

**JEFFERSON COUNTY BOARD OF LEGISLATORS**

**Resolution No. 179**

Authorizing Agreements in Relation to Construction of the Watertown International Airport Terminal and Gateway Redevelopment Project, and SEQR Determination Thereto.

By Legislator: \_\_\_\_\_

Whereas, By Resolution 351 of 2022, and Resolution 263 of 2023, the Board of Legislators authorized agreements with the New York State Department of Transportation and Federal Aviation Administration for grants related to terminal reconstruction and expansion, and McFarland Johnson Inc. for design services associated with the project, and

Whereas, McFarland Johnson has since completed said design, coordinated the bidding process, and evaluated bid responses, and

Whereas, The following low bidders for Base Bid plus Alternates 1, 2, and 3 are recommended for award: Bette & Cring, LLC for general construction in the amount of \$12,997,500; Hyde-Stone Mechanical Contractors, Inc. for plumbing construction in the amount of \$1,568,709; Hyde-Stone Mechanical Contractors, Inc for mechanical construction in the amount of \$2,214,982; S&L Electric, Inc. for electrical construction in the amount of \$2,752,000; and Equip-Co Unlimited of NY, LLC, for geothermal field construction in the amount of \$787,122; and

Whereas, McFarland Johnson will provide Construction Observation and Grant Administration Services at a cost not to exceed \$3,250,000, and

Whereas, The Jefferson County local share for the aforementioned contracts totals \$116,021, and

Whereas, Funds are available in the Airport Terminal capital account (20561000 02088), and

Whereas, An Environmental Assessment was prepared in 2015 and a finding of No Significant Impact was issued by the FAA and a updated Environmental Assessment was prepared in 2024 and a finding of No Significant Interest is anticipated in accordance with the National Environmental Policy Act, and

Whereas, The proposed improvements are classified as Unlisted Actions for which Jefferson County is an involved agency for the purposes of review under the State Environmental Quality Review Act (SEQR) and the County will undertake as Lead Agency an uncoordinated review of the project and, in connection herewith, has reviewed a Short Environmental Assessment Form completed in conjunction with McFarland Johnson, Inc.

Now, Therefore Be It Resolved, That Jefferson County enter into agreements with Bette & Cring, LLC for general construction in the amount of \$12,997,500; Hyde-Stone Mechanical Contractors, Inc. for plumbing construction in the amount of \$1,568,709; Hyde-Stone Mechanical Contractors, Inc for mechanical construction in the amount of \$2,214,982; S&L Electric, Inc. for electrical construction in the amount of \$2,752,000; and Equip-Co Unlimited of NY, LLC, for geothermal field construction in the amount of \$787,122; and be it further

Resolved, That Jefferson County enter into an agreement with McFarland Johnson to provide Construction Observation and Grant Administration Services at a cost not to exceed \$3,250,000, and be it further

Resolved, That the Chairman of the Board of Legislators, be and is hereby authorized and directed to execute said agreements on behalf of the County, including any changes orders as recommended by the Director of Aviation and County Administrator not to exceed the funding available, subject to review of the County Attorney as to form and content, and be it further

Resolved, That the Chairman of the Board of Legislators is hereby authorized to execute the determination of non-significance under SEQR.

Seconded by Legislator: \_\_\_\_\_

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State of New York )  
County of Jefferson ) ss.:

I, the undersigned, Clerk of the Board of Legislators of the County of Jefferson, New York, do hereby certify that I have compared the foregoing copy of Resolution No. \_\_\_\_\_ of the Board of Legislators of said County of Jefferson with the original thereof on file in my office and duly adopted by said Board at a meeting of said Board on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and that the same is a true and correct copy of such Resolution and the whole thereof.

In testimony whereof, I have hereunto set my hand and affixed the seal of said County this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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Clerk of the Board of Legislators

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June 17, 2024

Grant Sussey, C.M.  
 Director of Aviation  
 Watertown International Airport  
 22564 Airport Drive  
 Dexter, NY 13634

**RE: Watertown International Airport  
 Airport Terminal and Gateway Redevelopment  
 Recommendation to Award**

Dear Mr. Sussey:

Thirteen bids for the above referenced project were received on June 12, 2024 for six separate contracts. The apparent low bidders are listed below:

Contract	Contractor	Contractor Address	Amount
1 – General Construction	Bette & Cring, LLC	18438 US Route 11, Watertown, NY 13601	\$12,997,500.00
2 – Plumbing Construction	Hyde-Stone Mechanical Contractors, Inc.	22962 Murrock Circle, County Route 51, Watertown, NY 13601	\$1,568,709.00
3 – Mechanical Construction	Hyde-Stone Mechanical Contractors, Inc.	22962 Murrock Circle, County Route 51, Watertown, NY 13601	\$2,214,982.00
4 – Electrical Construction	S&L Electric, Inc.	5313 State Highway 56, Colton, NY 13625	\$2,752,000.00
5 – Geothermal Field Construction	Equip-Co Unlimited of NY LLC	2107 State Route 5, Utica, NY 13502	\$787,122.00
Total =			\$20,320,313.00

McFarland Johnson completed a thorough review of all bids received. No bids were received for Contract 6 – Passenger Boarding Bridge Construction. During the bid review process, two (2) contractors requested to withdraw their bid, D.C. Building Systems, Inc., who bid on the Contract 1 – General Construction and Fisk Electric who bid on the Contract 4 – Electrical Construction. Of the remaining bids, we found one mathematical error which did not impact the low bid. The Certified Bid Tabs are enclosed. Bette & Cring, LLC, Hyde-Stone Mechanical Contractors, Inc., S&L Electric Inc., and Equip-Co Unlimited of NY LLC have been found to be responsive and responsible bidders. They are all known contractors with comparable experience on similar projects.

Based on available funding and agency preferences, we recommend awarding based on Base Schedule for all Contracts. Additionally, we recommend awarding all add alternates, include Add Alternate 1, 2, and 3 for the Contract 1 – General Construction and Add Alternate 1 and 2 for the Contract 4 – Electrical Construction.

Based on the contractor's qualifications, and experience on similar projects, we recommend award of the construction contract to Bette & Cring, LLC for the Contract 1 – General Construction, Hyde-Stone Mechanical Contractors, Inc. for the Contract 2 – Plumbing Construction, Hyde-Stone Mechanical Contractors, Inc. for the Contract 3 – Mechanical Construction, S&L Electric, Inc. for the Contract 4 – Electrical Construction, and Equip-Co Unlimited of NY LLC for the Contract 5 – Geothermal Field Construction in the amounts listed above.

Should you have any questions, or require any additional information, please contact me at (518) 580-9380 x 3650 or [aerdmann@mjinc.com](mailto:aerdmann@mjinc.com).

Sincerely,

**McFARLAND-JOHNSON, INC.**



Ashley Erdmann, PE  
Civil Engineer

cc: Mike Bagley, Jefferson County Purchasing  
Amanda McCracken, Jefferson County Purchasing  
Avis Gilmore, Jefferson County Purchasing  
Zach Staff, McFarland Johnson

**JEFFERSON COUNTY BOARD OF LEGISLATORS**

**Resolution No. 180**

Appointing County Administrator

By Legislator: \_\_\_\_\_

Whereas, The office of Jefferson County Administrator will be vacant as of July 7, 2024 with the retirement of Robert F. Hagemann, III, and

Whereas, The County of Jefferson conducted a diligent search for a replacement and the search committee has selected Ryan Piche as the most qualified candidate, and

Whereas, The Board of Legislators desires to appoint Ryan Piche County Administrator.

Now, Therefore, Be It Resolved that pursuant to Jefferson County Local Law No. 10 of 1986, as amended by Local Law No. 1 of 1996, Ryan Piche is hereby appointed as County Administrator for the County of Jefferson for a term to begin on September 30, 2024 and to expire December 31, 2024, pursuant to the terms of compensation set forth herein, and be it further

Resolved, That the Chairman of the Board is hereby authorized and directed to enter into an employment agreement with the appointee pursuant to the terms set forth below subject to approval of the County Attorney as to form and content.

Compensation Schedule

- Salary: 2024- \$170,000 at time of appointment (annualized for 2024).
- Classification: Flat Professional.
- Retirement: New York State and Local Retirement System.
- Vacation: 2024- 20 days vacation accrued in advance. No vacation to be accrued under Management Policy Manual. May carry forward a maximum balance of 40 days accrued vacation beyond employment anniversary date.
- Sick Leave: To be accrued at the rate specified in the Management Policy Manual.
- Longevity: To be accrued according to Management Policy Manual based on the rate for Level A, Grade 1 set forth in the Management Compensation Schedule for each applicable year.
- Moving Expenses: Employer to reimburse actual expenditures up to a maximum of \$5,000.

Resignation: Administrator to provide written notice (60) sixty calendar days in advance of resignation.

It is mutually understood that this compensation package is supplemented by the standard fringe benefit package for management employees which would include employer provided health insurance, standard leave benefits, milage reimbursement, etc. in accordance with the Jefferson County Management Policy Manual with the exception of those compensation items that have been specifically modified by this resolution.

Seconded by Legislator: \_\_\_\_\_

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State of New York )  
County of Jefferson ) ss.:

I, the undersigned, Clerk of the Board of Legislators of the County of Jefferson, New York, do hereby certify that I have compared the foregoing copy of Resolution No. \_\_\_\_\_ of the Board of Legislators of said County of Jefferson with the original thereof on file in my office and duly adopted by said Board at a meeting of said Board on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and that the same is a true and correct copy of such Resolution and the whole thereof.

In testimony whereof, I have hereunto set my hand and affixed the seal of said County this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Clerk of the Board of Legislators

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