

## BUILDINGS & GROUNDS COMMITTEE MEETING

March 13, 2006 – 3:00 p.m.

PRESENT: Chairman M. Johnson; Supervisors Grattidge, Hargrave, Hunter, Janik, Richardson, Thompson, Gutheil; Wood, Yepsen; David Wickerham, Co. Administrator; Joe Ritchey, Rick Gardner, Tom Speziale, DPW; Mark Rider, Co. Attorney; Bill McMordie, The Pike Company; William Connor, Woodward Connor Gillies & Seleman Architects; Paul Rouis, Ryan-Biggs Associates; Steve Williams, Daily Gazette

Chairman M. Johnson called the meeting to order.

Mr. Hargrave moved to approve the minutes of the February 8<sup>th</sup> meeting. Mr. Thompson seconded. Unanimous.

Mr. Ritchey requested a **resolution authorizing the Chairman to enter into a one year renewal lease with J. Thomas Roohan for Supreme Court Justice Frank Williams' chambers in the amount of \$2,965.22/mo.** He said this is a 3% increase over last year. He stated this includes cleaning and garbage removal. **Mr. Hargrave moved to approve this resolution. Mr. Grattidge seconded. Unanimous.**

Chairman Johnson requested a report on the building renovation/expansion project. Mr. Connor stated the last time they were here, they talked about Scheme A and Scheme B (both adding about 24,000 square feet). We want to describe those two schemes again, he said. He said the numbers have been prepared on the designs, and they have been reviewed with the Pike Co.

Copies of the Summary of Scheme A (Build over Plaza) Probable Costs were distributed to the Committee and reviewed. Mr. Connor stated the Benefits of Scheme A are:

- Elimination of long-term maintenance problems with existing plaza
- No impact on existing parking capacity
- Space planning made more flexible due to larger floor plates of contiguous space

He stated the Challenges are:

- Construction complexity of accommodating multiple roof elevations and floor elevations
- Logistical complexity working next to and above occupied space
- Limited window opportunities
- 3,200 sf of existing space is demolished. Short term impact on operations
- Requires the reconstruction of the Grand Jury Room
- Existing courtrooms must be enclosed in fire rated walls
- Future expansion would require sprinklering complex or firewall separation

Total Project Cost for Scheme A (includes Damaged Steel Repair & Plaza Correction) - **\$15,422,056.**

Copies of the Summary of Scheme B (New Building to Southeast) were distributed to the Committee and reviewed. Mr. Connor stated the Benefits of Scheme B are:

- Ability to isolate construction activities from ongoing operations
- Adds space contiguous to courthouse
- Complex may be added to in future without sprinklering complex or firewall separation

He stated the Challenges are:

- Future space planning hampered by creating a distinct building
- Reduces site parking capacity by 26 cars
- Constructed over existing well and municipal water services

The Total Project Costs for Scheme B (includes Damaged Steel Repair & Plaza Correction) - **\$11,306,687.**

Mr. Grattidge said he is concerned with water that would be coming off the new building (Scheme A) onto the old buildings. We will have to deal with large amounts of water off of existing roofs, he said. Mr. Connor stated the roof over the new construction would be internally drained. No water would be transferred to any of the surrounding roof areas, he added. He said the weight of the roof would be picked up by the columns. Mr. Grattidge asked if there is a system to get rid of storm water. Mr. Connor said yes. There is a piping system in the plaza now.

Mr. Connors said for Scheme B, the D.A.'s office would relocate to this new building, court offices would be expanded, and the vacated spaces in Building 4 would be used for Probation and Youth. The Treasurer's office would be moved to Building 1 (in the current storage area).

Chairman Johnson asked what the well is used for. Mr. Gardner stated it is a back up for emergency operations. Chairman Johnson asked if there would be a problem not having that or with moving it. Mr. Connor stated it just adds to the cost of the building. It does not prohibit you from building, he said.

Mr. McMordie stated Scheme B is a much simpler building, as construction time would be about 14 months. Chairman Johnson said Mr. Ritchey and she do not think the parking would be a problem because we could pick up space across the street.

Mr. Connor said we tell people to think about direction. Could you settle for Scheme B? We know Scheme A will be more, he said. Chairman Johnson said we have to keep in mind we are growing, and we are out of space. We are in a situation where we have to look at this more seriously and make a decision.

Mr. Connor stated they did space planning for Public Health and Mental Health in Saratoga Springs as well as Food Stamps' function in the Woodlawn Ave. Building. He distributed copies of an informational sheet with these departments' current needs, their 2008 projections and 2011 projections.

Chairman Johnson said we are talking about two projects. She appointed a subcommittee to look at Public Health and Mental Health consisting of: Mr. Hargrave as Chairman, Mr. Grattidge and Mr. Janik. She requested this subcommittee to report back to this Committee each month. She requested them to meet with the Directors of those two departments to find out where they need to be located, are one or two buildings needed, and where are the people coming from to determine where the building needs to be located.

Mr. Gutheil asked Mr. Connor if they are saying that we have half the space that we should have that we are operating under now? Mr. Connor said yes. Clinic spaces and functions are not occurring. Staff is traveling to provide that or clinics are not being offered, he stated. There is a growing need with emergency response functions, he added. He said that 3 - 4 PHN's share a desk, and they work around that timing.

Mr. Gutheil said we just put on a \$2 million addition here. If we needed this kind of space, why didn't we talk about 4 – 5 stories? Mr. Connor said unless we are in a very urban area, it is an expensive type of construction, he stated. It would be very expensive dollars per square foot to go vertically, he added.

Mr. Gutheil asked if a space needs was done on this 24,000 square feet? Mr. Connor said yes, it is in a report. DPW has all of the backup, he said. Mr. Gutheil asked if we could get copies of this. Mr. Ritchey stated they can put the entire report together as soon as they get it. We can probably get the space needs data to the Committee right away, he said.

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

Respectfully submitted,

Elaine M. Sodemann