

## **BUILDINGS & GROUNDS COMMITTEE MEETING**

**February 8, 2006 – 3:30 p.m.**

PRESENT: Chairman M. Johnson; Supervisors Grattidge, Hargrave, Hunter, Janik, Thompson, Gutheil; DeCerce; Spencer Hellwig, Mgmt. Analyst; Joe Ritchey, Rick Gardner, Tom Speziale, DPW; Art Kaplan, Bill McMordie, The Pike Company; William Connor, Woodward Connor Gillies & Seleman Architects; Paul Rouis, Ryan-Biggs Associates; Press

Chairman Johnson called the meeting to order.

Mr. Hargrave moved to approve the minutes of the November 7, 2005 meeting. Mr. Thompson seconded. Unanimous.

Chairman Johnson appointed Mr. Thompson as Vice-Chairman of the Committee.

Mr. Ritchey requested a **resolution to reappropriate funds from 2005 to 2006 for the following:**

### **Building 4 Roof**

#### **Appropriations:**

Increase Account 1-50-000-7093	-	\$ 8,000
Increase Account 1-50-000-7098	-	30,800

#### **Revenues:**

Increase Account 1-0599.M	-	\$38,800
---------------------------	---	----------

### **Airport Avigation Easements**

#### **Appropriations:**

Increase Account 1-50-513-7098	-	\$443,565
--------------------------------	---	-----------

#### **Revenues:**

Increase Account 1-50-3592	State Aid	-	11,089
Increase Account 1-50-4592	Federal Aid	-	421,387
Increase Account 1-50-0599.M	Fund Balance		11,089
			\$443,565

**Mr. Hargrave moved to reappropriate the money for Building 4 Roof from 2005 to 2006. Mr. Hunter seconded. Unanimous.**

**Mr. Thompson moved to reappropriate the money for the Airport Avigation Easements from 2005 to 2006. Mr. Janik seconded. Unanimous.**

Mr. Ritchey said Chairman Johnson, as Board Chairman last year, appointed a Buildings Renovation/Expansion Ad Hoc Committee. The critical areas looked at were the Court systems, D.A.'s office, overcrowding in the Services Building, and there were discussions of moving offices around. He said the plan is to move the Treasurer's office downstairs in the storage area; the D.A.'s office could expand into the vacated Treasurer's office; move Probation and Aging from the Services Building to a new area that would be built in the court yard. He stated the court yard deck has been leaking since its construction, and we asked the architect to look into that. In addition, the committee wanted to look into Public Health's and Mental Health's needs for now and in the future. The architect firm selected is here to give an update on that project.

Mr. Connor said they are a month away from completing their work. They are looking at the Woodlawn Ave. facility in Saratoga Springs, and they are looking at the three buildings in the vicinity of Saratoga Hospital that Mental Health occupies.

Mr. Connor stated they started investigating the leaks and corrections for those leaks and the damages from that in the court yard plaza area at the main Complex. He said they focused on where the wall and the plaza come together and where the leaks have been occurring. He said this was originally designed as three buildings, and the plaza was added later. He displayed a power point presentation on where and why these leaks are occurring. He said they looked at the wall conditions on the outside of the buildings and did not find any deteriorations. The cost for correction for keeping water out of the plaza would be \$1,174,850, he said. The cost for repairs from the leakage in Bldgs. 2, 3 and 4 is estimated at \$199,270. Mr. Gutheil pointed out a few more water damaged areas in the stairwells of Bldg. 3 that were not caused by the plaza leakage.

Mr. Connor said Scheme B would be to build off the plaza onto the lawn area next to the half parking lot. He stated they can report back at the March meeting and what it will cost to pursue one or the other scheme.

Mr. Connor said they met with all of the departments in the Woodlawn Ave. Building and Mental Health, interviewed them and watched their operations. So far, we have been able to assemble a program for Public Health. They have 6,000 square feet now, and we are awaiting their growth figures, he said. The program is about 17,000 square feet. The problem is clinic space and emergency preparedness functions. He said Food Stamps has 1100 square feet and are proposing to grow to 3500 square feet. We will get back to you in March for Public Health's and Mental Health's projections, he stated.

Mrs. Johnson asked how many buildings would there be for Public Health and Mental Health. Mr. Connor stated they have been strongly pursuing the idea of putting them together. Mrs. Johnson said the question is how far away can Mental Health be from Saratoga Hospital? That will be the determining factor of one or two buildings, she stated. Mr. Connor said they would like to remain in the urban of Saratoga Springs or a convenient bus line. Public Health has similar concerns, he added. Mr. Johnson requested them to look at Board Chairman Gutheil's concern in the courthouse also.

Mrs. Johnson pointed out these buildings are 40 years old, and the County and staff have grown.

On a motion by Mr. Hargrave, seconded by Mr. Thompson, the meeting was adjourned.

Respectfully submitted,

Elaine M. Sodemann