

**Facilities and Infrastructure Committee  
November 27, 2007  
Scott Heyman Conference Room**

Present: K. Luz Herrera, D. Kiefer (3:34 p.m.), P. Mackesey, G. Stevenson,  
Excused: D. Randall  
Staff: A. LeMaro, Facilities Director; M. Lynch, Public Information Officer; W.  
Szesny, Highway Division; E. Marx, Commissioner of Planning and Public  
Works; R. Nicholas, Ithaca Tompkins Airport; K. Fuller, Deputy Clerk of the  
Legislature; C. Nelson, Public Works Administrator; A. Cole, Public Health  
Director  
Legislature: M. Koplinka-Loehr, J. Dennis  
Guests: Jim Morrissey, L. Cerretani, C&S Engineers, Inc.

**Call to Order**

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

**Additions to and Deletions from the Agenda**

During the meeting a resolution entitled “Award Of Bid – Terminal Fire Alarm System Replacement - Ithaca Tompkins Regional Airport” was added.

Chair Herrera deleted the Solid Waste Transfer Fee – Permanent Waiver for Adopt-A-Highway report from the agenda at the request of the Highway Manager.

**Chair’s Report**

Ms. Herrera said that due to not receiving back-up material regarding the resolution “Award Of Bid – Terminal Fire Alarm System Replacement - Ithaca Tompkins Regional Airport” prior to the deadline for the agenda she had not planned to include it; however, due to information relating to the lack of parts for the existing system possibly causing a temporary cessation of airport operations, she will include it on the agenda today.

**Report from the Commissioner of Planning and Public Works**

**Cornell University Discussions**

Mr. Marx reported that subsequent to a meeting last week with the Ithaca-Tompkins County Transportation Council’s Planning Committee, a subcommittee would be meeting to formulate a proposal that encompasses the County’s interests as well as municipal interests to take to Cornell as a unified request. He will continue to report back to the Committee about the process. In response to Ms. Herrera’s question, Mr. Marx said there is a list of road projects of interest to the County, however he would like to postpone distribution until the comprehensive list is complete. He noted the roads are primarily those surrounding Cornell University (Pine Tree Road, Ellis Hollow Road, Game Farm Road) as well as possibly other projects such as the Forest Home Bridge. Mr. Marx said there are some other roads Cornell may consider that could have an impact on County roads that may warrant more discussion. He also said the City has not yet put together a list of roads at this time and it is hoped it will be forthcoming.

**Cayuga Green Project**

Mr. Marx reported there is a possibility of the City of Ithaca transferring a small piece of property (a stub-end of the original street) located between the Cayuga Green Project and Mental Health Building to the County and assist in working with the Cayuga Green developer to determine a short-term use acceptable to all. He said it could possibly be utilized for short-term or handicap parking for the Mental Health building.

In response to a question regarding the “creek walk”, Mr. Marx said although the City has approached the County before to discuss the possibility, no action has been taken. It is possible that the City may again approach the County to discuss the possibility of developing the “creek walk” between the Mental Health property and Six-Mile Creek; previously the County has indicated that the space may be available for this purpose if the City pursued the project.

### 55 Brown Road

Mr. Marx said he was not withdrawing the resolutions relating to the State Environmental Quality Review (SEQR) and lease/purchase agreement with Cornell University regarding 55 Brown Road, however, he would like them as discussion-only items for this meeting. He reported the Health Department Building Construction Committee met on November 26<sup>th</sup> and reviewed the final schematic drawings to assist in determining whether the Health Department would fit into the building and that it would meet the Department’s needs. Mr. Marx said there are some issues that have not been resolved to the satisfaction of Division Managers and the program initially set for the Health Department. He said the reason is that the plan was originally developed several years ago and since that time there have been staffing and program changes that have occurred. As a result of the changes, more square footage plus the ten percent growth is required, both in this building, or a new building if that option is undertaken. He said that all the programs fit into the building, but some of the elements of space for training rooms and meeting spaces are not ideal.

As a result of the discussions, the Committee did not come to consensus on the position to move forward without addressing these issues further. Mr. Marx reported that the resolution on the negative declaration of environmental quality review did pass by a 4-3 vote. The second resolution did not come to a vote; he said the Health Department dynamics are such that, particularly at the present time, future staffing requirements and programming could dramatically affect the program. Mr. Marx said the consultant was asked to discuss whether expansion of the building was possible if proven necessary, and how it would occur. Mr. Marren, of LaBella Associates, Mr. LeMaro, Facilities Director, and the Health Department staff will continue to explore how an expansion would occur with the intent of including the information to the full Legislature. Initial review indicated there were several options available for expansion in efficient ways. He indicated that whether to expand at the present time or later would be a Legislative decision. Mr. Marx said at present the Department would fit into the building, but not ideally. He said that although it is felt the information requested could be completed expeditiously, no meeting date has been set at this time.

Ms. Kiefer spoke of the mention of satellite offices for the Health Department as a possible option with regard to the space issues, noting they have used satellite locations in the past. She believes all were in agreement there is not adequate space to fully meet future program needs. In addition, she said that the language used within the resolution for the lease/purchase agreement requires amendment to more accurately reflect the space issues. She believes that the satellite option would need to be explored in more detail; it may better serve some areas of the public and also save on transportation expenses.

Mr. Dennis said his questions were related to the size comparison between building new and the purchase. He said that the discussion included the feasibility of satellite offices or an addition, and he believed they would be future options. He also reported that the questions made previously relating to solar panels or geothermal energy use were addressed and it appears there would not be any difficulty in utilizing either energy alternative.

Ms. Cole said the summation of the meeting provided was accurate. She said the Department staff is frustrated with the process. She said staff from several departments and the consultants have worked hard on the schematics for Brown Road, however, it doesn't seem as though the building will work with program needs. She stressed that if an expansion is needed to the building at Brown Road it is better to do it during the renovation process so it will not be disruptive to staff at a future date. With regard to satellite offices, Ms. Cole spoke of their being utilized in the past and that budget reductions caused them to close. She said there are positive and negatives associated with a satellite office due to location and technological needs, therefore, they cannot be viewed solely as a cost-effective measure.

Mr. LeMaro spoke of the work required to work with the footprint of the building at Brown Road and find a balance with regard to adjacency issues between the various Health Department divisions. He said that it is different working with an existing building and that Brown Road has required amending the design created for a new building in order to work around existing plumbing, equipment, and entrance layouts, which effects the grossing factor. The current building at Biggs B has natural lighting in almost every room; the Brown Road building will not provide natural lighting in all areas, primarily the conference room area. In addition, the Brown Road building does not allow for a conference room area as large as what the department presently needs. He said it was anticipated that the grossing factor would be approximately 35 percent and it at present is more than that figure. Mr. LeMaro spoke of requesting that the Health Department staff notify him whether they are comfortable with the floor plans. Some of the concerns such as adequate storage have been addressed by utilizing high-density storage units. He said there is more work to do and suggested additional meetings with staff and the consultant to address them.

Ms. Mackesey noted it is a challenge to work with an existing building versus designing one with a single-purpose in mind, however, she believes that a decision has been made and it is necessary to make the choice work. She said if the review indicates a need for an addition it is important to look into that possibility.

Ms. Herrera said it appears there is willingness to work with the decision and find solutions and expressed appreciation to all for their efforts. She said that there are questions the Legislature has to ask with regard to the project. Ms. Herrera noted the language in the resolution(s) indicating the space meets the need of the Health Department. She said the rationale in deciding to proceed at 55 Brown Road was that it saved money and met the Health Department need. At this point of design, it appears that the building does not meet the need of the Health Department at present, even without the ten percent growth factor added in. She believes it is important that the Legislature not be locked into something it cannot step away from and that no action should occur at this time.

In response to a question from Mr. Dennis, Ms. Cole stated that she does not believe that the present footprint of the building would satisfy the 2008 space needs for the Health Department.

Ms. Kiefer said she had left the Health Department Building Construction Committee meeting with an understanding that everything would fit within the building although the conference room did not appear to be of adequate size. She noted Ms. Allinger had indicated training on site would be helpful, however, to date training is done outside of the Health Department as necessary. Ms. Kiefer doesn't know that it would be appropriate to say the building cannot be used because of a small conference room area. She believes if there is a way to address future needs it is important to do so.

Ms. Herrera said that she would like to do as Mr. Marx and others suggest; discussions should continue with staff to determine the appropriate action. She said when building it is standard to add in a ten percent growth factor and that at this time her understanding is that the needs of the Health Department have exceeded the estimated square footage determined by the Space Needs and Location Committee. Although it is a matter of opinion, she believes the present information is close to indicating that the building does not meet the County's need.

Ms. Mackesey inquired if the County is obligated to 55 Brown Road; Mr. Marx said that the County has indicated a good-faith commitment of intention of the lease/purchase but nothing is signed at this time.

Mr. Koplinka-Loehr indicated he has confidence the architects and staff are looking into all options for the County to consider.

Ms. Herrera requested the Committee be kept informed of work being completed regarding the project.

### **Ithaca Tompkins Regional Airport**

#### **RESOLUTION NO. - AUTHORIZING A REIMBURSABLE AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) TO ALLOW FOR THE INSTALLATION OF PRECISION APPROACH PATH INDICATORS (PAPIs) – ITHACA TOMPKINS REGIONAL AIRPORT**

Mr. Nicholas informed the Committee the resolution is part of the work undertaken to lengthen the runway as part of the improvement required for the Runway Safety Area. A portion of this work includes the replacements of the present lighting system. The Federal Aviation Administration has a requirement to be directly involved when the lighting is installed as they are the owners of the lights and require a payment of \$10,000 for their involvement in the design process. These funds will be reimbursed upon completion of the project with the exception of a local share of \$250.

It was MOVED by Ms. Mackesey, seconded by Mr. Stevenson, and unanimously approved by voice vote by members present, to recommend adoption of the following resolution to the full Legislature. RESOLUTION APPROVED.

WHEREAS, through Resolution No. 90 dated June 5, 2007, the Legislature approved the award of a contract to C&S Engineers, Inc., to design runway safety area improvements, and

WHEREAS, the runway safety area improvements project will require the replacement of the existing Visual Approach Slope Indicators (VASIs) on Runway 14 with more modern Precision Approach Path Indicators (PAPIs), and

WHEREAS, the Federal Aviation Administration (FAA) requires that their facilities division become involved in the design project because they own the existing VASIs and will own the new PAPIs, and

WHEREAS, the FAA requires payment of \$10,000 in advance to cover any costs associated with their design efforts for said project, and

WHEREAS, the \$10,000 will form part of the grant for construction of the runway safety area improvements and will be reimbursed as follows:

Federal Aviation Administration	(95.0%)	\$ 9,500
New York State Department of Transportation	( 2.5%)	\$ 250
Local (Airline Rates & Charges)	( 2.5%)	<u>\$ 250</u>
Total		\$ 10,000

, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure Committee, That the Reimbursable Agreement with the FAA be approved and the Finance Director be authorized to advance the monies to the FAA until it is reimbursed under the runway safety area improvements construction project in 2008.

**SEQR ACTION: TYPE II-2**

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**RESOLUTION NO. - AUTHORIZING SUPPLEMENTAL CONSULTANT AGREEMENT NO. 2 WITH C&S ENGINEERS, INC., FOR ADDITIONAL CONSTRUCTION INSPECTION SERVICES IN CONNECTION WITH THE TRANSIENT RAMP REHABILITATION PROJECT - ITHACA TOMPKINS REGIONAL AIRPORT**

Mr. Nicholas explained that the resolution covers additional work (13 days) that was completed on the pavement between T-hangars that was causing a good deal of problems due to its condition as well as an additional six work days as a result of sub-standard paving. It was noted that the \$9,000 for the sub-standard paving was reimbursed through liquidated damages. Mr. Morrissey explained that Schedule A items explain the scope of work and Schedule B items are the cost.

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

WHEREAS, through Resolution No. 75 dated May 4, 2005, the Legislature approved a supplemental consultant agreement with C&S Engineers, Inc., for construction observation and administrative services in connection with the Transient Ramp Rehabilitation project, and

WHEREAS, the Airport Manager requested an additional twenty-four (24) days of inspection and material testing time to oversee the paving between the County T-hangars and other work that was work not originally part of the scope of services (Schedule A-2), and

WHEREAS, the Airport Manager further requested an additional six (6) days to oversee the removal and replacement of sub-standard paving (Schedule A-3), and

WHEREAS, the costs (Schedule B) associated with this supplemental agreement scope (Schedule A) are:

<u>Schedule B-2</u>	
Federal Aviation Administration	\$26,196.00
New York State DOT	689.50
Local (Airline Rates & Charges)	<u>689.50</u>

Total	\$27,575.00
<u>Schedule B-3</u>	
Boland's Excavating & Topsoil Inc. (Liquidated Damages)	\$ 9,000.00

, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure Committee, That Supplemental Agreement No. 2 with C&S Engineers, Inc., in the amount of \$36,575.00, for additional construction observation and contract administration services in connection with the Transient Ramp Rehabilitation project be approved,

RESOLVED, further, That the County Administrator be authorized to execute the required documents and the Finance Director be authorized to make payments for this project until reimbursement is received from the Federal Aviation Administration and New York State Department of Transportation.

**SEQR ACTION: TYPE II-1**

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**RESOLUTION NO. - AUTHORIZING SUPPLEMENTAL CONSULTANT AGREEMENT NO. 3 WITH C&S ENGINEERS, INC., FOR ADDITIONAL CONSTRUCTION INSPECTION SERVICES IN CONNECTION WITH THE PARALLEL TAXIWAY RELOCATION (PHASE II) – ITHACA TOMPKINS REGIONAL AIRPORT**

The Committee was given information from the schedules associated with this work. Mr. Morrissey explained that the original agreement called for Federal Aviation Administration (FAA) reimbursement, however, the airport was informed by the FAA they did not have the funds. As a result of that conversation, the airport was able to work with a contractor at a discounted rate for the work. Although the work had begun, the FAA notified the airport they found funding, at which time the work being undertaken was postponed and then completed in the spring. The resolution provides for the modifications required due to the modifications involved.

It was MOVED by Mr. Stevenson, seconded by Ms. Kiefer, and unanimously approved by voice vote by members present, to recommend adoption of the following resolution to the full Legislature. RESOLUTION APPROVED.

WHEREAS, through Resolution No. 202 dated October 18, 2005, the Legislature approved a supplemental consultant agreement with C&S Engineers, Inc., for construction observation and administrative services in connection with the Parallel Taxiway Relocation (Phase II) project, and

WHEREAS, the County requested an additional nineteen (19) days of inspection and material testing time to oversee additional work in connection with said Parallel Taxiway Relocation (Phase II) project, being work that was not originally part of the scope of services (Schedule A-4), and

WHEREAS, the costs (Schedule B) associated with this supplemental agreement scope (Schedule A) are:

Schedule B-4	
Federal Aviation Administration	\$30,475.00
New York State Department of Transportation	802.00
Local (Airline Rates & Charges)	<u>802.00</u>
Total	\$32,079.00

,now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure Committee, That Supplemental Agreement No. 3 with C&S Engineers, Inc., in the amount of \$32,079.00, for additional construction observation and contract administration services in connection with the Parallel Taxiway Relocation (Phase II) project be approved,

RESOLVED, further, That the County Administrator be authorized to execute the required documents and the Finance Director be authorized to make payments for this project until reimbursement is received from the Federal Aviation Administration and New York State Department of Transportation.

**SEQR ACTION: TYPE II-1**

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**Capital Summary Reports**

The Committee reviewed the Capital Payment Summary Reports.

**Highway Division**

**RESOLUTION NO. - AUDIT OF FINAL PAYMENT – SUITKOTE CORPORATION  
- CR105, McLEAN - CORTLAND ROAD PHASE 2  
RECONSTRUCTION, TOWN OF GROTON**

It was MOVED by Ms. Mackesey, seconded by Mr. Stevenson. Ms. Kiefer requested assurance of satisfaction with the vendor. Mr. Lampman explained they are satisfied with the vendor, however there are some outstanding issues with the construction inspection contractor, C&S Engineers.

A voice vote on the Committee resolution resulted as follows: Ayes – 4; Noes – 0; Excused – 1 (Legislator Randall). RESOLUTION ADOPTED.

WHEREAS, Suitkote Corporation has completed their portion of the work on CR105, McLean-Cortland Road Phase 2 Reconstruction, Town of Groton, to the satisfaction of the County, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure Committee, That the following claim against the County of Tompkins, be and hereby is audited by the County Legislature:

<b>Vendor</b>	<b>Payment Request</b>	<b>Account No.</b>	<b>Amount</b>
Suit-Kote Corporation P.O. Box 5160 1911 Lorings Crossing Cortland, NY 13045	10 (Final)	HZ5103.53.02	\$73,683.50

RESOLVED, further, that the Comptroller be and hereby is authorized to pay said claim from account number HZ 5103.59239.53.02, the McLean Road Capital Account.

**SEQR ACTION: TYPE II-20**

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**Highway Captial Projects Status Report**

The Committee reviewed the report and noted the following:

- Ellis Hollow Road – Ms. Kiefer expressed disappointment that Ellis Hollow Road has not gone out to bid. Mr. Sczesny said some funds are available for the project at this time,

however, without knowing the total amount of funding it is difficult to determine the design. Mr. Marx indicated the delay is a result of the discussions with Cornell University regarding joint projects.

- Ringwood Road Bridge – the final payment for this project will come forward before the end of the year.
- Hanshaw Road – the County has spoken with the New York State Department of Transportation (NYSDOT) regarding the Pleasant Grove intersection; it is believed everything required for the FHWA to concur with the project is complete. It is hoped to have by the end of the year on funding which could result with bids going out early in 2008. Mr. Lampman noted there is a new contact at NYSDOT.
- Coddington Road – although there has been no confirmation by the State, it appears that the ten-foot lanes will not be approved. This variance is undergoing review at several levels and it was noted that New York State Department of Transportation Commissioner, Astrid Glynn, has received e-mail correspondence regarding the project and due to being in our locale traveled the road. She was accompanied by NYSDOT Regional Director Carl Ford and Mark Frechette of NYSDOT Planning and Program Management for the Region. She expressed some concerns regarding the numerous changes in posted speed limits. The County will hear at a later time through correspondence from Mr. Frechette on behalf of the Commissioner.
- Peruville Road – at this time efforts are being undertaken to provide a correction though State legislation for the County to maintain the funds promised for this project. The original legislation listed only the overpass option in error. A manifest correction was passed by the Assembly, but did not make it through the Senate at the last session. Mr. DeAragon of the ITCTC is working with Senator Clinton’s office on this effort.
- Warren Road – although inquiries have been made to the United States Post Office regarding possible improvements to the entrance at a later date, no answer has been received.

**RESOLUTION NO.                    - AWARD OF BID – TERMINAL FIRE ALARM SYSTEM  
REPLACEMENT - ITHACA TOMPKINS REGIONAL  
AIRPORT**

It was MOVED by Mr. Stevenson, seconded by Ms. Mackesey, to recommend adoption of the following resolution to the full Legislature. Ms. Herrera expressed appreciation to Mr. Nicholas for the information on the bid specifications. She noted that the question of the length of time for the bid was found to be ninety days and action today with subsequent action by the Legislature will fall within this period. Some Committee members had reviewed the material and made inquiries about the system and did not have any negative responses. It was again noted that the difference between the bids is due to the contractor being a vendor of the system. Ms. Herrera said she is still concerned about the substantial difference in the bid amounts, however knowing that the job will undergo a great deal of scrutiny she will support the resolution. Mr. Morrissey said he had even going a step further and asked the contractor if he desired to be relieved of the bid and was informed by the contractor that he wished to continue and that he was confident in his bid estimates. It was noted that Mr. Cerretani is responsible for assuring the contractor pays prevailing wages and regularly requests copies of the weekly payroll to verify the contractor is following contractual guidelines. Standard procedure is that any problems noted are immediately identified and the contractor is required to correct them immediately. In addition, Mr. Cerretani conducts direct interviews with the workers on the project to determine all contract standards are met.

A voice vote on the resolution resulted as follows: Ayes – 4; Noes – 0; Excused – 1 (Legislator Randall). RESOLUTION APPROVED.

WHEREAS, the Finance Department advertised and received four bids to replace the terminal fire alarm system at the Ithaca Tompkins Regional Airport, and

WHEREAS, on September 18, 2007, a base bid of \$93,700 plus a \$10,000 construction contingency from Life Safety Engineering Systems of Buffalo, New York, was the lowest responsible bid, and

WHEREAS, a grant for this project has been received from the New York State Department of Transportation (NYSDOT), and

WHEREAS, the budget for this project, including design, inspection, and contract administration is as follows:

NYSDOT Share	( 80.0%)	\$ 90,947.20
Local Share (Airline Rates & Charges)	( 20.0%)	<u>\$ 22,736.80</u>
TOTAL		\$ 113,684.00

, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure Committee, That the bid be awarded to Life Safety Engineering Systems of Buffalo, New York, as the lowest responsible bidder with a base bid of \$93,700.00 plus a construction contingency of \$10,000.00,

RESOLVED, further, That the County Administrator be and hereby is authorized to execute a contract with Life Safety Engineering Systems,

RESOLVED, further, That the Finance Director be authorized to borrow monies if necessary, until reimbursement is received from the NYSDOT.

**SEQR ACTION: TYPE II-2**

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### **Approval of Minutes**

It was MOVED by Ms. Mackesey, seconded by Mr. Stevenson, and unanimously adopted by voice vote by members present, to approve the minutes of August 21, 2007. MINUTES APPROVED.

It was MOVED by Ms. Mackesey, seconded by Ms. Kiefer, and unanimously adopted by voice vote by members present, to approve the minutes of August 28, 2007. MINUTES APPROVED.

It was MOVED by Ms. Mackesey, seconded by Ms. Kiefer, and unanimously adopted by voice vote by members present, to approve the minutes of September 4, 2007. MINUTES APPROVED.

It was MOVED by Mr. Stevenson, seconded by Ms. Mackesey, and unanimously adopted by voice vote by members present, to approve the minutes of September 11, 2007. MINUTES APPROVED.

It was MOVED by Ms. Mackesey, seconded by Mr. Stevenson, and unanimously adopted by voice vote by members present, to approve the minutes of July 24, 2007. MINUTES APPROVED.

It was MOVED by Mr. Stevenson, seconded by Ms. Mackesey, and unanimously adopted by voice vote by members present, to approve the minutes of August 7, 2007. MINUTES APPROVED.

Facilities and Infrastructure Committee  
November 27, 2007

Following discussion, the following minutes were deferred: June 12, 2007; June 26, 2007; July 10, 2007; and, August 14, 2007.

**Adjournment**

The meeting adjourned at 5:16 p.m.

Respectfully submitted by Karen Fuller, Deputy Clerk of the Legislature