

## BUILDINGS & GROUNDS COMMITTEE MEETING

September 13, 2010 - 3:00 p.m.

PRESENT: Chairman Thompson; Supervisors Jenkins, M. Johnson, Raymond, Rowland, Wormuth; Wood, Southworth. Spencer Hellwig, Mgmt. Analyst; Steve Dorsey, Ass't. Co. Attorney; Dan Butler, Animal Shelter; Joe Ritchey, Rick Gardner, Tom Speziale, DPW; Jorge Panteli, Chad Nixon, Greg Roy of McFarland Johnson; Paul McDonnell, Ray Kinley of Clough, Harbour & Assoc.; Steve Berardo, John Gorham, David Chamberlain of Jacobs; Press

Chairman Thompson called the meeting to order.

Ms. Wormuth moved to approve the minutes of the meeting of August 9<sup>th</sup>. Mr. Jenkins seconded. Unanimous.

Mr. Butler reported the new Shelter is still going forward. We are past the due date, but still under budget. A representative from our cat cage manufacturer is coming in tonight to help with installation, he said. He stated all of the dog kennels are in, and the floor is going down now. The general contractor bonded the floor so that if there is an issue down the road, it will be covered, he said. Ms. Wormuth said we asked them to bond for a five-year warranty rather than a one- year. There is no additional cost to the County for that, she said. Dan and I spoke to several different contractors and their staff, and everyone thought that was a reasonable way to go, she said. She said Phases 2 and 3 have to do with tearing down the old shelter and paving. The paving plants will be closing down if we don't do this soon, she added. Ms. Raymond asked if the doors came in when they were supposed to. Ms. Wormuth said no, but they are here now and have been installed and sealed. The HVAC unit has been up and running since the holiday weekend, she said. Ms. Raymond asked if the old cages have been moved to the new Shelter. Mr. Butler said not as yet. He mentioned over the weekend, the Clifton Park Annex adopted out 18 cats.

Mr. Butler stated the State building inspector is supposed to be at the new Shelter on the 21<sup>st</sup>. Ms. Wormuth said he will be looking at the critical areas that were left. We are looking at moving over to there the beginning of October, she stated. She said she hopes the paving will be done around Halloween. She stated the dogs can go over there now, but the cages have to go over from the old shelter - removed, steam cleaned and installed. After that, the isolation animals will be brought over. Chairman Thompson asked what the target date is to be out of the old building. Mr. Butler said he would like to be out the end of the month. Ms. Wormuth said by October 7<sup>th</sup>, she hopes the old building can start to be demolished. She stated the last week of September we should move all of the living creatures over to the new building.

Three weeks from now, we should be in, she added. Mr. Butler said it all depends on the C.O.

Ms. Wormuth said a rubber edge guard has to go down on the floor to seal it. The contractor is being charged a fee per day for being over the limit, she said. The other contractors may start looking for liquidated damages from that contractor because he is holding up the work, she said. Our problem was with J. Luk, she said. Mr. Ritchey stated they have the details in order with the power company. Mr. Butler said the stuff that will not interfere with the daily operation of the building will start to be done. Chairman Thompson said he does not want to see any hold up with National Grid. Ms. Wormuth said we have been giving them target dates so that they can start power shut offs. We have notified National Grid when we think we will be in the new building. They tell us they can have a crew on site, she said. She stated Bishop Beaudry has been working with the utilities especially with the asbestos stuff. Mr. Ritchey said we do not have a specific date for the asbestos removal. Mr. Butler said they have to vacate the front office before we can start the asbestos removal. He mentioned the telephone and computer systems have been installed.

Mr. Dorsey requested a **utility easement to National Grid on the Zim Smith Trail for the Town of Ballston water pumping station**. He said this is related to the easement granted back in April to the Burnt Hills-Ballston Lake Water District No. 2. This request is for a power line and communications easement to be installed to service that pumping station. Ms. Southworth said we will have communication directly with the computer at town hall if there is a problem with the pumping station. National Grid needs an easement to put the power in there, she said. Mr. Dorsey mentioned we granted one for NYSEG on the other side. He said it will be a 20' wide easement. **Ms. Raymond moved to authorize this easement. Mrs. Johnson seconded. Unanimous.** Ms. Wormuth said in the future, we should have map descriptions for the Committee to look at so that we know what we are granting easements to. Chairman Thompson requested Mr. Dorsey to get the Committee the language for the easement.

**Ms. Raymond moved to authorize that before an easement is brought before the Board, the final map is to be in the hands of the County Attorney and Planning Department. Mr. Rowland seconded. Unanimous.**

Mr. Ritchey stated F.A.A. requires the solicitation of airport consultants every five years. There is no project going on now, and we are in no hurry; we are just in the process of hearing from consultants, he said. Presentations by airport consultants for the next round of F.A.A. projects were given by the following:

### McFarland Johnson Team

Greg Roy stated they are a 100% employee-owned company, New York based, providing aviation services for 63 years. He said his colleagues and he live, work and play in Saratoga County, and they have direct interest in the success of the airport. Their office is located in the Wise Building in Saratoga Springs. Chad Nixon named the airports in New York State that they have worked with, and he stated they are working on Saratoga County's Business Plan. Mr. Roy stated half of their workload is aviation. We want the outcome to be good for you, he said. Mr. Nixon stated they opened their Saratoga Springs office in 2007, and it takes them 10 minutes to get to the airport. He said he has an employee who lives in the Town of Milton. They have three offices in New York State.

### Clough, Harbour & Associates

Ray Kinley, stated he is the CEO, and they are headquartered in Colonie and have 30 other locations throughout the U.S. Our aviation group is headquartered here. They have worked for Saratoga County in the past. This is where our whole company started, he said. We also have an office in the STEP Park. NYSERDA is a major client of ours, he said. They cleared the Albany Airport including relocating two roads. We never had a problem with individuals affected by a clearing project because we go to see them. He mentioned they cleared the Westchester County Airport that has multi million dollar houses that surround it, so you can imagine the resistance that took place. We convince them of what we were doing and what we could do to mitigate those projects.

Mr. McDonnell said they have 95 employees who live in Saratoga County. They have had 229 projects in the County within the last five years. They currently have 16 clients in Saratoga County. He said he has 20 years experience only doing airport consulting. We do all grant administration and work with the F.A.A. on a day-to-day basis. Our goal is long-term relationships, he said. We have over \$100 million worth of projects just at Albany International. I am the guy your staff will call, he said.

### Jacobs Aviation Group

David Chamberlain, Aviation Division Manager, stated they have been in the business of aviation engineering and construction for almost 20 years. My role is to insure our project has resources and personnel to get your jobs done on time. We have over 30 planners, engineers and technicians who are 100% dedicated to aviation related projects. He displayed a map of the airports they have worked with in the Northeast.

John Gorham, Project Manager, said he has been working the last four years with Mr. Speziale on County projects. We have not only architects, planners and engineers, but a local contingent of subconsultants for aviation. In 1999,

we were selected here, and we have done 15 projects in that time. We have worked with Mr. Ritchey, Mr. Gardner and Mr. Speziale, and we come in as an extension of their staff to get the projects done. We know this airport, he stated. We designed and did construction management on the new hangar facility as well as the water line, AWOS, and the beacon. In 1999, the tall white pines were obstructions, so we implemented four projects to make it more safe. We talked to homeowners and purchased easements and right-of-ways. Once we had the right, we cleared 70 acres in 2003, and are involved in the clearing project in the main runways. That project was a four-month project, and we are in the last month where we will be putting in landscaping. We know our relationship with DEC is strong, and to get a project implemented, you need a consultant who knows those folks. We have worked around the racing season.

Steve Berardo, Principal Planner and Project Manager, said he has been a technical resource to the County including back in January, when he participated in a public hearing that was held for tree clearing.

Mr. Chamberlain said 3 ½ years ago, Edwards and Kelcey merged with Jacobs. We have direct relevant experience working with your airport. We are familiar with Saratoga County, he said.

Chairman Thompson asked why there wasn't more money set aside for buffer around the airport. Mr. Gorham said when they submitted the project to F.A.A., they said they would approve based on a one for one replacement of deciduous trees. There are areas where that doesn't work out, he said. We tried to put back the evergreen tree area. Chairman Thompson said this project is a nightmare. Some of the easements were signed years ago, and then you are marching in someone's back yard 20 years after the easement was signed and you take down 20 trees and give them 5. We are standing there with our hands tied, he said. Trees taken down were a buffer between the houses and the roads. Why wasn't more money put aside for a buffer? They said replacement trees would be 8' to 10', and they are getting 4' to 6' trees.

Mr. Berardo said the F.A.A. requires an appraisal process. One issue we addressed was the land use plan portion of the study. We had a number of meetings. One recommendation was there be a notification process of properties around the airport. Real estate agents should make people aware in writing, and some of them were not very enthusiastic about that. Chairman Thompson requested a list of the easements and how the people were compensated. He said the fellow he is dealing with now has not been paid. Ms. Raymond said maybe the prior owner was paid. She said somebody got money initially. Their argument is with their realtor or seller, she said. She said New York State has pretty strong disclosure laws. Legally, the seller has an obligation to disclose and has to sign a form at the closing, she said. Chairman Thompson again requested some of those easements, and Mr. Chamberlain he would get them to him.

Copies of the consultants' informational handouts were provided to the Committee members.

Chairman Thompson said we do not have to make a decision on a consultant this month, but we can do that next month.

Ms. Raymond asked if the warehouse was ready to accept the voting machines after the Primary and if the lease was signed. Chairman Thompson said he believes it is, but he will check on that. He mentioned nobody seems to know what can be done with the lever machines.

Chairman Thompson said next month, we will have someone here from Have A Heart, and they are looking for a place to put a couple of hospital beds for Hospice. They want the same type of deal as the Red Cross had in that building, he said. Ms. Raymond said it would be helpful to have someone in the Attorney's office to research what we can and cannot do. My preference would be to unload that building and be done with it, she said. Chairman Thompson said he will look into that.

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

Chairman Thompson said due to the Columbus Day holiday, next month's meeting is scheduled for Tuesday, October 5<sup>th</sup> at 3:00 p.m.

Respectfully submitted,

Elaine Sodemann