

BUILDINGS AND GROUNDS COMMITTEE MINUTES

APRIL 9, 2007 – 3:30 P.M.

Present: Chairman M. Johnson; Supervisors Connors, Gutheil, Hunter, Lucia, Raymond, Trottier; Spencer Hellwig, Mgmt. Analyst; Joe Ritchey, Rick Gardner, Tom Speziale, Public Works; Jim DiPasquale, Sewer District; William Connor, Woodward, Connor, Gillies & Seleman Architects; Press.

Chairman Johnson called the meeting to order and welcomed all in attendance.

On a motion made by Mr. Connors, seconded by Mr. Lucia the minutes of the March 12, 2007 meeting were approved unanimously.

Mr. DiPasquale said there is a single-family lot in the town of Halfmoon, which is adjacent to the county interceptor line. He said it has been county policy, to try and accommodate single family residents.

Mr. DiPasquale requested a resolution granting a sewer easement to Joseph and Jean Krupsky at 143 Ushers Road, in the Town of Halfmoon.

A motion was made by Mr. Trottier, seconded by Mr. Connors to approve a resolution for a sewer easement to Joseph and Jean Krupsky at 143 Ushers Road, in the Town of Halfmoon. Unanimous.

Mr. Ritchey said recently the bids were opened up for the County Plaza Renovation project. The following is a list of the low bidders:

General Construction – Sam Greco Construction	\$802,750.00
Mechanicville/HVAC – John V. Warren	\$149,310.00
Plumbing - John V. Warren	\$ 38,748.00
Electrical - Harold R. Clune	\$ 23,500.00

Mr. Ritchey said he would recommend awarding the project to the low bidders.

Mrs. Raymond pointed out that there was a huge discrepancy on the plumbing contract. Mr. Ritchey said the architects have met with him and they have assured him that they will be holding their bid.

Mr. Connors said the chemical engineers have reviewed the issue with the contractor and they were satisfied with the scope of the work.

Mrs. Raymond said she wanted it to be clear that they should be paid as they go along and do the work and that the County isn't informed that they suddenly need a change order.

Mr. Ritchey said the renovation expenses are part of the Capital Plan and expenses are within the budget.

A motion was made by Mr. Connors, seconded by Mr. Hunter to approve bid results and award contracts to low bidders as outlined above. Unanimous.

Mr. Ritchey requested approval for an amendment to the architect's contract with Woodward, Connor, Gillies & Seleman. The contract, to date, has only taken them through the design phase, and they need to continue through the construction phase, he said.

Mr. Ritchey said with regard to the construction management, an RFP was sent out with BBL Construction Services responding with the low bid not to exceed \$64,000.

A motion was made by Ms. Raymond, seconded by Mr. Lucia to approve an amendment to the contract with Woodward, Connors Gillies & Seleman for construction phase services in the amount of \$31,100, and approval of the contract with BBL Construction Services in an amount not to exceed \$64,000. Unanimous.

Mr. Ritchey requested that the committee review the RFP results for consulting services to replace roofs on Buildings one and three. He also requested a resolution authorizing an agreement with St. John Architects in the amount of \$22,200.

A motion was made by Mr. Trottier, seconded by Mr. Lucia to approve a resolution authorizing an agreement with St. John Architects in the amount of \$22,200, after review of the RFP results for consulting services to replace the roofs on Buildings one and three. Unanimous.

A motion was made by Mr. Connors, seconded by Mr. Trottier to approve a resolution authorizing the transfer of \$237,200 from the contingency budget to account #1-50-0007093 to cover work on the roofs and skylight on Buildings one and three and to amend the budget and 2007 Capital Plan thereto. Unanimous.

Mr. Ritchey gave a brief overview of the Emergency Power Generation at the County facilities. Handouts were distributed outlining what buildings have emergency power.

Mrs. Johnson spoke on Mr. Butler's behalf, stating that he would like all committee members to come and visit the animal shelter. Mr. Butler has suggested a trip to the Berkshires, where there is a new animal shelter to view to see how animal shelters have changed. This would be an informative trip, as we move forward to building our new animal shelter.

On a motion made by Mr. Trottier, seconded by Mr. Lucia the meeting was adjourned.

Respectfully submitted,
Chris Sansom