



Buildings & Grounds Committee

Committee Meeting

60 Central Ave.
Cortland, NY 13045
<https://www.cortlandcountyny.gov>

~ Minutes ~

Tuesday, October 8, 2024

9:00 AM

Room 302

CALL TO ORDER

The meeting was called to order at 9:04 AM by Committee Chair Paul Heider

Attendee Name	Organization	Title	Status	Arrived
Beau Harbin	Cortland County, NY	Committee Member	Excused	
Paul Heider	Cortland County, NY	Committee Chair	Present	
Dominick Mantella	Cortland County, NY	Committee Member	Late	9:10 AM
Joseph Nauseef	Cortland County, NY	Committee Member	Present	
Ronald J. Van Dee	Cortland County, NY	Committee Member	Present	
Keith VanGorder	Cortland County, NY	Committee Member	Present	
Eugene Waldbauer	Cortland County, NY	Committee Vice-Chair	Present	
Savannah Hempstead	Cortland County, NY	Clerk of the Legislature	Present	
Kevin Fitch	Cortland County, NY	Chair of the Legislature	Present	
Rob Corpora	Cortland County, NY	County Administrator	Present	
Wendy Canfield	Cortland County, NY	Executive Assistant to the County Administrator	Present	
Melanie Vilardi	Cortland County, NY	Deputy County Administrator	Present	
Allen Pankhurst	Cortland County, NY	Superintendent of Buildings & Grounds	Present	
Stephen Trobert	Cortland County, NY	Manger of Audit and Financial Projects	Present	
Charles Sudbrink	Cortland County, NY	Superintendent of Highways	Present	
Alan Ricottilli	Cortland County, NY	Deputy Highway Superintendent	Present	
Reed Cleland	Cortland County, NY	Board Member	Late	9:07 AM
Jack Hess	Cortland County, NY	Director, Information Technology	Present	
Andrea Herzog	Cortland County, NY	Director of Finance	Present	
Morgan Spaulding	Cortland County, NY	Grants Administrator	Present	
Cathy Bischoff	Cortland County, NY	Board Member	Late	9:20

	NY			AM
Doug Schneider	Cortland Standard	Reporter	Present	
Nicole Compton	Cortland County, NY	Paralegal	Remote	
Jason Deraiche	Cortland County, NY	Safety Officer	Remote	
Ashley Millard	Cortland County, NY	Deputy Clerk of the Legislature	Remote	

MINUTES

1. Buildings & Grounds Committee - Committee Meeting - Sep 10, 2024 9:00 AM

RESULT:	APPROVED
----------------	-----------------

RESOLUTIONS

AGENDA ITEM NO. 1 – Authorize Agreement with NRG Energy, Inc. for Natural Gas

RESULT:	APPROVED [UNANIMOUS]
	Next: 10/24/2024 6:00 PM
MOVER:	Ronald J. Van Dee, Committee Member
SECONDER:	Eugene Waldbauer, Committee Vice-Chair
AYES:	Heider, Mantella, Nauseef, Van Dee, VanGorder, Waldbauer
EXCUSED:	Beau Harbin

ON MOTION OF HEIDER

RESOLUTION NO.

Authorize Agreement with NRG Energy, Inc. for Natural Gas

WHEREAS, Resolution No. 44-11 authorized the Municipal Electric and Gas Alliance (MEGA) to represent Cortland County in a bid for natural gas; AND

WHEREAS, MEGA, in conjunction with Genesee County, NY, issued invitations to bid; AND

WHEREAS, MEGA's consulting firm, Energy Next, evaluated the bids on behalf of alliance members, including Cortland County; AND

WHEREAS, upon careful review and analysis MEGA determined that NRG Energy, Inc., of 910 Louisiana St Houston, TX 77002, was the lowest responsible bidder and entered into a program agreement with NRG Energy, Inc.; AND

WHEREAS, based on the NRG Energy, Inc. agreement with MEGA, the Cortland County Buildings and Grounds and Finance and Administration Committees have recommended selecting NRG Energy, Inc.'s price protection program, which will provide the County with natural gas at a fixed rate of \$-.- per decatherm for 36 months commencing on November 1, 2024 and ending October 31, 2027, with the option of extensions; NOW THEREFORE BE IT

RESOLVED, that the Cortland County Legislature hereby authorizes the County Administrator, upon the approval of the County Attorney or designee, to enter into an agreement with NRG Energy, Inc., of 910 Louisiana St Houston, TX 77002, for natural gas; AND BE IT FURTHER

RESOLVED, that said agreement with NRG Energy, Inc. shall be for all County properties.

MONTHLY REPORTS

1. Buildings and Grounds Monthly Reports

RESULT: COMPLETED

2. Monthly IT Report

RESULT: COMPLETED

DISCUSSION ITEMS

1. Dome Restoration

RESULT: COMPLETED

2. Courthouse Reimbursements

RESULT: COMPLETED

3. Quotes for Design of East & West Entrance of Courthouse

RESULT: COMPLETED

4. CRT Contract Discussion

RESULT: COMPLETED

ADJOURNMENT

The meeting was closed at 10:12 AM



Buildings & Grounds Committee

Committee Meeting

60 Central Ave.
Cortland, NY 13045
<https://www.cortlandcountyny.gov>

~ Minutes ~

Tuesday, September 10, 2024

9:00 AM

Room 302

CALL TO ORDER

The meeting was called to order at 9:02 AM by Committee Chair Paul Heider

Attendee Name	Organization	Title	Status	Arrived
Beau Harbin	Cortland County, NY	Committee Member	Present	
Paul Heider	Cortland County, NY	Committee Chair	Present	
Dominick Mantella	Cortland County, NY	Committee Member	Present	
Joseph Nauseef	Cortland County, NY	Committee Member	Present	
Ronald J. Van Dee	Cortland County, NY	Committee Member	Excused	
Keith VanGorder	Cortland County, NY	Committee Member	Present	
Eugene Waldbauer	Cortland County, NY	Committee Vice-Chair	Excused	
Ashley Millard	Cortland County, NY	Deputy Clerk of the Legislature	Present	
Savannah Hempstead	Cortland County, NY	Clerk of the Legislature	Present	
Jack Hess	Cortland County, NY	Director, Information Technology	Present	
Allen Pankhurst	Cortland County, NY	Superintendent of Buildings & Grounds	Present	
Charles Sudbrink	Cortland County, NY	Superintendent of Highways	Present	
Alan Ricottilli	Cortland County, NY	Deputy Highway Superintendent	Present	
Melanie Vilardi	Cortland County, NY	Deputy County Administrator	Present	
Sharon MacDougall	Cortland County, NY	Director of Community Services	Present	
Christopher Newell	Cortland County, NY	Board Member	Present	
Brendan O'Bryan	BDC	Executive Director	Present	9:53 AM
Andrea Herzog	Cortland County, NY	Director of Finance	Present	9:15 AM
Doug Schneider	Cortland Standard	Reporter	Present	
Nicole Compton	Cortland County, NY	Paralegal	Remote	
Donald Chu	Cortland	Resident	Remote	
JD	Unknown	Unknown	Remote	

Minutes Acceptance: Minutes of Sep 10, 2024 9:00 AM (MINUTES)

MINUTES

1. Buildings & Grounds Committee - Committee Meeting - Aug 6, 2024 9:00 AM

RESULT: APPROVED

RESOLUTIONS

DISCUSSION ITEMS

1. 111 Port Watson Street Update

RESULT: COMPLETED

2. Update on Courthouse Dome Project

RESULT: COMPLETED

MONTHLY REPORTS

1. Buildings and Grounds Monthly Timeline Report

RESULT: COMPLETED

2. Buildings and Grounds Monthly Activity Report

RESULT: COMPLETED

3. IT Monthly Report

RESULT: COMPLETED

ADJOURNMENT

The meeting was closed at 9:58 AM

ON MOTION OF PAUL HEIDER, COMMITTEE CHAIR**AGENDA ITEM NO. 1****Authorize Agreement with NRG Energy, Inc. for Natural Gas**

WHEREAS, Resolution No. 44-11 authorized the Municipal Electric and Gas Alliance (MEGA) to represent Cortland County in a bid for natural gas; AND

WHEREAS, MEGA, in conjunction with Genesee County, NY, issued invitations to bid; AND

WHEREAS, MEGA's consulting firm, Energy Next, evaluated the bids on behalf of alliance members, including Cortland County; AND

WHEREAS, upon careful review and analysis MEGA determined that NRG Energy, Inc., of 910 Louisiana St Houston, TX 77002, was the lowest responsible bidder and entered into a program agreement with NRG Energy, Inc.; AND

WHEREAS, based on the NRG Energy, Inc. agreement with MEGA, the Cortland County Buildings and Grounds and Finance and Administration Committees have recommended selecting NRG Energy, Inc.'s price protection program, which will provide the County with natural gas at a fixed rate of \$-.- per decatherm for 36 months commencing on November 1, 2024 and ending October 31, 2027, with the option of extensions; NOW THEREFORE BE IT

RESOLVED, that the Cortland County Legislature hereby authorizes the County Administrator, upon the approval of the County Attorney or designee, to enter into an agreement with NRG Energy, Inc., of 910 Louisiana St Houston, TX 77002, for natural gas; AND BE IT FURTHER

RESOLVED, that said agreement with NRG Energy, Inc. shall be for all County properties.



**CORTLAND COUNTY BUILDINGS & GROUNDS
Safety Office and Code Enforcement**

60 Central Ave. B-28
Cortland, NY 13045-2746

Allen Pankhurst, Superintendent 607-753-5068 or 607-423-4535



3.1.a

TO: B&G Committee

FROM: Allen Pankhurst, Superintendent

DATE: 9/30/2024

SUBJECT: Activities Report for September 2024

Here are our monthly updates, please feel free to contact me if there are any questions or concerns.

We had 0 days of full staff due to time off. The crew has been extremely busy with projects as well as work orders. All is running smoothly and very close to on schedule.

- The Courthouse elevator update has been completed.
- County Clerk's office Demo is completed. It is now being used as a temporary court space while the elevator is being completed.
- Sealing and striping was completed 9/15
- Moving and remodeling in CO-OP is complete. The first stage of remodeling Public Defender's space is complete.
- Preparing to start the next stage of Public Defender's remodel.
- Courthouse hall light replacements were installed 9/24-9/25
- 4 new HVAC units have been revived for the third floor of the COB.

We have a number of projects on the agenda. We continue to work hard to keep up with the work flow. I can't say enough about how hard this crew has worked. I am very impressed with how B&G employees have helped to make changes in our department. I hope you all continue to support their efforts in moving forward.

Respectfully
Allen Pankhurst
Superintendent of Building and Grounds

Attachment: Committee updates activities September 2024 (12525 : Buildings and Grounds Monthly Reports)

City Court Relocation

Scope / Design Verification and design in process, RFQ changed to RFP, Courts request interview process for selection, released for Architect/Engineering Completed

Award of Bid for Architectural February 2023 COMPLETE, Bell and Spina contract complete planning meeting is scheduled.

Planning stages have begun. Meeting with 6th Judicial scheduled

Construction Docs. November/December 2023

Bidding January 2024

Award February 2024

Construction Duration end of April (3 months) pending successful bid and Contractor start date availability as well as elevator modernization schedule.

Meeting took place with Bell and Spina and State Court 6th plan moving forward now that the Courts will not be viewing the basement space as an option.

jurisdiction on May

Floor plan initial base is currently being drawn up by Bell and Spina, 5/23

Construction plan nearing completion as of 7/14, met with State Courts on 7/13 and they are agreeable to the final rough draft of renovations

New scans taken for reconstruction of areas for renovation

Some review sheets coming week of 8/22/23

Final floor plan is near acceptance by NY State Courts 6th Jurisdiction 9/25

Final floor plan has been presented to State Court System awaiting their approval to go to bid documents

Received Bell and Spina's resolve for their Drug Court needs and well as Library access

10/20/2023

Final floor plan drafted, bid document design has begun, County Clerk move to start soon, discussions on their space will resume end of December 11/23/2023

Clerk's Move

Met with Mrs. Kemak to finalize plan for County Clerk move.

Demo complete and remodel begins for new Clerk's space 2/5/24

Main counter moved and reinstalled 3/20

IT install completed 3/25

Electrical and most flooring completed. 4/1

Building the utility room started 4/24

Carpet install completed 5/1

Meeting with Mrs. Kemak & Mrs. Day to discuss Clerk's move and temporary Court space while

Elevator work started 7/22/24 Expected 10 weeks to completion.

Court House Elevator renovation

Screening process OMNIA bid through KONE

Initial walk through took place August 25th 2022

Contract with KONE completed and returned

Final cost \$265,000

Buildings and Grounds Timeline updates September 2024

Lead time on equipment is approximately 4 months
 Start date for install should August-September 2023
 Final walk through took place 5/22/23
 Inspection for rating of beam supports in process with KONE 7/14
 Final plan on it's way, construction to start soon, 8/22/23
 Equipment coming in, not all pieces are in yet. 9/25
 Awaiting code updates necessary for renovation, coming the week of 10/23/2024
 Final walk through and work by others descriptions done and received 11/9/2023
 Start date expected soon 11/20/2023
 Elevator projector held up with
 Impending more investigation of the shaft. 1/2/24
 Shaft inspection complete 2/1/24
 No update 4/30
 Work started 7/22/24 Expected 10 weeks to completion.
 Completed 9/23/24 on schedule

Kone – Courthouse Elevator Project Meeting

Date: 5/29/24

Attendees: Kevin Speers, Michael Hills, Paul Heider, Allen Pankhurst, Savannah Hempstead

Modernization Superintendent, Michael Hills:

- Materials delivery date 6/21/24
 - There is a slight chance of delivery date changing
 - Some materials coming from Hollister Whitley (sp?)
- Start 6/24/24
- Elevator out of service for 10 weeks
- Done and open September 2nd
- They work 4 10 hour days (no Fridays)
- Other work can be done on Fridays
 - Sheetrock, etc.
- All workers will have to have court clearance
 - Send the information to Kevin Speers
 - Al to email the forms to Kevin (sent 6/3)

3rd Floor HVAC project

Final engineering and checks complete
 One more walkthrough completed in January
 Equipment appears to be available for the most part
 Final cost of construction due, still not received
 pending project cost,
 Now adjusting construction goals and coverage, 2/27/23
 New plan being processed with less coverage. 3/20/2023
 On hold until further notice, 5/23
 Talks with Danforth resumed 11/8/2023

Buildings and Grounds Timeline updates September 2024

Going with Danforth to Moravia Schools to look at new univents with quiet mode. 11/20/2023
 School visit complete, unit shows great potential for our issues, pricing for one unit for 304 is
 Coming soon will install in house and should see considerable improvement. 1/2/24
 Allen contacted Danforth to set up another visit to room 304 2/8/24
 Danforth was @ CCOB to get info. 2/13/24
 Estimate by Danforth received 2/14/24
 Unit was ordered through Danforth (6-8 weeks delivery end of March-April 02/28/24
 Unit has delivered. Install scheduled for 5/20-5/22
 Install completed 5/22
 Started contact with Modular Comfort Systems to purchase 4 units. 7/31/24
 4 units were ordered from Modular 7/31/24. 6-8 week delivery time.
 Received units 9/24/24

Parking Lot Sealing and Striping

Due to weather concerns and because Gov. Hochul signed order that asphalt products can no longer
 Contain coal tar and tar products leaving only products that are inferior and very susceptible to
 Weather during application. We have chosen to wait until spring and they will honor the current
 Contract. 11/15/2023
 Reached out to vendor for rescheduling 6/4/24
 New revised contract completed 7/29/24
 Sealing and striping scheduled for 9/6/24 - 9/9/24
 Rescheduled to 9/13-9/15/24
 Complete 9/15/24

Dwyer Park Lift replacement

Received quotes from NorthStar Lifts 2/27
 Meeting with Rob, Savannah, and Paul to talk about witch option to go with. 3/5
 Received signed contract and Insurance Certificate from NorthStar Lifts 4/9
 Removal of old lift 5/15-5/17
 Final shaft way prep work to begin 6/3
 New lift to deliver week of 6/3-6/7
 Estimated completion date 6/17
 Completed 7/22/24



01010111 01100101 00100111
01110010 01100101 00100000
01101000 01100101 01110010
01100101 00100000 01110100
01101111 00100000 01101000
01100101 01101100 01110000
00100001

**Information
Technology**

CORTLAND COUNTY

**Jack Hess
Director**

**Tom McGrath
Deputy Director**

September 30, 2024

Information Technology September 2024 Monthly Report

Executive Summary

- IT
 - IT Steering Committee
 - A meeting was held February 16, 2024.
 - Network infrastructure upgrade
 - In progress
 - Expected completion: TBD
 - Tested and purchased new help desk software
 - This will replace existing, homegrown system.
 - Expected deployment TBD.
 - Address drive space issues
 - We are experiencing greatly increased demand for storage. This will be addressed in a more comprehensive fashion in next year's budget.
- DSS
 - Schedule a wiring project to move all DSS phones off state owned switches and on to our county network
- Legislature
 - Prepare and deploy laptops for legislative use
- County Attorney
 - Work on document production to support generic drug lawsuit litigation (on-going).
- CWCC
 - Prepare RFQ to terminate county owned fiber in the TC3 Extension building.
 - Waiting on lease documents to be signed to begin walk through with interested vendors
- County Clerk
 - Laserfiche migration
 - In progress; training be being this month.
 - Discuss the billing model, if we go that route.

Attachment: 2024_09_Monthly_Report (12522 : Monthly IT Report - September 2024)

Departmental Priorities and Focus

Create a clear vision of IT for the future

- Status: In Process
 - The next committee meeting February 16, 2024.
 - Discussion items:
 - Web site redesign/update
 - Multi-factor authentication
 - Revising the county's security policy
 - Business continuity/disaster recovery
 - eSignatures
 - Data retention
 - Laserfiche
 - To be moved to a Cortland County cloud account in 2024
 - County GIS
 - Migration to a .gov domain name
 - New internet service provider and phone service provider in 2024
 - FirstLight to replace Verizon, Nitel and Momentum
 - Panic button RFP
 - Email Security
 - Members
 - Jack Hess, IT – Chair
 - Tom McGrath, IT
 - Lisa Perfetti, Health – Security Officer
 - Beau Harbin, Legislature
 - Rob Corpora, County Administration
 - Savannah Hempstead, Legislature
 - Brooke Kemak, County Clerk
 - Andrea Herzog, Finance
 - James Harvey, DSS
 - Sharon MacDougall, Mental Health
 - Alicia Wheaton, Probation
 - John Gallagher, Sheriff
 - Scott Roman, DERC

County Wide Services

- Provide mail and print services to all County departments
- Provide fast reliable computer network for entire County
- Prepare new computers for Departments
- Maintain and enhance application programs for various departments to provide accurate and timely reports
- Monitor our security posture to mitigate the threat of ransomware and other attacks
- Provide desktop support
- Telecommunications support
- Access control to County buildings
- Camera and security systems
- Respond to requests for email archiver information (FOIL requests, etc.)
- Respond to alerts from intrusion detection system (IDS)
- Assign Munis roles and permissions

Departments

- Aging
- Assigned Counsel
- Buildings and Grounds
- CAC
- CWCC
- County Administration
- County Attorney
- County Clerk
- DERC
- DMV
- DSS
- District Attorney
- Elections
- Finance
- Grant Administration
- Health
- Highway
- Legislators
- Mental Health
- Personnel
- Planning
- Probation
- Public Defender
- RPTS
- Recycling
- Sheriff
- Soil and Water Conservation District
- Solid Waste
- Treasurer
- Veterans

External Agencies

- SUNY Cortland
- Homer PD
- Homer FD
- Cortland PD
- Cortland FD
- NYSP
- MAVAC
- Town of Cortlandville
- Town of Freetown

Contracts (Company, Service, Amount, Expires, Informational/Action Required)

• Alertus	Panic button system	TBD/year	TBD	Info.
• Palo Alto	Firewall maint.	N/A	Discontinued	Info.
• Barracuda	Load balancer maint.	\$5,000/year	12/16/2024	Info.
• All Mode	Phones - Support	\$15,699/year	12/31/2024	Info.
• GoDaddy	SSL Certificate	\$450/year	7/15/2025	Info.
• Barracuda	Email security gateway	\$9,000/year	8/23/2024	Info.
• SHI	SAN maintenance	\$24,000/year	12/31/2024	Info.
• Barracuda	Email archiver maint.	\$5,688/year	2/26/2025	Info.
• Cisco	WebEx	\$10,000/year	6/30/2024	Info.
• Westlaw	Online Legal Search	\$17,000/year	8/31/2026	Info.
• Toshiba Business Sol.	Copier/Printers	\$63,000/year	12/31/2026	Info.
• FirstLight	Phone/Internet	\$32,436/year	4/30/2027	Info.
• Pitney Bowes	Postage Meter	\$5,820/year	6/30/2027	Info.



3.3 SKYLIGHTS

Each section of the building's cross has a skylight. The skylights vary in size and are directly over stained glass ceiling murals located in the rooms below. The skylight frames are the original copper holding a single pane wire glass.

The area between the skylight and the mural is heated.

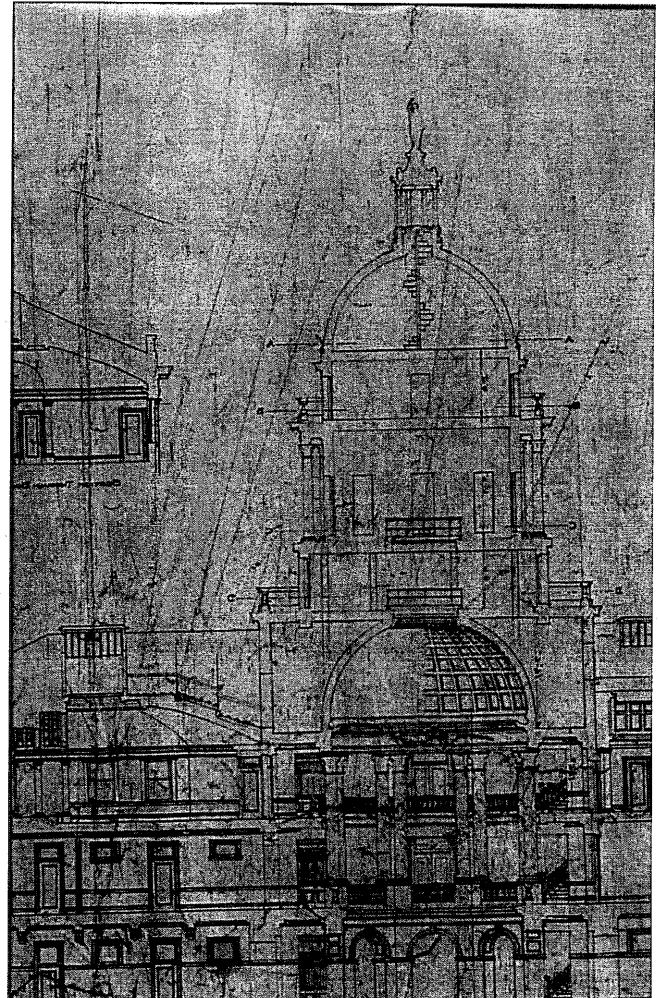


3.4 DOME / CUPOLA

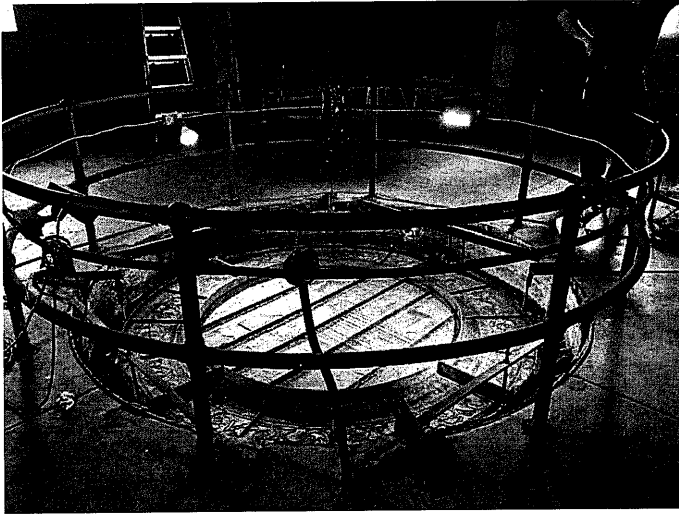
There are five floor levels to the dome leading to the cupola. The dome level is accessed from a stair off the rotunda.

- 3.4.1 This first level gives access to the attic areas above the courtrooms and to the skylights and murals to the rooms below. A ships ladder leads to the second level which is the top of the rotunda dome in which a mural is centered. There are flood lights attached to a railing that illuminate the rotunda oculus.

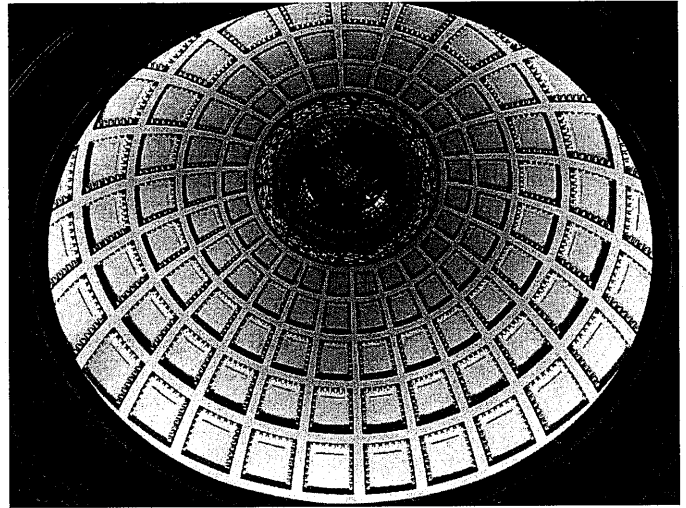
From this, second dome level doors with glazing allow light into the space and give access to a roof that rings the dome. The roof membrane of the second level five-foot wide (5'-0") ring is EPDM. The membrane is attached to the round wall of the dome and the outer balustrade, that is octagon in shape, with termination bars and sealant – there is no counter flashing. There are roof drains with inserts and some HVAC equipment placed on this level. There is a cornice that projects from the balustrade that is partially protected by copper flashing that is held back from the edge and caulked into a Reglet cut into the cornice stone.



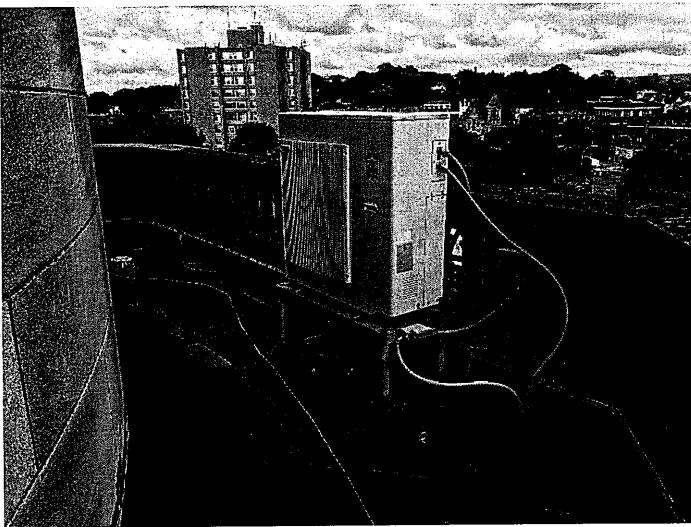
Attachment: dome-10092024110809 (12557 : Dome Restoration)



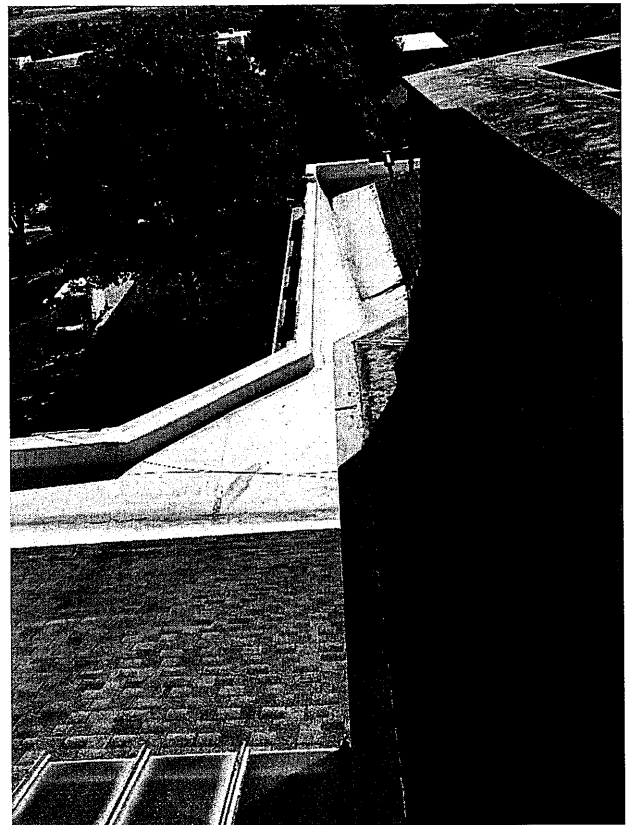
Mural - Dome level 2



Rotunda Dome



Roof Area at Dome Level 2



Cornice at Balustrade =Dome Level 2

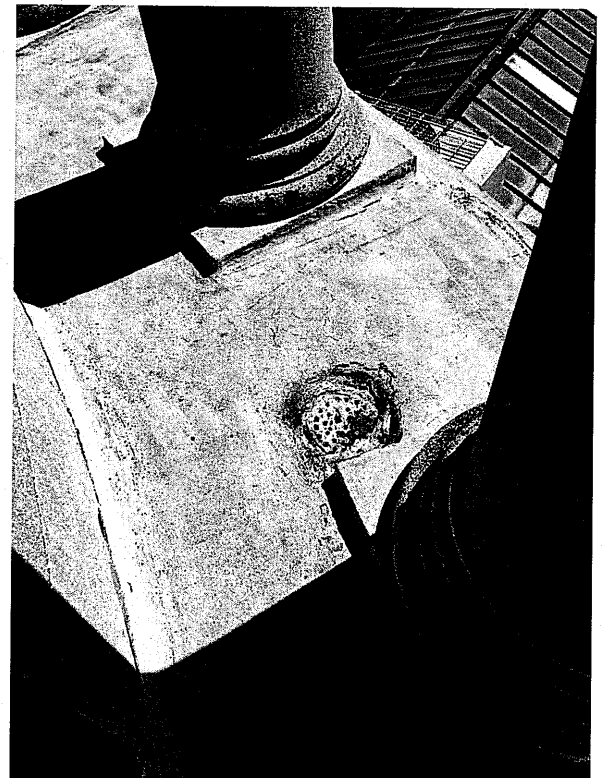
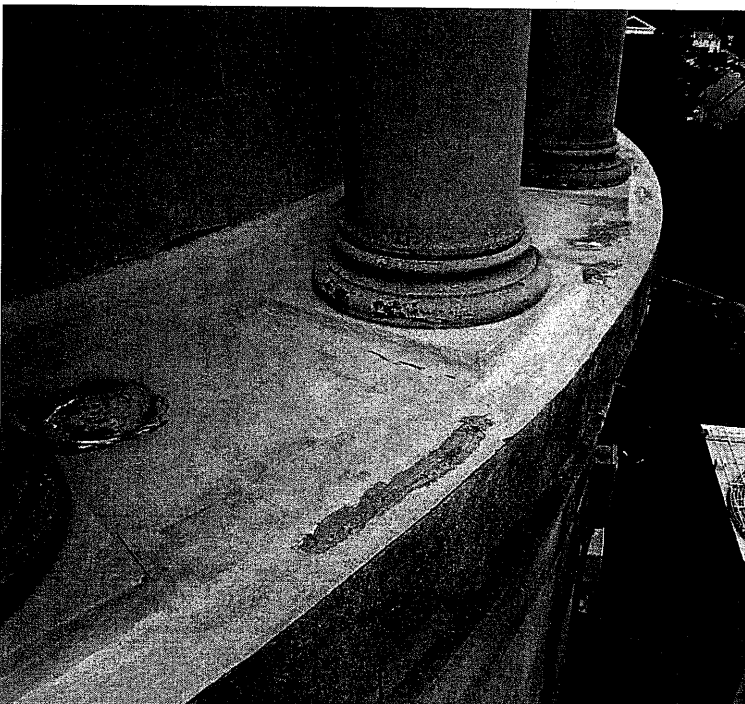
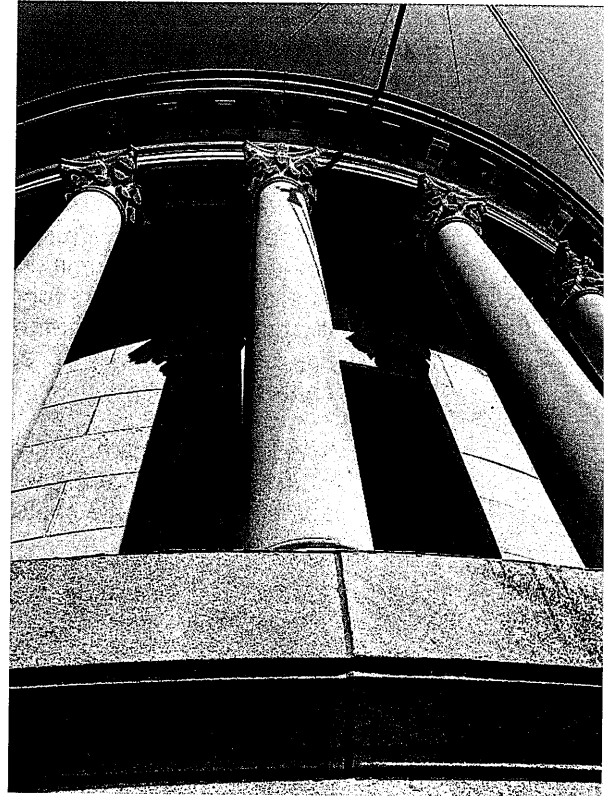
Attachment: dome-10092024110809 (12557 : Dome Restoration)



- 3.4.2 The third level is the Corinthian colonnade. This level also has eight (8) wood doors with single pane clear glass with a decorative lattice that allow light and provides access to the colonnade. The stone cornice of the colonnade is covered with a coated modified bitumen membrane. There are roof drains set in the stone that are slightly recessed in some cases. This level drains off the edge of the cornice. The columns are set on a low square plinth.

The membrane is deteriorating with the coating flaking off and cracking. The door hardware is missing or in poor condition and there is no weather stripping on the doors.

Top of the colonnade shows evidence of staining.



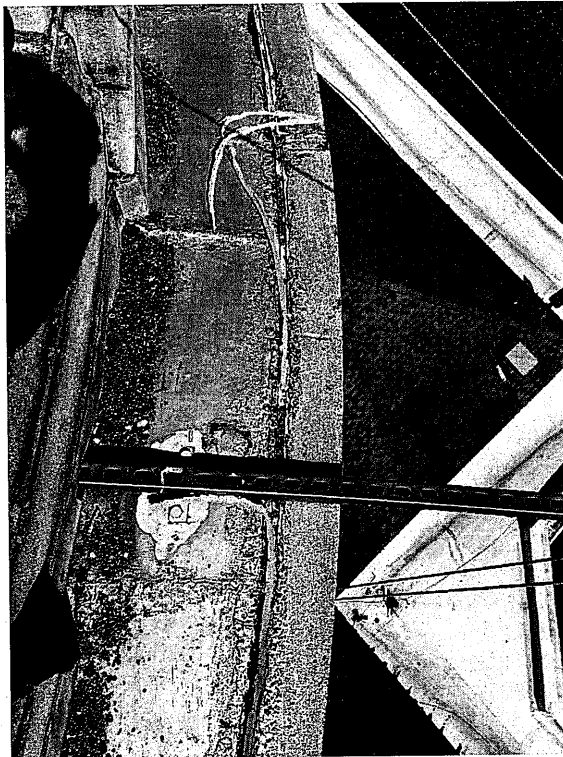
Attachment: dome-10092024110809 (12557 : Dome Restoration)



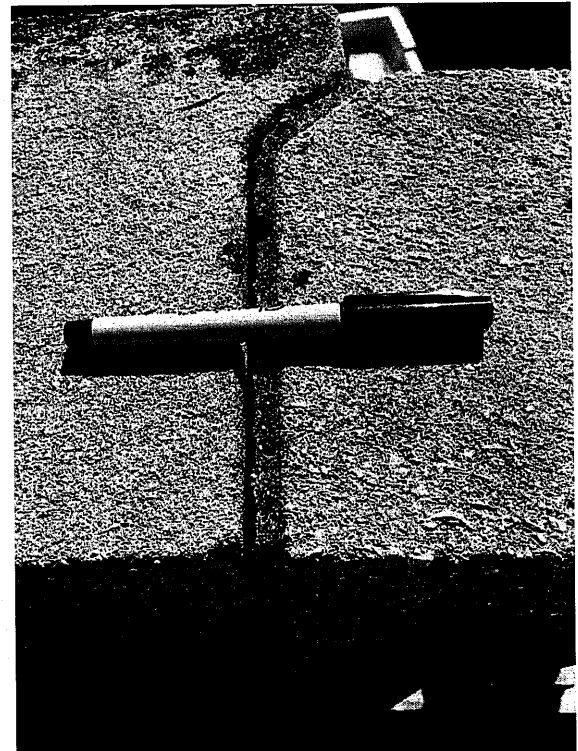
- 3.4.3 The fourth level is surrounded by a narrow two-foot (2'-0") roof area protected by a circular stone balustrade similar to the second level. The roof membrane of this level is an aluminum fibrated coated modified bitumen. The membrane is counter flashed at the balustrade with copper that has been coated with an aluminum fibrated coating. There are overflow scuppers located along the balustrade. The membrane terminates on the stone rotunda at a joint line that is caulked.

The balustrade is 43 inches high. The joints of the balustrade are open, deteriorated and some sections have shifted.

The outer cornice is flashed and coated with an aluminum fibrated coating similar to that coating the membrane. The flashing is counter flashed at the balustrade and is set into a Reglet with sealant set back from the edge of the cornice. The sealant is deteriorated.



Cornice Flashing

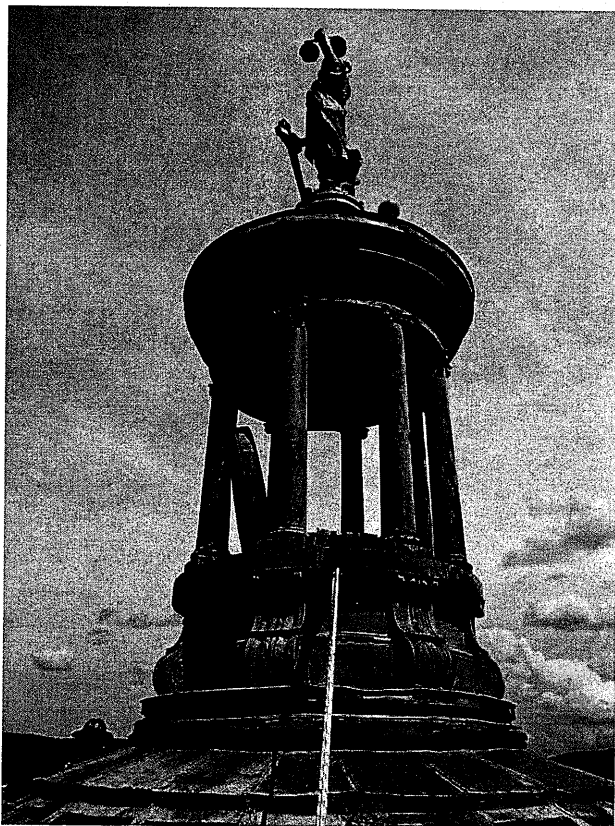
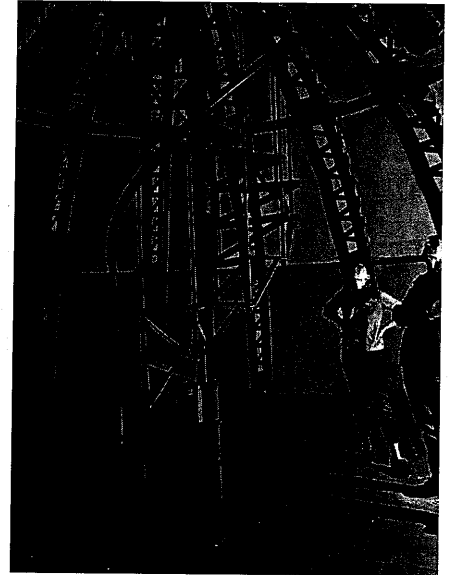


Balustrade Joints

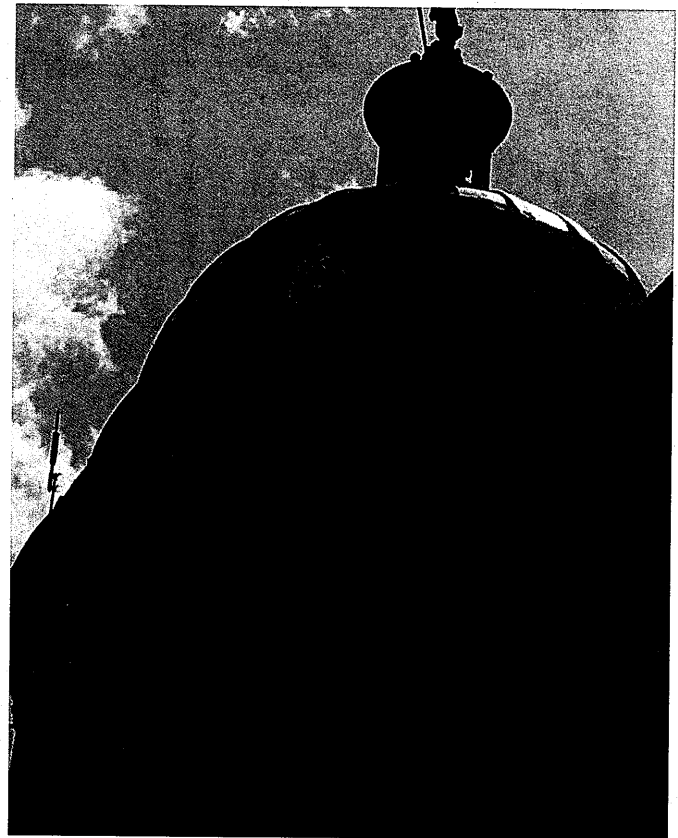


- 3.4.4 The fifth level is reached via a circular stair which then has a circular stair to a hatch at the top of the dome under the lantern which is topped by a statue of Lady Justice. The lantern, its eight ionic columns, and Lady of Justice are copper. The surface of the dome is 24 oz. copper in twenty-four (24) pie sections. The copper has been painted, which was reportedly done at the start of World War II. The paint color is a yellow that has worn away in areas and is very thin in others. The paint is assumed to contain lead.

Vertical Access performed visual observations of the dome and lantern using industrial rope access and an unmanned aerial drone (UAV). They also took samples for testing for hazardous materials. In summary, findings indicate that the lantern and dome metal is generally intact but exhibit cracked solder joints, failed fasteners at seams, tears, punctures and dents in various locations. Their full report is provided as an appendix.

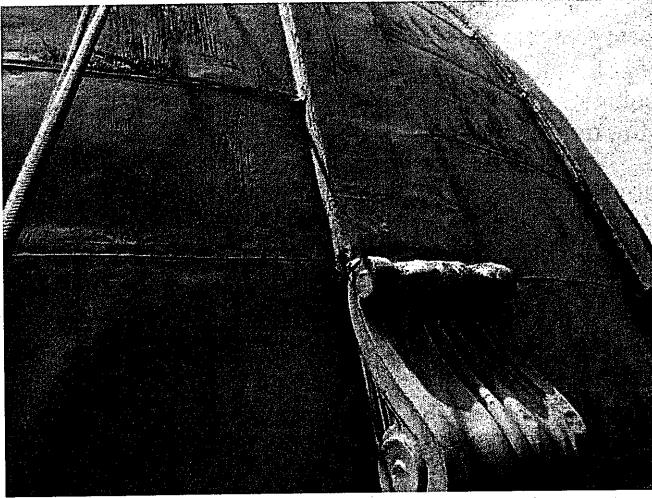


Lantern and Lady Justice



Close-up observations on Dome

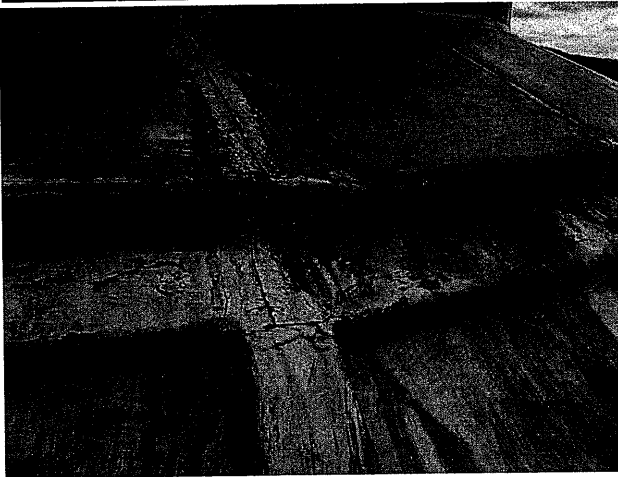
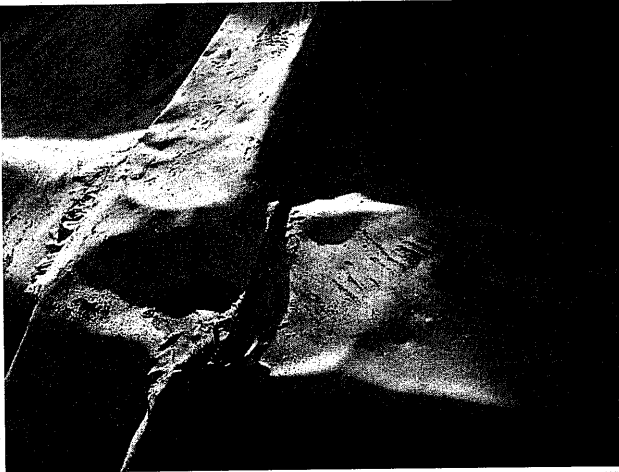
Attachment: dome-10092024110809 (12557 : Dome Restoration)



Base of Dome



Close-up of Base of Dome



Dome Seams



View from top of Dome

Attachment: dome-10092024110809 (12557 : Dome Restoration)



4 CONCLUSIONS / RECOMMENDATIONS

4.1 MAIN ROOF AREAS

1. The roofing system (asphalt shingles and single ply gutter membrane) appears to be in good condition and can continue to perform for a number of years.

Recommendation:

Normal maintenance – spring and fall visual inspection – cleaning of drains.

4.2 SKYLIGHTS

1. Skylights are original, have exceeded their life expectancy, are energy inefficient, and leak.

Recommendation:

Full replacement with insulated glazing and thermally broken framing system replicating the existing skylight pattern.

4.3 DOME / ROTUNDA ROOF AREAS

1. The dome copper is nearing the end of its life expectancy.

Recommendation:

Coating the dome copper was considered but the lead paint coating would have to be removed first in order to conduct repairs and provide a good surface for coating adhesion. Therefore, replicated replacement with 20 oz copper is recommended.

4.4 DOME / LANTERN / LADY JUSTICE

Recommendation:

Lady Justice and the columns of the lantern are in a similar condition as the dome copper, replicated replacement utilizing 20 oz copper.

4.5 MASONRY

1. Limestone masonry of the rotunda drum and base is generally in good condition.
2. Limestone masonry of the main building is generally in good condition.

Recommendation:

1. Repoint areas of deterioration, that have the incorrect mortar, and that have been caulked.
2. Install dutchman repairs at major spalls.
3. Clean the cornices, rotunda drum and balustrade masonry.
4. Remove the copper flashing at the cornices, repair masonry and install new flashing.

4.6 ENTRANCES

The east and west entrances to the courthouse are a safety issue due to uneven and loose treads and deteriorated stone. The front monumental main entrance is not

Recommendation:

1. Main Entrance Stairs
 - a. Number, remove, clean and reinstall existing stone treads and landing granite
 - b. Remove and stair railings in kind reinstall one (eastern most) railing.
 - c. Replace deteriorated brick stringer walls of treads with reinforced concrete.
 - d. Remove stone wing walls and repair back up and reinstall using good stone with new as required.



5.0 CONSTRUCTION BUDGET SUMMARY

The construction budgets have been provided by item or system to allow the County to better budget and/or phase the courthouse restoration – renovation. Costs are based on 2019 rates and have been escalated to summer construction of 2021. Breakdowns of the preliminary estimates are included in the following Appendix A.1.

Exterior

Skylight Replacement	\$ 390,000	
Dome / Cupola Restoration	\$ 760,000	
Masonry Restoration	\$ 233,000	
Entrance Door Replacement	\$ 80,000	
Entry Stair Restoration	\$ 695,000	
Areaway Restoration	\$ 238,000	
Subtotal		\$2,396,000

Heating System

Heating Plant Replacement (Located in Courthouse)***	\$1,790,000	
Air Conditioning (Base option)	\$ 855,000	
Ventilation Systems	\$ 57,000	
Subtotal		\$2,702,000
Total		\$5,098,000
SAY		\$5,100,000

***Includes allowances of \$100,000 for asbestos abatement and \$200,000 for repair of finishes.

END of REPORT

Attachment: dome-10092024110809 (12557 : Dome Restoration)

PROJECT: Cortland County Courthouse Skylights				OPINION OF PROBABLE CONSTRUCTION COST					
PHASE: Study				DATE: 12/30/19					
TRADE: G.C									ARCHITECTS
DIV	DESCRIPTION	QTY	UNIT	LABOR		MATERIALS		TOTAL COST	
				P/UNIT	TOTAL	P/UNIT	TOTAL		
Hazmat Removals - Exterior									
2A	Abatement Permit	1	Allow					\$ 1,000	
2A	Abate sealants (Crew 4 x 2 weeks)	1	Crew	\$13,600.00	\$13,600			\$13,600	
2A	Remote Decon	2	Week			\$500.00	\$1,000	\$1,000	
2A	Disposal		Allow					\$1,500	
SUBTOTAL								\$ 17,100	
Skylight Replacement									
2A	Removal North skylight	84	SF	\$10.00	\$840	\$5.00	\$420	\$1,260	
6	Remove East Skylight	730	SF	\$10.00	\$7,300	\$5.00	\$3,650	\$10,950	
6	Remove South Skylight	190	SF	\$10.00	\$1,900	\$5.00	\$950	\$2,850	
7	Remove West Skylight	210	SF	\$10.00	\$2,100	\$5.00	\$1,050	\$3,150	
7	Prepare Curbs	250	LF	\$6.00	\$1,500	\$2.50	\$625	\$2,125	
7	Clean stainglass murals & wells	2300	SF	\$4.00	\$9,200	\$1.00	\$2,300	\$11,500	
7	North Skylight	84	SF	\$25.00	\$2,100	\$125.00	\$10,500	\$12,600	
7	East Skylight	730	SF	\$25.00	\$18,250	\$125.00	\$91,250	\$109,500	
7	South Skylight	190	SF	\$25.00	\$4,750	\$125.00	\$23,750	\$28,500	
7	West Skylight	210	SF	\$25.00	\$5,250	\$125.00	\$26,250	\$31,500	
7	Curb flashing	250	LF	\$15.00	\$3,750	\$3.00	\$750	\$4,500	
7	Flashing against dome stone wall	38	LF	\$15.00	\$570	\$3.00	\$114	\$684	
7	Stair tower / fall protection	1	Allow					\$20,000	
7	Crane (rental)	4	WK	\$4,200.00	\$16,800	\$0.00	\$0	\$16,800	
7	Dumpster (lifts)	2	EA	\$600.00	\$1,200	\$0.00	\$0	\$1,200	
SUBTOTAL								\$257,119	
SUBTOTAL - HAZMAT REMOVALS								\$17,100	
SUBTOTAL								\$257,119	
CONTINGENCY								15% \$41,133	
GENERAL CONDITIONS								8% \$21,938	
OVERHEAD/PROFIT								12% \$32,906	
ESCALATION 2021 CONSTRUCTION								6% \$21,186	
TOTAL								\$391,381	
ESTIMATED COST - SAY								\$390,000	

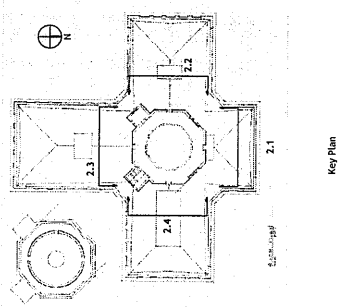
Attachment: dome-10092024110809 (12557 : Dome Restoration)

PROJECT: Cortland County Courthouse Dome & Cupola				OPINION OF PROBABLE CONSTRUCTION COST				 ARCHITECTS	
PHASE: Study				DATE: 12/30/19					
TRADE: G.C									
DIV	DESCRIPTION	QTY	UNIT	LABOR		MATERIALS		TOTAL COST	
				P/UNIT	TOTAL	P/UNIT	TOTAL		
Hazmat Removals - Exterior									
2A	Remove Underlayment	3600	SF	\$2.00	\$7,200	\$0.50	\$1,800	\$9,000	
2A	Remove Cornice Flashing sealant	512	LF	\$7.00	\$3,584	\$0.50	\$256	\$3,840	
2A	Mod Bit Colunade & Upper Level	916	SF	\$10.00	\$9,160	\$0.50	\$458	\$9,618	
2A	DOL Permit	1	Allow				\$0	\$1,000	
2A	Remote Decon	4	Week			\$500.00	\$2,000	\$2,000	
2A	Disposal	1	Allow					\$1,500	
SUBTOTAL								\$26,958	
Roofing Replacement									
2A	Remove Lady Justice	1	Allow	\$3,200.00	\$3,200	\$0.00	\$0	\$3,200	
2A	Remove Copper Dome	3600	SF	\$2.00	\$7,200	\$1.75	\$6,300	\$13,500	
6	New Dome Hatch	1	EA	\$1,600.00	\$1,600	\$2,000.00	\$2,000	\$3,600	
7	Replication of Lady Justice & Columns	1	Allow					\$120,000	
7	Replicaion of Dome Segments	3600	SF	\$5.00	\$18,000	\$20.00	\$72,000	\$90,000	
7	Peel & Stick membrane on Dome	3600	SF	\$1.00	\$3,600	\$1.25	\$4,500	\$8,100	
7	Installation of Dome & Lady Justice	1	SF	\$0.00	\$0	\$0.00	\$0	\$10,000	
7	Power Wash - Clean Masonry Drum	8000	SF	\$3.00	\$24,000	\$0.55	\$4,400	\$28,400	
7	Repoint Limestone Joints	2000	SF	\$0.50	\$1,000	\$0.50	\$1,000	\$2,000	
	Repoint Balustrade Joints	66	EA	\$170.00	\$11,220	\$11.50	\$759	\$11,979	
7	Remove EPDM Roofing	760	SF	\$2.00	\$1,520	\$0.50	\$380	\$1,900	
7	Clean Balustrade	264	SF	\$12.00	\$3,168	\$2.00	\$528	\$3,696	
7	Grind Roof Slabs	1800	SF	\$3.50	\$6,300	\$0.50	\$900	\$7,200	
7	Moisture Mitigation Coating	1800	SF	\$2.00	\$3,600	\$3.00	\$5,400	\$9,000	
7	Liquid Roof Membrane	1800	SF	\$12.00	\$21,600	\$12.00	\$21,600	\$43,200	
7	Remove Copper Cornice Flashing	476	SF	\$2.50	\$1,190	\$0.50	\$238	\$1,428	
7	Repoint Cornice Joints	80	EA	\$170.00	\$1,500	\$11.50	\$920	\$2,420	
7	Freedom Grey Cornice Falshing	560	SF	\$15.00	\$8,400	\$8.00	\$4,480	\$12,880	
7	New RD strainers	8	EA	\$60.00	\$480	\$40.00	\$320	\$800	
7	Scaffolding of Dome	13,000	SF	\$6.00	\$78,000	\$2.00	\$26,000	\$104,000	
7	Scaffolding Rental	4	Month	\$16,000.00	\$64,000	\$50.00	\$200	\$64,200	
7	Replace Wood Doors	16	EA	\$800.00	\$12,800	\$550.00	\$8,800	\$21,600	
7	Crane (rental)	4	WK	\$5,500.00	\$22,000	\$0.00	\$0	\$22,000	
7	Dumpster (lifts)	3	EA	\$600.00	\$1,800	\$0.00	\$0	\$1,800	
SUBTOTAL								\$586,903	
SUBTOTAL - HAZMAT REMOVALS								\$26,958	
SUBTOTAL								\$586,903	
CONTINGENCY								15%	
GENERAL CONDITIONS								8% \$49,109	
OVERHEAD/PROFIT								12% \$73,663	
ESCALATION 2021 CONSTRUCTION								6% \$42,581	
TOTAL								\$779,214	
ESTIMATED COST - SAY								\$780,000	

Attachment: dome-10092024110809 (12557 : Dome Restoration)



2.1 North

[illegible]

Report Narrative

VERTICAL
access

Cortland County Courthouse
Cortland, NY
Exterior Dome Inspection

Vertical Access LLC
PO Box 4135, Ithaca, NY 14852
Tel: 607 257 4049 / Fax: 607 257 2129

Vertical Access LLC (VA) was retained by Bell & Spina, P.C. to perform a hands-on and close visual inspection of the exterior of the sheet metal-clad dome and masonry drum of the Cortland County Courthouse in Cortland, NY. The purpose of the survey was to document existing conditions in order to assist the project team with preparation of repair recommendations. As part of the investigative work, VA documented representative and notable conditions with digital photographs and video files hyperlinked to annotated conditions drawings.

VA technicians Kristen Olson, Dan Gordeyeva, and Evan Kopelson were on-site July 31st and August 1st, 2019 to perform the visual inspection using industrial rope access and an unmanned aerial vehicle (UAV, or drone). Cortland County Buildings and Grounds staff were on-site during the investigation to assist with building access. Dennis Spina of Bell & Spina was on site August 1st for discussion of findings and to take possession of samples collected by Vertical Access during the investigation.

The exterior materials of the Cortland County Courthouse Dome are in fair condition. There is widespread failure of the paint coatings at the sheet copper and of the sealant in the joints between the sheet copper and stone masonry. The exterior sheet metal at the lantern and dome is generally intact but exhibits cracked solder joints, failed fasteners at seams, and tears, punctures and dents at some locations. The limestone masonry of the drum is generally in good condition. There are discrete locations of cracking, spalling and chipping of the stone and areas of failed mortar joints. The most notable condition observed at the masonry is displacement of some sections of the balustrade at the setbacks of the drum and of some cornice units. None of the areas of displacement were found to be loose.

This *Report Narrative* with supporting photographs, annotated AutoCAD elevation drawings, and spreadsheet of extracted survey conditions constitute VA's *Condition Survey Report* for the Cortland County Courthouse Dome. Vertical Access' *Guide to TPAS® Annotated Drawings* is included with the report. Digital copies of the compiled full report, *Report Narrative*, drawings in AutoCAD and PDF formats, photographs, extracted condition quantities, and *Guide to TPAS® Annotated Drawings* are provided on a USB flash drive. Video files collected with UAV access

Attachment: dome-10092024110809 (12557 : Dome Restoration)

Findings

As part of the survey of the Cortland County Courthouse, VA noted and documented localized failed seams, tears, punctures, and dents and widespread paint failure at the sheet metal. At the masonry drum, displacement of sections of the balustrade and some cornice units as well as spalls, cracks, and failed mortar and sealant joints were documented. Overall the exterior of the dome and drum appears to be in fair condition, with the conditions relating to a lack of general maintenance resulting in systemic deterioration.

Each condition was assigned a priority rating as part of the survey. Priority 1 conditions are those representing immediate safety issues. No Priority 1 conditions were identified during VA's investigation, although a loose spall measuring approximately 15 square inches was removed from the stone cornice at the base of the dome. Priority 2 conditions are those conditions of deterioration such as displacement, spalls, and cracks in the masonry, and maintenance deficiencies, such as failed paint coatings and sealant, and failed seams at sheet metal. Priority 3 conditions are conditions that are primarily aesthetic, such as soiling, and conditions that are early in their deterioration trajectory, such as hairline cracks in the stone. The priority of each condition appears in the *Spreadsheet of Survey Conditions*, as an attribute that is exported from the condition blocks in the AutoCAD drawing.

For the purposes of this report, the following definitions are provided: *Excellent* condition refers to a system, material, or item that shows minimal to no deterioration and continues to serve its intended structural, waterproofing, or aesthetic function. *Good* condition is used for a system, material, or item that generally continues to serve its intended structural, waterproofing, or aesthetic function although patterns or specific instances of deterioration are present. *Fair* condition indicates that a system, material, or item has lost some of its structural, waterproofing, or aesthetic function due to deterioration or deferred maintenance. *Poor* condition refers to a system, material, or item that has lost most of its intended structural, waterproofing, or aesthetic function.

Sheet Metal Dome and Lantern

- The sheet copper cladding at the exterior of the dome and lantern is in fair to good condition. There are 24 facets of the sheet metal dome, consisting of sheet copper pans with the folded seams at the top and bottom seams of the pans and the sides turned up and covered by sheet copper rib covers. Sheet copper ornament at the dome and lantern includes brackets at the base of the dome, volutes at the base of the lantern, and eight columns with ionic capitals at the lantern. Measurements taken at several locations with digital calipers indicate that the copper is nominally between 0.031 and 0.040 inches thick, corresponding roughly to 24 oz. sheet copper. (See photographs 119-123,

119-124).

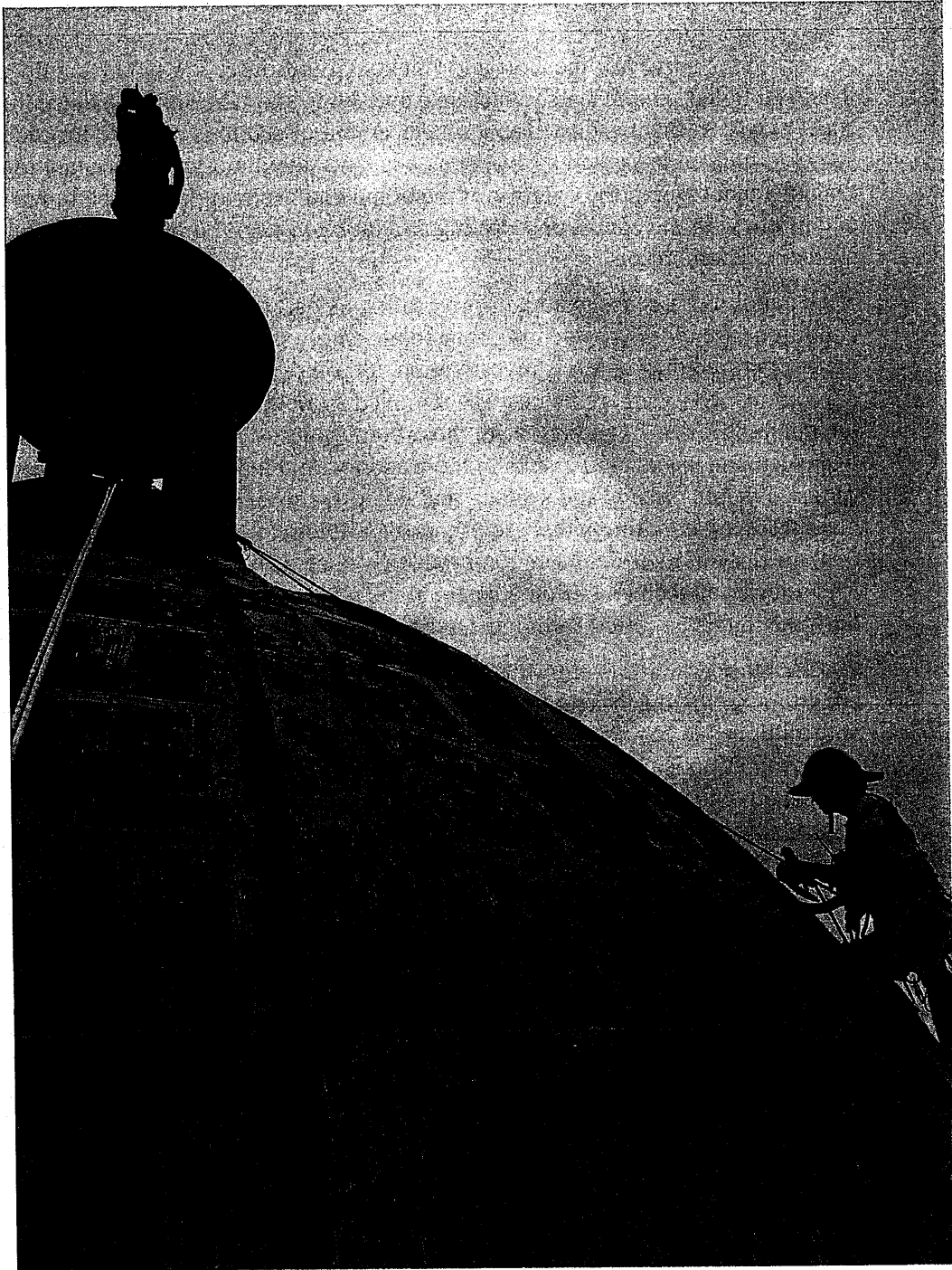


Figure 2: Dome photograph showing pans and rib covers.

Attachment: dome-10092024110809 (12557 : Dome Restoration)

- Two sheet metal ball finials are missing from the south side of the top of the lantern. There are holes approximately three inches in diameter into the top of the lantern where the ornament is missing. (See Lantern and Statue South video).
- A typical pattern of deterioration at the sheet metal dome is failed soldered seams (annotated "SldF" on the drawings) at the ribs covers where they meet the sheet copper lantern skirt near the top of the dome. The failed seams are typically three or four inches long. (See photographs 107-137, 595-136, 853-134).
- Some of the soldered seams at the base of the dome and the sheet metal covering over the stone cornices have also failed. (See photographs 592-122, 605-114).
- Nails popping out of the sheet copper frieze of the lantern were documented as a failed fastener seam ("FstF"). The failed fasteners were noted on the west side of the lantern. (See photographs 336-145).
- Several vertical folded seams at the base of dome were documented as failed ("FldF"). The seams exhibit minor separation between the sheet metal sections along the seam. (See photographs 329-122). The folded seams between the four pieces of sheet metal that make up the soffit of the lantern are also open and failed. (See photographs 593-143).
- Tears ("Trn") in the sheet copper pans where they are turned up at the rib covers were noted at some locations. The tears are typically less than one inch long. Some pans are notched at the bend, reducing the likelihood of tearing. (See photographs 332-132, 598-127). The sheet copper counterflashing at the base of the outboard side of the upper balustrade is also torn. (See photographs 593-114).
- Punctures ("Pnc") in the sheet metal were noted at a couple locations. One of the columns on the north side of the lantern has a puncture about one inch long where the open hatch cover hits the column. (See photographs 113-141). A puncture roughly 1/2 inch in diameter was also noted on the skyward-facing surface of one of the brackets on a northwest facet at the base of the dome. (See photographs 119-125).
- Dents (annotated "Dnt") in the sheet metal were noted at several locations, particularly at the lantern. The sheet metal ornament at the cornice and base of the lantern exhibit typical denting. (See photographs 333-138, 852-138). Two columns on the north side of the lantern have dents where the open hatch cover hits the column. (See photographs 108-142, 112-143). The sheet metal panels at the soffit of the lantern also exhibits denting. (See photographs 590-144). Shallow dents on the north side of the dome were also noted, perhaps evidence of hail damage. (See photographs 112-129).

- Rust staining on the surface of the sheet copper at the dome is typical. The pattern of the rust staining in streaks along the rib covers and at the bottom edges of some of the pans indicate that the staining may be from corrosion of ferrous fasteners or structure under the sheet copper cladding. (See photographs 116-130, 853-125).
- All of the sheet copper has been painted with a yellow coating. The paint may cover some conditions that were not documented during the investigation. The yellow paint coating has failed, with weathering, chalking and loss of binder typical. Flaking and peeling of the paint from the copper substrate is less common. (See photographs 596-148, 599-133).

Masonry Drum

- Horizontal displacement (“Hor” on the annotated drawings) of sections of the stone balustrades at the upper setback level was noted on all sides of the building. The displacement measures up to 1/2 inch and is typically outward away from the building. At some locations the displaced units include the piers between the balustrade sections and at some locations just the balustrade sections with balusters are displaced. (See photographs 110-117, 592-117, 603-118, 862-116).
- There is one displaced stone unit at the cornice just below the base of the dome on the west side of the building and additional displaced units in the cornice below the upper balustrade on all sides. The displacement at these cornice units is typically both in a horizontal and vertical direction (annotated “HV”) and measures between 1/4 and 1/2 inch. (See photographs 344-122, 587-114, 861-114).
- Cracks between hairline and 1/16 inch in width were noted at cornice units directly below the base of the dome, below the upper balustrade level, and above the peristyle. The cracks typically run vertically or diagonally across the units and are in single units (annotated “C” on the drawings), rather than through multiple units. (See photographs 119-121, 602-116, 855-90).
- Hairline cracks were also documented at both balustrade levels. The cracks are between hairline and 1/16 inch in width. Some of the cracks extend into multiple units (“CU”) or through mortar joints (“CJ”). (See photographs 595-99, 842-92, 854-113).
- Several spalls were identified during the investigation. Spalls were designated with one of the following codes: “B” for bonded in position with either mortar or sealant, “I” for incipient spalls that have not fully formed, “M” if missing at the time of the survey, or “R” for spalls that were removed by Vertical Access during the survey. Most of the documented spalls measure between 5 and 10 square inches. (See photographs 339-99, 337-100,

587-89, 869-91). A spall removed from a cornice unit on the east side of the drum measures 15 square inches. (See photographs 852-114).

- Areas of chipped stone at the edges of units were noted at the lower balustrade level and frieze units at the upper part of the drum. The chipping is typically 1/4 to 1/2 inch in depth. (See photographs 103-99, 332-92, 596-111).
- All of the sealant at the masonry has failed. Sealant is found in reglet joints in the skyward-facing surfaces of the cornice units where the sheet metal cornice covers terminate. At least two types of sealant are found in the reglet joints, both of which appear to be urethane. (See photographs 339-92, 341-115).
- In general, the mortar at the drum is in good condition. Areas of failed mortar were documented at both balustrade levels, at the attic level, and at the entablature above the peristyle. At these areas, there is both sound and failed mortar. The failed mortar at the upper balustrade level exhibits erosion. (See photographs 339-117, 861-119). The failed mortar at the attic level, the lower balustrade level and the peristyle entablature is cracked and separated from the stone. (See photographs 125-92, 326-89, 591-112, 846-113).
- The coating at the deck of the peristyle level has failed in some areas. The coating is applied to the skyward-facing surfaces of the deck, including the column plinths. The coating at the deck drain at the southeast side of this level has torn allowing water ingress around the drain. (See photographs 606-101).
- Representative areas of soiling were documented at the masonry of the drum. Biological soiling is widespread, particularly at the skyward-facing surfaces of the balustrades and the bases of the peristyle columns. (See photographs 96-94, 114-97, 114-117). Black gypsum crusts are typical at the limestone surfaces below the cornices and at the rear sides of the peristyle column capitals where there is not direct water washing down the surface of the stone. (See photographs 333-90, 338-111, 584-110, 598-113).

Statue of Lady Justice

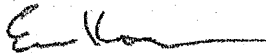
- The statue of Lady Justice was observed using video footage collected using a GoPro camera on an extendable pole operated from the top of the dome and a UAV flown from the northeast, southeast and southwest corners of the building. Based on the video footage, the statue appears to be sheet copper with soldered seams. Like the lantern and dome, the statue is painted yellow. Other than weathered paint coatings, the statue is generally in good condition. (See UAV and GoPro videos).

Conclusions and Preliminary Interpretations

Vertical Access performed a hands-on and close visual survey of the dome and drum of the Cortland County Courthouse to assist the project team with the assessment of the exterior materials. The areas surveyed by Vertical Access included the lantern, dome, and drum down to the roofs of the base of the building. VA noted and documented localized failed seams, tears, punctures, and dents and widespread paint failure at the sheet metal. At the masonry drum, displacement of sections of the balustrade and some cornice units as well as spalls, cracks, and failed mortar and sealant joints were documented. Overall the exterior of the dome and drum appears to be in fair condition, with the conditions relating to a lack of general maintenance resulting in systemic deterioration.

Vertical Access remains available to the project team to discuss our findings and demonstrate the functionality and utility of TPAS in developing repair schemes, cost estimates, and construction documents.

Respectfully submitted for Vertical Access LLC by:



Evan Kopelson

August 13, 2019

Attachment: dome-10092024110809 (12557 : Dome Restoration)