



Onondaga County Legislature

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Clerk

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Chairman

TAMMY BARBER
Deputy Clerk

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COUNTY FACILITIES COMMITTEE MINUTES – AUGUST 17, 2022 DEBRA J. CODY, CHAIR

MEMBERS PRESENT: Mr. Kinne, Dr. Kelly

MEMBERS ABSENT: Mr. Bush, Mrs. Ervin

ALSO ATTENDING: Ms. Gunnip, Ms. Kuhn, Dr. Chase, Mr. Garland, also see attached

Chair Cody called the meeting to order at 11:09 a.m. *The minutes of the previous meeting had been distributed, and there were no objections to waiving the reading. There were no corrections to the minutes, and the minutes were approved.*

1. **ONONDAGA COMMUNITY COLLEGE:** Mark Manning, Senior Vice President and Chief Financial Officer
 - a. **A Resolution Authorizing Various Improvements at Onondaga Community College Facilities in and for the County of Onondaga, New York, at a Maximum Estimated Cost of \$20,500,000, and Authorizing the Issuance of \$10,250,000 Bonds of Said County to Pay Costs Thereof (\$10,250,000)**

Various Campus Building Improvements

HVAC Package – Upgrade building systems (chillers, boilers, condensers, humidification and cooling, etc.)	\$7,300,000
Building Envelope Package – Repair and replace masonry, roofs, etc.	\$5,000,000
Site Improvement Package – Underground work, gas line replacements, Pedestrian Bridge, campus signage, enhance sustainable and accessible campus site conditions	\$7,200,000
Digital Newsroom/Broadcasting and Sound Recording	\$1,000,000
Total Estimated Cost	\$20,500,000
Onondaga County Share	\$10,250,000

- 50% funded by NYS and 50% funded by County
- Funds being bonded as costs are incurred over a period of years
- **HVAC PACKAGE**
 - Aging buildings primarily in Ferrante, Gordon, Whitney, Mawhinney
- **BUILDING ENVELOPE PACKAGE**
 - Roofs in Mawhinney and Whitney
 - Masonry and repointing in pretty much all buildings: *inaudible*, Coulter, Ferrante, Gordon, Mawhinney, Mulroy, Service and Maintenance, Whitney

- Hazardous Materials Survey
 - Roof over Gordon patio
 - SRC and Whitney ice melt prevention
 - Windows for Ferrante
- SITE IMPROVEMENT PACKAGE
 - Remove and replace Coulter underground storage tank
 - Site survey
 - Underground utility locations
 - Underground gas line replacements
 - Updates with campus amphitheater
 - Bridge in need of repair
 - Update campus signage
- DIGITAL NEWSROOM/BROADCASTING AND SOUND RECORDING
 - Getting Newsroom up to today's standards to give students the best experience they can have
 - Sound recording is a new program recently announced
 - Sound Recording and Digital Newsroom is in the Whitney building and will be in conjunction with other improvements of current Broadcast Media space
- All of this came about as a result of Facilities Master Plan conducted a couple years ago
- Focusing on critical maintenance components of that facility's Master Plan



- Photos are a reminder that the buildings are getting old and masonry is starting to fail
- Asking for routine maintenance to bring up to good working order
- Most of the projects are large scale projects and specialized; therefore cannot be done in-house

- OCC would do RFP's and bids as required by Municipal Law
- b. A Resolution Authorizing the Construction of a Workforce Career Lab at Onondaga Community College in and for the County of Onondaga, New York, at a Maximum Estimated Cost of \$5,500,000, and Authorizing the Issuance of \$2,750,000 Bonds of Said County to Pay Costs Thereof (\$2,750,000)**

Construction of a Workforce Career Lab

Workforce Career Lab – Open warehouse space for technical education	\$5,500,000
Total Estimated Cost	\$5,500,000
Onondaga County Share	\$2,750,000

- 50% funded by NYS and 50% funded by County
- Creating open warehouse space for Applied Engineering Technology
- Expanding current and proposed programs
 - Currently have:
 - Advanced Manufacturing Machine Certificate
 - Automotive Technology, A.O.S.
 - Electrical Technology, A.A.S.
 - Mechanical Technology, A.A.S.
 - Proposed:
 - HVAC Certificate Program
 - Diesel Technology, A.A.S.
 - Because of heavy equipment involved, there is a need for a solid foundation with no basement underneath
 - Envision a stand-alone building that would be able to bring equipment in and out
 - Be flexible in order to adapt to the changing needs
- Barnes & Noble
 - Barnes & Noble is current bookstore provider and has been for quite a while
 - Signed 5 year lease that took effect in May 2022
 - Moving from Whitney to Mawhinney within the next year
 - Repurpose space in Whitney for some of the above listed programming
 - Barnes & Noble contributing \$200k towards the work for their new space in Mawhinney
- Very small amount of renewable energy on campus
 - Solar in Whitney and Furnace Brook buildings
- No current plan to expand renewables
- Up to current energy code per NYS

- c. **A Resolution Authorizing HVAC And Other Energy Related Improvements at Coyne Hall at Onondaga Community College in and for the County of Onondaga, New York, at a Maximum Estimated Cost of \$5,000,000, and Authorizing the Issuance of \$2,500,000 Bonds of Said County to Pay Costs Thereof (\$2,500,000)**

HVAC & Other Energy Related Improvements at Coyne Hall

Coyne Deep Energy Retrofit – Replace roof, replace HVAC systems, emergency generator, window replacement, etc.	\$5,000,000
Total Estimated Cost	\$5,000,000
Onondaga County Share	\$2,500,000

- 50% funded by NYS and 50% funded by County
- Coyne Hall 49 years old; need repairs

- d. **A Resolution Authorizing the School of Health Expansion Project for the Onondaga Community College in and for the County of Onondaga, New York, at a Maximum Estimated Cost of \$30,000,000, and Authorizing the Issuance of \$15,000,000 Bonds of Said County to Pay Costs Thereof (\$15,000,000)**

School of Health Expansion Project

Expand current School of Health area with more classroom and laboratory space allowing for instruction in clinical settings	\$15,000,000
Repurpose and renovate Ferrante Hall to accommodate new healthcare programs including laboratory space and health facility setting for hands on training	\$15,000,000
Total Estimated Cost	\$30,000,000
Onondaga County Share	\$15,000,000

- Expansion is one of the most critical needs in order to provide a future workforce in the healthcare industry
- Still critically short on staff even after the merger of the hospitals

Chair Cody stated there would be no vote on any of the items.



**Onondaga Community College
School of Health
Capital Facilities Needs**

Elder and Health Caregiving Industry Need

Demand for elder and health care workers in NYS is at critical levels and projected to grow 32% by 2028, outpacing every other sector. Much of this growth is in long-term care – over 150,000 job openings annually (NYSS ACH, 4) –reflecting the aging median age of the population. The supply of workers has fallen so far below demand that facilities are unable to fill existing openings, and attrition due to wage escalation and competition from other states is impacting health, mortality rates, and the statewide economy. Elder and health care organizations are called upon to meet the growing needs of urban, suburban, and rural communities, and this will require innovation to expand capacity across NYS to prepare the elder and health care workforce, develop new techniques to reduce recovery time and improve quality of life, and provide in-service professional development in response to rapid changes in elder and health care delivery methods, e.g., technologies, infection-control strategies, and care team approaches.

NYS has set a goal of increasing its health care workforce by 20% over the next 5 years (Hochul, 2022). NYS further has identified a need to reduce turnover among incumbent workers and dramatically increase the pipeline of individuals with the skills and credentials required to enter and advance in health care career paths through a holistic approach that engages employers, labor organizations, and education and training providers to meet this goal and to build the caregiving system of tomorrow.

Onondaga Community College has established a School of Health, which is devoted to responding to the pervasive need to grow our health and elder caregiving workforce. Over the last two years, the Onondaga Community College School of Health has expanded its existing healthcare programs (i.e., Nursing A.A.S., Surgical Technology A.A.S., Physical Therapy Assistant A.A.S., Health Information Technology A.A.S., Medical Assistant Workforce Certificate, Phlebotomy Workforce Certificate) in response to regional market demand. New programs include: an evening cohort of Nursing A.A.S., Paramedic Certificate and Paramedic A.A.S. (joint program with SUNY Upstate

Medical University), Health Science A.S., Health Administration A.S., Health Studies Certificate, Certified Nurse Assistant Workforce Certificate, and Home Health Aide Workforce Certificate. The College also is planning to double its capacity in Surgical Technology A.A.S. and Health Information Technology A.A.S. and to add a Licensed Practice Nurse Workforce Certificate, Emergency Medical Technician Workforce Certificate, and Medical Laboratory Assistant A.A.S. within the next 1-2 years, with further expansion anticipated thereafter.

These new programs require significantly more classroom and laboratory space in which to provide instruction to students prior to placing them in clinical settings in the community. Examples of specific needs include:

- Co-location of programs in Ferrante Hall (following relocation of Art programs) to support simulation of the multi-disciplinary care-giving model that is used in contemporary healthcare and to create shared laboratories and storage that can accommodate instruction in multiple programs.
- Outfitted space to accommodate instruction in Certified Nurse Assistant, which requires a laboratory that replicates a long-term care facility setting, including patient beds, mannequins, ceiling-mounted lifts and Hoyer lifts, patient bathroom with shower, access to Physical Therapy Assistant lab and equipment.
- Outfitted space to accommodate instruction in Home Health Aide, which requires a laboratory that replicates a residential home, including kitchen, bathroom, laundry, and bedroom spaces.
- Upgrading of deteriorated equipment and expansion of laboratory space for the Medical Assistant and Phlebotomy programs.
- Expansion of Nursing classrooms and equipment to accommodate program expansion. Introduction of virtual reality lab to expand the range of training that can be offered in preparation for clinical settings.
- Expanded Surgical Technology classroom with contemporary equipment.
- Upgraded Physical Therapy Assistant classroom with access to shared Certified Nurse Assistant and Nursing lab space.
- Two computer classrooms with dual monitors and dedicated lab space with anatomical models and human skeletons to support expansion of the Health Information Technology A.A.S. to an online/hybrid format.

These proposed capital improvements are anticipated to cost \$30M (\$15M Onondaga County-sponsored, \$15M NYS-sponsored) to implement in space formerly occupied by the College's Art programs, which have been moved to suitable existing space in another campus building. This investment will support our efforts to increase the number of well-qualified candidates for positions in health and elder caregiving roles and will complement and prepare students to take advantage of the advanced training available in the existing, state-of-the-art Hospital Simulation Lab at SUNY Upstate Medical University, a collaboration of SUNY Upstate, OCC, and SUNY Oswego. OCC is proud of its long-standing partnership with SUNY Upstate Medical University which has paved the way for students of all ages to become part of the vital health care field and realize their personal goals to help those in need in our community.

Onondaga Community College

2022 Capital Investments

Onondaga Community College is a resilient community college with a strong dedication to its mission and academic population. Through resourceful leadership and a team of visionaries, the College has begun to seek new academic goals to serve the changing needs of their academic population and the regional demands of the professional world. These new goals aim to improve the campus and its academic offerings to provide greater opportunities for success to new and existing student populations, especially those from traditionally underrepresented populations. As the College expands its list of programs, a need to enhance their physical environment will rise alongside the projected student body. A list of critical maintenance items has been developed to best aide these changes and focus on generating a more flexible environment that will capitalize on the potential of their existing infrastructure. By leveraging these assets, OCC will be able to optimize their campus, reduce extraneous costs, and integrate a number of sustainable solutions to solve existing problems. Through this Facilities Master Plan, Onondaga Community College's renewed focus on applied engineering and technical education, a continued dedication to the liberal arts, and a purposeful integration of sustainable strategies will foster improvements to itself, its campus, and the holistic success it offers to its student body.

.....Excerpt from SUNY Onondaga Community College Facilities Master Plan 2018-2026

Technical Education Building/Addition (Workforce Lab): \$5.5M

OCC has identified a significant need in the community for workforce training and greater access to applied engineering and technology education. In an effort to address this growing need, OCC is prepared to make strategic expansions to its programs and needs the facilities to support these expansions. This investment would provide for an open warehouse space for use in applied engineering, technical and workforce education. This space would provide general equipment for the desired programs and a kit-of-parts type learning environment to allow flexibility and account for future needs of the community. Alternatively, surplus space can be reallocated and renovated to fit the needs of a flexible, technical learning environment.

School of Heath Expansion: \$30M

As a future-focused educational institution, OCC places an important focus on hands-on learning and experience in the academic setting. The School of Health Expansion project will expand its program offerings to meet workforce needs in elder and healthcare. With the new programs and industry titles, there is a need to expand the current School of Health area with more classroom and laboratory space to provide valuable instruction prior to placing students in clinical settings in the community. This expansion will position OCC to better serve the current and future needs of the community. Spaces currently in Ferrante Hall will be repurposed and renovated to accommodate instruction in a variety of new programs including Certified Nurse Assistant requiring a laboratory replicating a long-term care facility setting including patient beds,

mannequins, ceiling mounted lifts and Hoyer lifts, patient bathroom with shower, and access to physical therapy assistant labs and equipment. Other fields and training will be offered for Home Health Aide, Medical Assistant, Phlebotomy, Physical Therapist Assistant and Surgical technology. This investment will support our efforts to increase the number of well-qualified candidates for positions in health and elder caregiving roles and will complement and prepare students to take advantage of the advanced training available in the existing, state-of-the-art Hospital Simulation Lab located at SUNY Upstate Medical University, a collaboration of SUNY Upstate, OCC, and SUNY Oswego. OCC is proud of its long-standing partnership with SUNY Upstate Medical University which has paved the way for students of all ages to become part of the vital health care field and realize their personal goals to help those in need in our community.

HVAC and other energy improvements at Coyne Building: \$5M

J. Stanley Coyne Hall is a two-story office/classroom building that was constructed in 1973 and has seen minimal building improvements over the last 49 years. The building's HVAC system is near the end of its useful life and does not provide adequate user comfort; it is very inefficient based on today's standards. This project aims to capture all critical maintenance upgrades, while minimizing overall energy consumption and contributing to SUNY and New York State clean energy goals. The first step in this process is to conduct a Deep Energy Retrofit Feasibility Study to determine the options for energy strategies and savings moving forward. Based on this study a final construction estimate will be provided. The range above reflects the cost of this study, as well as the estimated renovations for the 31,000 SF building.

Various campus building improvements; Digital Newsroom/Broadcasting and Sound Recording Area; Underground utility and related infrastructure Improvements including pedestrian bridge repairs: \$20.5M

To address aging buildings and mechanical systems, there is a need to upgrade chillers, boilers, condensers, humidification and cooling in many of the buildings on campus which will result in energy and cost savings to the college. In addition, several roofs need replacement as well as masonry repairs, replacement of underground utilities, gas lines and improvements to campus outdoor signage to assist in the successful navigation across campus and installing and updating safety equipment. The Digital Newsroom/Broadcasting and Sound recording area will create a state of the art digital classroom with a focus on broadcasting and sound recording technologies. This area will further develop and create current industry standards in these fields and add future facing media programs while bringing together a host of academic disciplines to simulate a modern broadcast environment both in front of and behind the camera. This project would create a simulation broadcast studio with all associated equipment and broadcast control rooms. In addition, OCC's new Sound Recording Program (again created due to industry demand) requires updated sound booth and a recording environment to allow the program to properly equip students with industry specific technology and equipment.

2. ROSAMOND GIFFORD ZOO:**a. Tour of Animal Health Center**

- Aquarium not considered at zoo, because there is not much room for expansion; zoo has almost outgrown its footprint

The meeting was adjourned at 11:24 a.m.

Respectfully submitted,



TAMMY BARBER, Clerk
Onondaga County Legislature

ATTENDANCE

COMMITTEE: COUNTY FACILITIES COMMITTEE

DATE: AUGUST 17, 2022

NAME (Please Print)	DEPARTMENT/AGENCY
Joe Tormey	OCC
Mary Manning	OCC
Kristen Clerici	OCC
Darcie Lesniak	Leg
Tanesha Murphy	CE Office
Charles Garland	OCC