

Buildings & Grounds Committee Minutes
October 10, 2017 – 4:00 p.m.

Present: Chairman Bill Peck; Supervisors Phil Barrett, John Collyer, Vince DeLucia, Alan Grattidge, Dick Lucia, Peter Martin, Jean Raymond and Tom Richardson; Spencer Hellwig, County Administrator; Steve Dorsey, County Attorney; Keith Manz, Tom Speziale, Public Works; Michael Churchill, Steven Boisvert, McFarland Johnson; Dennis Ross, David Pachecho, Katrina Pachecho, H2M Architects & Engineers.

Chairman Peck called the meeting to order and welcomed all in attendance.

On a motion made by Mrs. Raymond, seconded by Mr. Lucia, the minutes of the August 8, 2017 meeting were approved unanimously.

Mr. Peck introduced Mr. Churchill from McFarland Johnson to give an update on airport projects. Mr. Churchill distributed a handout outlining the update. For the environmental assessment, the largest component they have been dealing with Fish & Wildlife has been changing the mowing regime, mowing cannot be done until after October 15. They have had some issues with wildlife and bird strikes. They have been working for the past year and a half on the environmental assessment and phase 1 is almost done. During their discussions with Fish & Wildlife and DEC, they have had a change in their approach with the Karner Blue Butterfly. The infield is not a good habitat. Fish & Wildlife are talking about off airport property in the Town of Wilton and no longer having the airport under all the restrictions they have. If successful, DEC would no longer have jurisdiction over the Karner Blue Butterfly at the Airport. The FAA has asked to amend the existing scope of work and add a phase 2 to deal with these changes.

Mr. Churchill said that the Based Aircraft Parking Apron project should be completed by November 15.

Mr. Peck asked Mr. Manz to reach out to North American Flight regarding their interest in the hangar project moving forward.

Mr. Churchill said that he spoke with the people involved in gliders, they understand that their portion will only be closed for 10 days.

Mr. Churchill said that they will have their annual meeting with the FAA next week to talk about the work that has been done and going over items for the next two years.

A motion was made by Mr. Richardson, seconded by Mr. Grattidge, to authorize acceptance of a \$90,476 Federal Aviation Administration (FAA) grant for an environmental study at the Saratoga County Airport through an amended consultant agreement with McFarland Johnson for \$98,529 and amending the budget in relation thereto. Unanimous.

Mr. Manz said that this grant is related to the Karner Blue Butterfly habitat and relocating the habitat to the Wilton area. NYSDOT match is \$ 5,026 (5%). County match is \$5,027 (5%) for a total maximum project cost of \$100,529.

A motion was made by Mr. Richardson, seconded by Mrs. Raymond, to authorize an amendment to H2M's Consultant Agreement for services related to the design and construction of the New Public Safety Facility by adding Phase III Design Development Services including; Design Development, Contract Documents, Bidding Services, Printing Services, Construction Administration and Modified Construction Management Services in the amount of \$1,526,225 and amending the budget in relation thereto. Unanimous.

Mr. Manz said that the 2017 budget would be amended in the amount of \$412,000 and the remaining amount of \$1,114,225 would be included in the 2018 budget. Mr. Pachecho said Phase I was the initial study where the facility was reevaluated, Phase II was schematic design which is very close to being completed. Phase III is design development and the final phase of the project. Included in the proposal is construction manager services under the H2M contract. From the initial study, H2M lowered their fee by almost \$200K which covers the cost of picking up the construction manager. Mr. Pachecho said that the base fee for the project is at 4.9% of the construction cost. Comparing against a number of fee calculators, this fee is well below than the average of 6.2%. Even with some of the additional services not normally included in the fee, they are at 5.7%. Mr. Peck confirmed that this agreement would bring the project through to completion. Mr. Peck said that he would like the contract to be in stages so that if in some point the board does not move forward, they are not accountable for the entire amount. Mr. Pachecho said that the bid is broken down into four phases, DD, CD, Bid and CA and the contract allows that it could be stopped at either of the phases. Mr. Pachecho said that it's important to keep the project moving as it is an aggressive schedule.

A motion was made by Mr. Collyer, seconded by Mr. Lucia, to name the Saratoga County Board of Supervisors as the lead agency in the SEQR review of the new Public Safety Facility. Unanimous.

Mr. Pachecho said that after lead agency has been declared, the paperwork would be turned over the Attorney to do the coordinated review to go the agencies. Mr. Pachecho said that they have paperwork prepared for the process.

On a motion made by Mr. Grattidge, seconded by Mr. Richardson, the meeting was adjourned unanimously.

Respectfully submitted,
Therese Connolly
Deputy Clerk of the Board