

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: AUGUST 20, 2010

COMMITTEE MEMBERS PRESENT:

SUPERVISORS THOMAS
CHAMPAGNE
GIRARD
BELDEN
MCCOY

OTHERS PRESENT:

JEFFERY TENNYSON, SUPERINTENDENT OF PUBLIC WORKS
FRANK MOREHOUSE, SUPERINTENDENT OF BUILDINGS
FREDERICK MONROE, CHAIRMAN OF THE BOARD
PAUL DUSEK, COUNTY ATTORNEY/ADMINISTRATOR
NICOLE LIVINGSTON, DEPUTY CLERK OF THE BOARD
KEVIN GERAGHTY, BUDGET OFFICER

COMMITTEE MEMBERS ABSENT:

SUPERVISOR VANNESS
VACANT - TOWN OF THURMAN

SUPERVISORS CONOVER
GOODSPEED
KENNY
LOEB
MCDEVITT
SOKOL
STEC
STRAINER
TAYLOR

JOHN HORGAN, BOVIS LEND LEASE, LMB
DON LEHMAN, *THE POST STAR*
CHARLENE DIRESTA, SR. LEGISLATIVE OFFICE SPECIALIST

Mr. Thomas called the meeting of the County Facilities Committee to order at 8:31 a.m.

Motion was made by Mr. Belden, seconded by Mr. McCoy and carried unanimously to approve the minutes of the July 16, 2010 Committee meeting, subject to correction by the Clerk of the Board.

Copies of the agenda were distributed to the Committee members and a copy of same is on file with the minutes.

Mr. Thomas informed the Committee that the purpose of today's meeting was to discuss some additional costs which had arisen pertaining to the demolition of the former DSS (Department of Social Services) Building and he requested John Horgan, of Bovis Lend Lease, LMB, to provide the details for the Committee.

Mr. Horgan explained that during the demolition process it had been discovered that black mastic asbestos was present between the interior plaster and the exterior wall and he added the presence of this asbestos had been unknown when the original RFP (Request for Proposal) was released. Mr. Horgan advised that the demolition contractor, Ritter & Paratore, Inc., had proposed a Change Order for an additional \$260,000 to cover the costs of the additional asbestos removal and through negotiations with Bovis Lend Lease, LMB had reduced their proposal to \$104,000. He noted the evaluation of the amount of asbestos present was between 1,100 and 1,200 tons. He reported the negotiations had not been completed and there was a possibility of reaching an agreement for an amount less than the currently proposed amount of \$104,000.

Paul Dusek, County Attorney/Administrator, pointed out that bonding in an amount totaling \$577,178 had been previously authorized for the demolition of the former DSS Building and

authorization for the issuance of bonds for an additional \$146,038 would be required to cover the additional cost of asbestos removal, as well as construction manager costs.

Mr. Belden queried if Ritter & Paratore, Inc. had conducted any tests prior to bidding on the project and Mr. Horgan replied there had been a walk through on the project location. Mr. Horgan added that testing was not completed until after the contract had been awarded. Mr. Girard asked for clarification on the costs of the project. Mr. Horgan explicated the bid from Ritter & Paratore, Inc. had been a combined bid for asbestos removal and demolition in the amount of \$266,000. Mr. Dusek apprised it was known from the beginning that asbestos was present: however, he said, additional asbestos was discovered after the contract was awarded.

Discussion ensued pertaining to possible credits for contract items and the possibility of leaving the pit beneath the building open to be filled over time using clean fill supplied by the Highway Departments. Mr. Dusek expressed his concern with leaving an open pit on the site due to the close proximity to a residential area and voiced his opinion that it would be best to complete the project in a timely manner. He added every potential credit and charge connected to the project had been examined. Mr. Thomas noted the amount quoted for the additional import of gravel material necessary for the project was \$9,712.

Motion was made by Mr. Champagne and seconded by Mr. Girard to authorize the issuance of bonds for an additional \$146,038 to pay the costs related to the abatement and demolition of Annex Building #10; to authorize a Change Order with Ritter & Paratore, Inc. regarding the abatement and demolition of the former DSS Building; and to authorize the Chairman of the Board to execute the Change Order.

Mr. McDevitt stated asbestos removal was a common issue in construction and questioned why contractors did not consider the possibility of unknown asbestos in their proposals. Mr. Dusek explained that on this type of project, the contractors bid on specifications which were developed by engineers and other professionals. He advised if there was an unknown issue which was not included in the specifications and therefore unknown to the contractor at the time of the proposal, they requested a Change Order.

Following further discussion, Mr. Thomas called the question and the motion was carried by unanimous vote, with Mr. Belden voting in opposition, to authorize the issuance of bonds for an additional \$146,038 to pay the costs related to the abatement and demolition of Annex Building #10; to authorize a Change Order with Ritter & Paratore, Inc. regarding the abatement and demolition of the former DSS Building; and to authorize the Chairman of the Board to execute the Change Order. *Copies of the resolution request forms are on file with the minutes and the necessary resolutions were authorized for the August 20, 2010 Board meeting.*

Mr. Thomas announced the next item for discussion was the existing agreement with Bovis Lend Lease, LMB regarding the asbestos removal and demolition of the former DSS Building. Mr. Dusek informed the existing agreement and the funding for the agreement had terminated in June. He advised the project would be completed by the end of September and an extension to the agreement was needed for July, August and September and he noted the fee for services from Bovis Lend Lease, LMB was \$22,533.50 per month. Mr. Dusek stated the services provided by Bovis Lend Lease, LMB had been above those included in the agreement, as they had assisted in recent issues regarding the Human Services Building. Mr. Belden questioned the likelihood of the project being completed by the end of September and Mr. Dusek replied

that Ritter & Paratore, Inc. were ready to commence with demolition. Mr. Horgan responded the preliminary work, such as electrical, equipment removal, drainage of the fuel tanks and interior demolition had been completed. Mr. Belden asked if the additional funds necessary for the extension of the agreement had been included in the aforementioned bonding and Mr. Dusek replied affirmatively.

Motion was made by Mr. Champagne, seconded by Mr. Girard and carried unanimously to authorize an extension to the agreement with Bovis Lend Lease, LMD regarding asbestos removal and demolition of the former DSS Building in an amount not to exceed \$22,533.50 per month for July, August and September. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the August 20, 2010 Board meeting.*

Mr. Thomas said the last item for discussion was the sealing and striping of the DMV (Department of Motor Vehicles) parking lot. Frank Morehouse, Superintendent of Buildings, asserted that at the commencement of the HSB (Human Services Building) project the cost of resealing and re-striping the DMV parking lot had been included in the amount budgeted for blacktopping. He explained due to the concerns of some Departments as to the safety of employees and members of the public crossing the road between the buildings, he suggested a crosswalk from the entrance of the DMV to the entrance of the HSB. He added there were funds remaining in the blacktopping budget to cover the costs associated with the addition of the crosswalk. Mr. Morehouse stated the total cost of project was unknown at this time but it could be completed in September. Jeffery Tennyson, Superintendent of the Department of Public Works (DPW), said they had obtained quotes and the estimated cost of resealing and re-striping the DMV parking lot in order to add a crosswalk was between \$5,000 and \$8,000. He noted there would be a loss of approximately 15 parking spaces but they hoped to recover some spaces by adding parallel parking spaces along the edge.

Following a brief discussion, motion was made by Mr. Belden, seconded by Mr. Champagne and carried unanimously to approve the request to expend the necessary funds in order to reseal and re-stripe the DMV parking lot in order to add a crosswalk between the DMV entrance and the HSB entrance.

Mr. Belden inquired as to the status of the replacement of the Municipal Center sign and Mr. Tennyson replied that the construction of the sign had been postponed due to the welder being reassigned to another project. He explained the DPW only employed one welder who had been pulled away from the construction of the Municipal Center sign in order to construct a temporary bridge which was needed immediately. He advised the cost of renting a temporary bridge was approximately \$40,000 and once the temporary bridge was constructed at an approximate cost of \$10,000, it could be used in the future, eliminating the need to rent a temporary bridge. Once the temporary bridge was completed, Mr. Tennyson continued, the construction of the sign would proceed.

As there was no further business to come before the County Facilities Committee, on motion made by Mr. Belden and seconded by Mr. McCoy, Mr. Thomas adjourned the meeting at 9:00 a.m.

Respectfully submitted,
Charlene DiResta, Sr. Legislative Office Specialist