

GENERAL SERVICES COMMITTEE
November 16, 2021

Present: Legislators Jerry King, Ian Gilbert, Richard Chartrand, Ron Burns, and Lisa Virkler.

Others present: Legislators Larry Dolhof, Phil Hathway, Andrea Moroughan, and Tom Osborne; County Manager Ryan Piche; County Attorney Joan McNichol; Treasurer Eric Virkler; Human Resources Director Caitlyn Smith; and Information Technology Director Conner Biolsi.

Committee Chair, Legislator King, called the meeting to order at 1:08 p.m.

Legislator Virkler made a motion to approve the October 19, 2021 committee meeting minutes, seconded by Legislator Gilbert and carried.

2022 Facility Improvement Project update – Patrick Currier, C&S Engineering (attached)

Patrick Currier from C&S Engineering began by showing the 3D rendering of the proposed new and existing Highway Facility from different angles. The Sign Shop will be demolished, and a retaining wall will be put in to create a larger parking area. The Welding Shop will be converted to a cold storage building. The red exterior was chosen at this point to match the new siding that was put on the old Highway Garage however, color selections won't be finalized until the contractor is chosen. Patrick suggested that if there is a group of legislators interested in colors and interior finishes, they can attend the meetings on Tuesday, November 23rd which will be with a C&S Architect and Interior Designer.

Patrick went on to show diagrams of the Cold Storage building, new Highway Garage, Vehicle Wash building, Outdoor Services building (old Highway Garage), and Human Services building. The Human Services building will have a main corridor for the public and beyond that will have only keycard access. There will be clear glass doors and good signage for the public. There is a proposed patio off the breakroom for outdoor eating. There were 3D renderings of the new Human Services building. One change will be to create a pyramid type gable roof over the entrance to break up the roof line. The current brick corners on the building will stay and then the siding will be brick instead of the current blue metal siding.

The patio will be just off the back entrance with a retaining wall around the outside due to the elevation difference from the building to the parking lot. It will also keep the public out of the patio area. Legislator Chartrand questioned if the roof was flat, Patrick responded that it was with internal drains. This was chosen to remedy the water that runs off the front and back of the building creating ice buildup in the winter. The main entrance will have an area for the public to fill out forms if necessary. The breakroom area will have some dividers between the seating area and kitchen area. Legislator Chartrand asked about the seating capacity, Jenny responded that not everyone will fit at once so the lunch breaks will be staggered. The building will use way finding by the use of different floor finishes and colors to direct the public to different areas. There have been conversations about separating the receptionist from the lobby area by use of frosted glass to make them feel more secure.

There has been great progress made so far. The Interior Finishing meeting will be on Tuesday, November 23rd for any legislators who are interested. On December 8th C&S should have a set of 90% complete drawings ready for the county and will then send them on to Trophy Point for a final cost estimate. The bidding is still on track for January 2022. Once the County chooses a Resident Project Representative/Construction Manager, then C&S can get them involved and pass along all of the information so far on the projects to get them up to speed before it goes out to bid.

There have been a few changes like the additional 2,400 square feet to the new Highway Garage, an additional 250 square feet to the Wash Bay building, an additional 200 internal square feet to the Outdoor Services building (old Highway Garage), an additional 300 square feet to the Maintenance Shop to include an additional bathroom, and the patio addition on the Human Services building. Trophy Point's rough estimate on October 22nd is around 20 million dollars. The preliminary estimate was around 17 million dollars for construction based on the concept report. Trophy Point has factored in 20% for General Conditions and Overhead which is a standard amount but in a bidding situation it is more likely around 12% to 14%. They estimated a Design Contingency of 5%, Bid Contingency of 5%, and Escalation of 3.2%. Prices are continuing to increase so it is hard to say if things will level off.

Legislator Chartrand questioned if there was a construction software that the Resident Project Representative should be familiar with, Patrick responded that some common ones are ProCore and NewForma but larger companies would be more proficient than smaller companies, but anyone can be brought up to speed with most any program. He recommended going with someone that you are comfortable with rather than someone with program familiarity.

Solid Waste Facility Project Close-Out Final Change Order – C&S Construction

County Manager Ryan Piche reported that the asphalt has been poured and Powis Construction is beginning to construct the building after waiting several weeks for materials to arrive. This is a discussion on the Final Change Order to close-out this project. The first portion of the change order is due to the increase in asphalt costs since February 2021 when the bid was awarded. The subcontractor was faced with a large price increase which equated to a \$13,015.20. The second portion of the change order was due to the different approach to the building due to the height increase of the tipping wall. The third portion of the change order was due to the wall height increase which then required more concrete in the block wall instead of just the top layer, which was not caught by C&S Engineering. This equated to an increase of \$39,699.00.

Legislator Virkler questioned if these change orders are still below the original budget, Ryan responded that they were, but it is eating into the amount left to build the scale house. Legislator King voiced his opinion that he felt this should be paid. Legislator Gilbert and Burns agreed. Legislator Chartrand questioned if there are insurance policies that cover these types of changes, the C&S Construction representative responded that there are, however they were not purchased at the time of the bid.

Legislator Virkler made a motion to pay Change Order No. 3 on the Solid Waste Facility Project, seconded by Legislator Burns and carried. This motion will be brought forward at the December board meeting in resolution format.

The following dockets were reviewed:

1. Authorizing Agreements between Lewis County Departments of Highway, Solid Waste, Recreation, Forestry & Parks, and Buildings and Grounds with Lewis County General Hospital Occupational Medicine for random employee drug and alcohol testing for the period of January 1, 2022 through December 31, 2022 at a rate of \$110.00 per employee.
AYE 5 NAY 0
2. Authorizing Intermunicipal Agreement between the County of Lewis and the Town of Lowville for NYS Uniform Building and Fire Codes Administration effective January 1, 2022.
AYE 5 NAY 0
3. Authorizing Renewal Agreements between Lewis County District Attorney's Office and Various Providers for Services.
AYE 5 NAY 0
4. Accepting FY2021 EMPG and SHSP Grants and Appropriating Funds in the amount of \$46,946.00.
AYE 5 NAY 0
5. Authorizing the Implementation and Funding in the First Instance 100% of the Federal Aid and State "Marchiselli" Program-Aid Eligible Costs, of a Transportation Federal-Aid Project, and Appropriating Funds in the amount of \$170,000.00 for Bridge Replacement Project known as Marshey Road Over West Branch Oswegatchie River.
AYE 5 NAY 0
6. Authorizing the Implementation and Funding in the First Instance 100% of the Federal Aid and State "Marchiselli" Program-Aid Eligible Costs, of a Transportation Federal-Aid Project, and Appropriating Funds in the amount of \$158,000.00 for Bridge Replacement Project known as CR 17 Over Cobb Creek.
AYE 5 NAY 0
7. Authorizing Agreement between the County of Lewis and Spectrum Enterprise for free public WI-FI access points in various Lewis County Villages and Hamlets at a cost not to exceed \$368,563.00. *County Manager Ryan Piche stated that he would like the Ad Hoc Committee for Broadband Expansion to report at one of the meetings in December on what projects that have going on. Legislator Chartrand and Legislator Burns requested maps of the Villages and Hamlets that were getting WI-FI access points.*
AYE 5 NAY 0
8. Authorizing Modification and Extension Agreement between Lewis County and Miller Engineers PLLC and with NYS Department of State for additional Professional Scope of

Services under the grant awarded for the “Central Lewis County Regional Water Project” at a cost of \$92,400.00. *Ryan clarified for Legislator Chartrand that part of the additional services is to have meetings with larger groups of people.*

AYE 5 NAY 0

9. Authorizing a Renewal Agreement between the County of Lewis and Spectrum Reach for a Cable Advertising Campaign and Mobile Digital Audience Network Campaign for a cost not to exceed \$8,711.00 for the term of January 3, 2022 through December 25, 2022.

AYE 5 NAY 0

10. Authorizing Renewal Agreement between the County of Lewis and WWNY 7 News / FOX 28 for the Lewis County Public Transportation System Advertising Campaign for a cost not to exceed \$15,008.00 for the term of December 27, 2021 through December 30, 2022.

AYE 5 NAY 0

11. Awarding Bid and Authorizing Agreement between the County of Lewis and Brasco International, Inc. for the Purchase of Bus Stop Shelters at cost of \$74,200.00. *Casandra Buell responded to Legislator Chartrand that there are ongoing discussion with the Village of Lowville about the locations and upkeep of the bus shelters.*

AYE 5 NAY 0

12. Authorizing Agreement between Department of Probation and Rubenzahl, Knudsen & Associates Psychological Services for the term of January 1, 2022 through December 31, 2022.

AYE 5 NAY 0

13. Authorizing Renewal Agreements with United Radio, Inc., E.F. Johnson, and Aviat Networks for remote maintenance and support services of the E911 Radio Emergency Communication System.

AYE 5 NAY 0

14. Authorizing contract between the County of Lewis and New York State Office of Indigent Legal Services to provide grant funds in the amount of \$56,964.00 under Distribution #12 to assist the County in improving the quality of indigent legal services provided for the term of January 1, 2022 through December 31, 2024.

AYE 5 NAY 0

15. Providing Supportive Comment to the Department of Environmental Conservation on the Tug Hill East Draft Unit Management Plan.

AYE 5 NAY 0

Motions:

1. Legislator Virkler made a motion to authorize Recreation, Forestry & Parks Director, Jackie Mahoney to refill one (1) full-time Crew Leader position effective immediately due to resignation, seconded by Legislator Chartrand and carried.

County Attorney Joan McNichol explained that early today the recommendation was made on the Resident Project Representative/Construction Manager and asked for the committee to consider a motion to accept the bid of KT Construction in the amount of \$511,320.00 and allow a resolution to be submitted at the Thursday, November 18th board meeting.

Legislator Gilbert made a motion to recommend a resolution to the full board awarding the Resident Project Representative/Construction Manager to KT Construction for a cost of \$511,320.00, seconded by Legislator Burns and carried.

Legislator King questioned if there was information on the Singing Water Park Fee Schedule. Ryan Piche apologized that he wasn't able to pull that information together but promised he would have it in the near future reiterating that there would be information from other NYS Camp Grounds on pricing as well as local camp grounds that have the same type of facilities.

There being no other business to come before the committee, Legislator Virkler made a motion to adjourn at 2:01 p.m., seconded by Legislator Chartrand and carried.

Respectfully submitted,
Cassandra Moser, Clerk of the Board