

Buildings and Facilities Task Force
Monday, January 3, 2022 - 9:00 am

Steve McNally - Chairman

Chairman McNally called this subcommittee to order at 9:02 am with the following in attendance: Clayton Barber, Robin DeLoria, Stephanie DeZalia, Roy Holzer, Steve McNally, Jim Monty, Ike Tyler, Jim Dougan, Mike Mascarenas and Dan Palmer. Noel Merrihew was absent.

Also present: Dina Garvey

MCNALLY: Okay, Jimmy what do you got?

DOUGAN: What I handed out is a list of the projects that are basically, specifically budgeted for 2022 or leftover from 2021, just, I know we talked about these before as things I was bringing into the budget, but these all stayed in the budget. So, I just figured I would give you this, most things haven't been started yet or we are in the process of procuring materials or getting things ready to bid, all that, but I figured I would give you this and then just update it every month of what progress we made on these projects that are specifically budgeted. So, unless you want to go through and specifically...

MCNALLY: No, I think, is anything here, do you have anything that you didn't have planned in your budget?

DOUGAN: Not yet, not yet, it's only January 3rd.

MCNALLY: Well, that's good, the budget's still intact three days in, that's a good sign

DOUGAN: But, the other thing that I was going to suggest is that conceptual plan that we handed out last time, maybe we could take that plan and then every month just discuss a specific building and some of the projects that are coming for those buildings. Like an example might be, in this, that I just handed out, you'll see there's a number of projects in the courthouse and quite a bit of dollars that are being spent there, that's partially because that building is 23-24 years old now and as I had mentioned at the last board meeting that you approved those expenditures that the Public Safety Building is starting to age, as well and so that maybe one that we want to start talking about those projects and have this committee be aware of somethings that are coming in the future. So, you know we've got 300,000 square feet of space, the County does and so we just try to talk about it as a whole, it's almost too hard to talk about. So, I thought if we, if I came once a month, I gave you an agenda of, that said, you know we're going to specifically talk the Public Safety Building in March per se and then the Main Complex will be in April, that kind of a suggestion, if that would work and then we can get into those upcoming bigger projects that need to be done.

HOLZER: Like the old jail?

DOUGAN: The old jail is one of them, exactly.

HOLZER: Because, I didn't see that on this.

DOUGAN: It's not on this, there's no specific budgeted funds for that. Anything that we choose to do there we may have to drip into the money that we got left from when we sold, Stewart's money.

MCNALLY: Do you know what the balance is on that, Jimmy, that Stewart's money?

DOUGAN: It's pretty close to \$500,000.00.

MASCARENAS: Yeah

DOUGAN: Yup

MCNALLY: I just have a question, paint Floral Hall, \$73,000.00?

DOUGAN: That was an estimate we got from one contractor, so we carried it.

TYLER: Probably more than that, nowadays.

MCNALLY: That's where not having the inmates around.

HOLZER: Well, you couldn't put them on ladders, anyways.

MCNALLY: No?

DOUGAN: They can only go so high, but yeah, we're going to put that out to bid. We're going to develop a scope a work and put that out to bid and get a price.

TYLER: And \$27,000.00 for a bathroom doesn't seem like a lot of money?

MCNALLY: Listen, I just spend a \$130,000 on a courtroom.

HOLZER: I know, but that's an example for prevailing wage is a bunch of nonsense.

TYLER: Well, there you go for painting a building, the same thing.

HOLZER: I am just saying, prevailing wage.

MASCAREAS: There is a lot of man hours to paint a building and it's a big building.

MONTY: And that's not an easy building to paint.

DOUGAN: I don't know the square footage and it's tall and you know our lift barely reaches that flagpole that's there, which we now do have to replace that, as they notified me that it did come down in one of the last windstorms.

TYLER: Ask Kenny how much it cost him to paint the town hall in Essex. I can't remember what he told me, but it was a crazy amount. Guys from Plattsburgh did it.

MASCARENAS: Jim, on the courthouse.

DOUGAN: Yup

MASCARENAS: Don't we get a little bit from the OCA?

DOUGAN: Yeah, we do, we do. So, really every one of those projects should be eligible for that. the roof project, we'll be getting back about \$65,000.00 in reimbursement out of that \$321,000.00 roof replacement project. It's a weird formula, it's 75% of 25%, something like that.

MCNALLY: This is very good, thank you and you can update it with an actual cost when you have an estimate or when we do finally get the contract?

DOUGAN: That was my thought is that I could just, I'll have this as just kind of a running agenda and I'll give you an update, of status, of schedule, of contractor, you know, as we go throughout the year.

MCNALLY: Alright, of course we have two elephants. One is the Cornell Building and one is the old jail. We have to do something with one of them, the jail is the lower hanging fruit.

MASCARENAS: Well, with the jail, my stance on the jail is I'd love to get the utilities.

HOLZER: That's what we talked about at our last meeting.

MASCARENAS: Straightened out, because until that's straightened out we can't really do anything, anyhow. I think it's cost effective, what was it, Jim? The cost there?

DOUGAN: For utilities?

MASCARENAS: Yeah

DOUGAN: We had planned on \$40,000.00 to \$50,000.00 to relocate those. I planned on engineering staff, once we got to spring weather, coming down with that GPR locator to see what we could locate and you know, where it leaves the buildings and where it starts and this winter, we'll do some more work with Buildings and Grounds staff to try and understand what is a live

and what is not for some networking cables and lot of things that go through there. I know that's something that Mr. Palmer wants to do. We've got a lot of cables, all over the place in this building with different iterations of, you know, when they were installed and so I think there are some that goes from here to the courthouse that we can get rid of and we should start that process first, but it's definitely going to, water and sewer that get relocated there, along with some kind of a fiber, or some kind of a data connection that goes through there.

MCNALLY: So, we've got nothing budgeted for that project in this year's budget?

DOUGAN: I don't have anything specifically budgeted, however I did, I was unsure how the bids for the roof project were going to come in and so in my 2022 budget request I had carried \$50,000.00, not sure whether we'd be able to actually award the courthouse roof replacement with all 2021 dollars or not. We did not have to dip into those 2022, \$50,000.00 that was set aside, so that might be something that we want to do with that money toward the utility relocation.

MCNALLY: Alright, so that's probably, is everyone in favor to get that electrical out to bid and get it completed?

HOLZER: Let's get it done.

MCNALLY: Any other questions on that?

MASCARENAS: I think it's prepare it for bid, right Jim? Because, you don't really know what you're looking at yet.

DOUGAN: I've got a bunch of investigation to do; okay?

MASCARENAS: Right, so it might be late spring?

DOUGAN: Yeah, some of it may be our guys, some of it may be able to be done by Highway, maybe digging a trench and cutting through the front and I'm not sure, there's a lot of investigation to do first, but it's about getting it ready.

MCNALLY: Right, I think we should shoot to get something ready for spring on that project, it's only 5 months away.

HOLZER: A question for Dan, do we hear anything on our appraisal on that property we are looking at moving the elections?

PALMER: We got that appraisal.

HOLZER: Did it come in to...

PALMER: I think it was like \$90,000.00, I'm not sure.

HOLZER: So, where do we stand with that number?

PALMER: I haven't made an offer to them yet. I mean I just haven't gotten to do it.

HOLZER: Okay

PALMER: I think the only thing on the utilities is I think, hopefully, can use some of the American Recovery Funds to pay for those utility moves as part of the cyber security upgrades. Part of moving wires is you have to move them to more secure switches and those types of things.

MCNALLY: So, we'll get that started, if everyone's in agreement, we'll start working on the electrical moves, but there's more parts to this. Before we tear that jail down, we got to relocate the pod and I don't know where our best avenue is to make an offer on that, either get denied or not?

PALMER: Yeah, I think that's probably the good thing to do. This month, I'll try to get something back to the committee and make an official offer to them.

MCNALLY: And then after that then we can decide what we want to do about as far as getting the building out of there.

Anything on the Cornell Building?

PALMER: Still waiting on the Feds, we haven't heard anything.

DOUGAN: On the grant application, we haven't heard anything, to my knowledge and I'm not sure how the consultant is doing with their cost update.

TYLER: They should be winding up with that soon.

MCNALLY: So, hopefully by next month's meeting.

TYLER: Oh, I would think so.

MCNALLY: Okay.

Anybody have anything else they'd like to talk about?

DELORIA: This is a great job, Jim, on this report. It's perfect.

DOUGAN: Thank you

MCNALLY: Very nice.

Okay, anything else?

MONTY: I do have one quick question, Jim, when we were looking at the courthouse and you said we probably should be getting about \$65,000.00, that's about 20%, does that apply to every project?

DOUGAN: Yup, those other projects that are listed there should qualify, as well; okay? I haven't specifically discussed with Court System Administration those other projects, but those should all be eligible, as well, but it's a weird calculation, like I said, it's 25% of 75% of the cost. It's, you know, it's kind of like trying to do the CHIPS formula, it's not real clean.

MASCARENAS: What's the turnaround, too, Jim? So, typically you get it back in the year you spend it?

DOUGAN: You have to complete the project and turn in copies of all the invoices, so it's a reimbursement, but you usually do see it the following quarter after you submit. We receive quarterly payments from the court system. So, you know if we do the project early enough in 2022, we get that roof done, then we should see, before the end of year, we should see a reimbursement in the roof project.

MCNALLY: Okay, looking forward, down the road, have we heard anything from the Westport or Boquet Valley School on their plans?

PALMER: Well, the last time we heard it's just on the vote.

MONTY: They're moving forward, they're just waiting for State Ed.

PALMER: The Buildings and Facilities Committee, my understanding has agreed that Thrall Dam was the location.

MCNALLY: Do the voters still have to go out.

PALMER: Yup, it's got to go out to voters, but I think that's only for financing, I don't think that has anything to do with the location and then I think all we're waiting on is the school board to kind of come back to us with an offer on the value of the property. What we talked about with them was specifically setting up a kind of a right of first refusal. In other words, we agree to sell them the property, Thrall Dam property, they can get their project started and going and then when they're actually ready to vacate the school, then we would have the right of first refusal on a price we already agreed to. So, that's really, I think where the process is getting to that price that we all agree to.

MONTY: And State Ed's approval of a plan.

PALMER: Right and State Ed's approval.

MONTY: Which has been coming since.

GARVEY: It's almost been a year; it will be a year in February.

HOLZER: They're working from home.

MCNALLY: Alright, wonderful. So, we're all set, see you next month.

AS THERE WAS NO FURTHER BUSINESS TO COME BEFORE THIS BUILDING AND FACILITIES, IT WAS ADJOURNED AT 9:16 AM

Respectively Submitted,

Dina Garvey, Deputy Clerk
Board of Supervisors