

H. GLDC – Griffiss Air Force Base Redevelopment (W394)

October 21, 2010

Authorization to Amend the Project Scope and Budget

- Grantee:** Griffiss Local Development Corporation (“GLDC”)
- ESD Investment:** \$1,053,000, to be used for the cost of continued redevelopment of the former Griffiss Air Force Base. This project was originally approved by the Directors on October 15, 2008 in the amount of \$1,316,000. In February 2009, this amount was reduced to \$1,053,000 as part of the state’s Deficit Reduction Plan.
- Project Location:** Griffiss Business and Technology Park, Oneida County
- NYS Empire Zone:** Rome and Oneida-Herkimer Counties Empire Zones
- Project Completion:** March 31, 2011

Background/Project Status:

These materials refer to and include, in their entirety, the attached materials presented to and approved by the ESD Directors on October 15, 2008 and amended by the ESD Directors on June 23, 2009 (the “Materials”). Any substantive changes to the project or terms and conditions are noted below.

To date, ESD has disbursed \$481,823 of the grant. Funds have been used for recent building renovation/improvement projects completed at Building 101. All of these projects outlined were designed to improve either energy or production efficiency or both:

- **Annex Roof:** This project added a shed roof over the existing office annex. It carries the large snow loads that come off the adjacent barrel roofs of the attached hangars away from the annex flat roof. The added insulation installed during this project reduces overall energy cost of the office area.
- **Tail Door Upgrades:** This project removed and replaced both of the old and poorly operating tail doors in Bay 6 of Building 101. The tail doors are necessary for large aircraft to enter the Bay 6 paint bay. The old doors were beginning to malfunction during routine opening and closing cycles, and were becoming a safety concern. An accidental failure could result in either an employee injury or severe and costly damage to an aircraft.
- **Bay 6 Hangar Door Upgrades:** This project was done strictly as an energy saving measure. The 220’ X 38’ hangar doors were 1940 vintage with little or no insulation, resulting in significant heat loss. The effects of this project were immediately realized by employees working in this area, as huge drafts were virtually eliminated.

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Revised Project Scope and Budget:

GLDC is requesting that the project budget be modified to include renovations to several other buildings. In addition to B101 renovations for tail doors, door insulation, roof annex, and other mechanical upgrades, renovations are needed on B440 to convert this building into a maintenance facility, and for B798 interior fit-out of first floor space. Funding for architectural and engineering fees are related to the renovations, and also the proposed Project Cardinal facility. The purchase of FF&E for aircraft tooling is being eliminated due to the recent retrenchment of Empire Aero Center. This modification does not involve new funding.

GLDC is also requesting that the project completion date be extended through March 31, 2011.

The revised project budget is as follows:

Financing Uses	Amount	Financing Sources	Amount	Percent
Building renovations/ improvements	\$626,835	ESDC grant	\$1,053,000	100%
Architectural and engineering fees	\$426,165			
Total Project Costs	\$1,053,000	Total Project Financing	\$1,053,000	100%

Design and Construction:

The project presently consists of funding both architectural and engineering soft costs and construction hard costs associated with proposed renovations to Buildings B101, B440 and B798 at the Griffiss Business and Technology Park.

Design and Construction (“D&C”) staff will review and approve final construction documents, addendum and cost estimates for all work, along with monitoring the bid and contract award process. D&C will, at its option, attend construction meetings and monitor construction progress. D&C will review and approve change orders and contractor requisitions, and verify that all requirements have been satisfied prior to project completion and final payment.

Environmental Review:

ESD staff has determined that the project continues to constitute a Type II action as defined by the New York State Environmental Quality Review Act (“SEQRA”) and the implementing regulations of the New York State Department of Environmental Conservation. No further environmental review is required in connection with the action.

Attachments:

ESD Directors’ Materials dated October 15, 2008
ESD Directors’ Materials dated June 23, 2009 (modification)