

Buildings & Grounds Transcript 4-7-2022

SPEAKERS

Jean Raymond, Steve Bulger, Scott Ostrander, John Lant, Mike Smith, Matt Veitch, Joe Grasso, Several Supervisors, Eric Connolly

Matt Veitch

Good afternoon, everyone. Welcome to the Buildings and Grounds meeting. Special meeting today 5pm, April 7, attendance has been taken. So we'll just get right to the agenda here. So the agenda item we have today is only one agenda item and it is to award the County Facilities Assessment Study. We have it listed under Chad, but I'm going to take it and basically say that earlier this year, we issued an RFP for looking for proposals from qualified consultants to start a facilities assessment of the county, our owned in our leased buildings, and to give us some recommendations on our space needs and our proposals for the next 20 years or so. Supervisor Grasso, Supervisor Smith and myself were appointed at our last meeting the other day as the subcommittee, and we've been conducting interviews with our bidders to try to come up with an agreement and a recommendation to this Committee for the company that we would like to hire for that facilities, space needs review and recommendation. So we've met with several of them a little while ago, and we've met with a couple of them today. And the three of us have talked about it. And after interviewing all of the applicants, we are recommending to the Committee that we hire Clark Patterson Lee, as our consultant for this project. I will say that, in my opinion, I think their presentation in the bid documents that they sent us, as well as our conversations with them in their interview, definitely put them above the other bidders that we interviewed and above the other bidders who bid on this project, and that we would love to hire them for this project. So a couple of things. You know, this is a contract, that's for services, and they met the requirements on the bid RFP that we had, their proposal comes in a little bit higher about the middle space, when it came to cost. We budgeted \$100,000 this year for this study, and their bid proposal was \$147,000. So we're going a little bit above our budgeted amount. So to justify that, I think really, at the end of the day, this is a at least decade long if not longer decision that we're going to have to make as a county on space. So whatever we come up with is gonna have far reaching impact. So in our view as the subcommittee, I mean, we felt we wanted to hire the best firm, rather than the lowest bidder, rather than even the highest bidder, it wouldn't have mattered really to us, because it's that big of a decision that we're going to make at the end of the day for our county facility. So for, for our recommendation, we're going to recommend Clark Patterson Lee, I guess I'll open the floor to Mike and Joe to Supervisor Grasso, Supervisor Smith, to give any further input if you would like on this. We'll let Supervisor Smith go first.

Mike Smith

Everyone. I mean, it's there was some very good firms in, you know, on the end, at the end of the day, it was it was who we thought was going to give us the best product, you know, for what we're spending. And this, this is a big deal. As far as I'm concerned. This is far reaching, you know, this is this looks towards facilities, potentially 10, 15, 20 years out. So I feel very confident that we're, we're picking the right company here. And I think that they will, they will do a great job.

Matt Veitch

Thanks, Supervisor.

Joe Grasso

Yeah. And just to add, you know, it's, you know, consulting services is one where it's not low bid work is, so you're not bound by having to go with a low bid or obviously price is a factor. But it's just one of many factors when you go to pick a consultant, you know, you got to look at the project approach, their experience, their schedule. You know, and, and I think we looked at all those things, you know, interviewing four firms out of the six, I think was the right thing to do. It showed a lot of due diligence, and there were reasons why they were we didn't have to interview others. And we, you know, we even did two, two rounds of interviews with at least one of the firms. So, again, yeah, I think I think we're making a good choice. I feel very confident with the firm that we're recommending, I think they'll do a really good job. I think the schedule is that they would, you know, this is a this, these types of studies are in depth, they don't happen overnight. There's a lot of back and forth between the county and the firm. But I think they're the schedule that they proposed would show this wrapping up this year, which is good. Because this is something that we want to continue to move forward with. So I'm very comfortable with where we are with this recommendation.

Matt Veitch

Yeah, and just one last thing for me before I'll have everybody else give whatever opinion they want. So one other thing here is that this firm, also, when we kind of looked at it, as far as qualifications, they have done work in several counties have about the same size as us some a little bit larger than us. Similar work facility studies, facility recommendations for those counties. So you know, when it came down to it, I think some of that experience that they had, and some of the number of clients that they had, actually that were other counties in New York State, and doing this work really kind of had them rise above the rest of them for us at the end of the day. So I'll just say with that, I'll open it up to other committee members, that have any questions and we'll, we'll go ahead and open it up.

John Lant

Based on your three opinions and Joe being an engineer I make a motion for Clark Patterson Lee.

Mike Smith

John, John can you speak up, I couldn't hear you.

Matt Veitch

He's moving it. He's formally moving it.

John Lant

I said based on your three opinion and Joe being an engineer, I make a motion to appoint what you want.

Mike Smith

Okay. Perfect. Thank you.

Matt Veitch

So we have a motion on the floor. Is there a second?

Mike Smith

I'll give you the second.

Scott Ostrander

I'll second.

Matt Veitch

Well we'll have Ostrander beat you to it there Supervisor.

Mike Smith

That's fine.

Matt Veitch

So Supervisor Ostrander. And I'll open it up to further discussion. Any discussion?

Jean Raymond

I just have one question Matt and I think I know the answer. But I just want you to clarify, the most of these bids with or without the courts included my understanding, as you said, 147, which included the courts, if I remember correctly from Clark Patterson Lee proposal. And I just want to clarify that that is correct.

Matt Veitch

Yes, it does include the courts in their, in their proposal.

Jean Raymond

Good I think that's very important. I don't know why we wouldn't want to include them, because they certainly indicate that they feel they have a need for space. And I'm glad we're doing that. And I would also add that Clark Patterson Lee has, I know has done a lot of work over the years for the county. And I have never heard any complaints about them or their way of doing business or their product that they produce here or anywhere else. And I certainly agree that price is important. But price is certainly far from the only factor. And because it's a professional service. We don't have to take price into consideration. I think they'll do a fine job. And I'm glad you guys had the opportunity to interview them and get to know any of them that any of you who didn't know them. I think we'll do just fine.

Steve Bulger

Yeah, Mr. Chairman, I just want to make the point. We have been in touch with the Office of Court Assistance, OCA, they are aware that we are going to be doing this study, they have told us that they will be reimbursing the County for at least part of the cost of this study involving the courts, which is not insignificant. So we do anticipate, we will, I don't know how much those details haven't worked out. But we do anticipate that OCA will be reimbursing the county some money for towards this project. So that's good news, too.

Matt Veitch

Great. All right. And the only other thing? Thank you, Supervisor Raymond. So the only thing I would just add to this in the discussion, just so we know. So the actual agenda item and the actual resolution will award the contract to Clark Patterson Lee. But it will also have a budget amendment in there for transferring out of fund balance, I believe is the line of the 47,000 difference out of our budget line, just so we know. That's what we're going to approve today.

Eric Connolly

And what was the timetable they're working on? Can you remind me?

Steve Bulger

Yeah, I think, well, if they had started April 3, well, so this week, which obviously they're not, they anticipated having some type of final documents in early August, late July, early August, something along those lines, obviously, we're taking a little bit longer with this decision. So maybe by Labor Day, but we'll see to Joe's point, we want to make sure it's done correctly, but I will say based on the review, and I'll defer to anyone else. They were among the most aggressive timetable compared to some of the other respondents.

Matt Veitch

Right and I think they have a, and based on their resources I think they have a good local firm with everybody on board. There's no subcontracting for them. And so they have everybody on staff. So for them, they don't have to worry about anybody else's timeline. Right, they can just do this and focus on it themselves. So. So I think that's good. So any, any other discussion?

Joe Grasso

Could you just speak about the role of the committee? This committee moving forward, though, through the execution of the work?

Matt Veitch

Yeah. I mean, I think that what we're going to do is the subcommittee of Supervisor Grasso, Supervisor Smith, myself, we're going to stay as the subcommittee for this project. And then I think it's Steve, Ridge, Chad, are essentially the points of contact for the County for their firm, probably the first point of contact, will be Chad. But if anything happens, where we need to get sit down and get together, it's all of us that are essentially going to be the group that they talk to. So we kind of, they already kind of met with us once. So they'll continue to meet with us going forward as the same group. And, and I, you know, I don't foresee any change orders or anything like that, from what I can tell, I think their cost covered pretty much everything. So I don't expect that, we may have a small one, but I don't, I don't really expect any of that going forward. So but really our role is once we get the recommendations from them, they'll probably be three or four options, potentially what the county should do as a grand, you know, whether it's renovate buildings, build new buildings, demolish things, go to a new location, consolidate all departments into one building. I mean, they're, they're gonna give us all those kinds of options. It's gonna be our job to kind of make a recommendation to the full board as to what we think the county should do next. So that's our that's our, that's our job.

Jean Raymond

Matt, could I also ask, it would be possible to get a very brief and I mean, brief half quarter page bullet report each month on what they've accomplished that month? As simple as you know, inventory, this building or, I mean, I don't want to I don't want a book to read. I just would like to keep track of where they're at in the process.

Matt Veitch

I can do that. We can do that. Yes, absolutely. No problem.

Jean Raymond

Thank you.

Matt Veitch

All right. Any further discussion? All right. Hearing none, all in favor say aye.

Several Supervisors

Aye.

Matt Veitch

Any opposed? All right, Carrie. Thank you. And with that, I'll ask if there's any other business to come before the committee today? Hearing none, I'll ask for a motion to adjourn.

Joe Grasso

So moved.

Eric Connolly

Second.

Matt Veitch

All in favor?

Several Supervisors

Aye.

Matt Veitch

We're adjourned.