



Onondaga County Legislature

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COUNTY FACILITIES COMMITTEE MINUTES – JANUARY 23, 2024 DEBRA J. CODY, CHAIR

MEMBERS PRESENT: Mr. Knapp, Dr. Kelly, Mr. Brown, Ms. Hernandez
ALSO ATTENDING: Chairman Burtis, Mr. Ryan, Ms. Harvey also see attached list

Chair Cody called the meeting to order at 11:30 a.m. and the previous meeting's minutes were approved.

Comment from Chair Cody:

- Welcome new members to the Facilities Committee
- Much of what is on agenda are upcoming routine annual projects that are done this time of year

1. **FACILITIES MANAGEMENT:** Archie Wixson, Commissioner

a. **BOND: A Resolution Authorizing Reconstruction of the Community Plaza Garage Floor in and for the County of Onondaga, New York, at a Maximum Estimated Cost of \$2,450,000, and Authorizing the Issuance of \$2,450,000 Bonds of Said County to Pay Costs Thereof (2,450,000)**

- Asking for release of previously approved bonding authorization for reconstruction of Everson garage floor
- Project has been included in CIP (Capital Improvement Plan) for several years
 - Paused during 2 COVID years due to budget austerity
- Garage is in need of restoration; has scaling, spalling, and potholes
- Design was completed a few years ago
- Hoping to complete work before additional deterioration requires redesign
- Plan is to mill, restore, reinforce, resurface with 2 ½ inch layer of concrete, and reset lift station covers
- Would like to start project during better weather and need to find alternate parking
- Expect to be a 3 to 4 month project

Questions/Comments from the Committee:

- Where will alternate parking be?
 - Either Convention Center open lot or Lot B
- Will there be handicap accessibility to the tunnel?
 - Not included in this, but can be modified at the loading dock
- Can a lift be put in at the loading dock to the tunnel?
 - It may make more sense to transition stairs into a ramp

A motion was made by Mr. Knapp to approve this item.

- It was mentioned that this was a patch for existing infrastructure
- Is there a lifespan to the rest of the garage ie: pillars, roof, ceiling
 - There is not a design useful life
 - Current conditions do not require consideration of further repair
 - Condensation and leaking are a result of above reflecting pool that gets resurfaced almost every year
 - Structurally, it is sound

Dr. Kelly seconded the motion. Passed unanimously; MOTION CARRIED.

b. BOND: A Resolution Authorizing Courthouse HVAC Renovations in and for the County of Onondaga, New York, at a Maximum Estimated Cost of \$3,000,000, and Authorizing the Issuance of \$2,000,000 Bonds of Said County to Pay Costs Thereof (\$2,000,000)

- Ongoing project that has been in CIP for several years
- Currently spending the \$1.4M previously authorized
- Asking for additional \$2M for next phase
- Replace heating units in the courthouse
 - 1st target is fin tube radiant heat around the perimeter
 - Zone valves will be installed for efficiency; will provide more balance and comfort
- Building itself is not inefficient; once warmed up, stays warm; when cooled down, stays cool
- Some deterioration in the infrastructure needs to be replaced
- Engineering complete; contract awarded to Danforth Mechanicals

Questions/Comments from the Committee:

- How was Danforth Mechanical chosen?
 - Chosen under IPA called Gordian
 - Able to streamline procurement process
 - They are still responsible for insurances and bonding requirements
- What are the lead times on HVAC equipment?
 - Lead times vary
 - Electrical side currently has 8 to 9 month lead time on switch gear; had to owner procure to meet timelines
 - HVAC is troublesome with lead times
 - Been strategic in designs to target equipment that is readily available as opposed to specialty equipment

A motion was made by Mr. Knapp, seconded by Dr. Kelly, to approve this item. Passed unanimously; MOTION CARRIED.

c. BOND: A Resolution Authorizing Improvements to the Erie Canal Museum in and for the County of Onondaga, New York, at a Maximum Estimated Cost of \$1,300,000, and Authorizing the Issuance of \$1,300,000 Bonds of Said County to Pay Costs Thereof (\$1,300,000)

- Study was done by Crawford and Stearns
- Report has several items that need restoration
 - Historical retaining wall from old weigh lock station, border retaining walls
 - 150 years old
 - Roof needs supplemental supports; cracks in rafters
 - Do not meet current codes or snow load
 - Interior side of exhaust chimneys need repointing and restoration
 - Garden needs to be reset by pavers, stonework and other elements
 - HVAC rehabilitation
- Estimated total is \$1.3M

Questions/Comments from the Committee:

- Stored archives in attic are in danger if repairs not done
- Are there any constraints with it being a historical building?
 - Yes, however, restoring to original historical condition; not changing anything

A motion was made by Mr. Knapp, seconded by Ms. Hernandez, to approve this item. Passed unanimously; MOTION CARRIED.

d. BOND: A Resolution Authorizing War Memorial Upgrades in and for the County of Onondaga, New York, at a Maximum Estimated Cost of \$5,210,000, and Authorizing the Issuance of \$5,210,000 Bonds of Said County to Pay Costs Thereof (\$5,210,000)

- Asking for funding to replace telescopic seating; lower bowl seating in War Memorial Arena
- Seats were last replaced in 2010; useful life is 12 years, currently in 14th year
- There is a lot of wear and tear on seats due to being demountable and retractable
- No longer require full retraction of telescopic seating
- New design will have permanent affixed sections and retractable seating in certain areas
- New sound system is included to replace current garbled system
- Total cost will be \$5.2M

Questions/Comments from the Committee:

- What will the design look like?
 - Have not selected the vendor which is who would be able to produce the seating style
 - Can produce a rendering; but will not change the appearance to the naked eye
 - Changes will be in the permanent decking in front of telescopic seating
 - Will be more comfortable and accessible for those with mobility impairments
- Is there an estimated cost for the sound system?
 - \$900k for sound system
 - \$4.3M for seating

A motion was made by Mr. Knapp, seconded by Dr. Kelly, to approve this item. Passed unanimously; MOTION CARRIED.

2. PARKS & RECREATION: Brian Kelley, Commissioner

a. BOND: A Resolution Authorizing Improvements to Various Parks in and for the County of Onondaga, New York, at a Maximum Estimated Cost of \$1,935,000, and Authorizing the Issuance of \$1,935,000 Bonds of Said County to Pay Costs Thereof (\$1,935,000)

- This is an annual ask; encompasses all parks for preventative and routine maintenance projects
- Includes infrastructure items that need to be replaced or enhanced in order to keep parks clean, green and safe
- This is also an emergency fund in case a roof caves in, heat goes out etc.
 - Emergency situations can include weddings or animals at the zoo

Questions/Comments from the Committee:

- Beaver Lake boardwalk
 - Permitting process with DEC is complete; has taken over a year to receive
 - Starting construction soon
 - The cost of Beaver Lake boardwalk project is not part of this ask

A motion was made by Mr. Knapp to approve this item.

- Is there a Space Force flag at Veterans Cemetery?
 - Yes, completed a couple of years ago
- Is there a status on the “in progress” PA system at the Zoo?
 - Status is complete
- What are the various parks?
 - This year is Highland Forest
 - Highland Forest playground will be a compliment to the Lodge
 - Host over 100 weddings per year

- Recently replaced some things at Oneida Shores
- Put in a new playground at Jamesville Beach a couple years ago
- Considering a play structure at the Zoo to enhance experience
- What is the plan with disabled students?
 - Currently looking at a tract wheelchair for Beaver Lake Nature Center
 - The wheelchair will be able to all terrain through the trails
 - Looking at similar item for Oneida Shores

Dr. Kelly seconded the motion. Passed unanimously; MOTION CARRIED.

b. BOND: A Resolution Authorizing Onondaga Lake Park Marina Expansion and Rehabilitation in and for the County of Onondaga, New York, at a Maximum Estimated Cost of \$13,700,000, and Authorizing the Issuance of \$13,700,000 Bonds of Said County to Pay Costs Thereof (\$13,700,000)

Comment from Chair Cody:

- Will not be voting on this item today

OBJECTIVE/ WORK PLAN:

The Onondaga Lake Marina will be renovated and expanded, including retaining wall replacement, addition of short-term dockage, expanded parking, additional utility enhancements including lighting, water, shore power. Also, additional dredging will return the marina to the original depths.

- The wall portion of this project has been in the CIP since 2022
 - 400 foot original wall was built in 1932
 - Sections are heaving and buckling
- Engineering study done in 2023 by C&S Engineering
 - Study determined the wall is failing and not much more time with it
 - If wall collapses, DEC will fine county daily until repaired
 - Wall to be replaced with sheet piling
 - \$6M for wall
- Need to dredge
 - Original depth was 8 feet; currently 6 feet
 - Will not be able to get big boats in if silt continues to build up
- Have not replaced docks in 18 years
 - Not expanding foot print; maximizing space will allow an additional 40 spaces
 - Docks will be for transient use for those utilizing the park, village restaurants and shops
 - \$7.7M for dredging, docks, parking, and updating power
- Marina currently accommodates 100 boats with \$100k annual revenue
- Only want to disrupt footprint once; do entire project at the same time
- Preliminary estimated total is \$13.7M

Questions/Comments from the Committee:

- Is there room to expand parking?
 - Yes; planning an additional 25 spots
- Is there currently short term dockage?
 - Do not have established program
 - If there is an open slip, it will be offered
- Is there a waiting list?
 - Currently 4-6 boat waiting list
 - Marina fills up with same people each year

- Would dredging be necessary regardless of renovation?
 - Yes
- What about the fueling station?
 - Currently on hold; could possibly be a phase II part of project
 - There is a permitting process and could take some time
- How does that affect the cost?
 - Will re-address when feasibility study and engineering is done
- Will the feasibility study examine expanding the footprint as well?
 - Simply putting 40 extra spaces within the current footprint
- Is there potential for expansion down the road?
 - Possibly with a fueling station
- Are there concerns about toxic materials with dredging?
 - There are concerns with all projects around Onondaga Lake
 - The DEC permitting process is strenuous

Law Department

- The dredge area is not the area of mold; it is outside the capped area
- There has been less discussion about supply chain, but still a concern
- Are there cost concerns through the permitting process?
 - Do not believe so
- Is there a carp tournament coming to Onondaga Lake?
 - Yes; on docket for 2027
- Have seen economic impact at Oneida Shores
- Onondaga Lake has a lot of potential
 - Have trophy carp in Onondaga Lake
 - Wild carp is appealing to event organizers

Request: Parks Department to provide Legislature with itemized breakdown of \$13.7M ask

- Is there any look forward to carrying cost?
 - Currently the whole project is absorbed in the Onondaga Lake budget
 - Do not foresee much change because the footprint is not changing
 - Staffing and maintenance program will be the same
 - Increasing the rates will offset bottom line
- Is there a possible estimate of what the economic impact will be?
 - Do not know right now, but will think about it
 - Never had anything like this before
 - Easier to gauge with events because there are known factors, ie: advanced registration, hotels etc.
- In the context of economic development, is there a way to think what a project like this might do?
 - Would be better to do after first year
 - Will be able to track how many people showed up in the transient spots
 - Can talk with local business owners to find out how it impacted their businesses
 - Visit Syracuse knows what the numbers are and then uses a predetermined formula to figure out economic impact

Request: Parks Department will get an economic impact formula for events that do not require hotel stays

- How long will construction take?
 - Marina occupied from April to October
 - Goal is to get the feasibility study and engineering done through summer; do construction October through April

- Any impacts with amphitheater?
 - Yes, allows folks to go to a concert, tie up boat, possibly stay overnight
 - May see increased visitation after concerts to avoid being on the water at night

Comment from Chair Cody:

- This resolution will go to the Ways and Means Committee
- Further questions can be directed to a Ways and Means Committee member

The meeting was adjourned at 12:17 p.m.

Respectfully submitted,



TAMMY BARBER, Deputy Clerk
Onondaga County Legislature

ATTENDANCE

COMMITTEE: COUNTY FACILITIES COMMITTEE

DATE: JANUARY 23, 2024

NAME (Please Print)	DEPARTMENT/AGENCY
Sandy Miller Martens	FinOps
Joe Frateschi	Legal
Brian Kelley	Parks
Archie Wikson	Facilities
Nancy Lowery	County Ex
Anne Faghlin	Comptroller
Tim Schjausden	Comp
John Desantis	Leg
Ben Yans	Law.
Darcie Lesniak	Leg
Jim Beebe	Leg