

Buildings and Facilities Task Force
Monday, February 7, 2022 - 9:00 am

Steve McNally - Chairman

Chairman McNally called this subcommittee to order at 9:00 am with the following in attendance: Stephanie DeZalia, Derek Doty, Roy Holzer (9:18), Steve McNally, Jim Monty, Ike Tyler, Meg Wood, Mark Wright, Jim Dougan, Mike Mascarenas (9:08) and Dan Palmer. Noel Merrihew was absent.

Also present: Dina Garvey

MCNALLY: Alright, do you have anything for us, Jim?

DOUGAN: So, that report I gave you last time, I kind of updated it a little bit here. Those were the projects that were specifically budgeted this year and I tried to do updates in red and I realized that there were some other projects that are still ongoing that were 2020 funds that weren't necessarily, you know, specifically new projects in 2022. So, I tried to give everybody an update there.

So, I don't know if you guys want to look through that, it's just an update of last time of what's going on, projects, kind of broken down by building, updates. I guess one to talk about a little bit is this, right here, the bathroom across from the mailroom. There was a concern raised by an employee, regarding that there might be some asbestos there. The Health and Safety Officer couldn't find the report that was done years ago, I guess probably 10 or 15 years ago, there was a report done in that area, but he couldn't find it. So, I do have to call ATL back in, just to verify. I don't really think there's anything there, but I can't take any chances, especially if an employee or somebody asked. So, we'll be trying to get ATL here to test things shortly, but I really don't think there's anything suspect there. But, I don't get make that decision, I have to have a lab do that.

Lots of little updates here, but not a lot of other, you know, changes that I think we need to focus on, unless anybody sees anything they want more detail on.

MCNALLY: The projects, court, I see you ordered materials. That seems to be a problem now, getting materials.

DOUGAN: It is, I mean that Treasurer's door is expected to be, you know, 4 months out at the best before we get that. We're trying to proactively do that as early in the year as we can, so we can get things done throughout the year.

MCNALLY: Well, this is a great report as always, Jimmy. It's nice to have to updated, I suppose next, they'll be red this month and another color next month?

DOUGAN: Yeah, yeah, and then the other thing that we talked about at the last meeting in 2021, because we have an hour here, we were going to, that conceptual plan that I gave you before, kind of listing talking points and things we were thinking in the future. We discussed maybe going through it building by building. So, these past couple of years, we've been a little bit focused on the county courthouse. The county courthouse meaning the 3rd newest building we have, but it being, you know over 25 years ago and some of the systems are coming into needing repairs. So, we focused some money the last couple of years on the rooftop units and we've got the roof coming shorty and there's a number of items in that 2022 budget that are going to be there. So, I have a bit of an update on just the courthouse, so we can kind of talk about that and really I'm prepping you for March, because in March I'm going to bring you a discussion on the Public Safety Building; which is now 15 years old. It's got a lot more specialty systems in it and our focus is going to move away from the courthouse, which I feel after what we've done the last couple of years, we got some of the big hitter things out of the way and we're going to, you know, in these next few years I am going to be focusing a little bit more money towards the Public Safety Building specialty systems is what I am trying to show you.

MCNALLY: I don't want to be a naysayer here, but we have really do something with that jail, the old jail.

DOUGAN: Yup, that is on this list. After our last meeting, Steve, I'm sorry, I think about all these things every day, so I probably skipped some of that in describing stuff to you.

Dan and I talked and his IT Department is getting a proposal to me from Twin State, who is going to, they are going to tag every phone/data fiber line that goes between here and jail, excuse me, here and through the old jail to the courthouse and to Probation. They're going to give us a proposal to locate all those, so we know exactly how many pairs of either cable or how much fiber that we're going to relocate and Buildings and Grounds is right now, should in the next few weeks have been able to give me a map of all the electric that is still in that building that is still running other parts of the main complex and when spring gets here we're going to use our GPR and our sewer camera to locate those utilities. So, that's going to be my first step on that old jail is locating and finding all those that are operational.

MCNALLY: Because there's no chance that old jail being repurposed or refurbished, this has to be done anyway, no matter what we do with that building.

DOUGAN: I think so. I think the utilities, I think there's even more, there's more investigation I have to do on the utilities then there even is with the pod, itself. I think the pod is, if we have a place for it to go, yeah, we maybe have to have a vendor or figure out if we can move it ourselves, but the utilities, I need to, I can't lose service to the courthouse or to Probation.

MCNALLY: Right

DOUGAN: So, than I need to do the investigation, which is why Dan and I decided to kind of tackle that first.

MCNALLY: And what about that property, have we done anything with that?

PALMER: I haven't made an offer to them.

MCNALLY: Is that something we are going to do or should do?

PALMER: Probably, I just don't know, it's not a beautiful building to put on a main street. You know Jim and I talked about putting it on the back side, so you wouldn't notice it as much, it is kind of a homely building.

MONTY: Is that building going to be primarily used for storage?

MCNALLY: Training

PALMER: Yeah, essentially training, storage and vote counting. Whenever they do vote counts they do it in the pod.

MONTY: I was on the top of my head thinking, you know, the look of the building, would it be something, Jim, to, if we're going to have to move it, move it up to where the landfill is and you drive in to the left, where Serkil used to pile all their tires and stuff, move it up there and it would be still close enough for storage and training, still centrally located, yet it would be kind of out of sight, so to speak.

DOUGAN: Not a bad idea, because of the look of the building. The building has a rubber roof on it; okay? The pod does. It does not have an expansion joint between a couple of pieces that were put there before. So, when we do move it, if we move it, Dan and I were hoping that we would almost get a vendor that would move it onsite through our stuff, over to that area without having to break that stuff down. If we move it that far, I am sure I would have to do that. You know, I hate to say a lot of things are still tied to school, if we knew the school was coming shortly we probably wouldn't bother with all of that. You know, Dan and I have talked about other areas where we could just store the voting machines and they'd be tempered properly, generator protected that would make more sense than that, haven't come up with great ideas, yet. I mean I could potentially in the basement of the addition, we talked about that, but it wouldn't allow room for the training and the vote count that is done there now, is the other issue.

MONTY: There is still that building, I don't know if it would suffice, Gokey's, just above the DPW there, Tommy Brown's old place. I know there was a lot of work done in there.

PALMER: Did he fix the floors? Because that was the problem. The last time I went in the floors were so bad, I knew we wouldn't be able to put any weight on the floors.

MONTY: My understanding is they did, because they were going to make apartments out of it and they got shutdown, because they never went and got the APA permit. They did all the work and never had the APA permit to put apartments in there.

TYLER: They had apartments in there before, Jim, didn't they?

MONTY: They did, but then, just one end, but they were going to make the whole things apartments. I haven't been in it in a lot of years.

MCNALLY: Is that building for sale?

MONTY: It's been for sale, it's been for rent, it's been for whatever. It just hasn't come to fruition and it was just a thought, if you were looking for a temporary spot.

PALMER: Yeah

MONTY: Because training could be held at the, they probably train on the machines, though, right?

MASCARENAS: They do have some training at the Public Safety Building, I know that.

MONTY: I mean they've got beautiful rooms down there for the training.

PALMER: Yeah

MONTY: Upstairs and downstairs.

DOUGAN: Going back to even materials, you know we had looked at taking one of those Convex boxes that we've used before to store things temporarily and we've bought them in the past, we've bought those used and even the vendor that's been renting us stuff doesn't want to sell us any of those, because he can't get replacements. Not that that's a real good option, but just for storage in general, won't work for those voting machines, because they have to be in a tempered space, but that's how difficult it is to even deal with some of that right now.

So, if you want to look at my, the other thing that I did for the county courthouse, I tried to give you a little bit of information on it, just, I think as we look at buildings, I think it's always important to remember what services are being provided there and from the standpoint of myself and some of my engineering staff up there, we look at the specialty systems as critical. Some of the buildings that we own are like a 1976 Chevy pickup and you can open up the hood, climb inside, change plugs and wires yourself, spray a little ether in the carburetor and you're running; right? But, other things that we own are like a brand new vehicle and you don't want to even open the hood and look at it, much in fear that some sensor's going to go off and you're never going to start the car again. So, the courthouse is kind of in-between that '76 pick-up and a brand new car. The Public Safety Building is going to be more like that brand new car when we talk about specialty systems. So, that's why I took the time to kind, you'll see the same kind of format next month when I bring you the Public Safety Building.

So, the second page is mostly about projects and kind of what we've done in the past couple of years, what we've got planned this year and what we're looking at in the future. So, been, the

Board has been good to me, the Facilities Committee has been good to me and we've had a fairly consistent level of budgeting moving forward to fix things and we've tried to move it around between different buildings and projects. So, as I've said, we've focused on the courthouse with a couple of \$300,000.00 projects between the rooftop units and then another, the roof that's coming shortly, but we'll be able to move some of that money into other places moving forward, if we keep that same level of budgeting. That's how we've been trying to look at it, at least up at DPW.

2023, not a lot of big projects there at the courthouse and in the future, you know the two projects that I know are going to come are those front stairs, the middle section is getting kind of bad, we've patched it a number of times and then that sewer pump station at some point that's going to need all of its guts, everything replaced. We've replacing the sewer control panel this year, that's a budgeted item, but again, I think the big dollar projects, other than the pump station will, aren't, we've got the biggest ones out of the way for the short period.

DOTY: How many pump stations do you have, Jim?

DOUGAN: How many pump stations do we have?

DOTY: Yeah

DOUGAN: We've got a pump station here at the courthouse with two pumps in it and then we've got another pump station up at the Public Safety Building. So, the Public Safety Building is a little bit more like a full wastewater treatment. We've got screening and everything to go through a little bit of a plant and then it goes out to a main pump station and then we've got sand filter beds there.

DOTY: All 3 phase?

DOUGAN: Yup, it's all 3 phase.

MCNALLY: Well, it sounds like we've got a pretty good plan for that building. What does it mean, basement entrance, potentially requested project?

DOUGAN: Well, Dan and I looked at that a little while ago. We received complaints in the past and maybe Dan has a better description than I do, but the use of DMV, to have to go through the court systems guards to just go to DMV is something that we've gotten complaints on the past. So, we've investigated what it might take to have an entrance directly into the basement and so I have one of our term consultants, architectural term consultants give us a schematic drawing and how we might do that. So, that plan would have us come entering the basement near where the elevator is in the basement over by DMV, there's a spot there that would, could cut in and go directly towards that parking lot, met the grade, we don't see any utilities in the way and then we would have to put a roof over that, because it would be sloped down in, because it would be handicapped assessable to keep snow and stuff out of there, but it would be doable. So, that's why, it's not necessarily required, but again, there's been complaints in the past about access to DMV and having to go through the court system.

MCNALLY: The upstairs court?

DOUGAN: Right

PALMER: You got to go through the guards down to DMV.

MCNALLY: So, the employees are the only ones that would use that, right?

DEZALIA: That would be public.

DOUGAN: We would make it available to the public. The public would be able to get to DMV and to the County Clerk by going directly in.

MCNALLY: So, that would be, the egress would be from out back?

PALMER: No, it would be from the front of the building going out towards the parking lot that's on the town hall side.

MCNALLY: To go through the court is...

PALMER: Yeah, you know, especially there when it got, a couple times there when the lines got way backed up and people were upset because they had to wait.

DEZALIA: Like when there's jury duty and stuff and you've got lines of jurors, 50 jurors or something and you want to just go to DMV.

MONTY: Would there also need to be secondary security down there, because it's a courthouse?

PALMER: I think we would have to do something with that elevator, so it wouldn't, there would have to be a special code or something to get beyond the 1st floor.

MONTY: So, there would be no access?

PALMER: Right, so they couldn't get up into the 2nd floor area.

DOUGAN: That elevator, that elevator, it's my understanding from Schindler who does our annual maintenance can be programmed, so it won't go directly from the basement to the second floor. Which you know, could be a little bit of a difficulty for employees, staff, if they were trying to go all the way from the basement to the 2nd floor, but based on the way things are housed, the 2nd floor is all court system, the 1st floor is pretty much all court system, so it shouldn't be a real issue, but it can be programmed that way.

MONTY: They still would have access, unless I am seeing this wrong, they come in there, you go into DMV they still walk up the stairs, yeah, but then they would have to go by security.

DOUGAN: But, they're going past the security.

PALMER: The only way to bypass the 1st floor security guards is to be able to go directly to the 2nd floor.

MONTY: So, they'd have to do something to have on the 1st floor to monitor who's coming up and down.

DOUGAN: Potentially, yeah. The ways those stairs come up from the basement, they're over close to DMV, you come up and you pretty much have to look at the security guards in order to turn and go up to the 2nd floor, but you're right.

PALMER: It would need to be monitored.

MONTY: Playing devil's advocate here, because in today's day and age, you know it would be an assessable way if someone wanted to get in.

DOUGAN: Yup, not necessarily required, just a potential project.

PALMER: Again, this, unfortunately so much of it goes back to that school.

MONTY: Absolutely

PALMER: If we had the school we wouldn't bother with that, we would just move DMV and County Clerk's out of the basement area.

MCNALLY: Is there a vote scheduled or where are on that?

GARVEY: Still waiting on State Ed, haven't heard from State Ed.

MONTY: Can't do anything until State Ed tells them that they can do it.

GARVEY: And gives us any State Aid. You can't bring a vote to the voters without knowing how much it's going to cost.

MCNALLY: Alright, anything else? It sounds like we have a pretty good game plan with the court building.

DOUGAN: You'll be scared, next month, when I bring you Public Safety things. The replacement of the rooftops.

MCNALLY: That's what 15 years old, that building?

DOUGAN: It's 15 years old, but the big difference is a lot of the systems are extremely proprietary; okay? And so you're tied to certain vendors. I'd like to get to the kind of system that we replace things in phases so I can have consistent budgeting moving forward. I mean that building is always, every building we have is always going to be a depreciating asset and so I would like to bring consistent budgeting instead of these great big projects that are \$300,000.00, instead of replacing all the rooftops or replacing everything and I almost think when it comes to the heating and air conditioning up there, I almost think I am going to have to tackle the control system first and replace that and then after I replace what I can start replacing the individual units, one at a time, instead of having all of it. So, it's, like I said, that building is more like today's car and you can't just go spray ether on the carburetor and make it run. I want to give, as I replace things I want to go to the less propriety things, so we always have control, especially, I am nodding my head to Todd Hodgson and tip my hat to him and Huge Harwood, because these engineers are thinking that way, they're going to save us money long term if we can do some of this and do it ourselves instead of always calling a vendor and being stuck with their service call charges. So, it's tough to switch gears, even though it's 15 years old, it's tough to get out of that system. Those numbers are going to be bigger.

TYLER: Service agreements kill you.

MCNALLY: Our elevator in our town hall that gets used once every two months, by our parks guys to move something up and downstairs. It's just a couple hundred dollars a month, service contract.

TYLER: Should have put a lift in.

MCNALLY: Did you put that elevator in?

PALMER: No

MCNALLY: It's a little oversized. They said it's the same components that could do a 10 story building and ours goes one floor, we got over sold on that one.
Alright anything else?

DOTY: Jim, could I ask you to just give me a quick explanation of the sand/salt shed?

DOUGAN: Yup

DOTY: We're looking at the same idea and I see you're funding at around a million dollars. How big is that building? Is it totally enclosed? And do you have to have 100% containment for that?

DOUGAN: I'll give you my long-winded, Jim Dougan, engineering answer; which some of you have come to be used to. We use between 5,000-6,000 tons a year of salted sand. So, the structure that we are building and please come up and visit DPW, the walls are up, is 120'x75'

and it's going to have a fabric canopy structure over the top of it. So, it's basically galvanized steel frame with, you know a plastic, poly-ethylene type cover over the top. It's not fully enclosed; okay? That's going to cover all of our salt and sand and underneath, as far as the floor, there's a membrane underneath where we're, then we're going to put asphalt over the top of it.

DOTY: Okay

DOUGAN: So, that salt isn't going to go back into groundwater anymore. Right off the bat, I am going to reduce the amount of salt that I mix my sand by 50%, because it's going to be undercover. Right now we mix salt and roughly one bucket of salt to five buckets of sand.

DOTY: So, you figure you're 20%.

DOUGAN: Yes, and so I'm going to go 1 to 10 and I put that much salt in early on just to keep that pile that's exposed from freezing. So, now that it's covered up, I won't have to have nearly as much salt in it.

DOTY: Well, it will stay dry and won't freeze and clump on you.

DOUGAN: Exactly, now you know there's still going to be some freezing when things come back and so I still have to have a screen that I dump things into, because we don't leave the trucks loaded with salt and sand after a storm.

DOTY: Right

DOUGAN: So, the million-dollar project, \$750,000.00 was a DEC Water Quality Improvement Project Grant that Community Resources helped us get and then the other \$250,000.00. I didn't come to the Board for any additional money to meet that match, because we're doing most of it with our own force account work, our guys are digging and excavating and backfilling and we're installing the storm water and we're installing gravel and we're installing asphalt. So, we're able to do most of that without really having a hit to the budget. In addition, just in that, if you do the numbers on the salt, that 50% less, it's going to be a \$40,000.00 saving a year, just in that salt, so in 5 years or 6 years, I've pretty much got that \$250,000.00 worth of match back.

DOTY: So, will your mandate on buying salt, we you have to look at any kind of legislation, so you don't have to buy so much, like we're all kind of forced to?

DOUGAN: Well, now that's the amount that you order at the beginning of the year.

DOTY: Yeah

DOUGAN: That's what it is and so I'll reduce my order.

DOTY: And you'll try and skip a year?

DOUGAN: No, I won't necessarily skip a year, because there's still times that I add salt to my sand and salt mixture.

DOTY: Depending on what you're facing.

DOUGAN: Exactly, during the storm the other day, you know we put sand on the truck. We didn't put a lot of sand out while snow was coming down.

DOTY: Right

DOUGAN: We only put that out in a few key places, intersections and stuff like that, but you don't put much down while you're plowing, but then as it warms up, if there's anything, the wind blowing stuff that happens the next couple of days, we'll go out and we'll definitely put some extra sand and probably have a higher percentage of salt, because we want to clear that off the roads, anything that's left in the warmer temperature that we're getting in the next couple of days.

DOTY: How high are your sidewalls? You must have to do a lot of back filling.

DOUGAN: The concrete is 18 feet high.

DOTY: Okay

DOUGAN: And then the canopy is on top of that.

DOTY: Yup

DOUGAN: And I believe a couple of other towns got grants this past round through Community Resources help. I don't know if they're trying to cover all their sand and salt or just their salt.

DOTY: Do you do your total mixing outside and then just move the finished product inside?

DOUGAN: In the past it was all outside.

DOTY: Right

DOUGAN: So, we will most likely be able to do our mixing inside and the goal is actually, we also, in the past we've also brought our sand in closer to fall, I want to bring sand in closer to spring, because that way it's in there all summer drying. It's going to be as dry a product as I can. It works better in our machines, it's less wear and tear on the plow trucks if it's dry than if it's wet. Especially, if I have to go back to using, we have a tailings pile in Moriah that we own and we've used that for sand in the past, depends on availability of other sand and other things. That material is very, very moisture sensitive, meaning it holds a lot of water and so if I do have to use that, I definitely want to get that undercover as early as I can.

DOTY: Thanks

DOUGAN: Sorry, long-winded Jim Dougan explanation.

MCNALLY: Yeah, we keep our sand and salt mix outside and our salt inside, because we do State work and we have to straight salt.

DOTY: We do as well.

HOLZER: We're the same way.

MCNALLY: So, you're going to do State roads you have to keep your salt by itself.

HOLZER: Well, we have to put salt on our sand, so like Jim said.

MCNALLY: Well, we do, but we mix it, but we leave that pile outside then we keep the salt undercover also.

DOUGAN: We put a compartment inside this overall structure where the straight salt's going to go.

MCNALLY: If you do State roads you have to have the straight salt.
Alright, anything else for Buildings? Okay, great work Jimmy. We'll see you next month.

AS THERE WAS NO FURTHER BUSINESS TO COME BEFORE THIS BUILDING AND FACILITIES, IT WAS ADJOURNED AT 9:32 AM

Respectively Submitted,

Dina Garvey, Deputy Clerk
Board of Supervisors