Buildings and Facilities Task Force
Tuesday, June 2, 2026 - 9:00 am

Chris Clark - Chairman

Supervisor Clark called this task force to order at 9:00 am with the following in attendance: Chris Clark, Mary Lamphear (9:08), Steve McNally, Clayton Menser (9:08), Jim O'Bryan (9:09), Richard Preston (9:09), Matt Stanley, Davina Thurston (9:08), Ike Tyler (9:09), Meg Wood, Mike Mascarenas and Jim Dougan. had been previously excused.

Also present: Dina Garvey, Anna Reynolds, Andrew Stanley, Deter Olcott and Hugh Harwood.

CLARK: I guess we'll start with you or really Andrew.

DOUGAN: It's' Andrew

STANLEY, ANDREW: So, just a quick update on the Ag and Youth Building. The fencing and gate new the 4H barn at the Sisco Street entrance is being installed today. Once that's finished, the project punch list, the project is basically 100% complete as far as construction goes. We're currently scheduled with a walkthrough with RD on the 15th and then that will begin the close out process. I don't know how long that will take; I want to be optimistic.

STANLEY, MATT: Is that what starts the clock with RD to give us money?

MASCARENAS: RD have paid some, haven't they?

DOUGAN: No, they haven't paid anything yet, but they have approved a big pay application of like almost $750,000.

MASCARENAS: Yeah, RD is cumbersome.

DOUGAN: They got to do this walkthrough, and I think after they do this walkthrough, knowing them they probably want a couple more pieces of paper but once that's done, I expect them to pay that.

MASCARENAS: They pay more quickly, let's say that, than some of our other funding streams.

WOOD: Jim, how many years has this taken?

DOUGAN: The building itself?

MCNALLY: Three, this is the quickest project we have ever done.

WOOD: That's pretty good.

MASCARENAS: Yeah, it is.

STANLEY: I think once we switched gears of trying to save the old building into the one building and looking at it as a two building complex.

MASCARENAS: Well, and we had the ARPA funds, and we already had money in hand which helped.

STANLEY, MATT: Are there DASNY funds associated with this project, as well?

MASCARENAS: No, but there's similar, I get where your head's going. It was a similar type of process, but it was Stefanik that gave us the funds.

STANLEY, MATT: Okay

MASCARENAS: Which is why it was run through RD and not through DASNY.

STANLEY, MATT: Okay

MASCARENAS: Because it was Federal.

MCNALLY: Federal

STANLEY, MATT: Because I knew there was some sort of apprehension about finally getting paid out.

MASCARENAS: DASNY, you should be worried about that.

MCNALLY: DASNY, you're looking at 2-3 years.

MASCARENAS: DASNY is our other grant that never really has come to fruition in the old building.

STANLEY, MATT: Okay and that's still there for the old building?

MASCARENAS: We don't even have a contract, so I am going to assume no.

REYNOLDS: It was Betty Little's money, that's how old it is.

MASCARENAS: That's how old it is, and we got no answers on that, anywhere, still. So, that was a $500,000 grant that I am making the assumption that it's never going to.

STANLEY, ANDREW: And so, with our summer engineering intern, Deter Olcott, here, he's working on an asset management plan for this building. So, our thoughts were, you know it's a new building, you know, let's get it done on paper now and something that we can follow in the future. Just a little snip of what he's been working on. There's a lot more to this, couldn't fit all on this page.

MASCARENAS: So, Andrew, I can't read it. Can you give us an example of something that's on there?

STANLEY, ANDREW: So, to the far left, this is just basically the spreadsheet, there will be some form of a report that goes along with this also, but the left hand side is the description. There is the condition, the system, the room, basically the location of it, it has a few other things in there, the division, which ties back to the contract, also manufacture, model, gets some stuff on the warranty length there. So, not only on top of the contract and the warranty for the equipment installed, manufacture warranty and some stuff that we keep our eyes on. There's probably, I don't know 20 more columns associated with this, too. We still have a lot of quality control to go through on this. He's been basically compiling all the information that we have.

STANLEY, MATT: Andrew, will this, once completed give us, essentially a maintenance plan moving forward, so we're not running like the Public Safety Building, everything coming to the end of life and oh my god, it needs to be changed now?

STANLEY, ANDREW: Yes, that's the idea behind it.

DOUGAN: Exactly why we're doing it, exactly.

STANLEY, MATT: It's a model of what every building in our inventory should be.

STANLEY, ANDREW: Right and it's a good steppingstone. This is an easy one for us, it's new. We have a list of all the inventory, everything, you know all the little, tiny things. Obviously, not everything has to make it to this report, but that's what we've been doing, is picking away at what's applicable. But that's the idea, absolutely.

MASCARENAS: So, you even have replacement costs, those types of things?

STANLEY, ANDREW: Yeah, there's some of that stuff that worked in there. You know, he's got the initial costs there, which you know that can be difficult the way the contract's broken up and then expected future costs.

MASCARENAS: Right, if you have a 10 year life cycle of a product, what's the anticipated cost of that's going to. It allows us to put a plan of finance together for those.

STANLEY, MATT: And everybody needs to remember, too, these plans are only as good as the money that you put into them to get them updated. Like, it's a great planning tool, but if we do all

this work now and we, as the Board don't fund it and put it on a shelf and don't update it, then it's useless.

MASCARENAS: Yup. This is great.

STANLEY, ANDREW: And Didder will be giving a presentation on this, once his internship is done, later in July, early august.

DOUGAN: We got to figure out when those enrolled into our internships go back to school, but it might be a Facilities Committee, it might be DPW, it all depends on the schedule.

STANLEY, ANDREW: The former Probation Building, the 1st floor, Personnel, the finished carpentry is completed, the fire alarm door access is completed, the furniture has arrived which much of it was damaged, the replacements are in the process and the filing cabinets have been moved and the supplies can be moved over in the meantime are starting to be moved into the space. The basement, some old files have been removed and have been scanned or disposed. The stone foundation walls have been painted, just trying to clean the area up a little bit. Obviously, phone/data cables have been removed, shelving units have been installed and file cabinets moved in.

DOUGAN: We are using a couple of student trainees who did almost all of that work other than Mr. Mascarenas and Mr. Sadowski or I.

MASCARENAS: That is where I was bringing them this morning. I gave them brooms and mops, have at it.

STANLEY, MATT: Does that have some sort of dehumidifying?

DOUGAN: We just recently ordered one. The files that were down there weren't too bad, but we weren't happy with some.

MASCARENAS: Yeah, and it also works hand in hand with another project that we're working on with the County Clerk in terms of cleaning up some of our records and that kind of thing. So, those boys, we've got about a month prior to them doing their summer work and they're going to be doing a lot of that. So, all of those shelving units' downstairs, Personnel will be able to be self-contained in terms of that. They won't need outside storage space, we rent a couple of different storage spaces, right now and we're hoping to potentially get rid of one of those storage spaces that we're renting going into 2027.

STANLEY, M: Speaking of files, are there things that we can digitize that we have a paper copy that we can lose storage space?

MASCARENAS: Correct, I have another student trainee coming this summer that they're going to be doing all the old scanning. It's easy to keep up on the new stuff. The new stuff always goes

that way, but getting the old stuff into a scanned format that is acceptable is always the challenge. So, we also have another one coming probably the beginning of July, end of June that will be just focused on all this record scanning and getting us caught up.

STANLEY, M: I will probably want to talk to you at the end of the meeting about that.

MASCARENAS: Okay

DUOGAN: Just Personnel had over 200 boxes and of those about 130 of them have aged out and don't, they don't contain information that we have to keep anymore, but the other 70 can be digitized, just Personnel, 200 boxes that we'll be getting rid of through this process. What they do have to keep hard copy will easily fit down there. They have to keep roster cards and a few other things.

MASCARENAS: Yeah, those shelving units, just right there will hold about 120, exactly 120 boxes in that space, so we're ahead of the curve on that and have room to grow, if we have to.

STANLEY, ANDREW: The second floor, the demolition of the flooring and select walls have been completed, dry walls repairs are in progress. A couple of things to be completed up there, we're going to paint, carpet tile and put some countertops in.

DOUGAN: So, we're making this space available so that some of the continuous recruitment exams that Personnel has they can do right in that same building and they won't have to leave the building to do those exams and maybe even some of those exams on Saturdays they can do right here, instead of having to go to the other building. So, the upstairs of this area is really just getting a refresh with new carpet and new paint, a little bit of finishing carpentry and a slight amount of remodel and the countertops will be similar to, anybody that visited Social Services where we've got that butcher block all the way around the outside for swing space and stuff, that's the same kind of concept that we're going to do here in that big room.

MASCARENAS: Yeah, for those of you that aren't aware currently, they do all the testing up at the Public Safety Building. While it's a good space for that, there's always issues with the building and the security of the building and how you manage that running back and forth between the lobby and the testing site to get people, those types of things and you lose the employee for the day. So, while that person is there proctoring the exam, in this situation they can continue to be more efficient because they will be at their own site with their resources they need to do their jobs.

STANLEY, A: First floor, Mail & Supply; design is complete, demolition is complete. The Buildings and Grounds staff is working on electrical, plumbing, HVAC, painting, finish carpentry. We'll bring the contractors in for the flooring, drywall finishing, acoustical ceiling, and those bids are in process.

DOUGAN: Yeah, that, most of that work won't be done until closer to fall. That's actually where that, where we're going to have the intern, the summer intern that is assisting Personnel in

scanning documents, we're going to set that person up in there. It's clean, we're maybe going to try and get it primed before they move in and then they have immediate access with naming files and all these things with Personnel and by then we'll have our contractors lined up and have the materials that we're going to buy, here and we'll hopefully bang that out this fall.

STANLEY, A: So., the second floor floorplan.

DOUGAN: So, you've already seen the one area that we talked about for Personnel and then the other side we're going to be remodeling those, trying to stay with close to the similar layout, the addition of the building which the floor levels are a little bit different, closest to the courthouse will be setup for two offices, one office is big enough to have a small conference room and then a small conference table and then like an admin in front of them and then the other area is planned, we plan to run Youth Services out of the other side. Part of our goal is to free up a little more space in Social Services so I can eventually get a big enough area that I can tackle some of the asbestos abatement with the flooring. You know, abatement of that flooring is so, you know, it causes so much disruption over there, so I would like to get a ½ of a floor at a time, if we can find enough swing space and other things. So, moving Youth Services out of Social Services now into a space like this, frees up a space for some other office and things like that. So, anything else on that, Mike?

MASCARENAS: No, I think we're good.

MCNALLY: When are we doing that dock?

DOUGAN: It's coming, it's coming.

MASCARENAS: I think we'll talk about that in a minute.

THURSTON: Jim, does that floor up there, we just a did a tour, that's why we're all running a little late, does it have to be replaced? Can you just put those carpet tiles over that?

DOUGAN: You can in certain areas. But other areas, the tile, if the tile is covered with carpet the carpet glue is pulling the tile off the floor.

MASCARENAS: Yeah

DOUGAN: Now, you've got asbestos issues.

THURSTON: Right, right.

MASCARENAS: Yeah, once one tile pops free, you're shutting down.

DOUGAN: You're shut down, we faced that a couple of years ago.

MASCARENAS: You're clearing that space; you're going out to bid. So, you're almost better off to do it on the front end and assume it's going to come up.

THURSTON: Okay, I'm just curious, because I know sometimes it's better to just go over it.

MASCARENAS: Yeah, if you've got a stable tile, absolutely, for the first time and that's what they did. Now, for the second time when that carpet on top has worn off and you've got to replace it, because it's turned into a hazard, it's glued into the asbestos tiles that's now not so easy to pull up without pulling up the tile with it.

MCNALLY: When you've dealt with it, one time and never again.

DOUGAN: If I can get enough of a space that we can do, like I said, ½ a floor at a time then I think it would be the most efficient way to do it.

MCNALLY: And then you're done with it, 10-20 years from now, a new group people won't be…

DOUGAN: They won't have to touch it again; they won't have to worry about it again. So, this is just what we already kind of talked about, but most of the demo has already been done.

STANLEY, A: So, building exterior; concrete pad design is complete, underground conduit is complete. The concrete work is going to be performed by JFP, they're scheduled to begin sometime around June 8th or the week of June 8th. So, that will be coming pretty quick, getting started on that.

MCNALLY: So, that should be quick, right?

DOUGAN: That, the pad won't, they're just doing the concrete pad and so that really shouldn't take too long. As soon as they're done with that, we will finalize our details for the roof structure that will go over the top of it.

MCNALLY: Just a shed roof off of that?

DOUGAN: Shed roof

MCNALLY: That's elevated, that pad?

MASCARENAS: We're going to put a peak in it though, I think, Jimmy?

DOUGAN: We are

MASCARENAS: So, it will be kind of a shed roof for some of it, but over the top of the door.

DOUGAN: It is going to be up to door height and it's going to give us a little bit of slope to get the drainage out to the catch basin.

MCNALLY: Are you putting frost walls under that?

DOUGAN: We're going to build it all off on sonotubes at frost depth and then it's going to be a hard slab that goes up to those, rather than a build solid foundation, our frost protection is going to on sonotubes.

MCNALLY: It would be nice for the summer months to get a couple of picnic tables out there.

MASCARENAS: You're going to see that next.

DOUGAN: You're going to see that on a whole other slide.
So, in this drawing, that concrete pad that we're talking about is right next to the building and it's going to stick out a little bit and that section will have a regular gable end roof on it and that's where we're going to accept our deliveries of paper and all these other things, instead of the back of this building. Then they'll immediately go under cover. So, again, so Mike and Dan and others aren't unloading.

TYLER: You aren't worried about the homeless coming in and staying here?

DOUGAN: Then, as soon as JFP is on-site, we will put this out to bid to our civil term contractors to do all the concrete work. We're going to have them do those concrete sidewalks with an integral curb and prep for asphalt. We'll do the asphalt ourselves and we're planning on doing the paver brick work, ourselves. That's in, maybe you can point that out, Hugh, as well, that's all going to be paver brick in there and that's where we're going to set up your picnic tables, Steve.

MCNALLY: Perfect

STANLEY, M: And is this what H&T did all the sitework for, for the drainage?

DOUGAN: This is their site plan and their agreement. Paver bricks are out to bid now, paver brick materials, we're buying those ourselves.
So, we focused a little bit on the Probation Building, but there's a lot of other projects going on. Those of you who have sat through these meetings in the past, you know, I try and give you an update on those other ones that aren't real big, but so, one of the budgeted projects, it's hard to see on that sheet, but one of them, near the top, is the County Attorney; we're doing a little bit of remodeling there, paint and carpet. Carpet has already been bid through the mini-bid process, it's already been awarded and the materials are on order. We do have one hallway in Social Services where the carpet is coming up and becoming a hazard. We've got it covered with a runner right now, but it's got asbestos underneath it. So, that's almost ready to go out to bid. We've done our asbestos survey and so we're almost ready to go out to bid for that.

Social Services lobby; carpet and paint. We put money in the budget this year for that, but I think we may hold off on it just so we can get a bigger area to deal with that asbestos that we were talking about before. With a couple of these other pieces in motion, I think we might be able to free up a little more swing space and give us a bigger area to work over there. But we do have some designs partially done for it. We're going to replace some of the windows in the old DSS wing. Those specs are just about done and going to go out to bid. Our people will be planning to do that.
Real Property Tax Services; carpet and paint. Buildings and Grounds has already done the paint. The carpet has been bid; it's been awarded and is on order to be here.
Personnel; you know that was some money for that new office furniture and some of the shelving units and things. So, that's well on its way. Once Personnel moves out, again, we're doing carpet and paint in that area, we're going to use that as swing space when we do the County Attorney's Office. We're going to move Mr. Tansey and the two legal secretaries down to that space, so we can just go to town on it, rip all the carpet out and make the renovations and get it repainted and we may use that space for a little bit of relocations in Social Services, as well, before it's occupied full-time.
That gets us down to the Main Complex; we put a little bit of money there, specifically to do some painting on the outside. We're hoping to get a couple more summer interns, summer Building Maintenance Helpers, we're hoping to get a couple more of those to help with some of that. As part of back of the building and that new parking lot that you saw, we're also going to deal with a couple of these catch basins outback that really should be a little bit lower and more slope to them to deal with the water and additional paving back there.
Public Safety Building - annual mini-split replacements; that's similar to what you brought up before, are we budgeting? We know that we have enough mini-splits at that building, we budget a little but every year towards it, those have already been ordered, they've already been delivered, at least one of them is already installed.
The Courthouse Rooftop Controls Replacement; again, we've been replacing the rooftop controls on those units. The controls on the rooftop units at the Courthouse, basically one unit at a time, making them more reliable, making them talk better so that Hugh can see, Hugh can control things from his computers, but we have basically been doing one of those a year.
The Courthouse at the front stairs, we put some money in to put in a planter box. That's well on its way to being constructed. We're trying to make sure that that's done before the big trial that is coming up.

MASCARENAS: In July

DOUGAN: Solid Waste; we're going to replace the roof, the metal on the roof is actually siding metal and some of it is not lapped very well. So, when we get a severe wind, it's caused damage in the past. So, we're going to be replacing one side of the roof, the other side is all solid. So, we put money in for that and to fit where some the leaks were. The roof material is just about to go out to bid.
And then over at the Public Health Building; every couple of years we have to go in and deal with septic system issues, so Todd and Hugh have come up with a plan that we'll get rid and old bell

syphon that was in place, which makes the system overcomplicated, put in a large tank and basically bypass that.
The phase back for the electrical surge suppression; that was actually done. This was put in the budget last year when we first started doing budgeting in July and it was finalized in September, but we actually completed that work at the end of last year, needing to put that in to go along with the transfer switch work that we did.
All those that you see, the first few that you see in yellow are all regarding the Probation Building, the things that we've already talked about, the first 4. The next 2 are the Public Safety Building; the rooftop units and the replacement of the pressure reducing value. So, Hugh is going to give a little bit more information about the Public Safety rooftop units.
And the last budget item was money towards over at the Fairgrounds budget, $80,000, we used $20,000 of that towards FFE, some equipment; like zero turn mower, a snowblower, some of those things, some additional maintenance that we're doing to have to do over there and then we're still working with the Ag Society to be able to provide them and their volunteers some materials, so there is $25,000 for that and then we've already completed the revised entrance off of Sisco Street with that other $35,000.00.
So, I told you I was going to do a lot of talking, so I hopefully did my piece.

MASCARENAS: The transfer switch, the jail, we used to talk an awful lot about that.

DOUGAN: Yup

MASCARENAS: I am glad we don't. What's the, how's it been working? I am assuming well, because I haven't heard.

HODGSON: Yes, it's been working well.

MASCARENAS: So, has it been tested in terms of actual power outages and everything seems to just work fine?

MCNALLY: What is that, Mike?

MASCARENAS: The Public Safety Building, for those of you that are new, oh my lord for a number of years, since the building opened, every time that the power would go out, we would have issues. We would have to get somebody manually in here, switch it over, it just didn't quite work. We talked about dirty power versus the units.

MCNALLY: The writing is on the wall with the grid in New York State. In June of last year there was 7 days that the State did not have enough power, in January during the cold center, there was three days that they didn't have enough power. The ability and the timeliness to get power generation to New York State is 10-15 years out for a small nuclear. You're going to see this battery storage implemented. Like at your building, would be the ideal spot for that. There's battery storage everywhere right now. It's just not big, large scale projects. The girl coming next, from NYSERDA, next Monday is going to do a presentation on that. This battery storage is the only

quick fix there is for our energy crisis, right now and you're going to see it everywhere, so be prepared.

MASCARENAS: So, with this particular thing, 24/7 facility, those of you who haven't been here, it was a nightmare. Every time the power would go out it was a problem. We hired a lot of vendors through the years, manufacturers of that equipment, nobody could figure out the issue. But our guys figured it out and came up with a solution. So, I was following up on, I am assuming your solution worked really well, because I have gotten zero complaints on it.

HODGSON: Everything has been working really well. The only remaining item really dovetails into with a little bit of the battery energy storage, but also the generator that we have there is very, very large. So, we're behind in the maintenance planning for that. Jim has just gone through the maintenance items and planning and that generator, because of the size of it is very, very expensive and the maintenance is tough because our regular vendor that services our generators does not have the capability to service machine the way it should be.

DOUGAN: The load test.

HODGSON: Yes, to load test it. When we did load test it, last year, we blew carbon all over the place, like bad and that amount of carbon is going to have a lot of abrasion on the cylinders and significantly shorten the life of it.

MCNALLY: Does that thing start periodically by itself?

DOUGAN: It does

HODGSON: It does but it's not under load.

DOUGAN: It's under load.

STANLEY, M: Todd, is that a three-phase megawatt generator? Is that what you mentioned?

HODGSON: Yes

MENSER: Did you look into possibly a military surplus loan bank?

DOUGAN: We haven't yet.

HODGSON: Yeah, it's a great idea. I would love to visit the military surplus stockpile.

O'BRYAN: Who's generator, is it?

HODGSON: It's our generator.

O’BRYAN: I know, but who built it? Is it Caterpillar?

DOUGAN: Caterpillar

HODGSON: CAT, and CAT is in a realm all its own, as far as the sophistication of connecting to it. They’re a very good machine but it does take a level of expertise that we just don’t have looking at that, right now.

O’BRYAN: Southworth Milton can’t provide that or it’s too expensive?

HODGSON: So, it is very expensive. The last full quote that we had, you know, we’re talking about $1,000 to have them come and do a service on it. We would like to trim that down, by adding a lower bank or be able to run that ourselves against a load which would help us tremendously.

O’BRYAN: But in the meantime, we need to get it serviced?

HODGSON: Yes

MENSER: It used to be a requirement we had to do a full load test every 30-days with all of our large generators and it made a huge difference in the operation of the units.

HODGSON: We have killed generators.

MENSER: Just by letting them sit.

HODGSON: Yeah

O’BRYAN: This is the one generator that you don’t want to kill. That is a critical generator.

HODGSON: So, I don’t mean to add some bad news in there.

MASCARENAS: You did rain on my parade a little. What I was trying to get at, too, and I appreciate it, because we do need to know, but in these meetings, we don’t celebrate the wins, ever. We’re very bad at that and this will be your last report other than Deter’s assessment management plan on a building that we’ve talked about at this meeting and two years from now everybody will forget about it and we’ll turn it into, this is the next problem that we’re trying to solve, this is the next problem we’re trying to solve. It makes it look like all we have is problems. No, we fix a lot of problems, but we don’t celebrate those fixes, we move onto the next problem and I think just bringing it up once in a while, makes you feel good about what you’ve done, it doesn’t seem like you’re always not getting much accomplished because you were focused on the next problem.

HODGSON: And it add to that, you know, that was a project that we estimated to be somewhere around $750,000 and for about $85,000, you know we ended up solving that problem and not only that, but we retained the intellectual capacity to be able to continue to solve those problems and be doing some of those things. So, that to me, saved a lot of money and we were growing.

DOUGAN: That is where I have to thank the Board for giving me a few positions that have allowed me to have somebody like Todd, somebody like Hugh, somebody like Andrew, somebody like Nate, here. Before there was, when I first got here there was a Superintendent, a Deputy and two assistant civil engineers. We've grown some and Mike tells me that I make more work for his Purchasing Department by doing it, but these guys are who is fixing these things. They're vested in fixing it rather than being a vendor. So, thank you for giving me those positions that have allowed me to have people like this here.
So, I get to talk some more, sorry. Public Health; that wasn't in DPW's budget, but Linda and Jessica at Public Health, turned some of their grant funds into some work on the buildings. So, all these little drawings that you see off to the side, other than where we have used a consultant a couple of times, have basically been done by Hugh, too, so most of the engineering that we're doing as also been done in-house on a lot of these little things and by having these term contracts, I don't need huge sets of drawings, I need simple sets of drawings with a contractor who's already on contract and so this is about to go out to bid. We just, we were almost, I think we should probably get our contact signed, pretty soon, from our new general contractor, our term general contractor and then we'll be asking them for pricing on these things. So, you got 6 different projects over there at Public Health, replacing the front stairs, just refreshing the clinic room and the clinic bathrooms and then bathrooms 2 and 3 are getting, basically completely remodeled and made truly handicapped accessible, because the stalls there aren't handicapped accessible right now and then some additional HVAC controls upgrades. So, we will be using a contractor for all bathrooms 2 and 3, since it's grants funds and then we'll interface our people a little bit with some of those simpler projects.
I will leave it to you, Hugh.

HARWOOD: I will speed through it. A little Public Safety, right now we're at, there's a few things with this.

DOUGAN: Do you want to remind everybody; this is the rooftop replacement project that we've been planning now for a number of years and we're finally.

HARWOOD: Yes, since 2021-2022 we have been planning. So, this is kind of the project that we're at for the MVP side. So, for the rooftop units, so it's replacement of the rooftop units, replacing of the make-up air units, they are kind of getting to the end of their life, but also, we want to try and improve it, because there's no energy recovering, especially in the pods, which I will get into that with 30+ foot ceiling. We're just literally dumping in conditioned air and then we're just exhausting it. So, especially a good example is in the middle of winter, when it's 0 degrees the rooftop units are having to heat from 0 to 75, dumping it in and then all we're doing is exhausting it back out. So, it's just a really big energy hog. The building was kind of design of Texas, but yeah.

But a little but just where we are right now. Even with this discussion, it's just, what's the game plan, go over a few humps that we're dealing with, kind of a structural, kind of dealing with the traffic that is going to be happening on this roof, because it's a ballasted roof and then kind of talk about next month, really, because we should be getting some really hard numbers for a cost estimate and then really talking about where we want to bid the equipment.
So, just a little bit of an overview, this is the roof of the Public Safety Building, admin side right here, the jail side you've got your Pods, A, B, and C, kitchen and what we're doing here is we have 8 rooftop units that we're replacing, 4 makeup air units that we're also replacing. So, like makeup air units, they supply conditioned fresh air into the space, especially spaces that you're heavily exhausting, because when you have a negative space, negative pressure into your building. If you ever walk into a building, you open up the door and let go and it slams, that's negative pressure. So, that's what those makeup air units' kind of do. The big focus, there's 3 makeup air units right here, that's sitting over the kitchen.

DOUGAN: Is it 5 air exchangers an hour that you're supposed to?

HARWOOD: About 4, every 15 minutes. Depends on if it's a hospital, depends on different types of facilities, but you need to have your exchange rates for fresh air. But, right here with the 3, what we're doing with those 3, that's right over the kitchen, so there's a lot of exhausted, a lot of hoods, industrial hoods taking out all of the propane gases, a lot of the humidity that's coming off of boiling pots and stuff like that, so we have 3 units there. What we're planning for the project is adding dehumidification, right now that's not the case. Of course, working in the kitchen is pretty rough but if you actually dehumidify it is it a lot easier for your body to get rid of a lot of the heat from your body. So, imagine working in a space that's 80 degrees and 20% humidity versus 80 degrees and 80% humidity. Also, what it does is humidity is not great for equipment, humidity is not great for sheetrock, currently, right now at some points, especially in the summer we have a lot of humidity dripping off the walls in the kitchen. So, that's our main focus in the kitchen.
Then we have our 3 large units, rooftop 1,2,3, they service the pods. Like I was saying before, you know 30'+ rooms for the ceilings, with where all the cells are, where all the inmates are, there's no energy recovery. So, we're actually adding energy recovery to those 3 units, just those 3 units. Working in a jail, the cost versus benefit, just working in the jail alone, it's a huge cost. You need to have a contractor that's certified to work in a jail. You have a lot of secured areas that you have to go through and then re-secure it. It's a 24/7 facility, so what is the best bang for our buck and actually making this building not an energy hog. So, we're focusing on those 3 units, which I will get a little bit more into the energy recovery and then we have some standard other rooftop units, they just do offices, a few offices, stuff like that. And then on our admin side, rooftop 6, pretty much a replacement, we've decided to not an energy recovery there, because it's 3 floors, a lot of office spaces. In order to grab that air to bring it back to the rooftop unit it's pretty expensive and also where we'd running the return ducts, there's a lot of communication wire, a lot of IT, especially everything with dispatch, so keeping those there. Rooftop 7A and 7B, that services just to dispatch center. We're adding dehumidification and a reheat in that section. So, there's improvements and also, we're trying to pick and choose where we best spend our money to make those improvements, let alone these rooftop units are getting to their end of life.

So, this is just a closeup of one of the pods. This pod A, the rooftop unit, you have your duct coming back. So, energy recovery, how do you do that? You have to bring the air back to the rooftop unit and then exchange that air in the rooftop unit. So, there's two different processes, so in order to bring air back you need return ducts. So, we need to put return ducts into the pods, so there's a little bit of work in there. So, we will have to start coordinate with the Corrections and Sheriff's Office to be able to get people into the space to return back to the rooftop unit and then we actually have, which I'll bring, I'll eventually dish it over to Todd about structural issues, is we have an exchanger that actually takes that return air, whether it's heating or cooling depending on the summer or the winter, brings it, the return air exchanges it over to the supply air and usually a good example is in the middle of winter it's 0 degrees, we're actually taking the conditioned air from inside the space, say it's 0 degrees, we're mixing the return air with the outside air, which brings it up, generally 0 to like 45-50 degrees, so the rooftop actually only has to heat up that air from 45-50 degrees to 70-75, rather than before 0-75, it's a lot of energy. So, that's the two main components, but with that, it's a lot of extra weight. Those exchange units alone are probably about 2,000 pounds, the rooftop unit is probably about 7,000-8,000 pounds, as well. So, with a ballasted roof, with stuff like that, even with how it was designed, so that's a few things that we're fighting, we losing use that word with the engineering firm, SRA. Now, this is why we emphasize a lot of that design management. We want to be able to be in the driver's seat, so we're going back and forth with this engineering firm making sure that they're not being an overly fact of safety, so there is some concerns with the structural, which Todd can even mention a little bit about.

HODGSON: Before we get into that, there's two things that I am going to ask for. One is, the next time we see you, we're going to be asking for a significant amount of money, because we will have the budget finally for what we're going to proceed with for a project. The second is, we have another department that we have to work very integrally work with. We are going to talk about this a little bit more but let me just say that Jim's plan of the other spaces, he talks about swing space. He has a plan to move people around, to be able to get this work done without causing too much disruption to another department. We have a 24/7 facility here at the public safety building with prisoners and the pods and trying to execute this on this building is going to be very tough. I would like to ask how we coordinate a little bit with the Sheriff's Office. If that's a meeting we should participate in, you know with that department maybe to work on coordination, because coordinate will kind of make or break the sequency of this project.

STANLEY, M: So, one question about that and I am sure that the Sheriff's Office could actually answer this a lot better, what is our inmate count? Because I though at one point in time we actually had almost one empty pod.

HODGSON: We do, but it's going to be moving them around and that's tough for the routine that they do have. I respect the job that they have, and we just want to make sure that we're doing this correctly.

STANLEY, M: So, when I was at Clinton, there were major remodels happening. So, they would essentially close a block down to do those repairs, and I mean it took a few weeks to move those inmates in and out and around to where they needed to go.

TYLER: I am sure that some inmates can't be around other inmates, too, so that makes it harder.

STANLEY, M: And I mean it's a great time to be thinking of this now, and get it fixed before we can hopefully ramp back to having the jail full again.

HODGSON: Yes, yes.

STANLEY, M: I mean we don't want it full, but we want to be able to make money with those federal inmates.

DOUGAN: This is partly way I wanted Hugh and Todd to give you a little bit of an update of what we were thinking. We could just, the rooftops are coming to the end of their life. We could put basically the same rooftops back on and not add energy recovery. It seems kind of shortsighted we haven't done all the numbers for what our return on investment are going to be, but based on current utility costs, based on, we used 99,000 gallons of propane in that building last year. So, if you start to figure in some of those things I think our rate of return, think long term this is the right thing for us to do, similar to our discussion about asbestos. But I wanted the Board to know how we're making the discussion before we've gone too far and when it comes to even coordinating with the Sheriff, we're going to be stepping on toes, right and it's our job versus his job and I just want the Board before somebody says, you're making it hard, and Dave's been great, that's not at all what I am saying here, just saying, the Board needs to know before you get those phone calls that we're making this discussion to do this and yes, it's a little harder for everybody in doing it, but is it the right long term decision. Am I summarizing what you're trying to add a lot more detail to, Todd?

THURSTON: I hear your concerns about the weight and the safety of the rooftop units; do they have to go on the roof?

HODGSON: Yeah, that's a good question, I mean efficiency wise for the connections that are there it would be great if we could. There's one rooftop in particular that we're looking at to potentially relocate to the ground because it's close enough and we may be able to make that work. There's a lot of factors behind this, too. There was a code change that happened last year, how we factor snow loads is very different. In fact, there are standards in books, I mean I would love to have, they're expensive, ASCE7 and maybe we'll work with the code officer to maybe get a copy of that to do some double checks on our consultants, as they're putting together some of these calculations. We have a lot more drifting concerns to deal with, snowdrifts are evaluated much differently. So, we went into the ceiling and looked at the, there was W14, some W12 I-beams that are in this area to support this to see how we could rearrange some things including coming off the roof. So, we've tried to do what we can to minimize that, but we may in fact have to put some structural steel on top of the building to redistribute the load to the columns below as another alternative.

TYLER: It's unfortunate, the bottom line is that building was done wrong and the County didn't have hardly any oversight on how it was engineered and how it was done. Fortunately, now we have the people that can do that and we're basically righting a wrong is what we're doing, and you know, that's what happens when people made decisions 20-30 years ago. I run across this myself in the town, they kick the can down the road and all of a sudden that can can't go any farther, it goes in the lake, and you have to do something about it.

HODGSON: And the last piece on the structural is that in the area of the commissary, for instance, me many have to take some of the ceiling down, that's a little bit easier said than done, because it's not all metal lathe behind all the sheetrock, because of security. So, that's very disrupted and we would like not to do that, but we would like to begin those conversations with the Sheriff's Office.

DOUGAN: So, they're describing an expensive project, right? For one, I do think the return on investment will be there. In the future, we'll know some of those numbers better, after we get our estimate. Here is why we're coming next month with this, even though we've been talking about it for a long time, it's part of why the capital reserve stuff was set up. We want to bid the rooftop equipment supply directly. Any of you who have had big projects, have seen big sets of drawings and plans that every time you have a specification you have to list more than one model. We want to get our bid, and we want to know exactly what model we're going to use. We want to know which manufacture is going on this, because we've got to make ductwork transitions inside an existing 24/7 building and we want to have it right when the contractor shows up versus, well, you might get a Carrier Unit, or you might get this unit or that unit. We want to bid it ahead of time, but we would also like to finish our design knowing what rooftop unit we're going to use and then we also like to do the work during what we call "shoulder season", when we don't need too much heating and we don't need too much cooling. We don't want to do it in the middle of the summer, right? Because we need cooling so bad, we don't want to do it in the middle of the winter, so we're shooting for something. We bid these rooftop units, have them ordered by September, maybe, finish our design, knowing what those units are and then by December, bid the installation, so that contactor is all set, material is on its way, and they're installing it between late March to right now, hopefully; okay? But we also have a roof to deal with, that is a ballasted roof that you're going to have a contractor walking over the top of, he's going to have carts, rolling material and all these kinds of things, it's a ballasted roof that is already 20-years old. So, we know we have to replace the roof, but I really don't want to do that at the same time I do this, but I want to do it immediately after, because I really don't want to get one contractor both, they're going to be two different contractors anyhow. Nor do I want one schedule not to match the other. So, we're still trying to figure some of that out.
Sorry, did I steal some of your thunder, Todd?

HODGSON: It's a coordination piece which unfortunately is not super here. We probably need some help in dovetailing with the Sheriff's Office as we look at this project.

THURSTON: I have one more question, don't shoot, it's just a question. Did you look at any alternative forms? Did you look at heat pumps? Did you look at…

HODGSON: Yes, so actually back at the beginning of our discussions on the Public Safety Building, we dealt actually a little bit with the push that New York State about no fossil fuels and heat pumps. The 7A & 7B rooftop units do have heat pumps in them because it made good sense to do that. It was the best and most efficient way of providing that conditioned space for those units. The hard part when we get on the large scale side, some of our big units, the head lode, the radiant load for those units is so high that we're already, our service is big enough, electrically, but the pipe coming to us is not. So, that would exasperate the harmonics that we have, that we have successfully dealt with, to date, but would become overwhelming, the higher the load that we put on the building. So, we can only go so high with the electric heat pump, so we continue with the propane for probably the majority of them.

THURSTON: Okay

HODGSON: But we did look at and we actually have a hybrid.

THURSTON: Right, okay, thank you. I figured you had; I just wanted to hear you.

DOUGAN: So, next month, so we took up 10-15 minutes on this, but next month we hope to have that cost estimate and more of this and this meeting will be a little bit more focused just on the Public Safety Building, probably, because we'll know what we're asking to come out of that capital reserve, we'll be asking to go out to bid, right? For the units and basically set that money aside.

O'BRYAN: You said you're looking at this for the fall, Jim?

DOUGAN: We would like to bid the units this fall, and we would like to do the construction in the spring of 2027. So, anything else, guys? Quick on that and Andrew and I have two more slides, I think.

STANLEY, A: Just real quick, on Frontier Town, Restore New York; the pre-design elevation was received this month. So, Aubertine and Currier, they did their site survey, looked at all the buildings, gave their recommendation and basically a rough estimate of cost of where we would be at with each one of those.

DOUGAN: Just a quick blurb there, that's all this is. But they're saying the chapel, which is too far gone to restore, and I think we've been thinking that for a little while. We've been hopeful, but we were thinking that for a little while. So, that's their cost estimate, their range if we go down that path. I do, Anna, if we're going to go down that path, we're going to have to submit back to Restore New York, because the chapel was in the thing to be restored.

THURSTON: I can't read that number. Can somebody read me that number?

REYNOLDS: I can't read it either.

STANLEY, A: $572,500 to $1,013,000

THURSTON: That's a big difference.

REYNOLDS: For what, again?

DOUGAN: That's their estimate for the buildings.

REYNOLDS: The four buildings, renovation?

STANLEY, A: And electrical

REYNOLDS: The original estimate was over a million.

MASCARENAS: Our grant will cover it, let's just say that.

DOUGAN: Our grant will cover it, it is basically 90/10, $1.9 million.

THURSTON: I love to hear that.

MASCARENAS: Jimmy, and Anna, too, and I am happy to sit down with you, the only thing I would add to that is on the chapel, particularly, I feel like that's somewhat of the attraction.

REYNOLDS: Have you seen it lately.

MASCARENAS: No, I have, I've been down quite a few times. I was down last summer. The point being, I don't think, can you put something similar there? Even if we did remodel that? So, to me the use of that property, originally the thought process was people might want to do weddings there because of that chapel. It becomes less attractive without it. I don't know, but I know we have a certain amount of grant money that exceeds what those estimates are, even if we were to bring in a replica, something like that. That might fit that space, just thinking out loud, we don't have a lot of time to talk about it, but I just think that was your famous attraction there that might be gone.

REYNOLDS: Yeah, the grant is for demolition and renovation, only. So, I can ask, like you know we can come up with some language or keep the foundation, I don't know.

DOUGAN: We will get you a copy of the full report and then we'll talk about it and get you a copy as well. Mike, we gave you a copy already, but we'll do that.

CLARK: I have a copy.

DOUGAN: And then we'll go from there.

STANLEY, M: The historic covered bridge, has like 8 original beams in it, in Jay.

MASCARENAS: Right

STANLEY, M: Save some trusses.

CLARK: I can show you pictures, there's no trusses.
We got to get out of here.

DOUGAN: Yup, and then the last one was just Transportation. We got proposals from three firms and we're reviewing them now and that's it.

CLARK: Thank you, we are adjourned.

AS THERE WAS NO FURTHER BUSINESS TO COME BEFORE THIS BUILDING AND FACILITIES TASK FORCE, IT WAS ADJOURNED AT 10:00 AM

Respectively Submitted,

Dina Garvey, Deputy Clerk
Board of Supervisors