

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: SEPTEMBER 10, 2008

COMMITTEE MEMBERS PRESENT:

SUPERVISORS HASKELL
O'CONNOR
THOMAS
CHAMPAGNE
VANNESS
GIRARD
GOODSPEED

OTHERS PRESENT:

BILL LAMY, SUPERINTENDENT, DEPARTMENT OF PUBLIC
WORKS
FRANK MOREHOUSE, SUPERINTENDENT OF BUILDINGS
FREDERICK MONROE, CHAIRMAN
HAL PAYNE, COMMISSIONER OF ADMINISTRATIVE & FISCAL
SERVICES
JOAN SADY, CLERK OF THE BOARD
SUPERVISOR GERAGHTY
SUPERVISOR STRAINER
SUPERVISOR KENNY
SUPERVISOR BELDEN
JULIE PACYNA, PURCHASING AGENT
SHANE ROSS, CHIEF DEPUTY
GREG LEVAN, BOVIS LEND LEASE
PHIL TUCKER, GREATER CAPITAL REGION BUILDING TRADES
COUNCIL
SCOTT MARTEL, GREATER CAPITAL REGION BUILDING TRADES
COUNCIL
TOM RANDALL, *THE ADIRONDACK JOURNAL*
SARAH MCLLENITHAN, LEGISLATIVE OFFICE SPECIALIST

Mr. Haskell called the meeting of the County Facilities Committee to order at 8:33 a.m.

Motion was made by Mr. O'Connor, seconded by Mr. Thomas and carried unanimously to accept the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Mr. Haskell updated the Committee on the progress of the Human Services Building (HSB). He said that the construction was proceeding on schedule; however; he added, that there had been difficulties with the bid process. He explained that the request for proposal (RFP) had been sent out but they had neglected to include the Apprenticeship Program in the bid package. He pointed out that Bovis Lend Lease would be meeting with the appropriate parties to rectify the issue at 10:00 a.m. that morning.

Privilege of the floor was extended to Frank Morehouse, Superintendent of Buildings, who distributed copies of the agenda packet to the Committee members; a copy of the agenda is on file with the minutes.

Mr. Morehouse advised that Greg LeVan, Project Manager Bovis Lend Lease, had requested permission to address the Committee regarding the Special Inspections required for the HSB.

Mr. LeVan suggested awarding the bid for testing and inspection services for the HSB to the lowest responsible bidder, Dente Engineering. He added that the Special Inspections were required in order to receive a Certificate of Occupancy (CO) for the building. He added that the Special

Inspections included services such as testing of soil, masonry, structural steel, cast in place concrete, metal framing and other miscellaneous items.

Mr. Girard asked for clarification on what the testing pertained to and Mr. LeVan gave examples of soil testing that was necessary to ensure compaction and inspections of the steel structure to ensure that it was being installed per specification. He added that the testing agency would issue reports on each visit and any existing deficiencies would have to be corrected to satisfy the testing agency in order to receive the CO.

Mr. Haskell added that the funds had been included in the HSB Budget to cover the testing and inspection services.

Motion was made by Mr. Girard, seconded by Mr. Goodspeed and carried unanimously to accept the low bidder and award a contract to Dente Engineering P.C., to perform the Special Inspection Services as outlined above and the necessary resolution was authorized for the September 19, 2008 Board meeting. *A copy of the resolution request form is on file with the minutes.*

Mr. LeVan exited the meeting at 8:37 a.m.

Moving along, Mr. Morehouse requested that the Town of Lake George be authorized to make repairs, improvements and/or renovations to the buildings on the Festival Space of the Gaslight Village/Waxlife USA Museum Property at no cost to the County.

Mr. Champagne questioned if detailed plans and the costs associated with the work proposed by the Town of Lake George were available and Bill Lamy, Superintendent of Public Works, replied that the Town had hired two engineers to determine whether the buildings were salvageable. He explained that as per the engineers, proposals by licensed plumbers, electricians and heating, ventilation and air conditioning (HVAC) contractors were necessary in order to evaluate the existing conditions and subsequently propose the necessary improvements to bring the buildings up to code. Mr. Lamy added that he'd had discussions with the Gaslight Village Management Team on the matter and expected to receive a proposal from the Town of Lake George on the intended repairs at the next meeting.

Shane Ross, Chief Deputy entered the meeting at 8:41 a.m.

Chairman Monroe interjected that after having discussions with the County Attorney and Mr. Tessier, Supervisor of the Town of Lake George, he was under the impression that the agreement with the environmental groups (3E's), specified that a plan would need to be in place for the property within three months of the property's acquisition. He pointed out that due to the fact that the property had produced so much public interest, he felt that when a plan was developed a public hearing should be held to allow people from the community to voice their ideas and/or opinions on the proposed plan.

Mr. VanNess inquired as to who had requested that the County Attorney draft the resolution authorizing the Town of Lake George to proceed with work on the Gaslight Village Property and Chairman Monroe apprised that it had been Mr. Tessier. Mr. Champagne noted that although the repairs could end up being expensive, the proposed resolution stated that Warren County had no obligation to cover the expense. Mr. Goodspeed commented that although he agreed that the

County would not be liable for costs of the repairs, he was unsure of approving the request for renovations of the property with no plans in place.

Mr. VanNess queried whether the request could be approved contingent upon review of a work plan outlining the repairs the Town of Lake George intended to make and Mr. Haskell replied affirmatively.

Messrs. Belden and Kenny entered the meeting at 8:47 a.m.

Motion was made by Mr. Champagne, seconded by Mr. Thomas and carried unanimously to approve the request to authorize the Town of Lake George to make repairs, improvements and/or renovations to the buildings located on the Festival Space of the Gaslight Village property at no cost to the County, contingent on receiving a plan for the repairs from the Town of Lake George. The necessary resolution was authorized for the September 19, 2008 Board meeting; *a copy of the request is on file with the minutes.*

As there was no further business to come before the County Facilities Committee, on motion made by Mr. VanNess and seconded by Mr. Girard, Mr. Haskell adjourned the meeting at 8:48 a.m.

Respectfully submitted,

Sarah McLenithan, Legislative Office Specialist