



Niagara Frontier Transportation Authority
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October 23, 2014

Mr. Robert M. Graber
Clerk
Erie County Legislature
25 Delaware Avenue
Buffalo, New York 14202

Re: NFTA Board Minutes

Dear Mr. Graber:

Enclosed for your information and files please find a copy of the Minutes from the Niagara Frontier Transportation Authority's Regular Board Meeting held on September 18, 2014.

Very truly yours,

A handwritten signature in blue ink, appearing to read "David J. State", followed by a horizontal line.

David J. State
General Counsel

DJS:lf

Enclosure

**NIAGARA FRONTIER TRANSPORTATION AUTHORITY
NIAGARA FRONTIER TRANSIT METRO SYSTEM, INC.
REGULAR BOARD MEETING
SEPTEMBER 18, 2014 12:30 PM
MINUTES**

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1. CALL TO ORDER

A. Meeting Called to Order

Chairman Zemsky called the meeting to order at approximately 12:30 p.m.

B. Approval of Minutes of the NFTA Regular Board Meeting held on August 28, 2014

It was moved by Commissioner Gurney, seconded by Commissioner Durand, that the Minutes of the August 28, 2014 Regular Meeting of the Niagara Frontier Transportation Authority and Niagara Frontier Transit Metro System, Inc., be accepted and approved.

AYES: ZEMSKY, SLOMA, GURNEY, BAYNES, DURAND,
HUGHES, PERRY, WILCOX

NOES: NONE

C. Executive Director Report

Executive Director Kimberley Minkel acknowledged Vicky Brunette for being honored by Business First as one of Western New York's Women of Influence at a luncheon on September 16th. She also acknowledged Vicky's outstanding contribution to the Authority as claims defense counsel and Deputy General Counsel. She apprised the Board that Bill Vanecek was elected Second Vice Chair on the Board of Directors of the Airport Council International-North America. They represent airport operators in the United States and Canada and more than 95% of domestic and international airline passenger and cargo traffic in North America.

She updated the Board on the results of the OSC Discretionary Spending audit which took place more than two years ago from the period of April 1, 2010 to March 31, 1012. The audit indicated that improvement was needed on written travel justification. The Authority's travel policy and guidelines were changed in 2013 but the audit was prior to those changes. This audit also questioned safety and service awards and three dollar doughnut reward cards for employees. The Authority disagreed on the grounds that it is important to recognize employee achievements and contributions. Good safety records have positive economic benefits for the community. Numerous studies have been conducted to support this stance.

The Executive Director informed the Board that a press event is scheduled tomorrow at Niagara Falls International Airport to unveil new electric vehicle charging stations. Chargers were installed at NFIA and BNIA as part of the Governor's Charge NY initiative with funding being provided by NYPA and NYSERDA.

- 2. NFTA CORPORATE REPORT**
 - A. Audit and Governance Committee Report
 - B. Consolidated Financial
 - C. Corporate Resolutions

Corporate Resolutions

1. Authorization for Procurement, Delacy Ford, Inc., Ford Replacement Parts, NFTA and Metro
2. Authorization for Agreement, Fluent Energy Corporation, Electrical Energy Procurement Management Consulting Services, NFTA

CORPORATE:

2. C. (i) **Niagara Frontier Transportation Authority, Acceptance of Corporate Resolutions 2. C. (1) through 2. C. (2)**

The Executive Director advised that Items 2. C. (1) through 2. C. (2) have been discussed with the Board of Commissioners of the NFTA, and the Board is unanimously in favor of all subject Resolutions.

Whereupon, it was moved by Commissioner Sloma, seconded by Commissioner Hughes, that the following Resolution be adopted:

“**RESOLVED**, that the Resolutions of the Niagara Frontier Transportation Authority, identified as numbers 2. C. (1) through 2. C. (2) and dated September 18, 2014 as set forth herein, be and hereby are accepted and approved in their entirety.”

AYES: ZEMSKY, SLOMA, GURNEY, BAYNES*, DURAND, HUGHES, PERRY, WILCOX

ABSTENTION: BAYNES [*Item 2. C. 1 only]

NOES: NONE

ADOPTED

CORPORATE:

2. C. (1) **Authorization for Procurement, Delacy Ford, Inc., Ford Replacement Parts, NFTA and Metro**

RECOMMENDATION: Staff recommends that the Board accept the lowest responsive bid submitted by Delacy Ford, Inc., of Elma, New York, for the procurement of Ford replacement parts. The estimated annual expenditure is approximately \$200,000 for the period of October 1, 2014 to September 30, 2019.

INFORMATION: This procurement provides Ford replacement parts required to maintain and rebuild Paratransit and Metrolink Ford fleet vehicles and all other NFTA and Metro Ford non-revenue vehicles. Invitation to Bid 4425 was publicly advertised in accordance with NFTA Procurement Guidelines. Bidders were required to submit a percentage discount off the most current Ford Parts price list, FPS 3642. The discount quoted shall be held firm for the term of the contract but prices can change with the issuance of revised price lists and/or supplements during the course of the contract. See the attached Bid Analysis for details.

FUNDING: Funding for this procurement is budgeted in the Inventory Account 2-00-0000-184-0010 and appropriate departmental operating budgets.

“RESOLVED, that the Board hereby authorizes the procurement of Ford replacement parts from Delacy Ford, Inc. for an estimated \$200,000.00 per year as described hereinabove; and

BE IT FURTHER RESOLVED, that the Manager, Procurement, be and she is hereby authorized to issue Purchase Orders to Delacy Ford, Inc. for the procurement of Ford replacement parts to be used as described hereinabove; and

BE IT FURTHER RESOLVED, that said Purchase Orders shall include such additional terms, conditions and safeguards to the Authority as deemed appropriate by the General Counsel; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, be and he is hereby authorized to make payments under said Purchase Orders upon certification by the appropriate Business Centers, that such payments are in order.”

BID ANALYSIS Bid 4425 Ford Replacment Parts	Delacy Ford Inc. 3061 Transit Rd. Elma, NY	Emerling Ford Inc. 150 South Cascade Dr. Springville, NY	Gillie Hyde Ford Lincoln Inc. 610 Happy Valley Rd. Glasgow, KY	Basil Ford 1540 Walden Ave. Buffalo, NY	Larry H. Miller Super Ford 1340 S. 500 W. Salt Lake City, UT
	% Off Ford Price List	% Off Ford Price List	% Off Ford Price List	% Off Ford Price List	% Off Ford Price List
	Year 1	38.60%	38.00%	35.00%	15.00%
	Year 2	38.60%	38.00%	35.00%	15.00%
	Year 3	38.60%	36.00%	35.00%	15.00%
	Year 4	38.60%	36.00%	35.00%	15.00%
	Year 5	38.60%	35.00%	35.00%	15.00%

CORPORATE:

2. C. (2) **Authorization for Agreement, Fluent Energy Corporation, Electrical Energy Procurement Management Consulting Services, NFTA**

RECOMMENDATION: Staff recommends that the Board authorize an Agreement with Fluent Energy Corporation for Electrical Energy Procurement Management Consulting Services. The term of the agreement is for three years with the option to renew for four additional one-year terms at the discretion of the NFTA.

INFORMATION: Fluent will provide consulting services on various matters relating to managing the procurement of electricity for the NFTA as a direct customer of the NYISO including the preparation and presentation of quarterly reports and forecasts to the NFTA Electrical Energy Committee and the review and verification of invoices.

Requests for proposals were advertised in accordance with NFTA Procurement guidelines. Two responsive proposals were received and evaluated by the selection team comprised of the Chief Financial Officer, Procurement Manager, Accounting Services Manager, Engineering Project Managers, and Manager of Facilities Maintenance. See attached evaluation sheet.

Fluent Energy has been in business since 1994 and serves the largest collection of direct customers in the NYISO market. Fluent currently provides Electrical Energy Procurement Management Services for Niagara County, Erie County, Amherst Utility Cooperative, the School and Municipal Energy Cooperative, Energy Cooperative of New York, Kaleida Health, Monroe County, and others.

Fluent Energy has been the NFTA's Electrical Energy Consultant for the last five years. Since October 2009 NFTA has saved more than \$972,000 as a direct customer to the NYISO compared to the cost of the utility (National Grid and NYSEG).

The annual cost is \$18,000 per year for each year of the agreement. In addition to the basic services Fluent will provide online reporting and bill processing for an additional \$7,920 per year. This will allow NFTA staff the ability to securely access current and historical electricity usage and cost information by account, cost center, facility and department. Fluent's Sustainability Tool that allows users to track factors that contribute to their Green House Gas (GHG) emissions by using a variety of approaches including energy conservation projects, recycling programs, refrigerant leakage reduction measures, alternate fuel conversion and renewable energy projects will be available soon. This tool will help identify the most cost effective measures to reduce GHG emissions.

FUNDING: Funding is provided for in the operating budget 1-39-0098-571-0163.

“RESOLVED, that the Board hereby authorizes an Agreement with Fluent Energy Corporation, for electrical energy procurement management consulting services at a cost of \$25,920.00 per year as described hereinabove; and

CORPORATE 2. C. (2)

BE IT FURTHER RESOLVED, that the Executive Director, her designee and/or the Chairman, be and are hereby authorized to execute an Agreement with Fluent Energy Corporation as described hereinabove; and

BE IT FURTHER RESOLVED, that said Agreement shall include such additional terms, conditions and safeguards to the Authority as deemed appropriate by the General Counsel; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, be and he is hereby authorized to make payments under said Agreement upon certification by the Manager, Procurement, that such payments are in order.”

RFP 4423 Electrical Energy Management Consultant

(Completed by Procurement)	Fluent Energy	Pace Global (Siemens)
Non-Collusive Cert	X	X
Disclosure of Prior Non-responsibility	X	X
ST220	X	X
Cover Letter	X	X
Description of Services	X	X
Qualifications & Experience	X	X
Resumes	X	X
Itemized Cost Proposal	X	X
References	X	X
SELECTION CRITERIA (Rate on a scale of 1 - 10, with 10 being the highest)		
(Completed by Team)		
Qualifications & Experience: demonstrated ability in the industry, references, past performance, depth of knowledge of key personnel, organization of team, management procedures. 40%	10.00	6.00
Technical Criteria: project approach, methods, compliance with requirements. 30%	10.00	6.00
Cost. 30%	10.00	1.89
Rating	10.00	4.77
Annual fee:		
Year 1	\$18,000	\$88,148
Year 2	\$18,000	\$90,356
Year 3	\$18,000	\$92,615
Year 4	\$18,000	\$94,930
Year 5	\$18,000	\$97,303
Year 6	\$18,000	\$99,736
Year 7	\$18,000	\$102,229
Total	\$126,000	\$665,317
Options:		
Online Reporting & Utility Bill processing	\$7,920	
Total	55,440	
Grand Total	\$181,440	

- 3. AVIATION BUSINESS GROUP REPORT**
- A. Aviation Committee Report
 - B. Financial Update
 - C. Business Update
 - D. Resolutions

Aviation Resolutions

1. Authorization for Agreement, URS Architecture & Engineering – New York, P.C., New Air Rescue Fire Fighting Facility, BNIA
2. Authorization for Agreement, S&L Specialty Contracting, Inc., Noise Compatibility Program, BNIA
3. Authorization for Supplemental Agreement No. 9 and Final, C&S Engineers, Inc., Noise Compatibility Program, BNIA
4. Authorization for Agreement, Vanderlande Industries, Inc., Jet Bridge Maintenance, BNIA and NFIA
5. Authorization for Lease Amendment Agreement, Niagara Aerospace Museum, Inc., NFIA

AVIATION:

3. D. (i) **Niagara Frontier Transportation Authority, Acceptance of Aviation Resolutions 3. D. (1) through 3. D. (5)**

The Executive Director advised that Items 3. D. (1) through 3. D. (5) have been discussed with the Board of Commissioners of the NFTA, and the Board is unanimously in favor of all subject Resolutions.

Whereupon, it was moved by Commissioner Durand, seconded by Commissioner Wilcox, that the following Resolution be adopted:

“**RESOLVED**, that the Resolutions of the Niagara Frontier Transportation Authority, identified as numbers 3. D. (1) through 3. D. (5) and dated September 18, 2014 as set forth herein, be and hereby are accepted and approved in their entirety.”

AYES: ZEMSKY, SLOMA, GURNEY, BAYNES, DURAND, HUGHES, PERRY, WILCOX

NOES: NONE

ADOPTED

AVIATION 3. D. (i) • PAGE -i-

AVIATION:

3. D. (1) Authorization for Agreement, URS Architecture & Engineering – New York, P.C., New Air Rescue Fire Fighting Facility, BNIA

RECOMMENDATION: Staff recommends that the Board award the subject design services contract to URS Architecture & Engineering - New York, P.C. for the lump sum amount of \$745,097.00, contingent upon receipt of an FAA design grant.

INFORMATION: This project provides a new facility to house firefighters and equipment. The BNIA Master Plan (MP) identified the existing Air Rescue Fire Fighting Facility (ARFF) as inefficient space. The Master Plan recommended the facility be replaced in accordance with FAA Advisory Circular 150/5210-15A Aircraft Rescue and Firefighting Station Building Design.

The project design work provides full architectural and engineering services including civil site plan development, sanitary engineering, soils/foundation engineering, related airport engineering, utility design and coordination (water supply, power, sanitary, communications, internet), architectural design, (building and dormitory design, graphics and renderings/models/photography), structural design, electrical (power distribution, command control and communications including video surveillance and access control design), and mechanical design (heating, ventilation, and air conditioning, vehicle storage bay exhaust system, plumbing).

The consultant selection process was initiated on May 27, 2014 by publically soliciting the qualification based Requests for Proposals (RFP) pursuant to FAA and NFTA guidelines. The RFP included design services, construction monitoring services, and design support services during construction. Technical proposals were received on June 20, 2014. The proposals were evaluated for the following:

- Scope of Work
- Project Implementation
- Project Organization
- Manpower Plan
- Work Location
- Key Personnel
- Related Projects
- Background Experience
- Quality Assurance/Quality Control

The Consultant Selection Committee consisted of the Deputy Director, Aviation, ARFF Chief, Manager of Construction, Health Safety and Environmental Quality Safety Officer, and Project Manager. The committee evaluated proposals and selected the highest ranked qualified technical proposer, URS Architecture & Engineering - New York, P.C. The following, in descending order of evaluation, are the rankings of the respondents.

URS Architecture & Engineering - New York, P.C. Buffalo, New York Mark E. Lang, P.E. ,Vice President
Stieglitz Snyder Architecture Buffalo, New York Robert Shepard, AIA, Design Partner
DiDonato Associates, Engineering and Architecture, P.C. Buffalo, New York Gregory Hewitt, P.E., Principle-in-Charge
Burns & McDonnell Consultants, P.C. East Hanover, New Jersey Martin Durney, P.E. Principle-in-Charge
Architectural Resources Buffalo, New York Peter C. Murad, AIA , Principle
Trautman Associates Architects/Engineers Buffalo, New York Robert P. Stelianou, P.E. , Vice President
Urban Engineers Buffalo, New York Edward M. D'Alba, P.E. President
Bergman Associates Buffalo, New York Carmen Garozzo, Principle-in-Charge

Results of the design negotiations are as follows:

Engineers Estimate	\$749,541.00
Initial Cost Proposal	\$952,937.00
Negotiated Cost Proposal	\$745,097.00

URS Architecture & Engineering proposed to provide 20.9% MW/DBE participation. The EEO/Diversity office has been briefed of the proposed participation.

Staff will negotiate construction monitoring and design support services at the time of award for the construction contract.

FUNDING: Funding is as follows:

Account Code 120000000-3107-2-2602		
FAA	75%	\$558,822.76
NYSDOT	12.5%	\$93,137.12
PFC	12.5%	\$93,137.12
TOTAL		\$745,097.00

“RESOLVED, that the Board hereby authorizes an Agreement with URS Architecture & Engineering – New York, P.C. for design services on the new Air Rescue Fire Fighting facility at a cost of \$745,097.00 as described hereinabove; and

BE IT FURTHER RESOLVED, that the Executive Director, her designee and/or the Chairman, be and are hereby authorized to execute an Agreement with URS Architecture & Engineering – New York, P.C. as described hereinabove; and

BE IT FURTHER RESOLVED, that said Agreement shall include such additional terms, conditions and safeguards to the Authority as deemed appropriate by the General Counsel; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, be and he is hereby authorized to make payments under said Agreement upon certification by the Director, Engineering, that such payments are in order.”

AVIATION:

3. D. (2) Authorization for Agreement, S&L Specialty Contracting, Inc., Noise Compatibility Program, BNIA

RECOMMENDATION: Staff recommends that the Board award, contingent upon the execution of an FAA grant, the subject construction contract to S & L Specialty Contracting, Inc. for the total bid amount of \$2,097,000.00.

INFORMATION: The FAA approved Part 150 Noise Compatibility Study establishes the recommendation for mitigating aircraft noise in the vicinity of the airport. This project provides for alterations and modifications to 56 existing privately owned and occupied residences of various types and sizes. The overall objective of the Residential Sound Installation Program is to achieve quantitative noise reductions in selected homes most affected by aircraft operations. The work includes, but is not limited to, replacement of existing windows and doors, door weather-stripping, mechanical and electrical modifications, and related items for achieving interior protection against aircraft noise intrusion.

The project was publically advertised in accordance with FAA/NFTA procurement guidelines.

Four sets of contract documents were distributed to potential bidders with four bids received as follows:

Contractor	Amount Bid
S & L Specialty Contracting, Inc. Syracuse, NY Jim W. Leana, President	\$2,097,000.00
Kenmar General Contracting Key West, FL Vicki Marino, President	\$2,149,499.90
Koch Corporation Louisville, KY Benjamin Feinn, CEO	\$2,661,008.00
Zero Draft of CNY Syracuse, NY Peter A. Theodore, CFO	\$3,337,264.00

A detailed bid evaluation was performed. It was determined that the low bidder, S & L Specialty Contracting, Inc. has the knowledge, understanding, and ability to successfully accomplish the project work.

Midwest Building Supply of Detroit, Michigan is proposed as a Disadvantaged Business Enterprise participant performing 17% of the work. The NFTA Affirmative Action/EEO office has been briefed on the bid results and concurs with the recommendation for Board approval.

FUNDING: Funding will be provided through a future FAA grant distributed as follows:

FAA	\$1,677,600.00
NYS DOT	\$ 209,700.00
PFC	\$ 209,700.00
Total	\$2,097,000.00

“RESOLVED, that the Board hereby authorizes an Agreement with S&L Contracting, Inc., for alterations and modifications to 56 existing privately owned and occupied residences near the Buffalo Niagara International Airport as described above; and

BE IT FURTHER RESOLVED, that the Executive Director, her designee and/or the Chairman, be and hereby are authorized to execute an Agreement with S&L Contracting, Inc., as stated hereinabove and as negotiated; and

BE IT FURTHER RESOLVED, that said Agreement shall include such additional terms, conditions and safeguards to the Authority as deemed appropriate by the General Counsel; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, be and he is hereby authorized to make payments under said Change Order upon certification by the Director, Engineering, that such payments are in order.”

AVIATION:

3. D. (3) Authorization for Supplemental Agreement No. 9 and Final, C&S Engineers, Inc., Noise Compatibility Program, BNIA

RECOMMENDATION: Staff recommends that the Board award, contingent upon the execution of a FAA grant, Supplemental Agreement No. 9 and final to C&S Engineers, Inc. for design and construction monitoring services associated with home noise attenuation under the Part 150 Noise Compatibility Program (NCP). Supplement No. 9 consists of a Phase 13a lump sum amount for continuing program administration services of \$726,879, Phase 13b cost plus fixed fee not-to-exceed amount for construction monitoring services of \$586,906.00, and phase 13c cost plus fixed fee not-to-exceed amount of \$44,435.00 for design and construction monitoring of the model home demolition, and program closeout. The total cost for Supplemental Agreement No. 9 is \$1,358,220.00.

INFORMATION: The NCP has been established based upon the recommendations documented in the Part 150 Noise Compatibility Study as approved by the FAA on April 7, 2006. The NCP includes home noise attenuation construction and associated design, administration, and construction monitoring services. The consultant services contract to provide complete project management for the NCP associated with the NCP is with C&S Engineers, Inc. This contract was awarded through a RFP process compliant with FAA and NFTA Procurement guidelines.

Per the FAA, new individual grants shall be established every Federal Fiscal Year, (FFY), for each year of the 9-year program (formerly 10-year program). Each year of the NCP is contingent upon the availability of FAA Airport Improvement Program and PFC funding.

Construction is anticipated to be completed by July, 2015. A one year warranty period follows. Entire program complete project closeout will follow warranty expiration. Phase 13a of Supplement No. 9 provides for noise program administrative services through the end of the program. Phase 13b provides for construction monitoring services for noise attenuation construction of 56 parcels (Project No. 15BG1401). The construction contract for Project No. 15BG1401 is pending approval at this Board meeting. Phase 13c provides for design services to remove the model home and complete program closeout. The total contract value to date, including Phases 13a, 13b and 13c, is \$15,080,889.

Results of the negotiations are as follows:

Supplement No. 9	Engineer's Estimate	Negotiated Amount
Phase 13a	\$784,000.00	\$ 726,879.00
Phase 13b	\$518,000.00	\$ 586,906.00
Phase 13c	\$60,000.00	\$44,435.00
TOTAL	\$1,362,000.00	\$ 1,358,220.00

FUNDING: Funding for the Consultant Services will be provided through a future FAA grant, distributed as follows:

FAA	80%	\$1,086,576.00
NYS DOT	10%	\$ 135,822.00
PFC	10%	\$ 135,822.00
	TOTAL	\$1,358,220.00

“RESOLVED, that the Board hereby authorizes a Supplemental Agreement No. 9 and Final with C&S Engineers, Inc., for the design and construction monitoring services associated with the Noise Compatibility Program at the Buffalo Niagara International Airport as described above; and

BE IT FURTHER RESOLVED, that the Executive Director, her designee and/or the Chairman, be and hereby are authorized to execute Supplemental Agreement No. 9 and Final with C&S Engineers, Inc., as stated hereinabove and as negotiated; and

BE IT FURTHER RESOLVED, that said Supplemental Agreement No. 9 and Final shall include such additional terms, conditions and safeguards to the Authority as deemed appropriate by the General Counsel; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, be and he is hereby authorized to make payments under said Agreement upon certification by the Director, Engineering, that such payments are in order.”

AVIATION:

3. D. (4) Authorization for Agreement, Vanderlande Industries, Inc., Jet Bridge Maintenance, BNIA and NFIA

RECOMMENDATION: Staff recommends that the Board authorize an Agreement with Vanderlande Industries, Inc., Marietta, Georgia for routine, preventative, and remedial maintenance and emergency repair of NFTA owned boarding bridges at the Buffalo Niagara International Airport (BNIA) and the Niagara Falls International Airport (NFIA). The term will be for a two year period effective October 1, 2014 with the option to renew for 3 one-year periods at the sole discretion of the NFTA. The cost of the estimated service for the 5 year term including renewal periods is \$469,344.44.

INFORMATION: There are 5 jet bridges manufactured by Thyssen Stearns, 4 jet bridges manufactured by FMC Jetway, and 1 KCI Passenger Boarding Ramp located at BNIA and NFIA which are owned by the NFTA. Maintenance of jet bridges is a highly specialized field and service from a company with trained tradesmen is necessary. Jet bridges require routine and preventative maintenance as well as repairs on an "as needed" basis. Preventative maintenance of jet bridges must be performed based upon manufacturer's recommendations.

Request for Proposal (RFP) No. 4417 was developed by Aviation staff for annual preventative maintenance and additional "as needed" repair service based upon time and material rates. The RFP was solicited in accordance with NFTA procurement guidelines. The NFTA review team comprised of BNIA and NFIA staff in addition to the NFTA Procurement Department evaluated the proposals, taking into consideration qualifications and experience, technical specifications and project approach, and cost. The team ranked Vanderlande Industries, Inc. (VI) from Marietta, Georgia as the highest. VI is the current jet bridge maintenance service provider at BNIA and NFIA and has provided superior service. VI submitted the lowest estimated cost proposal at a cost of \$86,015.96 for year 1, \$89,530.39 for year 2, \$93,702.05 for year 3, \$97,917.47 for year 4, and \$102,178.57 for year 5 for a combined total cost of \$469,344.44 for the five year term.

FUNDING: Funding is included in the BNIA and NFIA operating budgets.

"RESOLVED, that the Board hereby authorizes an Agreement with Vanderlande Industries, Inc. for routine, preventative and remedial maintenance and emergency repair of the boarding bridges at both the Buffalo Niagara International Airport and the Niagara Falls International Airport as described hereinabove; and

BE IT FURTHER RESOLVED, that the Executive Director, her designee and/or the Chairman, be and hereby are authorized to execute an Agreement with Vanderlande Industries, Inc. as stated hereinabove and as negotiated; and

BE IT FURTHER RESOLVED, that said Agreement shall include such additional terms, conditions and safeguards to the Authority as deemed appropriate by the General Counsel; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, be and he is hereby authorized to make payments under said Change Order upon certification by the Director, Engineering, that such payments are in order."

JET BRIDGE MAINTENANCE CONTRACT

RFP DOCUMENTS REQUIRED (Completed by Procurement)	VANDERLANDE Marietta, GA	OXFORD Elmont, NY
Cover Letter	X	X
Description of services	X	X
Firm, Mgmt & Staff Qualifications	X	X
References	X	X
Itemized Cost Proposal	X	X
Non-Collusive Cert	X	X
Disclosure of Prior Non-Rep Determinations	X	X
Bidder's/Proposer's Affirmation & Certification	X	X
Contact Information	X	X
Contractor Certification Form ST-220-TD (If over \$100,000)	X	X
SELECTION CRITERIA (Completed by Team)	Rate on a score of 1 - 10 with 10 being the highest	
Qualifications & Experience - Demonstrated ability in the industry, References, Past Performance, Depth of Knowledge of Key Personnel in critical areas 40%	9.00	7.00
Compliance with Technical Specifications and Project Approach 30%	8.00	8.00
Cost 30%	10.00	2.44
TOTAL	9.00	5.93
ESTIMATED COST		
CONTRACTUAL PREVENTATIVE MAINTENANCE		
YEAR 1	\$26,360.96	\$336,274.70
YEAR 2	\$27,415.39	\$336,274.70
YEAR 3	\$28,512.05	\$336,274.70
YEAR 4	\$29,652.47	\$336,274.70
YEAR 5	\$30,838.57	\$336,274.70
TOTAL	\$142,779.44	\$1,681,373.50
ESTIMATED CALL-IN SERVICE & PARTS		
YEAR 1	\$59,655.00	\$48,745.00
YEAR 2	\$62,115.00	\$48,745.00
YEAR 3	\$65,190.00	\$48,745.00
YEAR 4	\$68,265.00	\$48,745.00
YEAR 5	\$71,340.00	\$48,745.00
TOTAL	\$326,565.00	\$243,725.00
GRAND TOTAL ESTIMATED COST	469,344.44	1,925,098.50

AVIATION:

3. D. (5) **Authorization for Lease Amendment Agreement, Niagara Aerospace Museum, Inc., NFIA**

RECOMMENDATION: Staff recommends that the Board authorize an Amendment to the current Lease Agreement with Niagara Aerospace Museum, Inc. (NAM) for the leasing of an additional 4,507 square feet of space in the old terminal building at Niagara Falls International Airport effective October 1, 2014, at a rental rate of \$2.25 per square foot per annum, plus utilities.

INFORMATION: NAM desires to lease an additional 4,507 square feet of space in the old terminal building at NFIA to expand its aerospace museum. NAM opened the museum in the spring of 2013. NAM desires additional space to expand its operations. The total square footage that will be under lease to NAM is 18,394 square feet. The rental rate for the additional leased premises is \$2.25 per square foot per annum. This rental rate is the same rental rate that NAM pays for the existing leased premises. NAM will continue to be responsible for all repairs and capital improvements to the building that may be necessary to conduct its operations and utilities. The annual rent including the additional leased premises is \$41,386.50. Rent for the additional leased premises will commence upon the earlier of the completion of the improvements to the additional leased premises or December 1, 2014. The leasing of the additional premises will help defray the NFTA's carrying costs of the old terminal building. As mentioned previously, NAM will be permitted to exercise the renewal term of the lease.

FUNDING: No funding is necessary.

“RESOLVED, that the Board hereby authorizes a Lease Amendment with Niagara Aerospace Museum, Inc. for an additional 4,507 square feet of leased space in the old terminal building at the Niagara Falls International Airport as described hereinabove; and

BE IT FURTHER RESOLVED, that the Executive Director, her designee and/or the Chairman, be and hereby are authorized to execute a Lease Amendment with Niagara Aerospace Museum, Inc., with terms and conditions as set forth above and as negotiated; and

BE IT FURTHER RESOLVED, that said Lease Agreement shall include such terms, conditions and safeguards to the Authority as deemed appropriate by the General Counsel.”

- 4. SURFACE TRANSPORTATION BUSINESS GROUP REPORT**
- A. Surface Transportation Committee Report
 - B. Financial Update
 - C. Business Update
 - D. Resolutions

Surface Transportation Resolutions

There are no Surface Transportation items at this time.

- 5. PROPERTY/RISK MANAGEMENT GROUP REPORT**
- A. Property/Risk Management Committee Report
 - B. Financial Update
 - C. Business Update
 - D. Resolutions

Property/Risk Management Resolutions

1. Authorization for Lease Agreement, Bill's Boatworks, Inc., Port Terminal A
2. Authorization for Lease Agreement, Olson Bros. Marine, Inc., Port Terminal A

PROPERTY:

5. D. (i) Niagara Frontier Transportation Authority, Acceptance of Property Resolutions 5. D. (1) through 5. D. (2)

The Executive Director advised that Items 5. D. (1) through 5. D. (2) have been discussed with the Board of Commissioners of the NFTA, and the Board is unanimously in favor of all subject Resolutions.

Whereupon, it was moved by Commissioner Sloma, seconded by Commissioner Hughes, that the following Resolution be adopted:

“**RESOLVED**, that the Resolutions of the Niagara Frontier Transportation Authority, identified as numbers 5. D. (1) through 5. D. (2) and dated September 18, 2014 as set forth herein, be and hereby are accepted and approved in their entirety.”

AYES: ZEMSKY, SLOMA, GURNEY, BAYNES, DURAND, HUGHES, PERRY, WILCOX

NOES: NONE

ADOPTED

PROPERTY:

5. D. (1) **Authorization for Lease Agreement, Bill's Boatworks, Inc., Port Terminal A**

RECOMMENDATION: Staff recommends that the Board authorize a lease agreement with Bill's Boatworks, Inc. (Bill Henneberry, President) for the lease of warehouse space at Port Terminal A.

INFORMATION: Bill's Boatworks has requested the use of 50,000 square feet in Terminal A with the ability to rent more space if necessary. The lease would be for 8 months commencing September 30, 2014 and ending May 30, 2015. The rent would be a flat rate of \$50,000 payable in advance. If more space is required, the rental rate for the additional space will be negotiated.

FUNDING: No funding is necessary.

"RESOLVED, that the Board hereby authorizes a Lease Agreement with Bill's Boatworks, Inc., for use of space at Port Terminal A as described hereinabove; and

BE IT FURTHER RESOLVED, that the Executive Director, her designee and/or the Chairman, be and hereby are authorized to execute a Lease Agreement with Bill's Boatworks, Inc., with terms and conditions as set forth above and as negotiated; and

BE IT FURTHER RESOLVED, that said Lease Agreement shall include such terms, conditions and safeguards to the Authority as deemed appropriate by the General Counsel."

PROPERTY:

5. D. (2) **Authorization for Lease Agreement, Olson Bros. Marine, Inc.,
Port Terminal A**

RECOMMENDATION: Staff recommends that the Board authorize a lease agreement with Olson Bros. Marine, Inc. (Lisa Olson, President) for the lease of warehouse space at Port Terminal A.

INFORMATION: Olson Bros. Marine has a boat maintenance facility adjacent to the Boat Harbor at the former Freezer Queen site. They have requested the use of 15,000 square feet in Terminal A for the upcoming winter to store boats in cold storage, with the ability to rent more space if necessary. The lease would be for eight months commencing September 30, 2014 and ending May 30, 2015. The prepaid rent would be at a rate of \$1.00 per square foot per year or \$10,000 for the eight month period. If Olson Bros. requires more square feet, the rental rate will be \$1 per square foot, per year payable in advance of occupancy.

FUNDING: No funding is necessary.

“RESOLVED, that the Board hereby authorizes a Lease Agreement with Olson Bros. Marine, Inc., for use of space at Port Terminal A as described hereinabove; and

BE IT FURTHER RESOLVED, that the Executive Director, her designee and/or the Chairman, be and hereby are authorized to execute a Lease Agreement with Olson Bros. Marine, Inc., with terms and conditions as set forth above and as negotiated; and

BE IT FURTHER RESOLVED, that said Lease Agreement shall include such terms, conditions and safeguards to the Authority as deemed appropriate by the General Counsel.”

6. General Counsel Report - Written

7. Executive Session

At approximately 12:52 p.m., it was moved by Commissioner Hughes, seconded by Commissioner Durand, that the Commissioners convene in Executive Session to discuss matters regarding the sale of the waterfront property.

Following discussion, at approximately 1:28 p.m., it was moved by Commissioner Sloma, seconded by Commissioner Hughes, that the Executive Session be adjourned and that the Board resume the Regular Session.

AYES: ZEMSKY, SLOMA, GURNEY, DURAND, HUGHES,
PERRY, WILCOX

NOES: NONE

8. Adjournment

At approximately 1:32 p.m., the Chairman indicated that there was no further business coming before the Board, whereupon it was moved by Commissioner Durand, seconded by Commissioner Wilcox, and unanimously approved that the Regular Meeting of the Niagara Frontier Transportation Authority and Niagara Frontier Transit Metro System, Inc. be adjourned.

AYES: ZEMSKY, SLOMA, GURNEY, DURAND, HUGHES,
PERRY, WILCOX

NOES: NONE