

BUILDINGS & GROUNDS COMMITTEE MEETING

December 8, 2008 – 3:30 p.m.

PRESENT: Chairman Hunter; Supervisors Jenkins, M. Johnson, Raymond, Rowland, Sausville, Southworth; Spencer Hellwig, Mgmt. Analyst; Ricky Gardner, DPW-Bldgs.; Dan Butler, Animal Shelter; Paul Lent, Emergency Services; David & Katrina Pacheco, Pacheco Ross Architects; Rich Campanola, C.T. Male; John Bishop, Bishop Beaudry Construction; Press

Chairman Hunter called the meeting to order.

Mrs. Johnson moved to approve the minutes of the November 10th meeting. Mr. Jenkins seconded. Unanimous.

Mr. Gardner requested a **resolution authorizing the Chairman to enter into a 5-year lease agreement with Saratoga County Farm Service Agency, October 1, 2008 – September 30, 2013.** He mentioned they lease 1828 sf, and in May, this Committee granted a month-to-month extension pending Federal paperwork they had to do. He said there will be a 3% increase per year. For the first year, the amount will be \$31,953.44, and the final year will be \$35,956.76. **Mrs. Johnson moved to approve this resolution. Mr. Rowland seconded. Unanimous.**

Mr. Gardner stated the Farm Service, Soil & Water and Cooperative Extension have been in that building since 1979, and they have been good tenants. We provide the cleaning and maintenance services to the area. They have paid for any additional renovations they requested, he said.

Mr. Gardner requested a **resolution authorizing the Chairman to enter into a contract with Springer Waste Management for refuse pick-up service at County facilities (excluding Sewer District) in the amount of \$58,956 per year.** He also requested two additional one-year extensions as long as they hold their rate. He stated there were four bids, and they were the low bid. The bids were \$109,394; \$72,078; \$63,182; and \$58,956. **Mr. Sausville moved to approve this resolution. Ms. Southworth seconded. Unanimous.**

Mr. Butler said we have to end our contract with Petersen, as we are at the end of Phase 1, and enter into an agreement to get into the second phase with

C.T. Male. He requested a **resolution authorizing the Chairman to terminate the contract with Petersen Group and enter into an agreement with C.T. Male for the design of the Animal Shelter.** Since we are redoing the actual design of the Shelter, they have to do a new schematic design, and the next phase is Design Development, he said. He distributed copies of the quotes for the remaining phases of the new Animal Shelter (\$400,000). **Mr. Rowland moved to approve this resolution. Ms. Raymond seconded.** Discussion: Ms. Raymond complimented C. T. Male for their report and the professional way they approached it. I pressed to have this done, she said. Mr. Jenkins said we have completed Phase 1, and we have no requirements for Phase 2? Mr. Hellwig said that is right. The Committee has to make a decision to move on with a different consultant for the remaining phases. Mr. Sausville said if we commit the \$400,000, we will be committed to having the building. We should not approve this until we are committed to build this, he said. I am not prepared to spend this unless we have all questions on the table which includes an evaluation of what the vacated space will be used for, the impact on the County budget, operating expenses for the new facility, and demolition costs. Those are important questions and should be answered before we spend \$400,000, he stated. Mrs. Johnson said some of these questions have been answered. Mr. Butler stated the present facility will be raised, and that work will be done by the County. He said in Rich's proposal, there is \$10,000 to do testing on asbestos, and \$20,000 was put in to remove the building for disposal. He mentioned the barn across the way would also have to be removed. He stated we are going into Design Development and then we would go into the Construction Documents Phase after that. I do not know how you would determine operating costs at this time, he said. Mr. Campanola said during each phase, we will be answering those questions. At any point along the way, anything that would impact the budget we have value engineered, he said. Mr. Jenkins said at this point, we would be committing \$120,000.

Ms. Raymond stated a lot of the questions have been answered. I want as much information as possible, but I am not sure we can estimate the cost of operating this facility until it is built, she said. The greater question is, what are we going to do if we do not build it? Anybody who has taken a tour of that Shelter knows it has to go. There is huge community support, she stated. The reality is we will probably bond the money, she said. We should get Dan the questions and have him get the answers and move ahead with this, she added. She said we have an obligation to these animals. We are playing Russian Roulette with the health of these animals. The Shelter staff does a

great job, she mentioned. Chairman Hunter stated this Design Development Phase is already in our budget. Mrs. Johnson said this project is familiar with the Board, and we started out at \$12 million, and the goal was set at \$5 million, and that is fantastic. Mr. Sausville said his point is doing more than just committing to the design, we will be committing to the construction, and we should not be spending at that level of detail until we are prepared to go forward. Ms. Raymond said we made that commitment a while back. She said a statement should be added to the resolution that says, **Whereas, we plan to construct. The resolution was adopted by a unanimous vote.**

Mr. Pacheco said the Committee asked them to do homework and to send that through based on some concerns brought up by the Board in terms of scheduling and how it dovetails with the Animal Shelter project. He said they wrote a proposal based on the assumption that Public Health was the critical path they had to deal with. We have sent that through, and you may have questions on that, he said. He said regarding the value of the existing facility at 31 Woodlawn Ave., on the Saratoga Springs' website, the total assessed value for that property is \$1.7 million. The estimated full market value is \$2.18 million, and those were the numbers as of October, he said. Chairman Hunter stated the Pachecos would like to continue on with the next phases. Mr. Pacheco stated the NYS Department of Health requires signed and sealed construction documents. They proposed a phased approach to complete in 2009 only the portions of the project necessary for the DOH and other regulatory approvals. A very conservative and practical solution would be to stretch this out for 2009 and look at construction in 2010, he said. If you sell Woodlawn, that comes into the equation with New York State, and then some leg work would have to be done, he added.

Ms. Raymond said the State is looking for all kinds of ways to save money and requiring us to have all this information to tell whether there is a need. They should look at some of their mandates, she said. It is ridiculous we have to go this far in order for them to make a determination, she said. **Ms. Raymond moved to move forward with Phase I with Pacheco Ross Architects for 2009 in the amount of \$385,000. Mrs. Johnson seconded.** Discussion: Mrs. Johnson said she felt the County was concerned about rushing the project, but she sees by the documents that is not the case. Ms. Raymond said the County indicated it is exempt from zoning and planning reviews. It would be a courtesy to go through the process with the Town of Milton, she said. Mr. Sausville said he has the same questions with this building. We need answers to several questions, he said. He stated there is

a great deal of excessive optimism with regard to growth. We need to understand all of the issues, he said. Ms. Southworth said we need to go through the phase to get DOH's answer. Ms. Raymond said the Sheriff told us what he plans on doing with his vacated space, and I do not think we would want Woodlawn for any public purpose. Mr. Lent stated the space they he occupies now would become a back up. Mr. Jenkins asked if this was a project the entire Board will approve. Ms. Raymond stated last year in Public Safety, they were pretty much 100% behind it. It does not look like we are at a time constraint, she said. Mr. Rowland said Phase I will give us a lot of answers. Ms. Raymond said this money is already budgeted.

Mrs. Pacheco said the Certificate of Need process is for three components in the Public Health department. Mr. Sausville asked what the State is judging this against? Mrs. Pacheco said they don't necessarily know the State's criteria. There is not a clear answer to what they are comparing us against, she said. It is the administrative part we have to go with, she said.

The motion was adopted by the following vote: AYES - Hunter, Jenkins, M. Johnson, Raymond Rowland, Southworth. NOES - Sausville.

Chairman Hunter thanked the Committee for their attendance this year. Ms. Raymond thanked Chairman Hunter for doing a great job.

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

Respectfully submitted,

Elaine M. Sodemann