

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: **COUNTY FACILITIES**

DATE: May 25, 2007

**Committee Members Present:**

Supervisors Haskell  
O'Connor  
F. Thomas  
Champagne  
VanNess  
Geraghty  
Girard

**Others Present:**

Representing Clark Patterson Associates:  
John J. Martin  
Jon Norris  
Representing Bovis Lend Lease LMB, Inc.:  
John Horgan  
Dick White  
Frank Morehouse, Superintendent of Buildings &  
Grounds  
William Lamy, Superintendent, Dept. of Public Works  
Paul Dusek, County Attorney  
Hal Payne, Commissioner of Administrative & Fiscal  
Services  
Joan Sady, Clerk of the Board  
Daniah Cornell, Deputy Purchasing Agent  
Fred Austin, Building Project Coordinator  
William H. Thomas, Chairman of the Board  
Supervisors:  
Alexander G. Gabriels, III  
Louis E. Tessier  
Maury Thompson, *The Post Star*  
Warren County residents:  
Doug Auer  
Lincoln Cathers  
Don Krebs  
Connie Farrington  
Kathleen Sonnabend  
Claude Charlebois  
Phil Tucker, Greater Capital Region Building Trades  
Council  
Debra L. Schreiber, Legislative Office Specialist  
(See Attached List for other Attendees)

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Mr. Haskell called the County Facilities Meeting to order at 10:15 a.m.

Motion was made by Mr. Champagne, seconded by Mr. VanNess and carried unanimously to approve the minutes of the previous Committee meeting, subject to correction by the Clerk.

Mr. Haskell apprised the purpose of the meeting was to discuss the new Health & Human Services Building.

Privilege of the floor was extended to Jon Norris, Clark Patterson Associates (CPA), who distributed copies of architectural plans as well as a Conceptual Review, relative to locating the new Health & Human Services (HHS) building at the Warren County Municipal Center versus the McCormack property. *A copy of the architectural plans and Conceptual Review are on file with the minutes.*

When considering the three locations of the new Health & Human Services building, Mr. Norris stated the following information was considered:

- the mission statements would be the same as the Westmount campus;
- one single point of entry philosophy; as well as
- the same adjacencies with the departments.

Mr. Norris stated the two options contemplated in this Conceptual Review would delay the construction, noting that the authorization to proceed would require the completion of both the schematic and design phases prior to the development of the construction documents.

Mr. Norris referred the Committee to the last three 11 x 17 pages depicting the proposed layout of the Health & Human Services building on the Municipal Center property. While the configuration of the building on the Westmount property was specifically designed for that site, he acknowledged this building had been slightly altered to allow for ample parking; the relocation of the W.I.C. (Women, Infant & Children) program; as well as moving the receiving area to ground level for easier access. However, he noted, the design of the Social Services Department remained relatively unchanged, with a majority of the staff offices on the top floor and traversing to the middle floor for interviews/visitation.

Mr. W. Thomas entered the meeting at 10:23 a.m.

Mr. Norris apprised that traffic, archaeological, wetland, endangered species, geo technical and survey investigations were still required.

Mr. Norris briefly reviewed the schematic drawings depicting the location of the new Health & Human Services building along Glen Lake Road, as well as the location of the other various departments. The point of entrance to the HHS building would be axial with the Motor Vehicle/County Clerk Departments, he said, and the current loop road would be modified to reflect ample parking for all departments. Mr. Norris commented the second page of the drawings reflected the existing and proposed utility plans; however, he said, the electrical engineer recommended a new electrical service be installed and the Municipal Center soil be tested for potential non-compacted waste from previous construction.

Referring to the third page of the schematic drawings noting the relative distance between the McCormack and Municipal Center properties, Mr. Norris recommended installing a new access road adjoining the two properties. He said they proposed the parking lots and HHS building be situated away from the adjacent residential development, utilizing any trees as a buffer. He noted the easement, as reflected on page 4, would be an advantageous site for utilities. When considering the three options, Mr. Norris commented the work required for site approval as well as the land purchase made the McCormack property appear more costly. He stated the jail drawings provided by Frank Morehouse, Superintendent of Buildings & Grounds, did not reveal any spread footings or deep foundations and as such, they did not anticipate any difficulties at this site but geo technical investigations were still required.

Privilege of the floor was extended to John Horgan, Bovis Lend Lease LMB, Inc., who apprised that his firm was asked to compile a cost estimate locating the Health and Human Services building on Municipal Center property. *A copy of the Bovis Lend Lease cost estimate is on file with the minutes.*

Based on the information Clark Patterson Associates provided, Mr. Horgan stated a schematic estimate was developed. Due to a slight change in the design of the HHS building on the Municipal Center property, which increased the square footage approximately 2,200 square feet, he said, they estimated a savings of \$1.2 million. He stated the following information was utilized to determine the estimated savings:

- first quarter construction costs;
- their familiarity with the layouts and programs to be offered;
- less excavation; and
- the pump station, fiber optics, and other utilities were not included in the costs.

Upon the geo technical and SEQRA (State Environmental Quality Review Act) information being provided, as well as the other soft costs, Mr. Horgan said he expected the line item number on the bottom would be adjusted; however, the total construction cost was still approximately \$2.3 million below the original budget.

In reviewing the Conceptual Development Schedule, Mr. Horgan stated they anticipated Clark Patterson Associates completing the schematic design, design development and construction documents by January 25, 2008. Thereafter, he said, the project would be competitively bid by March 7, 2008 with construction to commence in June 2008 and completed by November 2009.

Mr. Haskell thanked Mr. Horgan for itemizing the utility costs; however, he commented it was an expense the County would eventually endure. He said, it was his understanding the cost for fiber optics was definitive, leaving a net savings of \$1.4 million instead of \$2.3 million.

Mr. Girard queried whether any consideration had been given for the heating system at the Westmount property versus what was contemplated for the Municipal Center and why it was not listed in the cost approach. Mr. Norris responded the mechanical engineers were attempting to take advantage of the heat wells on the Municipal Center property. Mr. Haskell said he had been advised by Siemens Building Technologies that they would install a header tapping into the Co-Generation system; however, he recommended that Clark Patterson Associates discuss this issue with them. Mr. Payne added that the Co-Generation system could be expanded but additional wells would have to be drilled. He noted the fields were marked, the rigs had arrived, and they would commence drilling on Tuesday, May 29, 2007. Mr. Girard asked if a Co-Gen/utility cost comparison had been done between the Westmount and Municipal Center properties and Mr. Norris replied no.

In relation to an inquiry by Mr. Girard, Mr. Norris replied a stormwater study of the whole site would be required, however, the civil engineer was hopeful that a pond constructed in front of the Warren County Jail could be expanded. Mr. Girard commented he was concerned about the affects the stormwater would have on other areas of the project and the potential impact on the localized neighborhood if the new HHS building were located on the McCormack property. While it appeared that all studies (traffic, archaeological, wetland, etc) had been completed on the Westmount site, he said, they could potentially run into problems with any of these studies on the McCormack property. Mr. Haskell asked whether CPA had a cost estimate and timetable for these studies to be performed on the McCormack property. John Martin of Clark Patterson Associates, answered the studies would cost between \$50,000 and \$100,000 and take approximately 90 days to complete.

Mr. Champagne stated the modification to the schematics resulted in a significant increase in the square footage (2,200) and cost to the new building. There were different economies involved, responded Mr. Norris; however, there were also cost savings associated with the simplified rather than angular design. Mr. Champagne said he was not here to discuss all the alternatives, but if this project was not \$27 million, where were they. Mr. Haskell commented the purpose of this analysis was to see if the HHS building could be accommodated on the Municipal Center property and what savings could be derived. Furthermore, he said, it appeared the costs associated with the McCormack property would not be cost effective for Warren County. If it was the desire of the Committee to proceed with the necessary studies and investigations on the Municipal Center property, Mr. Haskell said additional funds would have to be appropriated. Mr. O'Connor asked if the County was not mandated to have a number of parking spaces per square foot, and if not, potentially some green space could be reclaimed. Mr. Norris replied there were no restrictions placed upon the County regarding the number of parking spaces.

Mr. Haskell stated the Committee must decide whether they would recommend investigating these two site options further, and if so, appropriate the necessary funds to allow the studies to be performed.

Motion was made by Mr. Champagne, seconded by Mr. VanNess and carried unanimously approving the request to eliminate the McCormack property as a possible site location for the Health and Human Services building.

Mr. Martin suggested a meeting be scheduled to discuss alternative options relating to the various studies required to locate the Health & Human Services building on the Municipal Center property. Mr. VanNess recommended including the cost comparison of the Co-Generation system at the Westmount property versus the utility expenses at the Municipal Center. Paul Dusek, County Attorney, apprised that Siemens Building Technologies generated the utility figures. Prior to proceeding any further, Mr. Geraghty asked for a breakdown of the total project cost to date. There were discrepancies in the Co-Gen savings that should be taken into consideration, added Mr. Tessier. Mr. Girard asked Mr. Haskell to explain the \$900,000 County expense he previously referred to and Mr. Haskell responded it was the responsibility of the County to extend the sewer to Route 9 and install the fiber optics at the Westmount Health Facility.

Douglas Auer, Town of Queensbury, apprised that the design prepared by Richard Schermerhorn had been completed and it was his intention to install a Gorman pump station, similar to the one utilized by the Town of Warrensburg. He said it was his understanding Mr. Schermerhorn would bring a force main from Westmount to Route 9.

Don Krebs, Town of Queensbury, suggested considering a five-story building versus a three-story building to reduce costs, expand green space and lower maintenance expenses. In an effort to obtain similar comparisons between the two buildings, Mr. Norris responded they utilized the same mission statements and tried to maintain the same adjacencies between departments.

In answer to a previous query by Mr. Geraghty, Mr. Haskell advised that Bovis Lend Lease had not received any compensation to date; however, he said, Clark Patterson Associates had been paid \$415,210.94.

Mr. Girard stated a need had been identified to replace the current building; many studies had been performed and various locations had been considered; however, he indicated it was not in the best interests of the Warren County taxpayers to continue this ongoing "shopping". While the County could potentially save \$1.2 million by constructing this Health & Human Services building on the Municipal Center property, he stated, they were bordering on the realm of ridiculous when they contemplated giving up the Co-Generation system; developments were being affected and retention ponds were being constructed. He said he understood the project costs were enormous and nobody wanted to expend the funds; however, the time had come to make a business decision and move along.

Mr. Haskell apprised that he and Maury Thompson of *The Post Star*, recently toured the Social Services building, and the video depicting the conditions could be viewed on [www.thepoststar.com](http://www.thepoststar.com). After reflecting upon the funds that had been expended, Mr. Haskell still recommended the new Health & Human Services building be constructed on the Westmount property.

Kathleen Sonnabend, Town of Queensbury, advised that from a business perspective, the Municipal Center site should have been considered first because the advantages far outweighed the disadvantages to the Westmount property. She said those advantages included the following:

- all departments would be closely located;
- sewer was present on the site;
- less chance of incurring additional problems; and
- less excavation.

Ms. Sonnabend encouraged the Committee to construct the new HHS building on the Municipal Center property first and utilize the Westmount property for future needs. She said she would agree the analyses could not go on forever; however, the expenses they already incurred were not wasted on internal space planning. While it was unclear how much of a savings would be derived, she indicated it was obvious there was some cost savings to the Municipal Center site versus the Westmount site. Furthermore, she said, she understood the Committee believed the County was saving money on the Co-Generation system; however, she stated she reviewed the figures and respectfully disagreed. Ms. Sonnabend encouraged the Committee to make a good business decision and construct the Health & Human Services building on the Municipal Center property.

Mr. Haskell commented he normally did not respond to public comments; however, he said, it was not the fault of the Committee that the public did not understand the study performed by the engineer on behalf of Siemens Building Technology. Mr. Auer responded the figures were provided by Siemens Building Technology.

According to the schematics, Mr. F. Thomas added that it was his belief the building was too large for the Municipal Center site and he anticipated a stormwater drainage problem. There was no stormwater square footage depicted on the schematics, said Mr. Haskell, but he concurred with Mr. F. Thomas it appeared relatively small. There were various ways to slow down the drainage of water, replied Mr. Norris. Mr. VanNess added that the local neighborhood had been very tolerant of the activities involving the Warren County Municipal Center; but he agreed with his fellow committee members concerning the issue of stormwater. Mr. Geraghty asked whether they should consider increasing the number of stories to the building without disrupting personnel. Mr. Norris stated vertical transportation (elevators) allowed the public

to penetrate throughout the building. Without getting into the location of departments, Mr. Geraghty suggested reviewing construction costs versus the layout of the departments.

Mr. Champagne commented he was involved in the original thought process that reviewed the traffic flow configuration, friendships between the departments and he felt it made good sense because he anticipated a construction cost of \$24 million to \$25 million for this building. However, he said he had transitioned from the ideal to pragmatic theory and suggested the Committee review all options so the taxpayer received the best value for their investment. In reviewing the current proposal of the Health & Human Services building on the Municipal Center property, Mr. Gabriels said he envisioned within the next ten years, the courts requesting additional space and he queried how the County would service their needs. Mr. Haskell responded that all RFP's (request for proposal) to lease space for the Tourism Department had been rejected, as it became obvious it was only a temporary solution to the needs of the Courts.

Mr. Girard recommended a motion be made moving this matter before the full Board of Supervisors to vote on the location of the new building. Mr. O'Connor commented he would like to review the Co-Generation analyses depicting the savings/losses prior to making a final determination. He said the construction cost was a short-term expense while the utility expenses were ongoing. He stated he would recommend the Westmount site if the County realized a substantial savings; however, if it was a break-even situation, he said he would be in favor of the Municipal Center site.

Mr. Tessier added it was the responsibility of the County to provide a courthouse and supply ample parking. While he was not opposed to the Health & Human Services Building on the Municipal Center property, he said he felt there was insufficient space to remodel the court areas. Mr. Tessier apprised the Committee of the ongoing discussions in the Office of Court Administration to centralize the court system and suspected a decision would be made relatively soon.

As another possible solution, Mr. Krebs, Town of Queensbury, suggested installing a two-story parking garage under the new HHS building, thereby increasing the available green space.

Motion was made by Mr. Girard and seconded by Mr. VanNess recommending that the proposed Health & Human Services building be constructed adjacent to the Westmount site, and that a resolution be presented to the full Board of Supervisors at the June 15<sup>th</sup> Board meeting.

Mr. Champagne stated he would oppose the motion until the Co-Generation figures were confirmed; the square footage had been defined; all studies had been performed and a price had been determined. In addition, he said, he was concerned about the cost to the County when the Siemens Building Technology contract expired in 15 years and the engines to the Co-Generation system potentially failed. Mr. Champagne said he would approve constructing a building on the Municipal Center property for \$25 million versus a \$30 million project on the Westmount site.

By continually delaying the project, Mr. F. Thomas commented the County was reducing any taxpayer benefits, including the 3.3% escalation cost by March of 2008.

Mr. W. Thomas concurred with Mr. Girard and recommended this matter be put before the full Board of Supervisors for discussion. He said the time had come to consider the opinions and

objectives of all supervisors in the decision process regarding the new Health and Human Services building.

After discussion, Mr. Haskell called the question with all members voting in favor **except** Mr. Champagne who opposed. The motion was carried approving the request as outlined above to be presented to the full Board of Supervisors on June 15<sup>th</sup> for discussion.

Mr. Haskell asked the Committee to appropriate an additional \$10,000 from Capital Reserve Project No. H241.9550 280 (Health and Human Services Building Design) for services and studies to be performed by Clark Patterson Associates and Bovis Lend Lease.

Motion was made by Mr. Champagne, seconded by Mr. O'Connor and carried unanimously authorizing the request as outlined above, and refer same to the Finance Committee for consideration.

At a previous meeting, Mr. Morehouse apprised that the Committee approved extending the fire alarm system testing contract for the Municipal Center; however, he said, the contractor was now attempting to reduce the amount of required insurance. Therefore, he suggested an RFP be submitted for fire alarm testing services and requested permission to award the contract to the lowest bidder.

Motion was made by Mr. Geraghty, seconded by Mr. F. Thomas and carried unanimously approving the request to award the contract for fire alarm testing to the lowest responsible bidder as outlined above; and the necessary resolution was authorized for the next Board meeting.

There being no further business to come before the Committee, on motion by Mr. VanNess and seconded by Mr. F. Thomas, Mr. Haskell adjourned the meeting at 11:25 a.m.

Respectfully submitted,  
Debra L. Schreiber, Legislative Office Specialist