

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: NOVEMBER 29, 2006

Committee Members Present:	Others Present:
Supervisors	Frank Morehouse, Superintendent of Buildings
Haskell	William Lamy, Superintendent, Dept. of Public Works
O'Connor	William Thomas, Chairman
F. Thomas	Joan Parsons, Commissioner of Administrative & Fiscal Services
Champagne	Joan Sady, Clerk
VanNess	Paul Dusek, County Attorney
Geraghty	Supervisor Tessier
Girard	Supervisor Mason
	Supervisor Gabriels
	Fred Austin, Building Project Coordinator
	Representing Clark Patterson Associates:
	Jon Norris
	John Martin
	Tom Garrett, Siemens Building Technologies, Inc.
	John Horton, Bovis Lend Lease LMB, Inc.
	Carlene A. Ramsey, Sr. Legislative Office Specialist

Mr. Haskell called the meeting of the County Facilities Committee to order at 11:30 a.m.

Motion was made by Mr. Girard, seconded by Mr. Champagne and carried unanimously to accept the minutes of the previous meeting, subject to correction by the Clerk.

Frank Morehouse, Superintendent of Buildings, distributed an Agenda packet to each of the Committee members and a copy is on file with the minutes.

Mr. Haskell said he would like to begin the Agenda review with Item 2B, New Business: Tourism Space Needs, while the Chairman of the Tourism Committee, Mr. Tessier, was in attendance.

Privilege of the floor was extended to Mr. Morehouse, who reminded the Committee that the Tourism Department was adding a new staff member who would need work space. He said the Tourism Coordinator, Kate Johnson, had asked if her Department could expand approximately ten feet into a portion of Conference Room 6-103, which was adjacent to the Tourism Office.

Mr. Morehouse said it was possible to move the wall structure, since it was a partition wall, and not concrete. He also noted that extensive wiring had been installed at that end of Room 6-103 for the Public Health Department's media center and emergency

cabling. In addition, he said this was the only meeting space available on the main floor of the Municipal Center. He said the renovation would entail constructing a 12 foot sheetrock wall, on both sides, with a new door, lighting and extensive wiring.

Mrs. Sady entered the meeting at 11:32 a.m.

Mr. Tessier, as Chairman of the Tourism Committee, commented that his earlier discussions with Ms. Johnson had not taken the wiring into consideration. He agreed that alternative locations should be considered.

Mr. O'Connor entered the meeting at 11:34 a.m.

General discussion ensued.

Fred Austin, Building Project Coordinator, pointed out that if the Board of Elections Office was re-located to another building, then that space would become available. (See the minutes of the joint meeting of Support Services and County Facilities Committees, held immediately prior to this meeting.) Both Mr. Tessier and Mr. Haskell agreed that this might be an easy solution for finding additional space for the Tourism Department and Mr. Haskell noted that the issue would be researched further for additional discussion at the next Committee meeting.

Mr. Haskell said he had noticed that the concrete around the flag pole, at the front of the Municipal Center, had begun to crumble. Mr. Morehouse noted that he had contacted the contractor who had performed the work on two separate occasions and was assured that repairs would be made; however, he said that had been some time ago and the disrepair had not been rectified. Mr. Haskell asked Paul Dusek, County Attorney, if there was anything the County could do to get the contractor to repair the work and Mr. Dusek said he would need to review the contract and report back to the Committee. Mr. Haskell asked that Mr. Dusek research this item and prepare his suggestions for the next Committee meeting.

Mr. Haskell returned to Agenda review at Item 1A, Old Business: Building Project Update and he reminded the Committee of the Board's decision to move forward with the Health and Human Resources Building only. He acknowledged the bore samplings had located huge boulders and the design of the building had to be slightly modified. He observed that the design engineers and construction manager were all in attendance today.

Privilege of the floor was extended to Jon Norris, of Clark Patterson Associates, who distributed the proposed site plan and floor plan to each of the Committee members (copies are on file with the minutes). Mr. Norris briefly reviewed the list of tenants and County Departments that would be housed in the new facility as follows:

Tenants: Council for Prevention and Youth Advocate Program; Departments: Social Services, Health Services, WIC, Office for the Aging, One Stop (NYS Department of Labor & Workforce Development), Veterans, Youth Bureau, and

IT (Information Technology) Computer & Training Room.

Mr. Norris pointed out the Core Team took a number of cost containment measures, such as: high density storage; the majority of the work stations were open landscape with cubicle design, with limited private office space; conference rooms include a divisible group re-certification room that could house 50 people; a divisible One-Stop Health Services conference room; and two smaller conference/class rooms.

Next, Mr. Norris referred to the site plan which illustrated the location of the new building, as well as the existing building that would ultimately be demolished. He noted the proposed building was strategically placed to accommodate the wetlands and streams on the site.

Mr. Norris said that they had started the design development phase which included the plans for utilities, sewer and water, along with soil testing (with no rock yet encountered). He noted the building would be three stories high, steel framed, and have a non load-bearing clad exterior, with an internal sprinkler system. As for the security measures, he noted there would be one central entrance, for both staff and public, and one central magnetometer screening area. He noted the boiler water source heat pump would coordinate with recommendations from Siemens Building Technologies, Inc., and the roof-top would house mechanical equipment, as another cost saving measure.

Mr. Norris mentioned that since the old building would eventually need to be demolished and removed for parking purposes, the hazard and geo-technical investigations were being conducted now, as well.

Mr. O'Connor pointed out the County has had problems in the past with flat roof-top structures and he expressed his concerns. Mr. Norris acknowledged the Core Team had obtained information from the Buildings and Grounds personnel with regards to the roof-top design. He said he would make note of Mr. O'Connors concerns.

Continuing, Mr. Norris reported several Certificates of Need were being prepared for the Health Services Department, and an environmental assessment was underway. John Martin, of Clark Patterson Associates, reported the letters to the responsible agencies had been sent out and the 30-day response period would end by December 20th. So far, he said, he was not aware of any problems being reported.

Mr. Norris stated the goal was to complete the design development phase by December 27th. Afterwards, he said the design would be turned over to Bovis Lend Lease LMB, Inc., the construction manager, for an update of construction costs based on the schematic design development, along with construction document cost review and the scope of work responsibility. He estimated the bidding would be completed by May or June of 2007.

Responding to Mr. Champagne's questions on the building's exterior, Mr. Norris said

it would be an energy efficient brick or masonry material. Tom Garrett, of Siemens Building Technologies, clarified the building would have a geo-thermal heat pump, with a boiler room back-up for hot water (not steam).

Mr. Haskell asked Mr. Norris if there was any possibility an artist's rendering of the proposed building could be ready by December 12th. He explained that he hoped to hold a meeting on December 13th and he would like to review the information the day before. Mr. Norris responded affirmatively and John Horton, of Bovis Lend Lease LMB, Inc., concurred that some cost figures would be available. Mr. Horton also noted the design development would not be completed until the end of December and some of the costs may have to be changed accordingly.

Mr. Champagne suggested that the meeting be postponed until the end of December when the design teams could provide the most accurate information and Mr. Dusek apprised that the project could not be delayed due to the bonding issue. He explained that it was necessary for the Board to adopt a bond resolution prior to the end of 2006; otherwise, he said, the new building could not be constructed for one full year due to laws applying to the financing obtained for the project. Mr. Dusek apprised that because the County had no funding to begin the project, a resolution had been adopted to bond engineering work. The standard law for this type of bonding specified that the construction cannot begin for one full year from the time that the project was bonded, he stated. To avoid this issue, Mr. Dusek explained, the Board intended to adopt a second resolution prior to the close of 2006 which would include the funds spent to date and authorize bonding for the entire project including the engineering work. Mr. Dusek advised that this process was legally sound, but must be completed prior to December 31, 2006 to avoid a one year delay in construction.

Mr. Haskell asked what the estimates of inflation in the building cost if the project were delayed for one year and Mr. Horton replied that the increase would be approximately 9% which translated to \$1.5 million.

Mr. VanNess concurred with Mr. Haskell's request to move forward within this calendar year and he added that if the design team was confident that they could provide the information Mr. Haskell requested, the meeting should be scheduled for December 13th. Mr. Haskell noted that if the results received at that meeting were satisfactory, the issue could be voted on by the full Board at the December 15th Board meeting.

Mr. Dusek apprised that the environmental comment period would not be completed in time for the December 15th Board meeting. Therefore, he said, he anticipated a Special Board meeting would be needed, no matter what the Committee approved prior. He also noted the Special meeting would need to be held soon enough to allow the County Treasurer to arrange for a local bond with a bank, so the first bond could be re-paid. Mr. Dusek said that if anything went wrong, those time frames would be missed.

Mr. Haskell said he would like to schedule a special County Facilities Committee

meeting for December 13, 2006 at 9:30 a.m. He urged all Supervisors to attend the meeting.

Mr. Gabriels asked what the anticipated construction schedule was and Mr. Haskell explained that the bids would be submitted by May or June of 2007. Mr. Horton estimated the construction could begin within a month after the contracts were awarded. Mr. Haskell noted the construction would take eighteen months to complete.

Mr. Haskell announced the Core Group would meet on December 12, 2006 at 9:30 a.m. He said that anyone was welcome to attend the Core meetings.

Mr. Haskell commented that *The Post-Star* had recently printed an article on the County's office space dilemma, which prompted a phone call from Bruce Levinsky, the owner of the CNA Building, in the City of Glens Falls. He said Mr. Levinsky had offered to lease office space to the County for the Court System. Mr. Haskell advised that he wished to research the matter further to determine the amount of space available and the costs associated, and he asked the Committee for permission to proceed.

Motion was made by Mr. VanNess, seconded by Mr. O'Connor and carried unanimously to authorize Mr. Haskell to investigate the offer to lease space for the Court System's Offices in the CNA Building in the City of Glens Falls.

Mrs. Parsons apprised that the owner had offered to give a tour of the building and provide lunch, as well. Mr. Haskell said he would consult with Judge Krogmann to determine the level of interest, before he arranged for a tour.

Next, Mr. Dusek turned to Agenda Item 1B, Posting of No Weapons signs, and distributed a handout to each of the Committee members (a copy is on file with the minutes). He reminded the Committee of the request to post "No Weapons" signs in the Municipal Center Building. He noted that a draft Local Law had been prepared, which provided for a penalty if someone was found to be in physical possession of a deadly weapon while they were inside a County Building.

Continuing, Mr. Dusek pointed out the draft Local Law had been tabled by the Committee several months ago. He asked the Supervisors to discard any older versions (of the draft Local Law) since he had fine tuned the language, somewhat. He noted the penalty clause (Section 7) had been listed as an unclassified misdemeanor with a \$500 fine or imprisonment not to exceed 90 days.

Following a brief discussion, motion was made by Mr. VanNess, seconded by Mr. O'Connor and carried unanimously to authorize the resolution to introduce a local law prohibiting entry into County buildings by persons in physical possession of a deadly weapon and schedule a public hearing. The necessary resolution was authorized for the December Board meeting. A copy of the draft Local Law is on file with the minutes.

Mr. O'Connor noted the exceptions listed in Section 5, subparagraph (3) referenced

military personnel. He asked if that would apply in the event the National Guard were called in for some type of an emergency. Mr. Dusek responded, yes, and he further noted that a person could have their gun in their vehicle, while on County property, if they were "on their way hunting".

Messrs. O'Connor and Mason left the meeting at 12:00 p.m.

A brief discussion ensued.

Mr. Haskell resumed Agenda review at Item 2A, New Business: Energy Study.

Privilege of the floor was extended to Mr. Garrett, who explained his firm had designed the heat pump system to accommodate the other additions, at some time down the road. Mr. Garrett distributed a copy of the Detailed Energy Audit to the Committee members (a copy is on file with the November 17th Board Minutes). He attempted to summarize the report as he explained they ran extensive geothermal tests and determined a heat pump system could be installed with piping that would have a 100 year life expectancy. He said the pipe would bring the water from under the ground (which was the temperature of the earth) and bring it into the building to provide all of the building's cooling needs. The system, he noted, would replace the cooling tank and all the air-conditioning chillers, and provide 96% of the heating needs. Due to the extreme temperatures in this geographic area, he said a small boiler would be needed during the extreme temperature shifts. In addition, he noted, all existing heat pumps would be replaced with new units. Consequently, he said, the budget neutral project meant the County would have no additional costs for 15 years.

Mrs. Sady left the meeting at 12:03 p.m.

Mr. Garrett further explained all of the lighting would be replaced with new equipment, and vending misers installed for all vending machines. Another benefit to the County, he mentioned, would be from the standardization of all the lighting and geothermal heat pumps, since it would greatly enhance the maintenance aspect of the equipment. He pointed out the old boilers would be repaired and left in place, as emergency back-up.

Mrs. Sady re-entered the meeting at 12:06 p.m.

Continuing, Mr. Garrett pointed out the County could expect to save \$185,000 per year with the new system between maintenance and energy savings. He explained the County would not have to bond this project since Siemens would fund the project initially with the County making construction payments until the projects completion. Once finished, Mr. Garrett noted that the County would not make any further payment until the energy savings realized by the new system equaled the cost of the project.

Mr. Mason noted that a similar system was implemented at the Westmount Health Facility, the financing aspect of the project had not gone as smoothly as described by

Mr. Garrett and he asked why. Responding to Mr. Mason's question, Mr. Haskell explained the Westmount Health Facility project had experienced a budgeting problem due to an error with the accounting documents. He clarified it was not an error on Siemens part.

A brief discussion ensued.

Mr. Garrett confirmed the proposed system would have a header, or "manifold", large enough to accommodate both the Municipal Center and a possible addition that may be added in the future.

Following more discussion, motion was made by Mr. VanNess, seconded by Mr. Girard and carried unanimously to accept the proposal from Siemens Building Technologies, Inc.

Mr. Dusek directed attention to the Proforma, included at the back of the Detailed Energy Audit, and he noted the energy savings was calculated on the new equipment and elimination of repairs on the old equipment, as well as the avoided heat pump and cooling tower costs. He pointed out the County would realize the biggest savings in the 16th year, after the contract with Siemens had been paid in full.

Mr. Garrett commended Frank Morehouse for all of his assistance and cooperation with his staff, as the audit had been conducted.

Mr. O'Connor commented that the County's positive experience with the Siemens Building Technologies, Inc. had impressed him. He extended his appreciation to Mr. Garrett for his professional and honest approach to business.

Mr. Haskell pointed out that Hal Payne, Director of the Westmount Health Facility and Countryside Adult Home, had located this company and first brought them to the attention of the Supervisors. He said he felt the Supervisors needed to thank Mr. Payne, as well.

Mr. Dusek said the next step would be to issue an RFP (Request for Proposal), in January or February, and no resolution was needed at this point.

Returning to Agenda review at Item 2C, Linstar Contract, Mr. Morehouse explained the maintenance contract on the photo identification system was up for renewal, with no increase over last year's costs.

Motion was made by Mr. VanNess, seconded by Mr. F. Thomas, and carried unanimously to approve the extension of an existing contract with Linstar, Inc. in the amount not to exceed \$2,315.00 for equipment maintenance from December 2, 2006 through December 1, 2007; and to authorize the necessary resolution be prepared for the December Board meeting. A copy of the request form is on file with the minutes.

Mr. Morehouse reported that Agenda Item 2D related to Court Budget issues. He explained the County's budget year did not coincide with the Court System's budget, (which runs from April 1st to March 31st), and which routinely caused a problem every December. He said the Court had included \$100,000 for architectural fees, and \$22,000 to replace the jurors' chairs in the Supreme Court Room.

Mr. Morehouse said he would like to amend his Department's Budget to include the \$122,000 on both the revenue and the expenditure sides of the Budget. He pointed out the County would be reimbursed by the Courts. Mrs. Parsons noted that no action could be taken on this request until January of 2007. Mr. Morehouse noted that he would bring the request to the Committee in January.

Mr. Haskell reported that Judge Krogmann had sent a letter expressing his interest in continuing the discussions regarding the Court's spacial needs.

Mrs. Parsons left the meeting at 12:23 p.m.

Mr. VanNess expressed his frustration with the Courts' need for additional space and their request for new construction. He said he felt the Courts needed to be made aware of the budgetary strain that would ultimately be placed upon the County's taxpayers.

Mr. O'Connor echoed Mr. VanNess's comments. He said he would like the record to reflect the fact this his frustrations with the \$50 million figure (for the proposed addition) "were in no way a reflection upon Judge Krogmann or the needs of the Court System." However, he pointed out that the Budget Officer has continuously reminded the Supervisors their main responsibility was to carefully monitor the money entrusted to them by the taxpayers of Warren County.

Mr. VanNess left the meeting at 12:25 p.m.

Mr. Haskell commented that he felt both Judge Krogmann and Judge Hall had been tremendous to work with. He said he would continue to discuss the matter with Judge Krogmann.

Mr. Dusek reported an urgent matter had developed which was not directly related to the County Facilities Committee, yet he needed the Supervisors reaction. He reminded the Supervisors that \$205,000 had been budgeted for the acquisition of rail lines which extended to the northern Warren County border. He said the parties involved in the project had changed somewhat; whereas Essex County in the Town of Newcomb, would purchase the rail lines in Essex County; Barton Mines would purchase the rail lines in Hamilton County and Warren County remained the purchaser of the rail lines in Warren County. Due to the necessary APA (Adirondack Park Agency) approvals for the project, he said, it may be at least a year before the transaction was completed. He noted the seller, NL Industries, was willing to wait out the year, in exchange for a \$100,000 down payment (applicable to the purchase price yet non-refundable if

cancelled). He said Warren County's prorated portion of the down payment was approximately \$20,000 towards the option contract.

Mr. Wm. Thomas suggested the purchase agreement could be worded such that Warren County would be able to proceed with the purchase of its section of track, regardless of what the other two counties decided to do.

Mr. Dusek cautioned that he would withhold the down payment until the APA approvals had been resolved.

Mr. Wm. Thomas explained the Warren County rail lines stretched through a populated area, unlike the other two counties. Beyond the County line, he said, the connection went on to the Barton Mines Plant, who intended to use the rail lines to transport freight. He said, he felt Barton Mines' plans would provide an economic boost to the entire County. He also mentioned there was a trestle bridge that provided spectacular views of the Hudson River, just three miles north of Barton Mines, and during the winter, the trail could be an excellent snowmobile trail.

Motion was made by Mr. Geraghty, seconded by Mr. F. Thomas and carried unanimously to approve the agreement between Essex County, Hamilton County and Warren County to purchase the rail line from NL Industries, contingent upon APA approvals, for the purchase price of \$205,000 and a down payment of \$100,000 with Warren County's portion being \$20,000; and to authorize the necessary resolution be prepared for the December Board meeting.

Mr. Champagne left the meeting at 12:35 p.m.

William Lamy, DPW Superintendent, directed attention to the Budget Performance Report included with the Agenda packet. He explained the Buildings Budget Codes were in good shape at this point.

Following a brief discussion, motion was made by Mr. O'Connor, seconded by Mr. Geraghty and carried unanimously to forward a request to the Budget Officer that the Budget Performance Report should be presented at the end each quarter, rather than monthly, from here on.

There being no further business to come before the Committee, on motion by Mr. Girard and seconded by Mr. O'Connor, Mr. Haskell adjourned the meeting at 12:39 p.m.

Respectfully submitted,
Carlene A. Ramsey, Sr. Legislative Office Specialist