site contractors would not be paying the fee of those established within the terminal, which would reduce the airport's revenue.

Resolution

It was MOVED by Ms. Kiefer, seconded by Ms. Chock, to recommend adoption of the following resolution to the full Legislature. Mr. Nicholas explained that by increasing the passenger facility charge by fifty percent (from \$3.00 to \$4.50) would potentially increase revenue to \$300,000 per year. As a majority of this fee pays for the airport debt service, it is a way to reduce airline fees. Presently \$2.92 of \$3.00 is kept by the airport. As he has previously pointed out, the airport fees are higher than the average; by increasing this fee, it would not significantly increase the cost of travel and assist in maintaining air service as well as decrease taxpayer responsibility toward the airport's expenses. It was noted that most airports charge a passenger facility charge of \$4.50.

A voice vote on the resolution resulted as follows: Ayes – 5; Noes – 0. RESOLUTION ADOPTED.

Mr. Nicholas spoke of 1997 amendments that provided the debt service in airport projects to be eligible for inclusion in determining the fees.

RESOLUTION NO. - AUTHORIZING AN INCREASE IN THE PASSENGER FACILITY CHARGE AT THE ITHACA TOMPKINS REGIONAL AIRPORT

WHEREAS, the Aviation Safety and Capacity Expansion Act of 1990 authorized the imposition of a Passenger Facility Charge (PFC) of \$1.00, \$2.00, or \$3.00 per enplaned passenger for use in connection with financing eligible airport-related projects that serve to enhance safety, capacity, or security, and

WHEREAS, by Resolution No. 452 of November 6, 1991, the Tompkins County Board of Representatives approved an application to the Federal Aviation Administration (FAA) to impose a \$3.00 PFC, to be used to offset debt service associated with the construction of the new terminal building, and

WHEREAS, in August 1997 Tompkins County made application to amend the approved PFC application to include other eligible projects to minimize the airport's debt service burden, and

WHEREAS, on April 5, 2000, the Wendell H. Ford Aviation Investment and Reform Act for the 21st Century (AIR-21) provided for the ability to impose a PFC of \$4.00 or \$4.50, in addition to the existing \$1.00, \$2.00 and \$3.00 collection levels, and

WHEREAS, with the high cost of oil and consequent financial difficulties being experienced by the airport's tenant airlines, the airport wishes to change its PFC from \$3.00 to \$4.50 to further offset debt service and lower the airline rates and charges, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure and the Expanded Budget and Capital Committees, That the Passenger Facility Charge at the Ithaca Tompkins Regional Airport be increased from \$3.00 to \$4.50 and the Airport Manager be and hereby is authorized to make application to the Federal Aviation Administration for approval to execute said increase.

SEQR ACTION: TYPE II-20

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Mr. Randall was excused at this time (5:07 p.m.)

New Health Department Building Report

Mr. Marx reviewed the status of the Certificate of Need application required to construct the clinic areas of the Health Department, noting the County was informed no construction could occur until the approval was received. At this time there is no further information on when to anticipate the Certificate of Need application approval; the initial timeframe was thought to be six to nine months, and Ms. Crosby was informed it will take at least nine months to receive the approval. General consensus is that the County should be able to proceed with the interior deconstruction phase at this time. Ms. Crosby provided a historical background to the Committee regarding the steps taken by the Health Department for the filing of the application, noting continued contact with appropriate personnel at the State Health Department has occurred to keep them abreast with the design phase of the new building. It was noted that the designs have been made according to code so it is not thought there would be any significant design problems with the plans. Ms. Cole has contacted Mr. Bobo, from the Health Systems Agency, one of the agencies required to approve the Certificate of Need, and he has indicated approval with the plans submitted. Ms. Crosby said to go ahead would not effect reimbursement rates from the State as the County Health Department is at the maximum allowable level at this time.

Mr. Marx informed the Committee that upon reviewing Certificate of Need applications from other counties in the State he learned one county did not apply until after the construction of the building was completed.

Mr. Marx presented a resolution to the Committee regarding award of bid for the deconstruction phase of the Health Department Building located at 55 Brown Road. He spoke of the communication regarding the Certificate of Need and the letter sent by the Chair of the Legislature to the New York State Public Health Department indicating the deconstruction phase should not have any bearing on the application for Certificate of Need and the plan was to continue unless communication is received stating otherwise.

It was MOVED by Ms. Kiefer, seconded by Ms. Chock, and unanimously adopted by voice vote by members present, to recommend adoption of the following resolution by the full Legislature. RESOLUTION ADOPTED.

RESOLUTION NO. - AWARD OF BID - TOMPKINS COUNTY HEALTH DEPARTMENT INTERIOR DECONSTRUCTION PROJECT

WHEREAS, the Tompkins County Finance Department has duly advertised for bids for the Tompkins County Health Department Interior Deconstruction project, and

WHEREAS, four (4) bids were received and publicly opened and read on September 4, 2008, and

WHEREAS, the lowest responsible bidder for said deconstruction project was LeChase Construction Services of Rochester, New York, with a bid of \$324,500, and

WHEREAS, the Health Department Building Construction Committee has reviewed the bids and recommends awarding the bid to LeChase Construction Services, and

WHEREAS, Tompkins County is pursuing a Certificate of Need from the New York State Department of Health pertaining to the Diagnostic and Treatment Clinic and the Certified Home Health Agency, and

WHEREAS, the Certificate of Need has not yet been approved, but the deconstruction of the interior is unrelated to the New York State Department of Health review of the Diagnostic and Treatment Clinic and the Certified Home Health Agency, and

WHEREAS, moving forward with the deconstruction contract is critical to maintaining the construction schedule and controlling costs on this project, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure Committee, That the County Administrator is hereby authorized to execute a contract with LeChase Construction Services 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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Energy Conservation Options/LEED Analysis

Mr. Marx provided an update on the energy conservation options/LEED analysis that included the feasibility of geothermal, wind, and photovoltaic use, noting a report has been prepared covering the options. He spoke of the desire to correlate energy use in the building with the County's goal of reducing greenhouse gas emissions by eighty percent by the year 2050. The Committee was provided information on the payback of the various energy options: geothermal wells, solar photovoltaic panels flat on roof, vertical wind turbines, all with payback within 20-21 years assuming a four percent increase in energy costs annually. The Committee was informed the Health Department Building Committee felt that due to the potential delay in occupancy if the geothermal option was considered, it was better to seek the other alternatives available. In response to Ms. Kiefer, Mr. LeMaro indicated there would be a delay of one to two months during a testing period for geothermal. In addition, the delay would require an additional \$150,000 in design costs as well as additional operating expenses at Biggs B. Mr. Marx explained there is the possibility of designing the HVAC systems to allow for a future modification to biomass fuel.

It was noted the business chosen for deconstruction has listed several local firms as subcontractors such as Richardson Brothers Electric and RKG plumbing and heating.

Executive Session

It was MOVED by Ms. Chock, seconded by Ms. Kiefer, and unanimously adopted by voice vote by members present, to enter into an executive session to discuss real estate negotiations.

An executive session was held from 5:46 p.m. to 5:52 p.m.; by motion, the Committee returned to open session at 5:52 p.m.

Approval of Minutes of August 21, 2008 Meeting

It was MOVED by Ms. Chock, seconded by Ms. Kiefer, and unanimously adopted by voice vote by members present, to approve the minutes of August 21, 2008 meeting as amended. MINUTES APPROVED.

On motion the meeting adjourned at 5:58 p.m.

Respectfully submitted by Karen Fuller, Deputy Clerk