

BUILDINGS & GROUNDS COMMITTEE MEETING

December 7, 2009 – 3:30 p.m.

PRESENT: Chairman Thompson; Supervisors Hargrave, Hunter, Jenkins, Rowland, Wormuth; Spencer Hellwig, Mgmt. Analyst; Joe Ritchey, Rick Gardner, DPW-Bldgs.; Dan Butler, Animal Shelter; Mark Rider, Co. Attorney; Dale Angstadt, Mental Health; Rich Campagnola, C.T. Male; John Bishop, Bishop-Beaudry; The Saratogian

Chairman Thompson called the meeting to order.

Ms. Wormuth moved to approve the minutes of the meeting of November 9th. Mr. Hargrave seconded. Unanimous.

Ms. Wormuth said there have been no change orders for the Change Order Committee since the last update. She said three have come in –

- J. Luk Construction – unit price change order of \$750 to remove debris they found in the old foundation. The construction managers will keep track of that.
- Chip Kronau Construction Equipment – deduct from the allowance amount in the contract to do HDPE piping to accommodate actual width of the pavement - \$1,800.
- Chip Kronau Construction Equipment - \$0 deduct change order to go back and forth and add and remove different things to change the laterals and connecting to an existing manhole. It is a change to the work at no cost.

Mr. Bishop gave an update on the status of the Animal Shelter construction project. He said as of November 30th, the project is 10.2% complete. 50% of the slab is installed, and the last half will be installed this week depending on the weather. As of Monday, the first loads of the pre-engineered building will show up, and it will start to be erected on the 21st. He said the underground is all installed and has been inspected by the State. The site people and electrical have started to do some activities that will be done in the Spring, he said.

Mr. Campagnola said they have issued a targeted design submittal for the pre-engineered building system to Joe McGrath, and he has no questions or concerns. We will start to turn over to Dan some of the interior finishes, he said.

Mr. Butler displayed a sample brick that will be offered for sale at \$50. These will be inscribed with someone's pet's name and date of death or date of adoption from the Shelter, etc., and 1,050 of these brick pavers will be installed in the entrance in front of the new Shelter. The biggest thing for these is to keep rock salt off of them, he stated. These need to be done by March 1st, he stated. It is better off to sell them before they are put in the ground. Anything can be inscribed on these bricks, he added.

Mr. Hargrave moved to approve a resolution authorizing the Chairman to enter into a lease agreement with Saratoga Hospital for Mental Health Offices (Cramer House) in the amount of \$210,551. Chairman Thompson seconded. Discussion:

Mr. Jenkins said his concern is that there are no specifics for capital improvements. Chairman Thompson asked why the Hospital reps changed their minds for booting us out of there. Mr. Angstadt stated there were a couple of meetings with representatives of this Committee, Mr. Wickerham, and Saratoga Hospital. When they changed CEO's, it changed the whole decision of how they were formatting the emergency room and that whole process. Mr. Jenkins asked how much square footage there is there, and Mr. Angstadt stated a hair under 10,000 sq. ft. He said they are proposing a 5-year lease. Mr. Ritchey mentioned the current lease expires the end of this year. The Hospital will have a private contractor take over the cleaning of that space as of the beginning of the year, he said. Mr. Gardner mentioned they also use outside cleaning at Wilton Medical and Malta Medical. The rent will increase by 3% the following four years with \$210,551 the first year, he stated. Mr. Rowland asked if the space was reasonable, and Mr. Angstadt said yes. We hope their use of an outside cleaner will correct the cleaning problem, he said. He mentioned replacement of tile in the bathrooms need to be done as well as some of the carpeting because it looks ratty. Mr. Jenkins asked if the space was worth that amount. Mr. Angstadt said space in Saratoga Springs is expensive. When things break, they do get fixed right away, he said. He said we should have an appointment to do a walk through when he gets back to the office. **Mr. Hargrave moved to table this matter until after the walk through. Mr. Rowland seconded. Unanimous.**

Mr. Rider stated the Board required us to acquire an avigation easement of a person's property near the Airport. He said we will have to set a public hearing to determine there is a public necessity for condemnation. He said that can be set for January 13th at 5:30 p.m. in the Auditorium of Bldg. #5. **Mr. Hargrave moved to approve a resolution setting a public hearing for condemnation of the avigation easement over 8 Wyndam Way for the purpose of tree obstruction removal at the Airport. Mr. Rowland seconded. Unanimous.** Chairman Thompson said they had an appraisal done, and we had an appraisal done, but they did not agree.

Ms. Wormuth moved to adjourn the meeting to the call of the Chair. Mr. Rowland seconded. Unanimous.

Respectfully submitted,

Elaine M. Sodemann