

RESOLUTION 22-

RESOLUTION APPROVING TOWN HIGHWAY BUILDING PLAN #2 AND AUTHORIZING FUNDING FOR CONTINUED ENGAGEMENT OF BERGMANN

The following Resolution was duly presented for consideration by the Town Board:

WHEREAS, in 2018, due to millions of dollars in needed improvements and the facility being 51 years old, the town board started the process of examining different options relative to upgrading highway buildings and campus infrastructure and layouts, including to promote efficiency and provide for fire sprinklers and other needed infrastructure; and

WHEREAS, over the past four years multiple needed projects were completed to facilitate whatever plans were approved for the highway barn and campus, such as the Town Barn Road waterline, which not only supplied needed pressures and redundancy to the CWD, but also supplied sufficient water to the Highway Department campus to allow for sprinkler systems and site improvements, all of which were deemed critically needed; and

WHEREAS, preliminary site evaluations and planning led to the formal creation of the highway evaluation committee, and then a formal RFP and consultant selection process in 2020, all resulting in a two-year process with Bergmann (as the selected consultant) to do alternative site evaluations, design and layout planning, planning alternatives, and cost estimating for variable projects that included minimum build options, retrofitting current facilities options, and new building options, including variables within each such general theme; and

WHEREAS, a long review process followed to winnow the options down to four basic alternatives, being:

- (1) Renovation and Addition; New Cold Storage Building, est. cost \$8.6M; or
- (2) New Facility; Convert Existing Building to Cold Storage, est. cost \$13M; or
- (3) New Build at Existing Site; Convert Existing to Cold Storage, est. cost \$12.2M; or
- (4) Renovate Existing Building, est. cost \$4.1M; and

WHEREAS, although significant price differences exist, the RFP committee had to consider operational costs and efficiencies, the age of the infrastructure, the increased costs of maintenance and repair for a building that is 20 years beyond its design life, and other variables; and

WHEREAS, the Highway RFP Committee generally concurred that when all factors were weighed and considered Plan #2 was the overall best choice, but as of the end of 2021 the Town had developed a new committee structure and approximately 4-5 committees engaged in capital planning were supposed to merge into a new Capital Investment Advisory Committee (“CIC”), and the Highway RFP committee thus duly merged into the new CIC; and

WHEREAS, the CIC considered the prior work undertaken by the Highway RFP committee and independently evaluated these proposals, including by having a presentation on the project from Bergmann and project engineers, and by subsequent analyses and discussions on these various plans and options; and

WHEREAS, after several months of consideration and upon May 11, 2022, the CIC met and concurred with the prior recommendation and selection of Plan #2 as the overall best choice, and the CIC thus unanimously recommended as follows: (i) Plan #2 is recommended and approved by the CIC, and the CIC recommends that the town board also approve Plan #2; (ii) The CIC further recommends that the next steps in project planning and funding steps be undertaken to pursue town highway building improvement Plan #2; (iii) that the town board authorize an extension/addition to existing agreements with Bergmann for the next steps in this process, such as project and finance planning, in an amount not to exceed \$10,000; and (iv) that the town notify and engage bond

counsel relative to this project given the need for financing under the Local Finance Law through the public sale of town serial bonds; and

WHEREAS, upon due deliberation upon such recommendations, and in consideration of the town board's past knowledge of these matters and the critical nature of the needed improvements, the Town Board of the Town of Lansing has hereby RESOLVED as follows:

1. The town board approves the recommendation of the CIC and approves and recommends Plan #2 for the highway barn and campus improvement project.
2. That a sum not to exceed \$10,000 be allocated for professional services from Bergmann to start the design and financing processes, and that upon the concurrence of the Town Planner and Town Attorney, the Town Supervisor may sign an addendum to the existing Bergmann agreements, or may sign a new agreement with Bergmann, for the services next needed to advance this project, each in an amount not to exceed \$10,000 without further approval from the town board.
3. That the Town Supervisor contact and engage, or cause town staff or town counsel to so contact and engage, the town's bond counsel for the purposes of coordinating with the town and Bergmann relative to the next steps in the financing process, with an eye towards ultimately needing a bond resolution to fund any option so finally selected, here being Plan #2 that was selected.

The question of the adoption of such proposed Resolution was duly motioned by Councilperson _____, duly seconded by Councilperson _____, and put to a roll call vote with the following results:

Councilperson Andra Benson –	Councilperson Ruth Groff –
Councilperson Bronwyn Losey –	Councilperson Joseph Wetmore –
Supervisor Edward LaVigne –	

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on May 18, 2022.