

# BUILDINGS & GROUNDS COMMITTEE MEETING

February 11, 2008 – 3:30 p.m.

PRESENT: Chairman Hunter; Supervisors Jenkins, Rowland, Sausville, Southworth; Spencer Hellwig, Mgmt. Analyst; Joe Ritchey, Rick Gardner, DPW-Buildings; Paul Lent, Emergency Services; Steve Berardi, Barry Hammer, Edwards & Kelcey; David & Katrina Pacheco, Pacheco Ross Architects; Press

Chairman Hunter called the meeting to order.

Mr. Jenkins moved to approve the minutes of the meetings of January 7<sup>th</sup> and 15<sup>th</sup>. Ms. Southworth seconded. Unanimous.

Mr. Ritchey requested a **resolution Authorizing the Chairman to enter into all necessary agreements with NYSDOT to accept the following Airport grants:**

- a) **Airport Improvement and Revitalization Grant to Replace the Automated Weather Observation Station (AWOS)**

<u>Total</u>	<u>State</u>	<u>County</u>
\$150,000	\$135,000	\$15,000

- b) **Business Airport Development Grant to Reconstruct Parking Lot and Main Entrance Road**

<u>Total</u>	<u>State</u>	<u>County</u>
\$200,000	\$180,000	\$20,000

- c) **General Aviation Security Grant to Pave Perimeter Access Roads**

<u>Total</u>	<u>State</u>	<u>County</u>
\$250,000	\$250,000	0

Mr. Ritchey said by accepting these grants, you agree to fund them and have them completed in three years. He said for item a, the AWOS is 20 years old and is in need of replacement. He said for item c, we will be doing that in-house, and we will take the three years to do it. **Mr. Sausville moved to approve this resolution. Mr. Rowland seconded. Unanimous.**

Mr. Ritchey requested a **resolution Authorizing the Chairman to enter into agreement with Edwards and Kelcey (Jacobs) for engineering services related to the following Airport grant projects:**

- a) **Taxiway/Apron Improvements and Hanger Replacement - \$399,692**
- b) **Installation of Water Main and Hydrants - \$49,679**
- c) **Replace AWOS - \$20,806**

Mr. Ritchey stated all projects have been budgeted with 90% State grant and 10% County funds. **Mr. Rowland moved to approve this resolution. Mr. Jenkins seconded. Unanimous.**

Mr. Lent stated towards the end of 2007, the Buildings & Grounds Committee, authorized Pacheco & Ross to continue with the next phase of preliminary planning of a Public Safety building. He said Mr. Pacheco is here to present the Committee with the results. He then introduced David and Katrina Pacheco. Mr. Pacheco said they were charged to meet with the Sheriff's Department to ask them why it is necessary for them to include the administrative offices in the new facility and what would become of the vacated space. We were also tasked with talking with Public Health regarding pros and cons of moving their space from their current space to County Farm Road, he said. We were asked to look at the offices and make sure for the various elements we had a consistency in terms of office sizes in the various administrative portions of the building and to revisit the budget, he said. He said they went out with their preliminary budget numbers, and they went with a professional estimator. He distributed copies of their notes of the meeting with the County Sheriff's Department of 1/8/08, and he reviewed them. He said he also sent these notes to the Sheriff, and he verified them.

Mr. Sausville asked Mr. Pacheco if they have done an evaluation of these potential needs to see if they match up. Mr. Pacheco stated in his professional opinion, he would imagine in a year, that space would be filled.

Mrs. Pacheco distributed copies of and reviewed her notes of their meeting with the County's Public Health Department (Janet Glenn and Terrayne Stortz) on 12/18/07. She stated they both agreed on moving to this site, and the negative aspects would be personal in nature – the convenience to downtown services. They said there were very few people who walk to the current facility, as most people drive. They will be getting an inventory of departmental equipment and furniture, she said. She stated they have taken the step of standardizing the room sizes based on the number of occupants, and a copy of this was distributed to the Committee.

Mr. Sausville asked what their square footage needs are. Mrs. Pacheco stated 12,730 for Public Health that would include 10 years into the future. Mr. Sausville asked how much square feet would be freed up at Woodlawn Ave., and Mr. Pacheco said 7,900 s.f. Mr. Sausville said what will happen with that building. Mr. Pacheco stated the sale of that building would be the most cost effective. Mr. Sausville said Mental Health has a need for space as well, and has that been addressed? Mr. Pacheco said they did, and it was their recommendation that not be rolled into this project. He said they are required they be on a well-traveled public route for buses and a close proximity to the hospital. He stated that is not part of the scope of this project.

Mr. Pacheco said the total square footage of the new Public Safety building for Emergency Services, Sheriff's Dept. including Dispatch and Public Health would be 41,753 s.f. which is down from their previous total of 42,524. We have done quite of bit of work on the budget, he said, and he distributed copies of information on the

original costs from July, 2007 and the revised cost of February, 2008. Total cost of \$13,799,178.

Mr. Jenkins requested a break down of the change, and Mr. Pacheco said he would get that to the Committee. Mr. Pacheco said nearly \$1.7 million was saved for the communications equipment and other furniture that department heads said would not be necessary, as the existing equipment would be taken with them. He mentioned the hepa filtration system is rather costly and is something that could be engineered out. He stated potential problems with the budget are that there could be water and sewer issues and a question of whether this could support the new building. On a one story building, that needs to move to the next phase for the schematic design, he said. Ms. Southworth asked how we can move on this if we do not know if the water and sewer can support that building. Mr. Pacheco stated a site survey is happening, and that should answer the question. I will be coordinating with Paul Lent on that, he stated.

Mr. Hellwig stated \$127,000 was approved last year to come up with a schematic design. We have to move the money from last year into this year to pay for that project, he said. If you want to continue on and have the design work done, we will have to appropriate the money, he said. Based on discussions last year, there was support for this preliminary work, he added. Mr. Sausville said his concern is for the whole Committee giving its blessing. Mr. Jenkins said if we go for the \$13.8 million, there should be some kind of consensus before we take the next step. Chairman Hunter requested Mr. Pacheco to give a presentation at Wednesday's Agenda meeting.

Mr. Hellwig said we will need a resolution to reappropriate \$53,000. The contract was for \$127,000, and we have \$74,000 available in this year's budget, he said. In order for them to do the work proposed last year, we need to move this \$53,000 into this year's budget. **Mr. Jenkins moved to approve reappropriating the \$53,000. Ms. Southworth seconded. Unanimous.**

Mr. Ritchey reported on the sewage problems at the Services Building. He said his men have been working mainly down there because of plugs. We have done an analysis, and it appears to be due to the volume of the water supply not being able to do a full flush. We are trying to reduce the amount of heavy paper products. We are bringing in special receptacles for diapers and paper towels, he said. In addition, we want to bring in rotor rooter to do an analysis of detailed TV with distance measures. We want to get a mechanical engineer to help us with our deliberations, he stated. He said this is a village water supply. When this was built, the village system was not adequate, so there is a secondary pumping tank there, he said. He stated they have a good system of keeping track of the water pressure. To keep that building open, we have our men there all of the time, and there is no public health issue, he said. We do not feel we are impacting the operation of the building at this point, he said.

Chairman Hunter said the RFP for the design of a new Animal Shelter is due back on February 28<sup>th</sup>. He appointed a subcommittee of Ms. Southworth, Mr. Sausville and Mr. Jenkins to look at the three best RFP's.

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

Respectfully submitted,

Elaine M. Sodemann