

CAPITAL PROJECTS COMMITTEE
April 6, 2012

Present:

Mike Benson, Chairman
Rick Keaveney
William Hughes
Edward Cross
Ellen Thurston
Richard Scalera
Sara Sterling
Elizabeth Young

Also Present:

Becky Vinchiarello, Dep. Clerk
Roy Brown
Ronald Knott
Andy Howard
Brandy Nelson
Kevin McDonald
Jeffrey Nayer
Larry Andrews
Dean Knox
Dave Robinson
Chairman Grattan
Brandy Nelson
John Cutsumpas
Art Seckler

Chairman Benson called the meeting to order at 9:01 A.M.

25 Rail Road Avenue Building

Phase I and Phase II Environmental Assessments were discussed.

The County pays \$425,000.00 a year in rent to occupy this building. It is a triple net lease. Brandy Nelson of Crawford and Associates attended the meeting. Crawford and Associates were retained by the owner of the property to conduct the Phase II Environmental Site Assessment. Physical sampling was completed.

Due to the Phase I study, the building has had significant alterations made to it within the last ten years. There are recognized historic environmental conditions, which had the potential of becoming a liability, but have been rectified. This property was a petroleum storage area back in the 1930s and there was a petroleum spill on the property that was cleaned up by the Department of Environmental Conservation (DEC).

The ventilation system has been modified and there is continuous airtime quality monitoring in the building. Indoor air quality has been monitored since 1992 by the State and the County. There have never been any findings of under quality air.

The Phase II study was completed to determine what contaminants are left and their location. The findings of the Phase II study have shown that anything left from the petroleum spill have stayed in one place. They have not migrated. It has been determined that there is no effect on anyone there that has day to day interactions with the building. Issues could arise if there is construction done to the buildings or an addition.

The parking lot on the property was discussed. It would need to be reconstructed due to sub base issues. It was mentioned that it would be best to look on the west side of the building for additional parking.

The retention pond was briefly discussed.

It is estimated that it would cost around \$45K to \$65K per cubic yard, including transportation and disposal, to remediate the contaminated area of the property if they wish to extend this property.

W. Hughes made a motion to enter into negotiations for the purchase of 25 Rail Road Avenue, seconded by S. Sterling, motion carried.

It was suggested that the property owner put up an escrow account to protect the tax payers or offer a price reduction. This would be beneficial in the case of remediation being needed for the property, or an addition.

Columbia County Court House

John Cutsumpas & Art Seckler of Lothrop Associates attended the meeting.

Three purposes of this project:

Handicap access into the building

Handicap access in the bathrooms throughout the building

Additional program space for the Office of Court Administrations

This project also provides for an elevator that will reach all levels of the building.

The County has been working with Lothrop associates since 2009. They have decided to do everything at once rather than split this into two projects.

They have received 100% engineering drawings which have been released to the Office of Court Administration for their review and comments. Once the County receives their comments and they are satisfied they will be able to bid this project. They will bid for four to six weeks. Site work numbers were discussed. It will cost around \$1.2 million for the site work component. Additional program space for OCA and a rest room will cost around \$5 million.

Renovations to provide for air conditioning in the lower level, first floor, second floor, and third floor should be around 2.2 million. The total will be around \$8.6 million which does not include the construction contingency and professional services which will be around another 1.4 million for the project. The projected construction schedule is 18 months with the phasing plan that was presented with five phases.

Surrogate files in the annex need to be active and accessible at all times and must remain in the Courthouse. They plan to use temporary trailers in the back of Courthouse to remedy this issue.

The third floor is currently used as storage. This will be cleaned out and will be used as swing space to move people around out of the construction areas.

Phase construction was decided as the County does not have an alternate space to house the court. It would not be less than \$1 million to move the function to another location in D.

Robinson's estimation. The decision was purely cost driven.

A schedule has not been completed at this time as a contractor will have to do this. 18 months has been given as an estimate based on similar projects.

The idea of moving court to a new site was further discussed. Three different exits and entrances would have to exist. OCA would have to be involved with this.

Chairman Benson explained that management of the project is a concern of his. He questioned if the County has the capacity to manage this internally. It was answered that we most likely do not.

Options discussed:

The County can hire a company construction manager

The architect can be tasked with construction administration

The County can hire an individual as a manager

Lothrop Associates plans to provide a bid for this. They have the resources to assign someone to the project full time. The County also needs someone involved in the day to day of this project.

Currently the County is waiting on a Hazardous Waste Survey to be completed, as well as notice requirements, and OCA approval. They can then go out to bid. They plan on a four to six week bid time.

Lothrop plans to send a proposal on construction administration services.

They hope to go out to bid by the second week of May. The bids would be due the second week of June.

It was questioned if they should explore/ discuss the idea of moving everyone out of the building rather than proceeding with phase construction. This would be more preferable to OCA and the Judges.

They plan to proceed as they are now and build the addition and ramp. They could then possibly get rid of the phasing and empty the building. They will explore this option while they are working on Phase 1. This idea will be built into the specifications of the RFP.

With no further business there was a motion to adjourn at 10:40 A.M. by R. Keavney, seconded by E. Young, motion carried.

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