

BUILDINGS & GROUNDS COMMITTEE MEETING

October 10, 2006 – 3:00 P.M.

PRESENT: Chairman M. Johnson; Supervisors Grattidge, Hunter, Hargrave, Janik, Richardson, Thompson, Gutheil; Spencer Hellwig, Mgmt. Analyst; Joe Ritchey, Rick Gardner, DPW-Buildings; Mark Rider, Co. Attorney; Press

Chairman Johnson called the meeting to order.

Mr. Hargrave moved to approve the minutes of the September 11th meeting. Mr. Richardson seconded. Unanimous.

Mr. Ritchey requested a **resolution authorizing the Chairman to enter into a contact with A.O.W. Associates for emergency project to replace Maplewood Manor's kitchen sewer lines. Contract amount is for \$152,506. Funds are available within the Maplewood Manor budget.**

Mr. Ritchey said Quantum Engineers attempted to get three quotes, and this was the lowest quote. He said under emergency conditions, we are actually ratifying the contract. These are the contractors that the consultant knew could do the work, he said. Chairman Johnson asked how long will this work take. Mr. Ritchey stated the work should be completed around November 17, but they may have it done before that date. He mentioned the work is being done at night. They have done excellent work so far, he said. Mr. Gutheil asked if the estimate is reasonable. Mr. Ritchey said yes. They actually had to build up walls for a complete barrier and put in a ventilator system, he stated. **Mr. Hargrave moved to approve this resolution. Mr. Hunter seconded. Unanimous.**

Mr. Richardson asked what was being done as far as a facility for Mental Health. Mr. Ritchey said he met with Dale Angstadt today. We have looked at two buildings, and Dale will continue to talk to realtors, he said. He said he will work with Purchasing on how to handle proposals for a leasing arrangement. Mr. Janik asked what the criteria was. Mr. Ritchey stated the number of offices, waiting rooms, etc. Anything we see will have to be renovated, he stated. Mr. Janik asked if location was in the criteria. Mr. Ritchey said not at this point. Mr. Janik stated the Public Health Committee is also looking at this issue. Mr. Hellwig stated anything that has to do with buildings and locations is the purview of this Buildings & Grounds Committee. Mr. Richardson said one building looked at is on Geyser Road and the other is in Clifton Park. He said the Health Committee was saying this would be temporary. Mr. Ritchey said he believes Dale needs some sort of separation from Public Health. Right now, our intent is to find as many proposals as we can, he said. Mr. Janik said we need to see what criteria has been established because that would impact on the availability of space. Besides square footage and how much office space, what else is in the criteria, he asked. Mr. Ritchey said he believes all of the places would need to be renovated. Mr. Janik said he does not

want to see a large investment because ultimately, we will need our own space. Mr. Ritchey said he will get copies of Dale's criteria for the Committee members.

Mr. Hargrave said he thought one of the concerns was getting people to the hospital. Chairman Johnson said we want to be on a main bus route. Some places near the hospital were looked at, but the space is not there, she said. Mr. Hellwig stated this Committee's responsibility is the housing of departments. The issues in the Public Health Committee deals with treatments and things of that type, he added. Chairman Johnson said if the Public Health Committee has recommendations, they should be given to this Committee. She said this Committee will have to check into this issue every month, as four months have passed already.

Mr. Gutheil asked if it was possible to do something like a design build. I believe a building could be built in less than a year, he said. We should have a geographical preference, he stated. Mr. Ritchey said he has looked at two locations. Chairman Johnson said the locations have not come before this Committee. Mr. Gutheil stated Chairman Johnson should know about these. Mr. Ritchey stated one location is the old General Foods building on Geysler Road and the other is in Clifton Park off Route 146.

Mr. Richardson asked if we have real estate people to help us find property. We should contact some realtors and tell them we are looking for X amount of space and land rather than having Joe or Dale run around. Mr. Ritchey said that has been done, and these two places have been mentioned to us. The criteria is 12,000 square feet for Mental Health, he said. Mr. Janik said he does not want to get into a situation where short term becomes long term. We came up with a plan a while ago, he said. We need a long term solution that suits the County, he added. Chairman Johnson stated that will have to come from the Long Range Capital Planning Committee, and they will be meeting tomorrow. There will be a motion to include monies in there for our long-term space needs, she said. She mentioned that Mr. Thompson had a recommendation on a portable building. Mr. Ritchey said Mr. Thompson was going to research that. You need somebody full-time to look at that to meet building and safety codes if that is the route you want to take, he said. Mr. Grattidge said we still need to pursue a 3 to 5 year lease to start with.

Mr. Thompson arrived.

Mr. Grattidge asked if the Public Health Committee looked at having the hospital take over some of the services that the County has been providing. Mr. Hellwig stated the hospital said no to providing those services. Mr. Richardson stated the hospital wants to expand their facility for themselves.

Mr. Thompson said he has inquiries out to two places on portable buildings. There is a place in Texas that has a firm in Syracuse. He said as soon as he hears back from them, he will get it on paper for the Committee. He asked about the County Farm area. Chairman Johnson stated there is no bus route there. She said the Maplewood Manor area was also discussed which is on the Route 50 bus route. Mr. Grattidge said another concern is people who walk into Mental Health. The closer we can stay to the hospital,

the easier it would be, he added. Mr. Thompson said we are not solving anything with a lease. Maybe we could fight the hospital and stay for three more years. Chairman Johnson said they want us to be looking elsewhere.

Mr. Grattidge said we need Joe to give us options of short term and long term to at least have a balance. Mr. Ritchey said that is an extensive amount of work. Chairman Johnson said Dale needs to come and get involved in making decisions. Mr. Gutheil said the County should talk to the hospital to get a feel on a drop dead date. Chairman Johnson said she will make some calls to realtors.

Chairman Johnson requested Mr. Thompson to check into the portable buildings and for Mr. Ritchey to check on land space at Maplewood Manor. Mr. Ritchey said we will need a consultant on board. This would be a full-time job for us, he said. He said he would get the criteria out so the Committee can start looking at it. Chairman Johnson requested that Saratoga Springs be checked out as well as a 5 mile radius of it. I will ask Dale to come to the next meeting, and I will check with the hospital on a confirmed date, she stated.

On a motion by Mr. Grattidge, seconded by Mr. Hunter, the meeting was adjourned.

Respectfully submitted,

Elaine M. Sodemann