

## **BUILDINGS & GROUNDS COMMITTEE MEETING**

**August 13, 2008 – 3:00 p.m.**

PRESENT: Chairman Hunter; Supervisors Jenkins, M. Johnson; Raymond, Rowland, Sausville, Southworth, Hargrave; Thompson, Grattidge; Spencer Hellwig, Mgmt. Analyst; Dan Butler, Frank Blaisdell, Animal Shelter; Paul Lent, Emergency Services; Tom Petersen, Richard Izykowski, Petersen Group Architects; Gavin Vuillaume, Environmental Design; Katrina Pacheco, Pacheco Ross Architects; Steve Williams, Daily Gazette

Chairman Hunter called the meeting to order.

Mrs. Southworth moved to approve the minutes of the July 7<sup>th</sup> meeting. Mr. Jenkins seconded. Unanimous.

Mr. Petersen said everyone should have received the information (Preliminary Statement of Probable Cost) that he sent out last week, and he distributed copies to the Committee. Since that time, he said he has had conversations with Dan Butler and Joe Ritchey, and he distributed an amended summary sheet. He then opened it up for questions.

Mr. Sausville asked if there were significant reductions that dig into the heart of what we want to accomplish. Mr. Petersen said they had cut too deep, and they added numbers back in. He said some of the big ticket items were that DPW is picking up part of the work. Mr. Ritchey needs about \$88,000 in material costs that have been added back in. He said they deleted a lot of unnecessary things, but they could be added in the future. He said they will put grass down, but other than that, no plantings or trees. They reduced the number of roof top units from nine to seven. There were adjustments in some of the canine kennels and cat cages. We are building this for a 10-year growth period, and we realized we did not need the full boat of kennels, he said. The boiler and hot water piping has been deleted, and we are going to electrical fan coil units. Some of the appliances have been moved out of the construction budget and put into fixtures and equipment which saved a lot of mark ups. We removed \$100,000 to \$120,000 for the generator. We will put in a manual transfer switch in the building with an outside receptacle. DPW can pick up this facility with their generator, he stated. We are still maintaining all masonry finishes in the kennel area and high tech flooring. We reduced some sound attenuation, and we have down scaled some of the roofing, he said.

Mr. Butler said he is concerned with the air exchange system that is down to 10 exchanges, but he would like to see 13. The main reason for this building is the animals, he stated. Mrs. Johnson asked about the difference in cost, and Mr. Petersen said George Marshall, of the engineering firm, could not be here today to answer that. Mrs. Southworth stated veterinarian journals recommend no less than 12, so this is a concern to her. Mr. Petersen stated he believes the mechanical system a month ago was \$650,000, and now it is \$550,000. We reduced the number of roof top units by 2. Part of the \$100,000 is the elimination of roof top units and air supply, he stated.

Ms. Raymond said she does not get a lot of this stuff maybe due to the form that it is in. She suggested having somebody from the outside do a comparison for us to tell us what this all means. I feel going from gas to electric heat is not good, she stated. Maybe a minor contract from one of our engineering firms would give us independent outside thoughts on this, she said. I am not prepared to vote one way or the other until I understand it better, she added.

Mr. Thompson asked where most of the slashing occurs. Mr. Petersen said the building, plantings and generator. Mr. Thompson asked who picked the spot where this building would go. Mr. Petersen said they evaluated it. Mr. Vuillaume said they have easy access to utilities at that location. Mr. Thompson said what about over by the Sheriff's Department where the generator is. Mr. Butler stated moving the crematory is a big issue with DEC. If it is close to houses and the roadways, there would have to be an EIS according to DEC, he stated. He said if the current facility is taken down, he will be able to put in dog exercise yards. Mr. Thompson asked if they checked into electric vs. gas with efficiency. Mr. Petersen said he would like the mechanical engineer answer that.

Mr. Petersen said he was charged with reducing the cost of this building, and he believes the feeling is people are not comfortable with these cuts. We have added back in \$60,000 to \$65,000 worth of cages, he said. Mrs. Southworth said we should consider a way to have control of contingency costs on a rapid basis. Mr. Rowland said he is concerned with the air exchange and acoustic situation. I understand cutting the generator out, but I do not think we have generators up there doing nothing, he said. He said he believes \$100,000 for a generator is a lot of money. Mr. Hargrave said he believes it could be purchased off State contract a lot cheaper.

Mr. Petersen said these are not construction documents yet. We have 75% of our work to do to keep fine-tuning this number, he said. This is our best guess as to where we are going to be, he stated.

**Ms. Raymond moved to have one of the County's engineering firms review this proposal for the Committee and to identify overlaps and where there could be cost savings. Mrs. Johnson seconded. Unanimous.**

Mrs. Pacheco stated they were directed by the Committee to look at how the proposed Public Safety Building would be situated on the site. She said at the suggestion of the Committee, and with the knowledge of the Public Health Department and Emergency Services, they flipped their portions of the building. She displayed Option A (angled) and Option B (straightened) site plans, and explained the differences. Ms. Raymond asked which option was cheaper to construct. Mrs. Pacheco said Option B has a few more parking spots, but generally, they are similar in terms of layout and chunks of space. It was the consensus of the Committee to continue with site plan Option A. Ms. Raymond suggested that Pacheco meet with the Commissioner of Public Works regarding the shape of the parking lots so that they are conducive to plowing. Mrs. Pacheco review the floor plan stating that with their changes, there is now a better

kitchen, break room and locker room for the Sheriff's Department. Otherwise, all of the relationships remain the same, she said.

Mrs. Pacheco displayed a drawing of the elevations and showed examples of materials. Ms. Raymond said we will have to see what the new Animal Shelter and the existing Jail look like for continuity. Mrs. Pacheco displayed examples of the block material for the base of the building. She said they will wait for the Committee's input. Mr. Sausville said he will be interested in seeing how the architecture will be improved. Ms. Raymond suggested figuring out what matches the current Jail, and then we will let Petersen know what the Animal Shelter should be.

On a motion by Mr. Jenkins, seconded by Mr. Rowland, the meeting was adjourned.

Respectfully submitted,

Elaine M. Sodemann