



Onondaga County Legislature

JAMIE McNAMARA
Clerk

TIMOTHY T. BURTIS
Chairman

TAMMY BARBER
Deputy Clerk

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COUNTY FACILITIES COMMITTEE MINUTES – OCTOBER 21, 2025 **DEBRA J. CODY, CHAIR**

MEMBERS PRESENT: Mr. Knapp, Dr. Kelly, Ms. Hernandez

MEMBERS ABSENT: Mr. Brown

ALSO ATTENDING: Mr. Romeo, Mr. Meaker, Chairman Burtis; also see attached list

Chair Cody called the meeting to order at 11:32 a.m., and the previous meeting's minutes were approved.

- 1. PARKS & RECREATION:** Brian Kelley, Commissioner; Mark Nicotra, Deputy Commissioner
 - a. INFORMATIONAL: Update on Zoo Study**

Project Background / Introduction

Rosamond Gifford Zoo is requesting a proposal to conduct a facility condition assessment at the project property located at 1 Conservation Place, Syracuse, NY. The intention of this assessment is to understand any existing facility issues and concerns and identify which items may require immediate attention and/or future consideration and develop a plan to address each item.

Scope of Work:

Conduct a facility condition assessment including a review of the primary architectural, exhibit, mechanical, electrical, plumbing, fire protection, low voltage, life support systems, back-up power, and structural items on site and in each of the buildings, exhibits, security, existing city utility capacities and animal holdings on the zoo property.

The outcome of the assessment will include a prioritization of projects, including estimates for the highest priority projects and rough order of magnitude estimates for items that are lower priority.

The facility condition assessment shall be performed by professionally licensed architects and engineers or experienced professionals working under the direction of registered architects and engineers.

The facility condition assessment shall be performed using methods and procedures consistent with good commercial and customary practice as well as ASTM E2018-15, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and shall be based on the field observers' judgment of the physical condition of the components, their ages, and their expected useful life. Tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment can be undertaken on a limited basis.

Special Considerations:

- Access to the site during operating hours (7:00am to 5:30pm)
- Access to animal spaces must receive prior authorization and be accompanied by animal care staff.

The following will be accessible to the successful firm:

Contractor will have access to all existing plans and documentation but should note that these plans are in printed format only and may be limited to original documents.

- Zoo site survey / site plan
- As-built documents for existing buildings, if existing
- Existing campus plan

- Historical documentation, if existing
- Drawings/Plans of recent projects
- Past condition assessment and recommendations

Proposal Content:

The desired qualified consultant team shall have a minimum of 10 years’ experience in zoological habitat design with a deep knowledge of animal wellness guidelines. Knowledge of the facility conditions assessment process and working within the framework of Onondaga County government is essential.

This proposal should include the following:

- Key project team members and resumes.
- References and examples of previous projects.
- Approach to completing this scope of work (i.e. phases of project, deliverables, schedule to complete).
- Any assumptions and/or exclusions to completing the scope of work.
- Total professional fee to complete the scope of work described herein.
- Experience, affiliation and or understanding of AZA requirements should be described in detail.
- The Assessment Study Proposal was awarded to C&S Engineers. That proposal included the work of PGAV. PGAV is the designer of the aquarium.
- The assessment proposal cost is not to exceed \$199,270.
- Planning for a project kick off meeting is ongoing.

- The facilities assessment study was approved last year for a CIP
- Once assessment is done, would like to make the zoo its own CIP year after year
- The zoo is important to the community and will be enhanced by the aquarium
- PGAV will be able to assess the facility as well as the effect the facility can have on the animal being housed
- Kick off meeting with PGAV will be within the next week or 2
- The Legislature approved \$2M for a roof and \$2M for HVAC system a few years ago
 - Boilers will be fired up within the next couple of days
 - Roof was done last year
 - Ozone project for the penguins was done
 - Grinder pit for the elephant barn was done

Questions/Comments from the Committee:

- Will the penguins and marine life move to the aquarium?
 - Penguins will stay at the zoo and will not be at the aquarium
 - Elephants and penguins are the biggest attractions at the zoo
- Strong business sense to have big highlights in each facility

b. Tour

The meeting was adjourned at 11:40 a.m.

Respectfully submitted,

Tammy Barber

TAMMY BARBER, Deputy Clerk
Onondaga County Legislature

ATTENDANCE

COMMITTEE: COUNTY FACILITIES COMMITTEE
DATE: OCTOBER 21, 2025

NAME (Please Print)	DEPARTMENT/AGENCY
Brian Kelley	Parks
Mark Medina	PARKS
Ethan Lammontagne	Leg
John DeSantis	Leg