



Watertown City Council
Monday, March 30, 2015
7:00 p.m.

Special Council Meeting Agenda

This shall serve as notice that a Special Meeting of the City Council will be held on Monday, March 30, 2015, at 7:00 p.m. in the City Council Chambers, 245 Washington Street, Watertown, New York.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

RESOLUTIONS

- Resolution No. 13 - Approving Supplemental No. 2 to Professional Services Agreement, Stantec Consulting Services, Inc.
- Resolution No. 14 - Accepting Bid for Watertown Arena Renovation Project, General Contractor, Bette & Cring
- Resolution No. 15 - Accepting Bid for Watertown Arena Renovation Project, Electrical Work, Lawman Heating and Cooling, Inc.
- Resolution No. 16 - Accepting Bid for Watertown Arena Renovation Project, Mechanical Work, Lawman Heating and Cooling, Inc.
- Resolution No. 17 - Accepting Bid for Watertown Arena Renovation Project, Plumbing/Fire Protection, Lawman Heating and Cooling, Inc.

ORDINANCES

- Ordinance No. 1 - An Ordinance Amending the Ordinance Dated March 17, 2014, Authorizing the Issuance of \$550,000 bonds of the City of Watertown, Jefferson County, New York, to Pay the Costs of the Design, Reconstruction and Expansion of the City's Fairgrounds Arena, to Increase the Estimated Maximum Cost to \$10,300,000 and to Increase the Amount of Bonds Authorized by \$9,750,000

STAFF REPORT

EXECUTIVE SESSION

ADJOURNMENT

WORK SESSION

**NEXT REGULARLY SCHEDULED CITY COUNCIL MEETING IS MONDAY,
APRIL 6, 2015.**

Res No. 13

March 26, 2014

To: The Honorable Mayor and City Council

From: Sharon Addison, City Manager

Subject: Approving Supplemental No. 2 to Professional Services Agreement, Stantec Consulting Services, Inc.

On July 15, 2013, City Council approved the Professional Services Agreement with Stantec Consulting Services, Inc. in the amount of \$99,790 for the design of the rehabilitation of the Fairgrounds Municipal Arena. On March 17, 2014, City Council approved Supplemental No. 1 in the amount of not to exceed \$510,403 for detailed design and construction support services bringing the total contract amount to \$610,193.

Stantec Consulting Services, Inc. has now submitted Supplemental No. 2 to the Agreement for design work and testing not included in the original scope of work, as well as an upgrade to electrical service, hazardous material abatement design, and pool house renovations to meet ADA and building code requirements for the Fairgrounds Municipal Building Upgrade in the amount of \$78,000. As stated in City Engineer Justin Wood's attached report, this brings the total contract amount to \$688,193.

A Resolution is attached for City Council consideration. Approval of this Resolution is contingent upon approval of the Bond Ordinance Amendment in tonight's Council Agenda to cover the cost of this project.

RESOLUTION

Page 1 of 1

Approving Supplemental No. 2 to Professional Services Agreement, Stantec Consulting Services, Inc.

Council Member BURNS, Roxanne M..

Council Member BUTLER, Joseph M. Jr.

Council Member JENNINGS, Stephen A.

Council Member MACALUSO, Teresa R.

Mayor GRAHAM, Jeffrey E.

YEA	NAY

Introduced by

WHEREAS on July 15, 2013, the City Council of the City of Watertown approved the Professional Services Agreement with Stantec Consulting Services, Inc. in the amount of \$99,790 for the design of the rehabilitation of the Fairgrounds Municipal Arena, and

WHEREAS Supplemental No. 1 was approved by City Council on March 17, 2014 for detailed design and construction support services for the Fairgrounds Municipal Building Upgrade Project not to exceed the amount of \$510,403, bringing the total contract amount to \$610,193, and

WHEREAS Supplemental No. 2 has been submitted by Stantec Consulting Services Inc. for design work and testing not included in the original scope of work, as well as an upgrade to electrical service, hazardous material abatement design, and pool house renovations to meet ADA and building code requirements for the Fairgrounds Municipal Building Upgrade in the amount of \$78,000, bringing the total contract amount to \$688,193,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown approves Supplemental No. 2 to the Professional Services Agreement with Stantec Consulting Services Inc., and

BE IT FURTHER RESOLVED that the approval of this Resolution is contingent upon the City Council approving a Bond Ordinance Amendment to cover the expenses associated with this project, and

BE IT FURTHER RESOLVED that City Manager Sharon Addison is hereby authorized and directed to execute the Change Order No. 2 document on behalf of the City of Watertown.

Seconded by



AUTHORIZATION FOR ADDITIONAL SERVICES

"Stantec"	STANTEC CONSULTING SERVICES INC.	Date	23 February 2015
		Stantec Project #	191060204
		Stantec Pipeline #	
	61 Commercial Street Rochester, NY 14614 Ph: (585) 475-1440 Fx: (585) 272-1814 email: Jeri.Pickett@Stantec.com		
CLIENT	CITY OF WATERTOWN	Client Project #	2015-01
	245 Washington Street, Watertown, NY 13601 Ph: (315) 785-7740 Fx: (000) 000-0000 email: jwood@watertown-ny.gov		

Project Name and Location: Fairgrounds Municipal Arena Upgrade, Watertown, NY Change Order # 2

This is authorization for Stantec to perform additional services on the project as noted above.

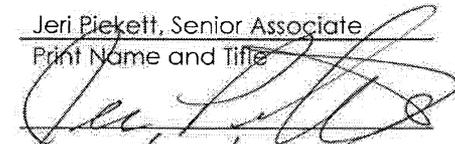
- A. Stantec agrees to perform the following additional service(s):
Refer to attached Proposal dated 2/19/2015
- B. CLIENT agrees to compensate Stantec for such additional services in accordance with the terms of the initial agreement for additional amount(s) stated below:
Refer to attached Proposal dated 2/19/2015
- C. All other terms and conditions of the original agreement shall remain in full force and effect.

Effect on Schedule: No impact

By signing below, the parties agree and affirm that each has reviewed and understands the provisions set out above and that each party shall be bound by each and all of said provisions. A copy of this agreement shall serve and may be relied upon as an original.

STANTEC CONSULTING SERVICES INC.

CITY OF WATERTOWN

Jeri Pickett, Senior Associate
 Print Name and Title
 Signature 
 Date Signed: 2/23/15

 Print Name and Title
 Signature _____
 Date Signed: _____



Stantec Consulting Services Inc.
 61 Commercial Street, Suite 100
 Rochester NY 14614-1009
 Tel: (585) 475-1440
 Fax: (585) 272-1814

February 19, 2015

Mr. Justin Wood
 City of Watertown
 245 Washington Street
 Watertown, NY 13601

Dear Justin,

**Reference: Watertown Municipal Arena
 Architectural and Engineering Additional Design Services Proposal - Revised**

As we have discussed during the design process there were services provided that were outside the original scope of work as dictated in our March 4, 2014 proposal. As such, we are providing this proposal to obtain compensation to account for these additional services. Below is a summary of the original scope of work as compared to the final product and our respective justification for requested compensation.

BACKGROUND

Stantec commenced the design of the project based on a series of metrics. The following is a summary of those metrics relative to the final product upon the completion of the design documents:

<u>Assumption / Metric Description</u>	<u>Proposal Value</u>	<u>Actual Value</u>
Total Project Budget	\$7M	>\$8.5M
Construction Cost	\$5.67M	\$7.25M
A/E Fee (Design)	\$400K	\$506K
A/E Fee (% of Const. Cost)	9%	7%
Drawing Quantity	102	150
Cost per Drawing	\$5K	\$3.4K
Project Alternates	1	5

As can be seen, the project scope and complexity increased fairly significantly over the design period and resulted in a 27% overage in the design fees. We were hopeful that the design fee, as originally proposed, would be able to absorb these additional services. However, in reality, the project fees were not sustainable based on the increased scope.

JUSTIFICATION:

The following is a summary of the specific additional services and their respective costs, revised as per our discussion:

A. Hazardous Material Abatement Design - \$7,500

Stantec had excluded any work associated with the remediation of any hazardous materials. The discovery of PCB-laden caulk on the existing doors and windows required Stantec to incorporate the use of a hazardous material designer to develop professionally sealed abatement plans and a specification. (60 hrs @ \$125/hr).



February 19, 2015

Page 2 of 3

**Reference: Watertown Municipal Arena
Architectural and Engineering Additional Design Services Proposal - Revised**

B. Second Floor Expansion (Alternate) - \$14,500

An opportunity was identified to expand a portion of the second floor over the area of the Concession Stand that was just an open vault to the roof. The opportunity was discussed and approved by the City to include this in the project as an Alternate. The design work consisted of adding a structural floor, walls, doors, lighting, power, HVAC, and fire protection. (116 hrs @ \$125/hr).

C. Digital Marquee (Alternate) - \$3,000

The City requested that a digital marquee be included as an Alternate to the project. Originally, the intention was to build a new marquee on the corner of Coffeen Street and William T Field Drive. Subsequently, an opportunity was identified to replace the existing park sign in-kind. This allowed the reuse of the existing infrastructure to avoid additional construction costs. (24 hrs @ \$125/hr).

D. Pool House Alterations (Alternate) - \$10,000

The Pool House Alternate was included in the original proposal but was described as just an aesthetic upgrade. Ultimately, the design included ADA upgrades that resulted bathroom addition, wall modifications, and utility infrastructure upgrades. (80 hrs @ \$125/hr).

E. Ramp to Pool House - \$4,000

The hallway leading to the Pool House lobby was designed and fully established. The City requested that a ramp be included to allow wheelchair connectivity directly between the facilities in the event there were overflow issues with the use of toilet facilities. The design was reworked to reflect this change. (32 hrs @ \$125/hr).

F. Electric Service Upgrade - \$25,000

The electrical service was at borderline capacity upon completion of the Master Plan. However, after the load calculations were complete, and upon discussions with the City electrician and National Grid, it was deemed necessary to consolidate the two existing electrical services into one larger system. This required the development of a new utility service and internal power distribution system. (200 hrs @ \$125/hr).

G. Electrical Systems - \$4,000

The existing security system and CCTV system were anticipated to remain as-is during the Master Planning work. However, in conversations with the City during the design phase it was agreed to replace and/or expand the systems in their entirety. (32 hrs @ \$125/hr)

H. Roof Pull Test - \$1,000

In order to establish the condition of the existing roof a pull-test needed to be conducted. The City requested that Stantec hire the contractor to conduct this test. The test was completed and Stantec has been invoiced for this work. (\$600 Invoice plus Coordination/Contract costs)

I. Ice System (Alternate) - \$2,000

In an effort to provide financial leverage for the City, it was agreed to list the Ice Systems work as an Alternate to the project. The design for this work was part of the original fee but the work required to break this into an alternate required additional effort. (16 hrs @ \$125/hr)

J. Paved Parking Areas (Alternate) - \$2,000

The City requested that Stantec add two potential areas of pavement to the east side of the facility as



February 19, 2015

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**Reference: Watertown Municipal Arena
Architectural and Engineering Additional Design Services Proposal - Revised**

an alternate. (16 hrs @ \$125/hr)

K. Building Structural Analysis - \$5,000

The City requested that Stantec conduct a structural analysis of the existing arena to understand the limitations of the structure for equipment associated with concert events (ie, lighting, speakers, etc). Stantec conducted the study and has a summary of the analysis prepared to deliver to the City. (40 hrs @ \$125/hr).

SUMMARY:

Stantec has successfully completed the design of the project and has provided additional services in good faith in order to maintain the critical path of this tight project schedule. In doing so, we are requesting additional compensation in the amount of \$78,000. This falls short of our value spent to date but is consistent with the additional work and value we have provided.

Please let me know if you approve of this request for additional services. If you have questions, concerns, or require additional information please do not hesitate to call. Thank you Justin.

Regards,

STANTEC CONSULTING SERVICES INC.

A handwritten signature in cursive script, appearing to read "Jeri Pickett".

Jeri Pickett, P.E., LEED® AP
Sr. Associate - Buildings Group
Phone: (585) 413-5341
Fax: (585) 272-1814
jeri.pickett@stantec.com

c. Eric St John; Roger Kelemecz, Jim Maland



CITY OF WATERTOWN
ENGINEERING DEPARTMENT
MEMORANDUM

DATE: 21 February 2014

TO: Sharon Addison, City Manager

FROM: Justin Wood, City Engineer

SUBJECT: Fairgrounds Municipal Arena Upgrade, Supplemental #2 to the Agreement

Enclosed is a copy of Supplemental Agreement #2 to the professional services agreement with Stantec Consulting Services Inc. for City Council review and approval.

This supplemental agreement is requested to capture design work and testing which was not included in the original scope of work. The letter dated February 19, 2015 from Stantec, provides a summary of those tasks, which total \$78,000. The current amount is 20% less than the original request, as a result of negotiations with representatives at Stantec. After a review of the project history, and contract documents, I recommend approval of this agreement.

The single biggest task in the agreement is \$25,000 for an upgrade to the electrical service at the Arena proper. At conclusion of the Master Plan report in early 2014, and before detailed design was performed, energy usage data showed the electrical system would have capacity for the proposed renovations. As detailed design of the mechanical and electrical systems progressed, it became evident the system would be near capacity. The best course of action was to upgrade now as part of the renovation project, to allow for future energy demand, and the design was performed as such.

Another task was \$7,500 for hazardous material abatement design, which was necessary after the discovery of asbestos and PCB laden caulking around windows and doors. The Pool House Renovation was anticipated to be a cosmetic only upgrade, but became an extensive renovation to meet ADA and building code requirements. The extra design effort is represented by a \$10,000 task in the agreement. These three items (Electrical Service Upgrade, Hazardous Material Abatement, and Pool House Renovations) represent \$42,500 of the total, almost 55% of SA#2.

Supplemental Agreement #1, which was created for the purposes of performing detailed design and construction support services for the Fairgrounds Municipal Building Upgrade Project, was approved on March 17, 2014 for the not to exceed amount of \$510,403. The base agreement, which was for preliminary design and master planning, was approved on July 15, 2013 in the amount of \$99,790. Approval of SA#2 will bring the total contract amount to \$688,193.

cc: Amy Pastuf, Purchasing Agent
Erin Gardner, Superintendent of Parks and Recreation
Jim Mills, City Comptroller
File

Res Nos. 14, 15, 16, 17

March 26, 2015

To: The Honorable Mayor and City Council
From: Sharon Addison, City Manager
Subject: Accepting Bids Watertown Ice Arena Renovations

The City Purchasing Department advertised in the *Watertown Daily Times* for sealed bids for the Watertown Arena Renovation Project, per specifications.

Bid specifications were sent to forty-three (43) vendors and area plan houses, with a total of nineteen (19) bids being received that were publicly opened and read in City Council Chambers on Friday, February 20, 2015, at 11:00 a.m. The bid is broken down into separate contracts as per Wickes Law, which applies to bids over \$500,000.00. The four contracts are for General Contractor, Mechanical Work, Plumbing/Fire Protection and Electrical Work.

City Purchasing Manager Amy M. Pastuf reviewed the bids received with the Engineering Department and Stantec Consulting Services Inc, and it is their recommendation that the awards be issued to the lowest qualifying bidder meeting City specifications.

The other bids submitted are detailed in the attached report of Ms. Pastuf. City Engineer Justin Wood's attached report includes possible alternatives available to deduct that may reduce the overall cost, along with the Bid Review and Recommendation from Stantec.

Resolutions have been prepared for City Council consideration. Approval of these Resolutions is contingent upon approval of the Bond Ordinance Amendment also in tonight's Council Agenda to cover the cost of this project.

RESOLUTION

Page 1 of 1

Accepting Bid for Watertown Arena Renovation Project, General Contractor, Bette & Cring

Council Member BURNS, Roxanne M.
 Council Member BUTLER, Joseph M. Jr.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Mayor GRAHAM, Jeffrey E.

YEA	NAY

Total

Introduced by

WHEREAS the City Purchasing Department has advertised and received sealed bids for the General Contractor Work for the Watertown Arena Renovation Project, and

WHEREAS bid specifications were sent to forty-three (43) vendors and area plan houses, with a total of nineteen (19) bids received, and

WHEREAS on Friday, February 20, 2015, at 11:00 a.m. in City Council Chambers, the bids received were publicly opened and read, and

WHEREAS City Purchasing Manager Amy M. Pastuf reviewed the bids received with the Engineering Department and Stantec Consulting Services Inc., and it is their recommendation that the City Council accept the bid from Bette & Cring in the amount of \$6,268,000,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown accepts the bid submitted by Bette & Cring in the amount of \$6,268,000 as the lowest qualifying bidder meeting City specifications, for the General Contractor Work for the Watertown Arena Renovation Project, and

BE IT FURTHER RESOLVED that the approval of this Resolution is contingent upon the City Council approving a Bond Ordinance Amendment to cover the expenses associated with this project, and

BE IT FURTHER RESOLVED that the City Manager, Sharon Addison, is hereby authorized and directed to sign all contracts associated with implementing the award to Bette & Cring.

Seconded by

RESOLUTION

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Accepting Bid for Watertown Arena Renovation Project, Electrical Work, Lawman Heating and Cooling, Inc.

- Council Member BURNS, Roxanne M.
- Council Member BUTLER, Joseph M. Jr.
- Council Member JENNINGS, Stephen A.
- Council Member MACALUSO, Teresa R.
- Mayor GRAHAM, Jeffrey E.

Total

YEA	NAY

Introduced by

WHEREAS the City Purchasing Department has advertised and received sealed bids for the Electrical Work for the Watertown Arena Renovation Project, and

WHEREAS bid specifications were sent to forty-three (43) vendors and area plan houses, with a total of nineteen (19) bids received, and

WHEREAS on Friday, February 20, 2015, at 11:00 a.m. in City Council Chambers, the bids received were publicly opened and read, and

WHEREAS City Purchasing Manager Amy M. Pastuf reviewed the bids received with the Engineering Department and Stantec Consulting Services Inc., and it is their recommendation that the City Council accept the bid from Lawman Heating and Cooling Inc. in the amount of \$976,000,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown accepts the bid submitted by Lawman Heating and Cooling Inc. in the amount of \$976,000 as the lowest qualifying bidder meeting City specifications, for the Electrical Work for the Watertown Arena Renovation Project, and

BE IT FURTHER RESOLVED that the approval of this Resolution is contingent upon the City Council approving a Bond Ordinance Amendment to cover the expenses associated with this project, and

BE IT FURTHER RESOLVED that the City Manager, Sharon Addison, is hereby authorized and directed to sign all contracts associated with implementing the award to Lawman Heating and Cooling Inc.

Seconded by

RESOLUTION

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Accepting Bid for Watertown Arena Renovation Project, Mechanical Work, Lawman Heating and Cooling, Inc.

Council Member BURNS, Roxanne M.
Council Member BUTLER, Joseph M. Jr.
Council Member JENNINGS, Stephen A.
Council Member MACALUSO, Teresa R.
Mayor GRAHAM, Jeffrey E.

Total

YEA	NAY

Introduced by

WHEREAS the City Purchasing Department has advertised and received sealed bids for the Mechanical Work for the Watertown Arena Renovation Project, and

WHEREAS bid specifications were sent to forty-three (43) vendors and area plan houses, with a total of nineteen (19) bids received, and

WHEREAS on Friday, February 20, 2015, at 11:00 a.m. in City Council Chambers, the bids received were publicly opened and read, and

WHEREAS City Purchasing Manager Amy M. Pastuf reviewed the bids received with the Engineering Department and Stantec Consulting Services Inc., and it is their recommendation that the City Council accept the bid from Lawman Heating and Cooling Inc. in the amount of \$1,229,000,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown accepts the bid submitted by Lawman Heating and Cooling Inc. in the amount of \$1,229,000 as the lowest qualifying bidder meeting City specifications, for the Mechanical Work for the Watertown Arena Renovation Project, and

BE IT FURTHER RESOLVED that the approval of this Resolution is contingent upon the City Council approving a Bond Ordinance Amendment to cover the expenses associated with this project, and

BE IT FURTHER RESOLVED that the City Manager, Sharon Addison, is hereby authorized and directed to sign all contracts associated with implementing the award to Lawman Heating and Cooling Inc.

Seconded by

RESOLUTION

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Accepting Bid for Watertown Arena Renovation Project, Plumbing/Fire Protection, Lawman Heating and Cooling, Inc.

Council Member BURNS, Roxanne M.
 Council Member BUTLER, Joseph M. Jr.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Mayor GRAHAM, Jeffrey E.

Total

YEA	NAY

Introduced by

WHEREAS the City Purchasing Department has advertised and received sealed bids for the Plumbing/Fire Protection for the Watertown Arena Renovation Project, and

WHEREAS bid specifications were sent to forty-three (43) vendors and area plan houses, with a total of nineteen (19) bids received, and

WHEREAS on Friday, February 20, 2015, at 11:00 a.m. in City Council Chambers, the bids received were publicly opened and read, and

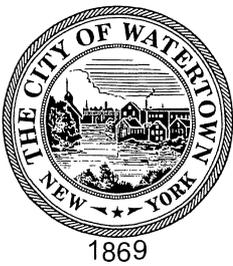
WHEREAS City Purchasing Manager Amy M. Pastuf reviewed the bids received with the Engineering Department and Stantec Consulting Services Inc., and it is their recommendation that the City Council accept the bid from Lawman Heating and Cooling Inc. in the amount of \$668,000,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown accepts the bid submitted by Lawman Heating and Cooling Inc. in the amount of \$668,000 as the lowest qualifying bidder meeting City specifications, for the Plumbing/Fire Protection for the Watertown Arena Renovation Project, and

BE IT FURTHER RESOLVED that the approval of this Resolution is contingent upon the City Council approving a Bond Ordinance Amendment to cover the expenses associated with this project, and

BE IT FURTHER RESOLVED that the City Manager, Sharon Addison, is hereby authorized and directed to sign all contracts associated with implementing the award to Lawman Heating and Cooling Inc.

Seconded by



CITY OF WATERTOWN, NEW YORK

ROOM 205, CITY HALL
 245 WASHINGTON STREET
 WATERTOWN, NEW YORK 13601-3380
 E-MAIL APastuf@watertown-ny.gov
 Phone (315) 785-7749 Fax (315) 785-7752

Amy M. Pastuf
 Purchasing Manager

MEMORANDUM

TO: Sharon Addison, City Manager
FROM: Amy M. Pastuf, Purchasing Manager
SUBJECT: Bid 2015-01 – Watertown Ice Arena Renovations – Bid Recommendation
DATE: 3/26/2015

The City's Purchasing Department advertised in the Watertown Daily Times on January 24, 2015 calling for sealed bids for the Watertown Arena Renovation Project. Bid Specifications were filed with the Northern New York and Syracuse Builders Exchange and the Dodge Reports.

Bid Specifications were sent to forty-three (43) vendors and area plan houses. Nineteen (19) sealed bids were submitted to the Purchasing Department. The sealed bids were publically opened and read on Friday, February 20, 2015 at 11:00 am, local time. The bid tally is provided below:

Contract #1 – General Contractor

Description	Bette & Cring	Murnane Building Contractors	Northland Associates, Inc.	Purcell Construction Corporation
	Watertown, NY	Whitesboro, NY	Liverpool, NY	Watertown, NY
Lump Sum	\$6,268,000.00	\$6,706,000.00	\$7,432,000.00	\$6,797,000.00
Deduct Alt. 1 - Ice System	\$655,500.00	\$655,000.00	\$797,000.00	\$520,000.00
Deduct Alt. 2 - 2nd Floor	\$8,400.00	\$70,000.00	\$9,500.00	\$3,000.00
Deduct Alt. 3 - Pool House	\$71,300.00	\$3,000.00	\$142,000.00	\$99,000.00
Deduct Alt. 5 - Pavement	\$60,700.00	\$60,000.00	\$81,000.00	\$74,000.00

Contract #2 – Mechanical

Mechanical	Description	Black River Plumbing, Heating and AC, Inc.	Burns Bros Contractors, Inc.	ENI Mechanical, Inc.	Hyde-Stone Mechanical Contractors, Inc.	Lawman Heating and Cooling, Inc.
		Black River, NY	Potsdam, NY	Gouverneur, NY	Watertown, NY	Sackets Harbor, NY
	Lump Sum	\$1,419,800.00	\$1,380,000.00	\$1,374,000.00	\$1,468,032.00	\$1,229,000.00
	Deduct Alt. 2 - 2nd Floor	\$3,400.00	\$17,000.00	\$1,900.00	\$2,453.00	\$1,974.00
	Deduct Alt. 3 - Pool House	\$72,000.00	\$63,000.00	\$72,000.00	\$84,970.00	\$39,800.00

Contract #3 – Plumbing/Fire Protection

Plumbing/ Fire Protection	Description	Brosh Mechanical, Inc.	Hyde-Stone Mechanical Contractors, Inc.	Lawman Heating and Cooling, Inc.
		Liverpool, NY	Watertown, NY	Sackets Harbor, NY
	Lump Sum	\$669,000.00	\$709,725.00	\$668,000.00
	Deduct Alt. 3 - Pool House	\$20,000.00	\$31,875.00	\$21,800.00

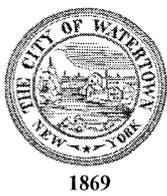
Contract #4 – Electrical

Electrical		Black River Plumbing, Heating and AC, Inc.	Dow Electric, Inc.	ENI Mechanical, Inc.	Lawman Heating and Cooling, Inc.	Patricia Electric, Inc.	S&L Electric, Inc.	Watson Electric, Inc.
		Black River, NY	Malone, NY	Gouverneur, NY	Sackets Harbor, NY	Syracuse, NY	Colton, NY	Norwood, NY
	Lump Sum	\$1,094,500.00	\$685,500.00	\$1,162,000.00	\$976,000.00	\$1,085,000.00	\$1,125,000.00	\$1,299,000.00
	Deduct Alt. 2 - 2nd Floor	\$1,400.00	\$14,000.00	\$2,200.00	\$3,000.00	\$3,600.00	\$1,300.00	\$1,950.00
	Deduct Alt. 3 - Pool House	\$23,000.00	\$18,000.00	\$20,200.00	\$22,000.00	\$15,000.00	\$22,000.00	\$26,800.00
	Deduct Alt. 4 - Digital Sign	\$27,000.00	\$25,000.00	\$39,500.00	\$2,000.00	\$25,000.00	\$25,000.00	\$28,000.00
	Deduct Alt. 5 - Pavement	\$7,000.00	\$8,500.00	\$7,200.00	\$4,000.00	\$12,000.00	\$7,000.00	\$14,000.00

It should be noted that Dow Electric, Inc. the apparent low bidder for the electrical contract, withdrew their bid due to a math error. The next lowest bid is Lawman Heating and Cooling, Inc.

The bids were reviewed by the consultant engineering firm Stantec, the Engineering Department and the Purchasing Department to ensure that they meet the required specifications. It is recommended that we accept the bid proposals based on the lowest responsive responsible bid after City Council determines which, if any, alternates to deduct from the award.

If there are any questions concerning this recommendation, please contact me at your convenience.



CITY OF WATERTOWN
ENGINEERING DEPARTMENT
MEMORANDUM

DATE: 25 February 2014

TO: Sharon Addison, City Manager

FROM: Justin Wood, City Engineer

SUBJECT: Watertown Municipal Arena Upgrade – Bid Recommendation

Sealed Bids for the Arena Renovation project were opened on February 20, 2015. The project is broken into four contracts, by trade, in compliance with Wickes Law. The low bid results for each contract, without selecting any deduct alternate, are as follows:

Contract 1 – General Contract
Bette & Cring
Base Bid = \$6,268,000.00

Contract 3 – Plumbing Contract
Lawman Heating and Cooling, Inc.
Base Bid = \$668,000.00

Contract 2 – Mechanical Contract
Lawman Heating and Cooling, Inc.
Base Bid = \$1,229,000.00

Contract 4 – Electrical Contract
Lawman Heating and Cooling, Inc.
Base Bid = \$976,000.00

Combining all four contracts equates to a total bid award amount of \$9,141,000.00.

DOW Electric, Inc was the apparent low bidder for the electrical contract, but they withdrew their bid due to a math error. Therefore Bette & Cring and Lawman Heating and Cooling, Inc. are the low bidders. Both companies are local, and have solid qualifications to carry out the work. I recommend award of Contract 1 to Bette & Cring, and Contracts 2, 3 and 4 to Lawman Heating and Cooling, Inc.

City Council has the option to select up to (5) five alternates (deducts) which would eliminate some improvements from the project, and lower the total amount of the bid award. Should Council select an alternate, the work listed below will NOT be performed and the deduct amount would be subtracted from the base bid amount(s) above.

Alternate 1 – Ice Systems Deduct Amount = \$655,500.00

Work includes: Demo of existing rink slab, new refrigerant tubing and new concrete slab.

**While the alternate offers significant cost savings upfront, the ice system is well past its useful life. The system functions ok now, but will be operating under a different set of variables and a warmer climate with the proposed improvements which could affect its performance. Should the work be deferred, the City can anticipate a 3-4 month shut down in the future to replace the floor and tubing, albeit the date may not be of the City's choosing.

Alternate 2 – Second Floor Space Build Out Deduct Amount = \$13,374.00

Work includes: Wall, floor, ceiling and HVAC finishes of a 17'x29' second floor “shell” space.

**The “refund” amount of \$13,374 is less than the estimated value of \$20,000 and relatively insignificant compared to the project as a whole if this alternate is selected.

Alternate 3 – Pool House Renovation Deduct Amount = \$154,900.00

Work includes: Construction of a unisex bathroom/shower room as well as extensive renovations of the existing facility to bring the Pool House into ADA compliance.

**If the alternate is selected and work is deferred, public access between the Pool House and Arena will be restricted. As stated in previous memos, the ADA upgrades will have to be performed in the near future anyway when a handicap lift is installed, as required by building codes, so the City can take advantage of having a contractor on site now.

Alternate 4 – Marquee Sign Deduct Amount = \$2,000.00

Work includes: Replacement of existing sign along Coffeen Street with a digital sign.

**The value of the work far exceeds \$2,000 and therefore I recommend against selecting this alternate.

Alternate 5 – Additional Paving Deduct Amount = \$64,700.00

Work includes: 16,000 SF of additional asphalt paving, and lighting behind the arena. The paving area will provide hard surface for arena operations and events, as well as 37 parking spaces.

**If this alternate is selected, a smaller area will be paved, and no additional parking will be provided.

For the reasons stated above, it makes sense to keep Alternates 1, 3, and 4 (Ice Systems, Pool House Renovation, and Digital Marquee Sign respectively) in the project, and therefore not select them. Alternates 2 and 5 (Second Floor Space Buildout and Additional Paving) offer value to the project, but are less critical in the overall picture.

A tentative project schedule has been developed with Bette & Cring and Lawman Heating and Cooling with a target completion date in mid November. The schedule is aggressive and as with any large construction project, there will be surprises and field changes which will impact the schedule. It is impractical to guarantee a specific date for completion, however, the contractors understand the City’s wishes to provide ice time for its users as early in the season as possible, and will strive to do so. The rink floor is scheduled to be demolished in June and ready for ice in mid November. If the schedule holds, Parks and Recreation staff will need atleast a week to prepare the ice surface and arena for use, which leads to a possible opening date by the end of November. The contractor has acknowledged elimination of the rink floor work from the project would save some time, perhaps a matter of a couple weeks but less than a month. While it is possible the facility could be operational in November, it is also possible delays and construction issues could push the opening date into December or later.

cc: Amy Pastuf, Purchasing Manager
 Erin Gardner, Superintendent of Parks and Recreation
 Jim Mills, City Comptroller



February 24, 2015

Attention: Justin Wood

City of Watertown
245 Washington Street
Watertown, NY 13601

Dear Justin,

**Reference: Bid No. 2015-01 – Watertown Municipal Arena Renovation
Bid Review and Recommendation**

The City of Watertown Purchasing Agent received bids for the Municipal Arena Renovation Project on February 20, 2014, at 11:00 a.m. The apparent low bidders on this day were as follows:

- Contract 1 – General: Bette & Cring with a Total Base Bid of \$6,268,000.
- Contract 2 – Mechanical: Lawman Heating and Cooling, Inc. with a Total Base Bid of \$1,229,000.
- Contract 3 – Plumbing: Lawman Heating and Cooling, Inc. with a Total Base Bid of \$668,000.
- Contract 4 – Electrical: Dow Electric, Inc. with a Total Base Bid of \$685,500.

There were four (4) accepted General Contract bidders (refer to attached Bid Analysis), who were ranked, from lowest to highest, as follows: Bette & Cring, Murnane Building Contractors, Purcell Construction Corporation, and Northland Associates, Inc. The Stantec Opinion of Probable Cost was \$5,044,470. The Bette & Cring low bid was \$6,268,000, 24% above the Opinion of Probable Cost. In all scenarios regarding the deduct alternates, Bette & Cring would retain the low bid. The overall average for the bids was \$6,800,750 while the bid spread was within +/-10%. This indicates a quality set of documents with a low estimate. Stantec has spoken to Bette & Cring (Joe Cring) regarding their bid and have compared it to the Stantec OPC. The reasons behind the budget being exceeded include, but are not limited to, the following:

- Inaccurate takeoffs. There was significant work completed in the last few weeks of the project, prior to bid, and many items were added and/or increased that were not accounted for in the final OPC. This includes but is not limited to the following:
 - Intumescent Paint (fire proofing)
 - Steel tonnage
 - Fire Rated Glass
 - Flooring Materials / Area
 - Excavation



- Bidding environment, based on several bids received by other municipalities on recently bid projects, indicates higher prices than normal. This should be considered a contributing factor

Several of these costs came into the project later in the project and were not captured in the final OPC. In addition, Bette & Cring informed us that they were satisfied with their bid, currently have a normal workload, and can accommodate the needs of this project. Furthermore, they indicated they have developed a draft schedule of the work which indicates a potential November substantial completion. They have also indicated there may be value engineering items to consider which may include material substitutions, project de-scoping, and/or construction efficiency improvements. These can be discussed after award.

There were five (5) accepted Mechanical Contract bidders (refer to attached Bid Analysis), who were ranked, from lowest to highest, as follows: Lawman Heating and Cooling, Inc., ENI Mechanical, Inc, Burns Bros. Contractors, Inc., Black River Plumbing, Heating, and AC, Inc., and Hyde-Stone Mechanical Contractors, Inc. The Stantec Opinion of Probable Cost was \$1,048,094. The Lawman Heating and Cooling, Inc. low bid was \$1,229,000, 17% above the Opinion of Probable Cost. In all scenarios regarding the deduct alternates, Lawman Heating and Cooling, Inc. would retain the low bid. The overall average for the bids was \$1,229,000 while the bid spread was within +/-10%. This indicates a quality set of documents with a low estimate. Stantec has spoken to Lawman Heating and Cooling, Inc. (Christian Lawler) regarding their bid and have compared it to the Stantec OPC. Their bid was within 17% of the Stantec OPC and is representative of a good price taking into consideration final changes in the design, after the final OPC was issued. In addition, Lawman Heating and Cooling, Inc. informed us that they were satisfied with their bid, currently have a normal workload, and can accommodate the needs of this project. Furthermore, they indicated they have no concerns with the schedule of the work. They have also indicated there may be value engineering items to consider which may include material substitutions, project de-scoping, and/or construction efficiency improvements. These can be discussed after award.

There were three (3) accepted Plumbing Contract bidders (refer to attached Bid Analysis), who were ranked, from lowest to highest, as follows: Lawman Heating and Cooling, Inc., Brosh Mechanical, Inc., and Hyde-Stone Mechanical Contractors, Inc. The Stantec Opinion of Probable Cost was \$514,862. The Lawman Heating and Cooling, Inc. low bid was \$668,000, 29% above the Opinion of Probable Cost. In all scenarios regarding the deduct alternates, Lawman Heating and Cooling, Inc. would retain the low bid. The overall average for the bids was \$682,242 while the bid spread was within +/-5%. This indicates a quality set of documents with a low estimate. Stantec has spoken to Lawman Heating and Cooling, Inc. (Christian Lawler) regarding their bid and have compared it to the Stantec OPC. Their bid was within 29% of the Stantec OPC and is representative of a good price taking into consideration final changes in the design, after the final OPC was issued. In addition, Lawman Heating and Cooling, Inc. informed us that they were satisfied with their bid, currently have a normal workload, and can accommodate the needs of this project. Furthermore, they indicated they have no concerns with the schedule of the work.



February 24, 2015
Justin Wood
Page 3 of 4

**Reference: Bid No. 2015-01 – Watertown Municipal Arena Renovation
Bid Review and Recommendation**

They have also indicated there may be value engineering items to consider which may include material substitutions, project de-scoping, and/or construction efficiency improvements. These can be discussed after award.

There were seven (7) accepted Electrical Contract bidders (refer to attached Bid Analysis), who were ranked, from lowest to highest, as follows: Dow Electric, Inc., Lawman Heating and Cooling, Inc., Patricia Electric, Inc., Black River Plumbing, Heating and AC, Inc., S&L Electric, Inc., ENI Mechanical, Inc., and Watson Electric, Inc.. The Dow Electric, Inc., bid was found to have an error and, as such, they rescinded their bid. The Stantec Opinion of Probable Cost was \$667,291. The Lawman Heating and Cooling, Inc. low bid was \$976,000, 46% above the Opinion of Probable Cost. In all scenarios regarding the deduct alternates, Lawman Heating and Cooling, Inc. would retain the low bid. The overall average for the bids was \$1,123,583 while the bid spread was within +/-15%. This indicates a reasonable quality set of documents with a low estimate. Stantec has spoken to Lawman Heating and Cooling, Inc. (Christian Lawler) regarding their bid and have compared it to the Stantec OPC. Their bid was within 49% of the Stantec OPC and is representative of a good price. In addition, Lawman Heating and Cooling, Inc. informed us that they were satisfied with their bid, currently have a normal workload, and can accommodate the needs of this project. Furthermore, they indicated they have no concerns with the schedule of the work. They have also indicated there may be value engineering items to consider which may include material substitutions, project de-scoping, and/or construction efficiency improvements. These can be discussed after award.

There are two contractors representing all four (4) contracts; this is a good scenario in that it will be easier to schedule and coordinate activities. Both contractors have indicated they know and have good working relationships with each other. Stantec is familiar with Bette & Cring having worked with them at Clarkson University and knowing their performance on a similar arena project at SUNY Potsdam. We are not familiar with Lawman Heating and Cooling, Inc., but indications are they are a quality organization.

The construction cost for the project is \$9,141,000. The overall cost, including soft costs, is estimated at \$10.7M. In consideration of the bid alternates, accepting all alternates, the construction cost would be \$8,250,526. In this scenario, the overall estimated cost is \$9.8M.

The OPC provided by Stantec ultimately did not represent the final bid product. This, coupled with an unfriendly bid environment, has provided a project significantly higher in cost than projected. That issue aside, all indications are that a quality team has surfaced through the bid process, the documents are a quality product, the intended schedule is achievable, and there are value engineering items on the table to lessen the cost. As such, Stantec takes no exception in recommending award of the project.



February 24, 2015
Justin Wood
Page 4 of 4

**Reference: Bid No. 2015-01 – Watertown Municipal Arena Renovation
Bid Review and Recommendation**

If you have any questions or require additional information, please give me a call.

Sincerely,

STANTEC CONSULTING SERVICES INC.

A handwritten signature in black ink, appearing to read "Jeri Pickett".

Jeri Pickett, PE, LEED AP
Project Manager
Tel: (585) 413-5341
Fax: (585) 272-1814
Jeri.pickett@stantec.com

Attachment: Bid Analysis

BID ITEMS	BUDGET	CONTRACT 1 - GENERAL CONTRACTORS				BID ANALYSIS			
		Bette & Cring	Murnane Building Contractors	Northland Associates, Inc.	Purcell Construction Corporation	Bid Avg	Variance w/ Budget	Low Bid	Variance w/ Budget
		Watertown, NY	Whitesboro, NY	Liverpool, NY	Watertown, NY				
Lump Sum	\$5,044,470	\$6,268,000	\$6,706,000	\$7,432,000	\$6,797,000	\$6,800,750	35%	\$ 6,268,000	24%
Deduct Alt. 1 - Ice System	\$650,000	\$655,500	\$655,000	\$797,000	\$520,000	\$656,875	1%	Low Bid w/ Deduct	Variance w/ Budget
Deduct Alt. 2 - 2nd Floor	\$10,000	\$8,400	\$70,000	\$9,500	\$3,000	\$22,725	127%	\$5,472,100.00	29%
Deduct Alt. 3 - Pool House	\$80,000	\$71,300	\$3,000	\$142,000	\$99,000	\$78,825	-1%	Bid Avg to Low Bid Ratio	7.8%
Deduct Alt. 5 - Pavement	\$70,000	\$60,700	\$60,000	\$81,000	\$74,000	\$68,925	-2%	Bid Avg to High Bid Ratio	-9.3%
Total Minus Deduct	\$4,234,470	\$5,472,100	\$5,918,000	\$6,402,500	\$6,101,000	\$5,973,400	41%		

BID ITEMS	BUDGET	CONTRACT 2 - MECHANICAL CONTRACTORS					BID ANALYSIS			
		Black River Plumbing, Heating and AC, Inc.	Burns Bros Contractors, Inc.	ENI Mechanical, Inc.	Hyde-Stone Mechanical Contractors, Inc.	Lawman Heating and Cooling, Inc.	Bid Avg	Variance w/ Budget	Low Bid	Variance w/ Budget
		Black River, NY	Potsdam, NY	Gouverneur, NY	Watertown, NY	Sackets Harbor, NY				
Lump Sum	\$1,048,094	\$1,419,800	\$1,380,000	\$1,374,000	\$1,468,032	\$1,229,000	\$1,374,166	31%	\$1,229,000	17%
Deduct Alt. 2 - 2nd Floor	\$3,000	\$3,400	\$17,000	\$1,900	\$2,453	\$1,974	\$5,345	78%	Low Bid w/ Deduct	Variance w/ Budget
Deduct Alt. 3 - Pool House	\$70,000	\$72,000	\$63,000	\$72,000	\$84,970	\$39,800	\$66,354	-5%	\$1,187,226	22%
Total Minus Deduct	\$975,094	\$1,344,400	\$1,300,000	\$1,300,100	\$1,380,609	\$1,187,226	\$1,302,467	34%	Bid Avg to Low Bid Ratio	10.6%
									Bid Avg to High Bid Ratio	-6.8%

BID ITEMS	BUDGET	CONTRACT 3 - PLUMBING CONTRACTORS			BID ANALYSIS			
		Brosh Mechanical, Inc.	Hyde-Stone Mechanical Contractors, Inc.	Lawman Heating and Cooling, Inc.	Bid Avg	Variance w/ Budget	Low Bid	Variance w/ Budget
		Liverpool, NY	Watertown, NY	Sackets Harbor, NY				
Lump Sum	\$514,862	\$669,000.00	\$709,725.00	\$668,000.00	\$682,242	33%	\$668,000	29.7%
Deduct Alt. 3 - Pool House	\$20,000	\$20,000.00	\$31,875.00	\$21,800.00	\$24,558	23%	Low Bid w/ Deduct	Variance w/ Budget
Total Minus Deduct	\$494,862	\$649,000	\$677,850	\$646,200	\$657,683	33%	\$646,200	31%
							Bid Avg to Low Bid Ratio	2.1%
							Bid Avg to High Bid Ratio	-4.0%

BID ITEMS	BUDGET	CONTRACT 4 - ELECTRICAL CONTRACTORS							BID ANALYSIS*			
		Dow Electric, Inc*	Black River Plumbing, Heating and AC, Inc.	ENI Mechanical, Inc.	Lawman Heating and Cooling, Inc.	Patricia Electric, Inc.	S&L Electric, Inc.	Watson Electric, Inc.	Bid Avg	Variance w/ Budget	Low Bid	Variance w/ Budget
		Malone, NY	Black River, NY	Gouverneur, NY	Sackets Harbor, NY	Syracuse, NY	Colton, NY	Norwood, NY				
Lump Sum	\$667,291	\$685,500	\$1,094,500	\$1,162,000	\$976,000	\$1,085,000	\$1,125,000	\$1,299,000	\$1,123,583	68%	\$976,000	46%
Deduct Alt. 2 - 2nd Floor	\$7,000	\$14,000	\$1,400	\$2,200	\$3,000	\$3,600	\$1,300	\$1,950	\$2,242	-68%	Low Bid w/ Deduct	Variance w/ Budget
Deduct Alt. 3 - Pool House	\$30,000	\$18,000	\$23,000	\$20,200	\$22,000	\$15,000	\$22,000	\$26,800	\$21,500	-28%	\$945,000	69%
Deduct Alt. 4 - Digital Sign	\$50,000	\$25,000	\$27,000	\$39,500	\$2,000	\$25,000	\$25,000	\$28,000	\$24,417	-51%	Bid Avg to Low Bid Ratio	13.1%
Deduct Alt. 5 - Pavement	\$20,000	\$8,500	\$7,000	\$7,200	\$4,000	\$12,000	\$7,000	\$14,000	\$8,533	-57%	Bid Avg to High Bid Ratio	-15.6%
Total Minus Deduct	\$560,291	\$620,000	\$1,036,100	\$1,092,900	\$945,000	\$1,029,400	\$1,069,700	\$1,228,250	\$1,066,892	90%		

*Bid Retracted due to lighting package price omission

Ord No. 1

March 26, 2015

To: The Honorable Mayor and City Council
From: James E. Mills, City Comptroller
Subject: Bond Ordinance – Arena Rehabilitation Design

Earlier tonight City Council was presented with agreements with Stantec Consulting Services, Bette & Cring and Lawman Heating and Cooling for the design and construction costs for the Arena rehabilitation project. Approval of those agreements was contingent upon approval of the attached amended bond ordinance for the project.

A summary of the project's current costs are as follows:

Stantec		
-Base contract	\$ 99,790	
-Change order #1	510,403	
-Change order #2	<u>78,000</u>	\$ 688,193
Bette & Cring (General Construction)		6,268,000
Lawman Heating & Cooling (Mechanical)		1,229,000
Lawman Heating & Cooling (Plumbing/Fire Protection)		668,000
Lawman Heating & Cooling (Electrical)		976,000
Furniture, fixtures and equipment (estimate)		175,000
Construction inspection (estimate)		150,000
Special inspection & testing (estimate)		50,000
Air monitoring (estimate)		20,000
Geotech services and hazardous material testing (estimate)		35,000
Bonding and contingency costs		<u>40,807</u>
Total Bond Ordinance		<u>\$ 10,300,000</u>

The following represents the estimated debt service schedules under the allowable repayment methods for municipal debt and the impact to the current year property tax levy. Municipal debt may be repaid under two different methodologies – level debt service or level principal payments. The City typically has repaid our debt under the level principal method as it results in less interest expense over the life of the bond.

Debt Service with Level Annual Debt Service

Fiscal Year	Principal Payment	Interest Payment @ 3.25%	Total Debt Service
2015 - 2016	\$ 270,000	\$ 334,750	\$ 604,750
2016 - 2017	280,000	325,975	605,975
2017 - 2018	290,000	316,875	606,875
2018 - 2019	300,000	307,450	607,450
2019 - 2020	310,000	297,700	607,700
2020 - 2021	320,000	287,625	607,625
2021 - 2022	330,000	277,225	607,225
2022 - 2023	340,000	266,500	606,500
2023 - 2024	355,000	255,450	610,450
2024 - 2025	365,000	243,913	608,913
2025 - 2026	375,000	232,050	607,050
2026 - 2027	390,000	219,863	609,863
2027 - 2028	400,000	207,188	607,188
2028 - 2029	415,000	194,188	609,188
2029 - 2030	425,000	180,700	605,700
2030 - 2031	440,000	166,888	606,888
2031 - 2032	455,000	152,588	607,588
2032 - 2033	470,000	137,800	607,800
2033 - 2034	485,000	122,525	607,525
2034 - 2035	505,000	106,763	611,763
2035 - 2036	520,000	90,350	610,350
2036 - 2037	540,000	73,450	613,450
2037 - 2038	555,000	55,900	610,900
2038 - 2039	575,000	37,863	612,863
2039 - 2040	<u>590,000</u>	<u>19,175</u>	<u>609,175</u>
	<u>\$ 10,300,000</u>	<u>\$ 4,910,750</u>	<u>\$ 15,210,750</u>

		Percent Increase to Levy
Projected FY 2015-16 Debt Service	<u>\$ 604,750</u>	<u>7.28%</u>
FY 2014-15 Property Tax Levy	\$ 8,302,601	

Debt Service with Level Principal Payments

Fiscal Year	Principal Payment	Interest Payment @ 3.25%	Total Debt Service
2015 - 2016	\$ 412,000	\$ 334,750	\$ 746,750
2016 - 2017	412,000	321,360	733,360
2017 - 2018	412,000	307,970	719,970
2018 - 2019	412,000	294,580	706,580
2019 - 2020	412,000	281,190	693,190
2020 - 2021	412,000	267,800	679,800
2021 - 2022	412,000	254,410	666,410
2022 - 2023	412,000	241,020	653,020
2023 - 2024	412,000	227,630	639,630
2024 - 2025	412,000	214,240	626,240
2025 - 2026	412,000	200,850	612,850
2026 - 2027	412,000	187,460	599,460
2027 - 2028	412,000	174,070	586,070
2028 - 2029	412,000	160,680	572,680
2029 - 2030	412,000	147,290	559,290
2030 - 2031	412,000	133,900	545,900
2031 - 2032	412,000	120,510	532,510
2032 - 2033	412,000	107,120	519,120
2033 - 2034	412,000	93,730	505,730
2034 - 2035	412,000	80,340	492,340
2035 - 2036	412,000	66,950	478,950
2036 - 2037	412,000	53,560	465,560
2037 - 2038	412,000	40,170	452,170
2038 - 2039	412,000	26,780	438,780
2039 - 2040	412,000	13,390	425,390
	<u>\$ 10,300,000</u>	<u>\$ 4,351,750</u>	<u>\$ 14,651,750</u>

Interest Savings with Level Principal Payments \$ 559,000

		Percent Increase to Levy
Projected FY 2015-16 Debt Service	\$ 746,750	<u>8.99%</u>
FY 2014-15 Property Tax Levy	\$ 8,302,601	

The following is a comparison of the City's current Fiscal Year 2014-15 General Fund debt service expense and the projected debt service for Fiscal Year 2015-16.

Fiscal Year 2015-16

<u>DATE OF ISSUE</u>	<u>DATE OF MATURITY</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>	<u>BALANCE @ END OF FY</u>
12/1/83	12/1/2017	\$ 20,000	\$ 3,840	\$ 23,840	\$ 30,000
5/1/2006	11/1/2015	25,000	579	25,579	-
2/15/2008	2/15/2023	223,000	47,385	270,385	1,078,000
2/11/2009	9/15/2018	200,500	21,293	221,793	577,500
6/15/2010	12/15/2024	91,000	22,540	113,540	617,000
4/15/2011 A	11/15/2025	130,000	58,788	188,788	1,555,000
4/15/2011 B	5/15/2020	93,425	4,616	98,041	73,384
4/15/2011 C	11/15/2022	285,000	131,035	416,035	2,380,000
6/28/2011	6/15/2021	169,500	26,160	195,660	702,500
6/12/2013	10/15/2027	61,800	21,095	82,895	651,600
4/10/2014 A	4/1/2024	117,000	14,450	131,450	642,000
6/18/2014	11/15/2023	560,618	44,724	605,342	1,776,217
<u>Projected new debt to be issued:</u>					
	Projected (@ level principal)				
Arena Rehabilitation	Projected	412,000	334,750	746,750	9,888,000
Factory Street Recon.	Projected	220,000	100,740	320,740	3,098,000
Ogilvie Site Remediation	Projected	20,000	6,000	26,000	180,000
TOTAL		<u>\$2,628,843</u>	<u>\$ 837,995</u>	<u>\$3,466,838</u>	<u>\$23,249,201</u>

Fiscal Year 2014-15

<u>DATE OF ISSUE</u>	<u>DATE OF MATURITY</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>	<u>BALANCE @ END OF FY</u>
12/1/83	12/1/2017	\$ 20,000	\$ 5,760	\$ 25,760	\$ 50,000
1/15/2005	1/15/2024	435,777	83,262	519,039	1,622,835
11/15/2005	11/15/2020	164,000	33,530	197,530	714,000
5/1/2006	11/1/2015	25,000	1,719	26,719	25,000
2/15/2008	2/15/2023	223,000	54,912	277,912	1,301,000
2/11/2009	9/15/2018	205,500	27,126	232,626	778,000
6/15/2010	12/15/2024	166,000	26,555	192,555	708,000
4/15/2011 A	11/15/2025	125,000	62,138	187,138	1,685,000
4/15/2011 B	5/15/2020	118,425	7,280	125,705	166,809
4/15/2011 C	11/15/2022	275,000	141,892	416,892	2,665,000
6/28/2011	6/15/2021	167,500	31,185	198,685	872,000
6/12/2013	10/15/2027	62,800	22,963	85,763	713,400
4/10/2014 A	4/1/2024	111,000	15,911	126,911	759,000
TOTAL		<u>\$2,099,002</u>	<u>\$ 514,233</u>	<u>\$2,613,235</u>	<u>\$12,060,044</u>

Projected Increase / (Decrease) in FY 2015-16 Debt Service

\$ 529,841 \$ 323,762 **\$ 853,603**

Other Pending Capital Projects that would impact Fiscal Year 2016-17 debt service:

City Court Renovations	\$ 106,667	\$48,000	\$154,667	\$1,493,333
Fire Engine	\$ 55,000	\$16,500	\$71,500	\$495,000

ORDINANCE

An Ordinance Amending the Ordinance Dated March 17, 2014, Authorizing the Issuance of \$550,000 bonds of the City of Watertown, Jefferson County, New York, to Pay the Costs of the Design, Reconstruction and Expansion of the City's Fairgrounds Arena, to Increase the Estimated Maximum Cost to \$10,300,000 and to Increase the Amount of Bonds Authorized by \$9,750,000

Council Member BURNS, Roxanne M.
Council Member BUTLER, Joseph M. Jr.
Council Member JENNINGS, Stephen A.
Council Member MACALUSO, Teresa R.
Mayor GRAHAM, Jeffrey E.
Total

YEA	NAY

Introduced by

At a regular meeting of the Council of the City of Watertown, Jefferson County, New York, held at the Municipal Building, in Watertown, New York, in said City, on March 30, 2015, at 7:00 o'clock P.M., Prevailing Time.

The meeting was called to order by _____, and upon roll being called, the following were

PRESENT:

ABSENT:

The following ordinance was offered by Council Member _____, who moved its adoption, seconded by Council Member _____, to wit:

BOND ORDINANCE DATED MARCH 30, 2015.

WHEREAS, by ordinance dated March 17, 2014, the Council of the City of Watertown, Jefferson County, New York, authorized the issuance of \$550,000 bonds of said City to pay part of the \$550,000 estimated maximum cost of the design for the reconstruction and expansion of the City's Fairgrounds Arena, in and for the City of Watertown, Jefferson County, New York, including incidental expenses in connection therewith, a specific object or purpose, in and for the City of Watertown, Jefferson County, New York; and

WHEREAS, no obligations have been issued under such ordinance;

WHEREAS, the Council now wishes to expand the object or purpose to include all costs of reconstruction and expansion, rather than only the design costs, to increase the estimated maximum cost from \$550,000 to \$10,300,000, an increase of \$9,750,000 over that previously authorized and to increase the amount of bonds authorized from \$550,000 to \$10,300,000;

ORDINANCE

An Ordinance Amending the Ordinance Dated March 17, 2014, Authorizing the Issuance of \$550,000 bonds of the City of Watertown, Jefferson County, New York, to Pay the Costs of the Design, Reconstruction and Expansion of the City's Fairgrounds Arena, to Increase the Estimated Maximum Cost to \$10,300,000 and to Increase the Amount of Bonds Authorized by \$9,750,000

Council Member BURNS, Roxanne M.
 Council Member BUTLER, Joseph M. Jr.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Mayor GRAHAM, Jeffrey E.
 Total

YEA	NAY

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Watertown, Jefferson County, New York, as follows:

Section A. The title and Sections 1, 2 and 3 of the ordinance of this Council dated and duly adopted March 17, 2014 authorizing the issuance of \$550,000 bonds to pay the estimated maximum cost of the design for the reconstruction and expansion of the City's Fairgrounds Arena, in and for the City of Watertown, Jefferson County, New York, including incidental expenses in connection therewith, a specific object or purpose, in and for the City of Watertown, Jefferson County, New York, are hereby amended, in part, to read as follows:

“AN ORDINANCE AUTHORIZING THE ISSUANCE OF \$10,300,000 BONDS OF THE CITY OF WATERTOWN, JEFFERSON COUNTY, NEW YORK, TO PAY THE COSTS OF THE RECONSTRUCTION AND EXPANSION OF THE CITY'S FAIRGROUNDS ARENA, IN AND FOR SAID CITY.

“....

“Section 1. For the specific object or purpose of paying costs of the reconstruction and expansion of the City's Fairgrounds Arena, in and for the City of Watertown, Jefferson County, New York, including design costs and incidental expenses in connection therewith, there are hereby authorized to be issued \$10,300,000 bonds of said City pursuant to the provisions of the Local Finance Law.

“Section 2. It is hereby determined that the estimated maximum cost of the aforesaid specific object or purpose is \$10,300,000 and that the plan for the financing thereof is by the issuance of the \$10,300,000 bonds of said City authorized to be issued pursuant to this bond ordinance. The amount of bonds to be issued will be reduced by the amount of any current funds to pay part of the cost of the aforesaid specific object or purpose.

ORDINANCE

An Ordinance Amending the Ordinance Dated March 17, 2014, Authorizing the Issuance of \$550,000 bonds of the City of Watertown, Jefferson County, New York, to Pay the Costs of the Design, Reconstruction and Expansion of the City's Fairgrounds Arena, to Increase the Estimated Maximum Cost to \$10,300,000 and to Increase the Amount of Bonds Authorized by \$9,750,000

Council Member BURNS, Roxanne M.
Council Member BUTLER, Joseph M. Jr.
Council Member JENNINGS, Stephen A.
Council Member MACALUSO, Teresa R.
Mayor GRAHAM, Jeffrey E.

Total

YEA	NAY

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid object or purpose is twenty-five years, pursuant to subdivision twelve of paragraph a of Section 11.00 of the Local Finance Law, as the Fairgrounds Arena to be reconstructed, and the expansion thereof, is and shall be a class "A" building within the meaning of subdivision eleven of said paragraph a."

Section B. The validity of such bonds and bond anticipation notes may be contested only if:

- (1) Such obligations are authorized for an object or purpose for which said City is not authorized to expend money, or
- (2) The provisions of law which should be complied with at the date of publication of this ordinance are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or
- (3) Such obligations are authorized in violation of the provisions of the Constitution.

Section C. Upon this ordinance taking effect, the same shall be published in summary in the Watertown Daily Times, the official newspaper, together with a notice of the City Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

Section D. This resolution is effective immediately.

Unanimous consent moved by Council Member _____, seconded by Council Member _____, with all voting "AYE".

The question of the adoption of the foregoing ordinance was duly put to a vote on roll call, which resulted as follows:

_____ VOTING _____
 _____ VOTING _____
 _____ VOTING _____
 _____ VOTING _____
 _____ VOTING _____

ORDINANCE

An Ordinance Amending the Ordinance Dated March 17, 2014, Authorizing the Issuance of \$550,000 bonds of the City of Watertown, Jefferson County, New York, to Pay the Costs of the Design, Reconstruction and Expansion of the City's Fairgrounds Arena, to Increase the Estimated Maximum Cost to \$10,300,000 and to Increase the Amount of Bonds Authorized by \$9,750,000

Council Member BURNS, Roxanne M.
Council Member BUTLER, Joseph M. Jr.
Council Member JENNINGS, Stephen A.
Council Member MACALUSO, Teresa R.
Mayor GRAHAM, Jeffrey E.
Total

YEA	NAY

The ordinance was thereupon declared duly adopted.
* * *

APPROVED BY THE MAYOR

_____, 2015.
Mayor

STATE OF NEW YORK)
) ss.:
COUNTY OF JEFFERSON)

I, the undersigned Clerk of the City of Watertown, Jefferson County, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Council of said City, including the ordinance contained therein, held on March 30, 2015, with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Council had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be given to the following newspapers and/or other news media as follows:

Newspaper and/or Other News Media Date Given

ORDINANCE

An Ordinance Amending the Ordinance Dated March 17, 2014, Authorizing the Issuance of \$550,000 bonds of the City of Watertown, Jefferson County, New York, to Pay the Costs of the Design, Reconstruction and Expansion of the City's Fairgrounds Arena, to Increase the Estimated Maximum Cost to \$10,300,000 and to Increase the Amount of Bonds Authorized by \$9,750,000

Council Member BURNS, Roxanne M.		
Council Member BUTLER, Joseph M. Jr.		
Council Member JENNINGS, Stephen A.		
Council Member MACALUSO, Teresa R.		
Mayor GRAHAM, Jeffrey E.		
Total		

YEA	NAY

Regular meeting of the City Council held in accordance with Section 14-1 of the Municipal Code

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

Designated Location(s) of Posted Noticed Date of Posting

Regular meeting of the City Council held in accordance with Section 14-1 of the Municipal Code

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City on March __, 2015.

City Clerk

(CORPORATE SEAL)