a. **Project Name:** Niagara County Department of Public Works- Shared Highway Facility

b. **Type of Project:** Other (Public Works Facility)

c. **Location of Project:** Town of Cambria, Niagara County, New York

d. **Congressional Districts:** District 26 and District 28

e. **Urban/Rural:** Urban (Buffalo-Niagara MSA)

f. **Amount of Funds Requested:** $40,000,000
# TABLE OF CONTENTS

1. Cover Page .................................................................................................................................................... 1  
2. Table of Contents .......................................................................................................................................... 2  
3. Project Description ....................................................................................................................................... 3  
4. Project Parties ............................................................................................................................................... 4  
5. Shovel Ready Criteria .................................................................................................................................... 5  
6. Grant Funds .................................................................................................................................................. 6  
7. Long-Term outcome Discussion .................................................................................................................... 7  
8. Job Creation & Economic Stimulus ............................................................................................................... 9  
9. Secondary Benefit Discussion ....................................................................................................................... 10  
10. Evaluation of Project Performance ............................................................................................................. 11  
11. Certifications ............................................................................................................................................... 12  
12. Application and Project Contact Information ............................................................................................. 13  

**Attachments:**  
- Map of ARRA Economically Distressed Areas  
- USGS location map  
- Aerial view of Site  
- Site Plan  
- Minutes from Town of Cambria Zoning Board, Planning Board approving Use Permit  
- Excerpt from Niagara Communities Comprehensive Plan (County Plan)  
- Life – Cycle Analysis  
- Letter from MPO regarding TIP  
- Certification from Niagara County Legislature
3. PROJECT DESCRIPTION

a. Project Name: Niagara County Department of Public Works – Shared Highway Facility

b. Project Description: The Niagara County Department of Public Works (DPW) is requesting funding through the TIGER grant program in order to complete a shared highway facility building. The building will house the County’s Department of Public Works and a number of other county departments, including Engineering, Buildings and Grounds, and Weights and Measures, among others. The proposed new building will be a facility of approximately 135,000 square feet, located at 5058 Lockport Junction Road in the Town of Cambria. It will combine all functions of the DPW and the other departments in one location, which will greatly improve the operational efficiency and lower the costs of providing this vital governmental function. In addition to housing the DPW fleet, the facility will also house administrative offices, work shops, clean rooms, shared training and other support facilities.

c. General Need for Project: The Niagara County DPW is currently housed in three separate buildings, approximately one mile apart, making it difficult to manage staff and equipment in the most efficient manner. The existing facilities are also older buildings, with high costs for heat, electricity, and other operating costs. Consolidating these elements will improve the operational capacity of the department and greatly improve the County’s ability to keep the roads and infrastructure of the County in a safe, operational condition. The proposed new building will be a LEED certified structure, designed for maximum energy efficiency, lowering long-term costs to the County for energy.

d. Sponsor: The sponsor for the Project is the Niagara County Department of Public Works.

e. Cost and Amount of TIGER Grant Request: The Niagara County DPW is requesting $40,000,000 for the project, which will cover all costs of the project.

f. Synopsis of Long-Term Outcomes/Job Creation Benefits: The project will have significant long-term benefits. It will greatly improve the efficiency of the Department’s operations. Having all functions in one location will increase coordination between various functions, leading to better maintained roadways and infrastructure at a lower cost for the county. There will be lowered utility costs and greenhouse gas emissions due to the fact that the new facility will be LEED Silver certified and designed to be energy efficient. There will be 200 construction jobs created in the immediate term. All equipment will be maintained in a better condition due to adequate facilities (enclosed storage, more efficient maintenance procedures). The project will also increase worker safety, through improved air handling, lighting, and adequate space to move heavy equipment and vehicles. By facilitating efforts to be responsive and keep public works infrastructure in safe working order, the project will help enhance quality of life in Niagara County for all residents.

g. Economically Distressed Area Status: Niagara County is an Economic Distressed Area as defined under the ARRA. The ARRA Economically Distressed Areas Map is included in the Appendix.

h. Maps – attached at end of document
4. PROJECT PARTIES

The applicant for this TIGER grant is the Niagara County Department of Public Works (DPW). The Department of Public Works has a staff of 140 full-time employees and 46 seasonal employees. The Department has a number of divisions, which are located in various locations throughout the County, leading to operational inefficiencies. These divisions include: Administration; Engineering; Buildings and Grounds; Power Management; County Parks and Golf Course; Solid Waste (Recycling); Highway Administration and Maintenance; Road Construction; Bridge Maintenance; Drainage; Snow Removal; and Vehicle Maintenance, as well as Weights and Measures. These functions are necessary for maintaining the County’s infrastructure, including roads, bridges, culverts and other public works and maintaining the public health and safety. The DPW oversees and maintains 283 miles of County-owned roads, 89 bridges and 1,100 drainage culverts throughout the county. All these roadway elements require continued, regular maintenance to be maintained in a safe condition. The DPW is also responsible for maintenance on all county-owned vehicles, including the 200 cars and truck fleet for the Sheriff’s Department, as well as the trucks, snow plows, and other necessary equipment and machinery for the DPW’s regular operations.

The DPW has been working on the planning for the proposed new DPW facility for a number of years, working with their consulting architects and engineers, Wendel Duchscherer. Work on preliminary design has been completed, and the Town of Cambria Zoning Board and Planning Board have each approved the special permit required for the project.

The staff of the DPW has extensive experience in administering construction projects. The DPW oversees around $5.5 million per year in construction projects relating to required roadway, bridge and facility work. The Department also has experience with administering a number of grants through recent years. The most recent grant was a $175,000 preservation grant through the State Office of Historic Preservation, which was for the restoration of the dome on the County Courthouse. This project was successfully completed in 2007.
5. SHOVEL READY CRITERIA

Project Schedule: The project schedule for the facility is shown below. It is expected that construction can be completed by April 2011, if funding is obtained. Site selection is completed and conceptual design is on track to be completed by October 2009. Approval for the Special use Permit from the Town of Cambria Zoning Board was received in June 2008 and from the Town Planning Board in July 2008. As shown in the following schedule, the consultant for the project is ready to begin the development of construction documents and the project is anticipated to be ready for construction by the next construction season. It is anticipated that the project will result in 200 construction jobs to build the facility, with construction extending from August 2010 until April 2012 (approximately 6 calendar quarters).

<table>
<thead>
<tr>
<th></th>
<th>Starting Date</th>
<th>Completion Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concept/Schematic Design</td>
<td>August 2008</td>
<td>October 2009</td>
</tr>
<tr>
<td>Construction Documents</td>
<td>November 2009</td>
<td>July 2010</td>
</tr>
<tr>
<td>Bidding</td>
<td>July 2010</td>
<td>August 2010</td>
</tr>
<tr>
<td>Construction</td>
<td>August 2010</td>
<td>April 2012</td>
</tr>
</tbody>
</table>

Environmental Approvals: SEQR for the project is currently being conducted. A full Environmental Assessment Form (EAF) has been completed and Niagara County is seeking Lead Agency for the project. The Town of Cambria Planning Board conducted SEQR for the issuance of the Special Use permit for the project and issued a Negative Declaration. The design of the facility has been intentionally developed to be environmentally sensitive, avoiding areas of wetlands on the site and minimizing all impacts and it is anticipated that the construction of the facility will also be able to proceed to a Negative Declaration under SEQR. The site does not have any issues of environmental contamination, such as brownfield, and no RODs or similar documents are needed.

Legislative Approvals: The project has obtained initial legislative approvals (use permit). Additional necessary permits are for site plan from the Town of Cambria Planning Board; stormwater permits from the New York State Department of Environmental Conservation; and approval from the County Department of Health for the sanitary facilities. No difficulties are anticipated in obtaining these permits.

State and Local Planning: The Niagara County DPW has documentation from the Greater Buffalo Niagara Regional Transportation Council, who is the local MPO, that the proposed Shared Facility project will be placed on the local Transportation Improvement Program (TIP) if it receives funding through the TIGER grant program. This letter is attached in the Appendix. The facility is specifically listed as a priority in the County’s recently completed Comprehensive Plan. Constructing the shared facility will help fulfill several County goals, including the specific goal to Enhance County-owned Public Facilities, Buildings and Grounds. Improving the long-term environmental quality, sustainability and energy conservation of all County facilities is an objective under this goal that this project would promote.

Technical Feasibility: The project has proceeding through preliminary engineering. No easements are required and the site is owned by the County. The DPW routinely manages construction projects for various public works throughout the County and has demonstrated the technical capability of completing this project.

Financial Feasibility: The Niagara County DPW has already invested in the development of this project to this point. TIGER grant funds will provide the construction dollars necessary to fully complete the project and the grant request includes approximately 9.5% for contingency. The County DPW has successfully managed grants in the past, and has extensive project management experience through their work implementing roadway and other infrastructure projects every.
### 6. GRANT FUNDS

<table>
<thead>
<tr>
<th>Stage Description</th>
<th>TIGER (requested)</th>
<th>State (source)</th>
<th>Federal (source)</th>
<th>Local (source)</th>
<th>Total Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Approval/ Environmental (for property acquisition)</td>
<td></td>
<td></td>
<td>$180,000*</td>
<td></td>
<td>$180,000</td>
</tr>
<tr>
<td>Plans, Specifications &amp; Estimate (for design fees to date)</td>
<td></td>
<td></td>
<td></td>
<td>$686,000*</td>
<td>$686,000</td>
</tr>
<tr>
<td>Right-of-Way (capital and support)</td>
<td></td>
<td></td>
<td></td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>Construction (capital and support)</td>
<td>$40,000,000</td>
<td></td>
<td></td>
<td></td>
<td>$40,000,000</td>
</tr>
<tr>
<td>Total</td>
<td>$40,000,000</td>
<td></td>
<td>$866,000</td>
<td></td>
<td>$40,866,000</td>
</tr>
</tbody>
</table>

* These local funds have already been expended. Niagara County has completed property acquisition and is nearing completion of preliminary design.
7. LONG-TERM OUTCOME DISCUSSION

a. State of Good Repair: The new facility will enable to Niagara County DPW to improve the condition of the transportation facilities and other public works under their care. It will help the Department staff work more efficiently by combining operations in a single location. Increased efficiency will improve the Department’s ability to keep local roads, bridges, drainage structures and other public works in a state of good repair. In particular, winter snow operations will be rationalized, leading to more efficient snow and ice clearing for County roadways. This project was specifically mentioned in the Niagara County Comprehensive Plan, which recommends this facility in order to help achieve their goal to “enhance the appearance and functionality of County-owned public facilities, buildings and grounds to achieve a higher standard of quality in the design, construction, operation and maintenance of properties”. (See excerpt from County Comprehensive Plan in Appendix)

The new facility will also help the County keep their equipment, vehicles and other assets in good repair. There will be adequate room to store large pieces of equipment and vehicles under cover, thus increasing the lifespan of that equipment. Also, consolidated operations will make preventative care and maintenance easier and more effective.

ARRA TIGER funds will fully fund the proposed facility. Niagara County will be fully responsible for the long-term operations and maintenance costs of the facility, which will be significantly lower than the costs associated with their current physical plant, saving taxpayer dollars. Completion of the new facility will lower long-term maintenance and operation costs by an estimated $219,248 per year, as shown in the life-cycle analysis which is included in the Appendix. It will also save future capital investments. If the new facility is not built, the outdated, environmentally-unsound and inefficient existing facilities will require significant capital improvements in updates, new systems, and other repairs over the next 20 years. These capital items are estimated to total $27.5 million in present value, with an estimated $16.35 to be needed in the next 5 years. Constructing the new Public Works facility will actually result in lowered capital costs over the long term (next 20 years), if all needed repairs to existing facilities are implemented. (Capital cost summary included in life-cycle analysis is Appendix).

b. Economic Competitiveness: Niagara County is classified as an Economically Distressed Area under the ARRA (see map in Appendix), and as such is very much in need of economic stimulus. The facility will improve the County’s ability to maintain the regional roadway system, including bridges and other support infrastructure, in an effective and timely manner, increasing the efficiency, reliability and cost competitiveness of trade in the region. This effect will facilitate the movement of goods throughout the region, including international trade between the United States and Canada. A local economic development agency notes that 38% of the trade between the two countries goes through the Buffalo-Niagara metropolitan area, so maintenance of the local infrastructure a larger national significance than would be the case in most counties. Furthermore, quality of life factors are increasingly important for economic development efforts. A central facility for public works enables Niagara County DPW to be more responsive to resident’s concerns regarding needed repairs and maintenance, making the area more attractive to businesses and residents considering locating in Niagara County.

c. Livability: The project will have a positive impact on the quality of life in Niagara County. Currently, DPW facilities are scattered, making it more difficult to manage and inefficient to the residents of the County that visit these departments for permits, information, etc. The buildings are older, wasteful of energy and of inadequate design to accommodate the functions of the DPW. The new facility will rationalize operations, reduce governmental expenses and facilitate the County’s ability to keep local public works in good working order.

The project also represents progress toward greater governmental efficiency. The design includes a large meeting room that is intended to be used for public community functions. Several County functions will be combined in the one facility, leading to better integration of their operations. It will also facilitate collaboration between local governments. The County supplies gas and diesel fuel to the City of Lockport. Development of the new shared facility opens up opportunities for additional cooperative agreements. For example, there is the potential for the
site to become an alternative fuel source (compressed natural gas) for the City and surrounding Towns. Additional methods of municipal cooperation will be facilitated by the new facility.

d. **Sustainability:** The project will make significant improvements toward sustainability. The proposed new facility is being designed to meet LEED Silver standards, and it has already been registered with the United States Green Building Council (USGBC). An assessment of the preliminary design indicates that the building will rank at the upper end of the Silver rating; additional points may be achievable as the project moves through final design. The design was based on providing long-lasting and ecologically sustainable infrastructure and comprehensive building envelope systems to allow flexibility over the life-cycle of the building. The analysis confirms Niagara County will consume fewer resources to operate the facility, create less waste and pollution and reduce the environmental impacts of this building than is currently the case. The life-cycle analysis (see Appendix) calculates that current energy costs at the existing facilities total $126,822 per year. The new facility will have annual energy costs of an estimated $101,164, resulting in a savings of $25,658 per year.

The more centralized location will also result in energy savings due to better use of vehicles. There will be a considerable reduction in the number of vehicle miles traveled. Currently, with three separate locations, County personnel and fleet must travel between facilities. These energy savings, both for the building and the fleet, will help lower greenhouse gases.

The new facility will also help the County meet environmental requirements more effectively, reducing the impact of their operations on the environment. The new location will be designed to avoid wetlands and reduce potential environmental impacts to the maximum extent feasible, as is required under LEED standards. The building will be designed to meet minimum energy performance standards. In addition, features such as energy efficient lighting; low-flow fixtures in lavatories, showers, sinks; use of “day-lighting”; water-efficient landscaping; use of recycled materials; and design to improve indoor air quality will further lower operating costs and result in sustainable systems. County staff was involved in a “LEED Charette” to design the facility in a sustainable manner, and the County is committed to having the proposed facility be a model for “green” public works facilities.

e. **Safety:** The new public works facility will be significantly safer for employees and operators than the current facilities. There will be improved lighting, updated equipment, proper ventilation and adequate space for all vehicles, including more space for vehicles to maneuver. These factors will decrease the risk of accidents at the facility and making operations more efficient. Currently, these conditions are not met in the existing facilities, which are overcrowded and inadequate for their functions. Improved safety conditions will improve operations, enhancing the regional provision of services for maintenance and repair of critical transportation infrastructure.

The new facility will also function as an alternative Emergency Command Center for Niagara County in the event of a disaster or other emergency. Niagara County is located on the international border and having a centralized control center will help ensure continued efficient and safe operations of roadways and other infrastructure in the County, particularly during winter months where snow emergencies may occur. This factor will improve safety not only in the region, but help protect continued international trade operations.

The centralized location for the Public Works facility will also protect the public from unintended release of hazardous materials. Public Works operations involve a number of potentially hazardous materials, such as gasoline, solvents, and other chemicals. The new DPW facility will be well-designed, adequately sized facility, on a site where sizable buffers can be provided between site operations and adjacent neighbors. The rationalized design of the facility will lower the likelihood of leaks or spills, and result in lowered negative impacts if such an event does occur.
8. JOB CREATION & ECONOMIC STIMULUS

It is estimated that construction of the Niagara County DPW shared maintenance facility will add $40,000,000 to the local economy on construction and construction-related activities. This includes jobs for construction workers, inspectors and designers. In addition, the project will support local construction supply companies, leading to additional ‘multiplier’ jobs in areas such as concrete, lumber, building supplies, etc.

The proposed Niagara County DPW shared facility will result in an estimated 200 construction jobs over the construction period, which is anticipated to extend from 19 to 21 months. Based on the proposed schedule for the project, these jobs will be available by August 2010. The jobs created are expected to have salaries in the range of $50,000 to $75,000 for construction workers. Anticipated jobs per calendar quarter are as follows:

<table>
<thead>
<tr>
<th>QUARTER</th>
<th>Jobs Created</th>
<th>Economic Benefit*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quarter 1 (Aug ‘10 – Sept. ’10)</td>
<td>100</td>
<td>$1,050,000</td>
</tr>
<tr>
<td>Quarter 2 (Oct. ’10 – Dec. ’10)</td>
<td>150</td>
<td>$2,362,500</td>
</tr>
<tr>
<td>Quarter 3 (Jan. ’11 – March ’11)</td>
<td>200</td>
<td>$3,150,000</td>
</tr>
<tr>
<td>Quarter 4 (Apr. ’11 – June ’11)</td>
<td>200</td>
<td>$3,150,000</td>
</tr>
<tr>
<td>Quarter 5 (July ’11 – Sept. ’11)</td>
<td>200</td>
<td>$3,150,000</td>
</tr>
<tr>
<td>Quarter 6 (Oct. ’11 – Dec. ’11)</td>
<td>200</td>
<td>$3,150,000</td>
</tr>
<tr>
<td>Quarter 7 (Jan. ’12 – Apr. ’12)</td>
<td>150</td>
<td>$3,150,000</td>
</tr>
</tbody>
</table>

* assumes average annual wage of $63,000, or $5,250 per month

There will be an indirect impact on local businesses, as the facility will help lower governmental costs while also improving conditions of local public works facilities.

Labor trade apprentice programs will be utilized during construction, leading to job opportunities for low-income workers. Goals will be established for Minority Business Enterprises (MBE) and Women-owned Business Enterprises (WBE) that contractors working on the project will be required to address in order to provide opportunities for minority, women and disadvantaged business enterprises. A “Buy American” clause is included in the specifications for the project, with a preference for local area business suppliers. All Niagara County operations are conducted in compliance with equal opportunity laws, and there will be no discrimination against individuals regardless of race, gender, age, disability and/or national origin.

With a preference for local contractors and suppliers, it is anticipated that many of the economic benefits (jobs, sales from local businesses) will benefit residents of Niagara County, which is designated as an Economically Distressed Area under the ARRA. The project will directly benefit the construction industry, along with suppliers to the construction industry. As noted above, jobs will be created as soon as August 2010.
9. SECONDARY BENEFIT DISCUSSION

a. Innovation
The design of the facility incorporates environmentally friendly materials, recycled and rapidly renewable products and a number of innovations in order to achieve LEED Silver status. The design has explicitly taken long-term operations and maintenance costs into consideration, with the goal of reducing these costs to the extent feasible.

b. Partnership
Niagara County has demonstrated our commitment to this project. The County has already expended funds toward site selection and preliminary design, and has gone through the effort of getting initial permitting for the required Special use permit. We are committed to continuing to work with the municipalities of Niagara County in identifying other ways of developing partnerships, such as providing fueling services for adjacent municipalities.

The County will work with local community organizations and outreach groups to ensure that the jobs created by the project are available to local residents and the economically disadvantaged. Use of the labor union Internship programs will foster the development of appropriate job skills of long-term value for local residents. As noted above, Niagara County is an economically distressed area, where residents are in need of jobs and training opportunities.

Niagara County is committed to accomplishing this project. Savings in needed capital improvements to existing facilities and lowered operations and maintenance costs argue strongly for its completion. The need for improved facilities to provide safe, effective working conditions for our employees underscore the need for the facility. However, as an economically distressed community, the County always must be cognizant of our budget, and wary of incurring additional bonded debt. We have made significant steps already toward accomplishing our goal. TIGER funds will enable Niagara County to complete this important project in the near-term.
10. EVALUATION OF PROJECT PERFORMANCE

Niagara County will monitor long-term energy savings to measure long-term project impacts. We will monitor the number of jobs created during construction to measure short-term project impacts.
11. CERTIFICATIONS

Federal Wage Rate requirements will be met, as attested in the certification included in the Appendix.

Communication regarding compliance with Section 1511 will be sent to US DOT separately.
12. APPLICATION AND PROJECT CONTACT INFORMATION

Richard W. Eakin, P.E.
Deputy Director of Engineering
Niagara County Department of Public Works
Brooks County Office Building
59 Park Avenue
Lockport, NY 14094

Telephone: 716-439-7251
Fax: 716-439-7245
email: RICHARD.EAKIN@niagaracounty.com