

AGENDA

County Facilities  
June 26, 2008 - 1:00 pm

1.) CALL MEETING TO ORDER.....Ch. John Haskell

2.) OLD BUSINESS

A.) Human Services Building -Update (Schedule)..... Ch. John Haskell

B.) Standardization - EMS, Fire, Security ..... F. Morehouse

C.) Jail / BOE Options ..... F. Morehouse

D.) Energy Curtailment ..... F. Morehouse

3.) NEW BUSINESS

A.) Capital Projects..... F. Morehouse

B.) Asbestos Abatement / Court Space..... F. Morehouse

C.) HVAC - Night Setback ..... F. Morehouse

4.) PRIVILEGE OF THE FLOOR..... Ch. John Haskell

5.) ADJOURNMENT .....Ch. John Haskell

## REFERRALS - JULY 2008

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### COUNTY FACILITIES:

- 1) Health & Human Services Building - Status.
- 2) CPA presented three proposals for additional space to house new voting machines (*renovate old jail, demolish old jail and build new space, add on to the proposed Health & Human Services Building*) Committee to consider proposals. Status. (04.30.08).
- 3) Soil & Water Conservation District Office. Status. (8.17.06)
- 4) Mr. Lamy to be provided with names of Horse loggers for educational services at Up Yonda Farm (6.26.07)
- 5) Siemens to provide cost justification for standardization of fire, security and intrusion system for County Center. (02.26.08)
- 6) Mr. Morehouse to report costs associated with maintaining electric service to empty DSS Building upon completion of the Health and Human Services Building. (03.26.08)
- 7) Mr. Morehouse to contact Energy Curtailment Specialists to schedule a presentation. (03.26.08)

**Morehouse, Frank**

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**From:** Horgan, John [John.Horgan@bovislendlease.com]  
**Sent:** Wednesday, June 25, 2008 1:02 PM  
**To:** Morehouse, Frank  
**Cc:** Jon Norris; Levan, Greg; Payne, Hal; Roseboom, Dave; Austin, Fred Home email; John Martin  
**Subject:** RE: schedule

Hi Frank,

Here are a few Milestone projection (tentative) dates per your (John Haskell's) request:.....**2008**

CPL-BLL early Bid package preparation .....	June 1st - July 15th
CPL Early Bid Package drawing completion date .....	July 14th
Early Bid Package for Site Work, Concrete Foundations and Geothermal Site Work .....	July 15th
Pre-Bid walk thru (If required).....	July 25th
Early Package Bids Due .....	August.11th or 12th
Core/Facilities Committee Meeting to discuss and review early Bid results.....	August 13th or 14th
Warren County Board of Supervisors approval meeting .....	August 15th
Award Contracts week of.....	August 18th
Start SITE Construction.....	September 2nd
CPL Construction Documents HS Building complete .....	August 29th
BLL CD HS Building estimate.....	Sept. 2 -16th
Core/Facilities Committee Meeting to review CD estimate.....	Sept. 17th
Warren County Board of Supervisors approval meeting .....	Sept. 19th
Core/Facilities Committee Meeting to review Bid results .....	Oct. 15th
Bid Package for HS Building.....	Sept. 22nd
Pre-bid Meeting .....	Sept 26th
Bids Due .....	Oct. 10 or Oct 14th
Core/Facilities Committee Meeting to review Bid results .....	Oct. 15th
Warren County Board of Supervisors approval meeting .....	Oct. 17th
Award Contracts .....	Oct 20th
CONSTRUCTION .....	November
2008. - December 2009	
Hs Building Construction Completion Date.....	December 2009
IT & FFE installation.....	January 2010
Moving of Departments to new HS building.....	February 2010

If you need any other information please let me know

John Horgan | Project Executive| Bovis Lend Lease LMB, Inc.  
T 518 432 0514| F 518 432 0564  
3 Corporate Drive, Clifton Park, NY 12065

[john.horgan@bovislendlease.com](mailto:john.horgan@bovislendlease.com)

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6/25/2008

Feasibility Study Phase  
*Warren County*  
*Former Jail Rehabilitation for Board of Elections:*  
*Municipal Center Site*

**Option C: Demo and Fit up of HS Basement Project – 9,155 SF**

- Hazard Material Demolition and Removal (Refer to Survey for Locations)	\$0,081,200
- Building Demolition and Removal \$.40/CF x 224,302	\$0,089,720
- New Exterior Wall Construction at Jail Wing \$21/SF x 814	\$0,018,000
- New Exterior Building Construction (grade level) \$180/SF x 495	\$0,089,100
- Interior Fit up of Basement including new Elevator, excluding new office area \$68/SF x 8,660	\$0,588,880
- Interior Fit up new office area \$107/SF x 676	\$0,072,332
- Civil Scope	\$0,189,000
- Structural Scope	\$0,044,400
- Mechanical Scope	\$0,025,000
- Electrical Scope	\$0,060,000
- Plumbing Scope	\$0,020,000
Construction Cost	\$1,277,632
- <u>A/E Fees, Legal, Contingencies (Soft Costs)</u>	<u>\$0,447,171</u>
Project Cost	\$1,724,803
(Excludes furniture, fixtures, and equipment costs)	

**Reference Only: Bovis HS Proposed Basement Project – 8,300 SF**

- Human Service Building Basement \$74/SF x 8300 (Attached)	\$0,614,940
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Feasibility Study Phase  
*Warren County*  
*Former Jail Rehabilitation for Board of Elections:*  
*Municipal Center Site*

**COST INFORMATION**

• **Project Specific Cost Information**

- (Refer to Option Floor Plans and Elevations for Locations, cost information based on prevailing wage rate)

**Option A: Interior Rehabilitation Project – 8,627 SF**

- Hazard Material Demolition and Removal (Refer to Survey for Locations)	\$0,081,200
- Selective Demolition and Removal \$45/SF x 9,120	\$0,410,400
- New Exterior Wall Construction \$21/SF x 814	\$0,018,000
- Interior Fit up of Jail, excluding new office area \$68/SF x 7,991, Including new elevator	\$0,593,388
- Interior Fit up office area \$107/SF x 636	\$0,068,052
- Interior Fit up basement area \$24/SF x 1,300	\$0,031,200
- Civil Scope	\$0,084,175
- Structural Scope	\$0,021,800
- Mechanical Scope	\$0,050,000
- Electrical Scope	\$0,071,000
- <u>Plumbing Scope</u>	<u>\$0,015,000</u>
Construction Cost	\$1,444,215
- <u>A/E Fees, Legal, Contingencies (Soft Costs)</u>	<u>\$0,505,475</u>
Project Cost	\$1,949,690
(Excludes furniture, fixtures, and equipment costs)	

**Option B: Demo and New Alternate Building Project – 7,400 SF**

- Hazard Material Demolition and Removal (Refer to Survey for Locations)	\$0,081,200
- Building Demolition and Removal \$.40/CF x 224,302	\$0,089,720
- New Exterior Wall Construction \$21/SF x 814	\$0,018,000
- Pre-Engineered Building Shell \$13.50/SF x 7,400	\$0,100,000
- Interior Fit up of new building, excluding new office area \$68/SF x 6,890	\$0,468,520
- Interior Fit up new office area \$107/SF x 510	\$0,054,570
- Civil Scope	\$0,145,825
- Structural Scope	\$0,057,000
- Mechanical Scope	\$0,070,000
- Electrical Scope	\$0,071,000
- <u>Plumbing Scope</u>	<u>\$0,030,000</u>
Construction Cost	\$1,185,835
- <u>A/E Fees, Legal, Contingencies (Soft Costs)</u>	<u>\$0,415,042</u>
Project Cost	\$1,600,877
(Excludes furniture, fixtures, and equipment costs)	

Section #		Material	Labor	8% tax	Subcontractor / Amount	Total
1	General Conditions					\$ -
2	Site Work & Demolition					
02200	Building Excavations				\$ 125,000.00	\$ 125,000
3	Concrete					
03300	Conc. Foundations: 450cy @ \$375cy				\$ 168,750.00	\$ 168,750
03301	Conc. S.O.G. 8,300sf @ \$5/sf				\$ 41,500.00	\$ 41,500
03302	Conc. Pan & Landing Fill (2)				\$ 5,000.00	\$ 5,000
03303	Conc. Elev. Pit				\$ 15,000.00	\$ 15,000.00
4	Masonry					
04200	Bsmt Masonry: 1080sf @ \$14/sf				\$ 15,100.00	\$ 15,100
5	Metals					
05100	Structural Steel/Metal Deck: 8300sf @ \$8				\$ 66,400.00	\$ 66,400
05500	Misc. Metals: Stair (2)				\$ 17,000.00	\$ 17,000
05501	Wall Rail & Balluster Ctr. Rail: 32lf				\$ 4,200.00	\$ 4,200
05502	Add Lintels Elev. & Equip. Rm	\$ 400.00	\$ 400.00			\$ 800
6	Wood & Plastics					
7	Thermal & Moisture Protection					
07110	Dampproofing 8,300SF @.60/SF				\$ 4,980.00	\$ 4,980
07215	2" Foundation Insulation 4,000SF @ \$1				\$ 4,000.00	\$ 4,000
8	Doors & Windows					
08100	HM Doors: 3 each	3000	450			\$ 3,450
9	Finishes					
09900	Painting: 3 Doors & Frames				\$ 300.00	\$ 300
	Ceilings	Excluded				
	Flooring	Excluded				
10	Specialties					
11	Equipment					
12	Furnishings					
13	Special Construction					
14	Conveying System					
	Elevator 1 Stop				\$ 20,000.00	\$ 20,000
	1 New Elevator				\$ 40,000.00	\$ 40,000
15	Mechanical					
15300	Fire Protection: 5338sf @ \$2.00				\$ 10,700.00	\$ 10,700
15400	Plumbing: Sump & Misc. Hgrs.				\$ 2,500.00	\$ 2,500
15700	HVAC: 5338sf @ \$2.00sf				\$ 10,700.00	\$ 10,700
16	Electrical					
16000	Electrical: 5338sf @ \$3.50sf				\$ 18,700.00	\$ 18,700

Qualifications:

		Total	\$ 574,000
	6.0%	Fee	\$ 34,440
	Contingency Allowance		\$ 6,500
0.00000	Bldrs Risk Insurance		\$ -
0	Owner's Protective Liability		\$ -
	Total		\$ 614,940
From bond calc.	Performance Bond	NA	
	Grand Total	\$	614,940

8,300 sf Price per sf \$ 74.09

~~SECRET~~

STATE OF NEW YORK  
SUPREME COURT CHAMBERS

Warren County Municipal Center  
1340 State Route 9  
Lake George, New York 12845-9803  
518-761-6547  
Fax: 518-761-6465



DAVID B. KROGMANN  
JUSTICE OF THE SUPREME COURT

TATIANA N. COFFINGER  
COURT ATTORNEY

KATHY L. FLORES  
SECRETARY TO JUSTICE

May 2, 2008

Frederick H. Monroe, Chairman  
Warren County Board of Supervisors  
Warren County Municipal Center  
1340 State Route 9  
Lake George NY 12845

Re: Court Expansion

Dear Fred:

I have delayed writing to you regarding the above subject if for no other reason than to give you some time as the new Chairman of the Board of Supervisors to address the many other pressing items facing the County. The last time the above subject was discussed with representatives of the County was at a meeting with the County Facilities Committee on April 30, 2007.

The pressing need of the various Courts as well as the agencies which support our Court System has not lessened, indeed, the problems facing us daily have increased rather than diminished. I recall attending the Board of Supervisors organizational meeting earlier this year, and I do not recall anyone even mentioning the need to address Court expansion or that it was even considered a pressing concern. In the many meetings we have had with County Officials over these years, one thing has been constant and that is that the County representatives acknowledged the severity of our space problems and that the subject needed to be addressed. We all worked very hard to find a solution but as of April 30, 2007, had not arrived at that point.

I am writing, therefore, to ask that our dialogue begin anew and that another serious

Frederick H. Monroe, Chairman  
May 2, 2008  
Page 2

attempt be made to address the space problems of the various Courts.

For your information, I am enclosing a copy of Assembly Bill 10615. As you can see, this Bill is well along in the legislative process and if enacted, which I am told will be the case, it would create another Family Court Judgeship in Warren County. I would respectfully submit that now is the time to revive our discussions looking towards a satisfactory solution to a problem that has not been addressed for many years. Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "David B. Krogmann", with a long horizontal flourish extending to the right.

David B. Krogmann  
Supreme Court Justice

DBK/kf  
Enclosure  
cc: Hon. John S. Hall, Jr.  
Hon. J. Timothy Breen

*This bill is currently in way + means*

STATE OF NEW YORK

FYI

10615

IN ASSEMBLY

April 17, 2008

Introduced by M. of A. WEINSTEIN, SCARBOROUGH, JOHN, O'DONNELL, BRADLEY, DESTITO, DINOWITZ, PAULIN, LANCMAN, K. ZEBROWSKI, TITONE, PERALTA -- Multi-Sponsored by -- M. of A. BING, BRENNAN, COOK, CYMBROWITZ, DELMONTE, GOTTFRIED, GREENE, HYER-SPENCER, JAFFEE, JEFFRIES, LAFAYETTE, LUPARDO, MAISEL, MAYERSOHN, MCENENY, NOLAN, REILLY, N. RIVERA, ROBINSON, ROSENTHAL, SWEENEY, TITUS, WEPRIN, YOUNG -- (at request of the Office of Court Administration) -- read once and referred to the Committee on Judiciary

AN ACT to amend the family court act, in relation to judges of the family court

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

- 1 Section 1. Section 121 of the family court act, as amended by chapter
- 2 209 of the laws of 1990, is amended to read as follows:
- 3 § 121. Number of judges. The family court within the city of New York
- 4 shall consist of forty-four judges and, as of July first, nineteen
- 5 hundred ninety, shall consist of forty-five judges and, as of April
- 6 first, nineteen hundred ninety-one, shall consist of forty-seven judges
- 7 and, as of January first, two thousand nine, shall consist of fifty-four
- 8 judges and, as of January first, two thousand ten, shall consist of
- 9 sixty-one judges. At least one of the persons appointed to the office of
- 10 judge of the family court created by this section, shall be a resident
- 11 of the county of Richmond and hereafter there shall be at least one
- 12 family court judge resident in each county of the city of New York. The
- 13 amount of compensation for such new family court judges shall be equal
- 14 to the compensation payable to existing family court judges in the city
- 15 of New York.
- 16 § 2. The family court act is amended by adding a new section 131-a to
- 17 read as follows:
- 18 § 131-a. Additional judgeships. In addition to the judgeships estab-
- 19 lished pursuant to section one hundred thirty-one of this part, there
- 20 are hereby established two new judgeships of the family court for each
- 21 of the counties of Erie, Monroe and Suffolk, and one new judgeship of
- 22 the family court for each of the counties of Albany, Broome, Chautauqua,

EXPLANATION--Matter in italics (underscored) is new; matter in brackets [-] is old law to be omitted.

LBD16056-01-8

1 Chemung, Chenango, Columbia, Nassau, Niagara, Oneida, Oswego, Rensse-  
2 laer, Rockland, (Saratoga,) (Schenectady,) (St. Lawrence) Tioga, Ulster,  
3 (Warren) and Westchester. The compensation of each such new family court  
4 judgeship shall be the same as the compensation of an existing family  
5 court judgeship in the county for which such new family court judgeship  
6 is established hereunder; provided that if there is no existing family  
7 court judgeship in such county, then the compensation of each new family  
8 court judgeship established hereunder for such county shall be the same  
9 as the compensation of a county court judgeship in such county.

10 § 3. This act shall take effect January 1, 2009; provided, however,  
11 that the judgeships created pursuant to section two of this act shall  
12 first be filled by election at the next general election at which they  
13 can be filled for a full term to commence the first of January next  
14 succeeding such election.

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DRAFT

RESOLUTION NO. \_\_\_\_ OF 2008

Resolution introduced by Supervisors Haskell, O'Connor, Thomas, Champagne, VanNess, Girard and Goodspeed

**AUTHORIZING STANDARDIZATION OF COUNTY BUILDING ENERGY MANAGEMENT SYSTEMS TO SIEMENS TECHNOLOGIES, INC. APOGEE ENERGY MANAGEMENT SYSTEM AND INCLUSION OF THE APOGEE ENERGY MANAGEMENT SYSTEM IN THE SPECIFICATIONS FOR THE HEALTH AND HUMAN SERVICES BUILDING - BUILDINGS & GROUNDS**

WHEREAS, Warren County, through energy performance contracts, has made substantial investment in, among other things, an energy management system known as the Siemens Building Technologies, Inc.(hereinafter "Siemens") APOGEE Energy Management System (hereinafter "APOGEE EMS") in the following buildings:

Westmount: The APOGEE EMS at this facility controls and/or monitors all air handlers, boilers, hot water pumping system, chiller, cogeneration plant and electrical metering. Westmount has an APOGEE operator workstation. The initial investment was \$206,000;

Countryside: The APOGEE EMS controls and/or monitors the boilers, hot water pumping system, unit ventilators and electric meter. The domestic hot water system has been recently added to the APOGEE system. Countryside has an APOGEE operator workstation. The initial investment for APOGEE in this building was \$55,000;

Municipal Center: The APOGEE EMS controls and/or monitors the boilers, hot water pumping system, heat pump pumping system, ventilation fans, and 168 heat pumps. The Municipal Center has an APOGEE operator workstation. Initial investment was \$263,000; and

WHEREAS, Siemens advises that:

- A. the APOGEE EMS is one of the keys to achieving the guaranteed energy savings in each of these buildings under the energy performance contracts
- B. The APOGEE EMS is capable of expanding to other existing and new County buildings;
- C. Siemens has standardized system point names, graphics and control logic in each building to allow the county operators and Siemens personnel uniformity for ease of use;

- D. For new projects, the existing APOGEE workstations can be used for operator interface and will save at least \$15,000 per project;
- E. Future projects will require less ramp-up time to train the county operators and will save a minimum of 160 hours of county time and reduce the hours Siemens will price to provide operator training by 40 hours (\$3,600);
- F. The County is now in a position to share operators between facilities on an as needed basis when employees leave, are out sick or are assigned to special projects. This could have a potential saving of 80 hours per year depending on how frequently this opportunity is taken; and
- G. The APOGEE components in each of the above buildings are currently covered under a service agreement and expansion of the APOGEE system will have a minimal increase in service cost because Siemens is familiar with the county needs, stock the same spare parts and are on site on a regular basis, and

WHEREAS, several Warren County facility personnel are proposed to be trained and will actively use the APOGEE EMS in the buildings described herein above to monitor and operate the building's systems, and

WHEREAS, Warren County authorized the construction of a Health and Human Services building on the Warren County Municipal Center campus, and

WHEREAS, Warren County hired Clark Patterson Lee (hereinafter "Architect") as the Architect to design said Health and Human Services building , and

WHEREAS, the Architect, has advised that an energy management system which controls heating ventilation and air conditioning is essential to operate a building as efficiently and inexpensively as possible, that the use of such systems is an industry standard, is labor saving in that monitoring and adjustments to the system are minimized and therefore essential to the design of the Health and Human Services building, and

WHEREAS, Siemens has advised that the software in the APOGEE EMS is proprietary and that other energy management systems would not interface with the Siemens system, thereby requiring replacement of the user interface work station already in place, causing a loss of the value and savings described in B through G of the second paragraph of this preamble, and

WHEREAS, the Architect advises that there has been an industry trend in energy management systems being proprietary and not being compatible, and

WHEREAS, New York General Municipal Law §103(5) provides that where, for reasons of efficiency or economy, there is a need for standardization, purchase contracts for particular type or kind of equipment and services costing more than \$10,000 may be awarded, now, therefore, be it

RESOLVED, the Warren County Board of Supervisors finds that from the facts outlined in the preambles of this resolution that an energy management system is essential to the design of the Health and Human Services building project and future County building projects or renovations involving heating, ventilation and air conditioning, and be it further

RESOLVED that, as authorized and allowed under General Municipal Law §103(5), the Warren County Board of Supervisors finds and determines that, for reasons of economy and efficiency as demonstrated by the facts in the preambles of this resolution and giving due consideration to the proprietary nature of energy maintenance systems and reliability of service and maintenance by and the longevity of the manufacturer, there is a need for standardization for energy management systems servicing the planned Health and Human Services Building and future County building projects or renovations involving heating, ventilation and air conditioning to the Siemens APOGEE EMS, and be it further

RESOLVED, that Architect be, and hereby is, authorized to include in the bid specifications for the for the Health and Human Services building project the APOGEE EMS.

# Warren County Board of Supervisors

RESOLUTION NO. 426 OF 2008

Resolution introduced by Supervisors Haskell, O'Connor, Thomas, Champagne, VanNess, Girard and Goodspeed

## AUTHORIZING AGREEMENT WITH INTEGRYS ENERGY SERVICES OF NEW YORK, INC. AS PREFERRED SUPPLIER FOR ELECTRICITY THROUGH THE MUNICIPAL ELECTRIC & GAS ALLIANCE (MEGA) - BUILDINGS & GROUNDS

WHEREAS, the New York State Association of Counties (NYSAC) has formed a partnership with Municipal Electric and Gas Alliance (MEGA), which is a consortium of counties created to help municipalities of all types save on energy costs, and

WHEREAS, Integrys Energy Services of New York, Inc., has been designated as the preferred supplier of electricity and approved Energy Services Company (ESCO) under MEGA, and the County Facilities Committee has recommended that Warren County enter into an agreement with Integrys, now, therefore, be it

RESOLVED, that Warren County enter into an agreement with Integrys Energy Services of New York, Inc., 3556 Lake Shore Road, Suite 420, Buffalo, New York 14219, to provide electricity for certain County-owned facilities, for a fixed price per kWh, along with an Adder Charge, which shall equal the applicable Adder per kWh, for a term commencing on <sup>June 3</sup> ~~July 1~~, 2008 and terminating <sup>July 31</sup> ~~June 30~~, 2009, and the Chairman of the Board of Supervisors be, and hereby is, authorized to execute an agreement in the form approved by the County Attorney.

**WARREN COUNTY ATTORNEY'S OFFICE**

Warren County Municipal Center  
1340 State Route 9  
Lake George, New York 12845  
Telephone 518 - 761 - 6463  
Fax 518 - 761 - 6377

LAW DEPARTMENT

**DATE:** June 25, 2008

**TO:** Hal G. Payne, Commissioner  
Administrative & Fiscal Services

**FROM:** Paul B. Dusek, County Attorney 

**RE:** AGREEMENT WITH INTEGRYS ENERGY SERVICES OF NY, INC.  
RESOLUTION NO. 426 of 2008

I have reviewed the proposed Agreement with Integrys Energy Services of New York, Inc., which was authorized by Resolution No. 426 of 2008. Please be advised that the Resolution will need to be amended to conform with the term outlined on the Agreement. Although the dates in the Resolution are the same as indicated on the original resolution request form, I believe the Agreement itself has gone through some revisions in the interim.

According to the Agreement, it has a commencement date of June 3, 2008, has an initial delivery period effective July 5, 2008, and continues through July of 2009. After the initial delivery period, service is to continue on a billing cycle-to-billing cycle basis, and may be terminated by either party giving thirty (30) days written notice.

Please have the amendment of Resolution No. 426 of 2008 included on the Agenda for tomorrow's County Facilities Committee Meeting, so that it can be amended to show the proper commencement and termination language, as outlined above.

If you have any questions, please do not hesitate to contact me.

PBD:dlm

DRAFT

RESOLUTION NO. \_\_\_\_\_ OF 2008

Resolution introduced by Supervisors Haskell, O'Connor, Thomas, Champagne, VanNess, Girard and Goodspeed

**AUTHORIZING STANDARDIZATION OF COUNTY BUILDING ENERGY MANAGEMENT SYSTEMS TO SIEMENS TECHNOLOGIES, INC. APOGEE ENERGY MANAGEMENT SYSTEM AND INCLUSION OF THE APOGEE ENERGY MANAGEMENT SYSTEM IN THE SPECIFICATIONS FOR THE HEALTH AND HUMAN SERVICES BUILDING - BUILDINGS & GROUNDS**

WHEREAS, Warren County, through energy performance contracts, has made substantial investment in, among other things, an energy management system known as the Siemens Building Technologies, Inc. (hereinafter "Siemens") APOGEE Energy Management System (hereinafter "APOGEE EMS") in the following buildings:

Westmount: The APOGEE EMS at this facility controls and/or monitors all air handlers, boilers, hot water pumping system, chiller, cogeneration plant and electrical metering. Westmount has an APOGEE operator workstation. The initial investment was \$206,000;

Countryside: The APOGEE EMS controls and/or monitors the boilers, hot water pumping system, unit ventilators and electric meter. The domestic hot water system has been recently added to the APOGEE system. Countryside has an APOGEE operator workstation. The initial investment for APOGEE in this building was \$55,000;

Municipal Center: The APOGEE EMS controls and/or monitors the boilers, hot water pumping system, heat pump pumping system, ventilation fans, and 168 heat pumps. The Municipal Center has an APOGEE operator workstation. Initial investment was \$263,000; and

WHEREAS, Siemens advises that:

- A. the APOGEE EMS is one of the keys to achieving the guaranteed energy savings in each of these buildings under the energy performance contracts
- B. The APOGEE EMS is capable of expanding to other existing and new County buildings;
- C. Siemens has standardized system point names, graphics and control logic in each building to allow the county operators and Siemens personnel uniformity for ease of use;

- D. For new projects, the existing APOGEE workstations can be used for operator interface and will save at least \$15,000 per project;
- E. Future projects will require less ramp-up time to train the county operators and will save a minimum of 160 hours of county time and reduce the hours Siemens will price to provide operator training by 40 hours (\$3,600);
- F. The County is now in a position to share operators between facilities on an as needed basis when employees leave, are out sick or are assigned to special projects. This could have a potential saving of 80 hours per year depending on how frequently this opportunity is taken; and
- G. The APOGEE components in each of the above buildings are currently covered under a service agreement and expansion of the APOGEE system will have a minimal increase in service cost because Siemens is familiar with the county needs, stock the same spare parts and are on site on a regular basis, and

WHEREAS, several Warren County facility personnel are proposed to be trained and will actively use the APOGEE EMS in the buildings described herein above to monitor and operate the building's systems, and

WHEREAS, Warren County authorized the construction of a Health and Human Services building on the Warren County Municipal Center campus, and

WHEREAS, Warren County hired Clark Patterson Lee (hereinafter "Architect") as the Architect to design said Health and Human Services building , and

WHEREAS, the Architect, has advised that an energy management system which controls heating ventilation and air conditioning is essential to operate a building as efficiently and inexpensively as possible, that the use of such systems is an industry standard, is labor saving in that monitoring and adjustments to the system are minimized and therefore essential to the design of the Health and Human Services building, and

WHEREAS, Siemens has advised that the software in the APOGEE EMS is proprietary and that other energy management systems would not interface with the Siemens system, thereby requiring replacement of the user interface work station already in place, causing a loss of the value and savings described in B through G of the second paragraph of this preamble, and

WHEREAS, the Architect advises that there has been an industry trend in energy management systems being proprietary and not being compatible, and

WHEREAS, New York General Municipal Law §103(5) provides that where, for reasons of efficiency or economy, there is a need for standardization, purchase contracts for particular type or kind of equipment and services costing more than \$10,000 may be awarded, now, therefore, be it

RESOLVED, the Warren County Board of Supervisors finds that from the facts outlined in the preambles of this resolution that an energy management system is essential to the design of the Health and Human Services building project and future County building projects or renovations involving heating, ventilation and air conditioning, and be it further

RESOLVED that, as authorized and allowed under General Municipal Law §103(5), the Warren County Board of Supervisors finds and determines that, for reasons of economy and efficiency as demonstrated by the facts in the preambles of this resolution and giving due consideration to the proprietary nature of energy maintenance systems and reliability of service and maintenance by and the longevity of the manufacturer, there is a need for standardization for energy management systems servicing the planned Health and Human Services Building and and future County building projects or renovations involving heating, ventilation and air conditioning to the Siemens APOGEE EMS, and be it further

RESOLVED, that Architect be, and hereby is, authorized to include in the bid specifications for the for the Health and Human Services building project the APOGEE EMS.

# Warren County Board of Supervisors

RESOLUTION NO. 426 OF 2008

Resolution introduced by Supervisors Haskell, O'Connor, Thomas, Champagne, VanNess, Girard and Goodspeed

## AUTHORIZING AGREEMENT WITH INTEGRYS ENERGY SERVICES OF NEW YORK, INC. AS PREFERRED SUPPLIER FOR ELECTRICITY THROUGH THE MUNICIPAL ELECTRIC & GAS ALLIANCE (MEGA) - BUILDINGS & GROUNDS

WHEREAS, the New York State Association of Counties (NYSAC) has formed a partnership with Municipal Electric and Gas Alliance (MEGA), which is a consortium of counties created to help municipalities of all types save on energy costs, and

WHEREAS, Integrys Energy Services of New York, Inc., has been designated as the preferred supplier of electricity and approved Energy Services Company (ESCO) under MEGA, and the County Facilities Committee has recommended that Warren County enter into an agreement with Integrys, now, therefore, be it

RESOLVED, that Warren County enter into an agreement with Integrys Energy Services of New York, Inc., 3556 Lake Shore Road, Suite 420, Buffalo, New York 14219, to provide electricity for certain County-owned facilities, for a fixed price per kWh, along with an Adder Charge, which shall equal the applicable Adder per kWh, for a term commencing on ~~July 1~~<sup>July 31</sup>, 2008 and terminating ~~June 30~~<sup>July 31</sup>, 2009, and the Chairman of the Board of Supervisors be, and hereby is, authorized to execute an agreement in the form approved by the County Attorney.

**WARREN COUNTY ATTORNEY'S OFFICE**

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LAW DEPARTMENT

**DATE:** June 25, 2008

**TO:** Hal G. Payne, Commissioner  
Administrative & Fiscal Services

**FROM:** Paul B. Dusek, County Attorney 

**RE:** AGREEMENT WITH INTEGRYS ENERGY SERVICES OF NY, INC.  
RESOLUTION NO. 426 of 2008

I have reviewed the proposed Agreement with Integrys Energy Services of New York, Inc., which was authorized by Resolution No. 426 of 2008. Please be advised that the Resolution will need to be amended to conform with the term outlined on the Agreement. Although the dates in the Resolution are the same as indicated on the original resolution request form, I believe the Agreement itself has gone through some revisions in the interim.

According to the Agreement, it has a commencement date of June 3, 2008, has an initial delivery period effective July 5, 2008, and continues through July of 2009. After the initial delivery period, service is to continue on a billing cycle-to-billing cycle basis, and may be terminated by either party giving thirty (30) days written notice.

Please have the amendment of Resolution No. 426 of 2008 included on the Agenda for tomorrow's County Facilities Committee Meeting, so that it can be amended to show the proper commencement and termination language, as outlined above.

If you have any questions, please do not hesitate to contact me.

PBD:dlm