

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: SEPTEMBER 1, 2010

COMMITTEE MEMBERS PRESENT:

SUPERVISORS THOMAS
GIRARD
BELDEN
MCCOY

COMMITTEE MEMBERS ABSENT:

SUPERVISORS VANNESS
CHAMPAGNE
VACANT - TOWN OF THURMAN

OTHERS PRESENT:

JEFFERY TENNYSON, SUPERINTENDENT OF PUBLIC WORKS
FRANK MOREHOUSE, SUPERINTENDENT OF BUILDINGS
FREDERICK MONROE, CHAIRMAN OF THE BOARD
PAUL DUSEK, COUNTY ATTORNEY/ADMINISTRATOR
JOAN SADY, CLERK OF THE BOARD
KEVIN GERAGHTY, BUDGET OFFICER
SUPERVISORS TAYLOR
BENTLEY
MERLINO
CONOVER
LOEB
BRUCE MOWERY, NORTH COUNTRY HELIFLITE
ZACHARY MILLER, NORTH COUNTRY HELIFLITE
RICH SCHERMERHORN, RICH AIR
DON LEHMAN, *THE POST STAR*
THOM RANDALL, *ADIRONDACK JOURNAL*
JOANNE COLLINS, LEGISLATIVE OFFICE SPECIALIST

Mr. Thomas called the meeting of the County Facilities Committee to order at 9:32 a.m.

Motion was made by Mr. Girard, seconded by Mr. Belden and carried unanimously to approve the minutes of the August 20, 2010 Committee meeting, subject to correction by the Clerk of the Board.

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

Commencing the Agenda review, Mr. Thomas informed of the corrective measures taken by J.C. Structures, Inc. to remove the efflorescence on the exterior of the Human Services Building (HSB). He reported that the process of dry brushing had removed 20% of the stains, followed by the cleaning and sealing of the banding strips around the building, which had caused the efflorescence. Next year, he said, the building would be re-examined for any necessary follow-up applications. Mr. Belden expressed his concern that colder temperatures could further impact the problem and Mr. Thomas noted that the warranty relative to the building's exterior was valid for a five-year period. Paul Dusek, County Attorney/Administrator, further noted that full payment had not been made to the contractor.

Pertaining to the HSB ceiling collapse which occurred in the Office for the Aging, Mr. Thomas stated that the point in question was the integrity of the ceiling pins and reported that Mr. Dusek had initiated an extensive investigation which included discussions with Clark Patterson Lee Engineering and Bovis Lend Lease, LLC, and it was determined that some ceiling pins had sheared which caused the ceiling to collapse. He stated that the findings indicated that the

collapse was a random occurrence with no evidence of defects to the pins. Mr. Thomas further stated that it was a decision of the Committee to determine if further testing of the ceiling pins from an independent contractor would be recommended in order to insure the integrity of the structure. Mr. Dusek added that the County's insurance carrier had not initiated a request for testing. He asserted that an independent test of the pins would result in the receipt of an official engineering report at a total cost not to exceed \$5,000. Chairman Monroe asked for an estimate of the damages and Mr. Dusek reported that all physical damages had been the responsibility of the construction company and many repairs had already taken place at no additional cost to the County. Mr. Dusek noted that the injured employee had not returned to work and Jeff Tennyson, Superintendent of Public Works, stated that a Freedom of Information Law (FOIL) request had been received from an attorney, although, he said, he was not familiar with the details of the request.

Addressing other construction repair issues in the HSB, Mr. Dusek stated that all other repairs would be addressed and corrected within the next several weeks. Mr. Dusek apprised of a meeting held with employees within the HSB which had brought to his attention the staff's concerns surrounding the ceiling collapse, as well as other building issues which required examination and repair. Mr. Dusek reported that following examination by the construction project engineers and construction manager, the building was found to be structurally sound and the necessary repairs were fully resolvable. The major issue, he said, was the study of the ceiling pins, and whether or not to proceed with further testing. Mr. Belden asked about the warranty period for interior repairs and Mr. Dusek replied that the basic general warranty was effective for one year from the date of acceptance and he recommended that all related issues be brought forward for closure in the near future. He pointed out that the back door to the building may require a full replacement and he acknowledged Frank Morehouse, Superintendent of Buildings, for his vigilance and follow-through with regard to construction issues and repairs to the HSB. Mr. Conover expressed his support for proceeding with testing of the ceiling pins in order to receive an official engineering report and he underscored the critical need to insure a safe work environment.

Motion was made by Mr. Girard, seconded by Mr. McCoy and carried unanimously to authorize a contract for the testing of the ceiling pins in the HSB, for an amount not to exceed \$5,000, and the necessary resolution was authorized for the September 17, 2010 Board meeting. *A copy of the resolution request form is on file with the minutes.*

Mr. Belden stated that although he was in agreement with the testing of the pins, he expressed concern over the unanticipated costs relative to the HSB which could continue indefinitely. In agreement, Mr. Geraghty noted that other deficiencies on the surface of the building had been identified following the removal of the tiles. In terms of cost, he cautioned that some issues were the responsibility of the contractors and felt that testing of the ceiling pins was necessary to insure building safety and the cost should not be the responsibility of the County. A discussion ensued regarding the ceiling installation process. Mr. Dusek summarized that the installation specifications had included the use of ceiling pins and the installer proceeded with a standard acceptable installation technique which had not included pins. Both methods, he stated, were acceptable and often debated within the industry. In terms of weight load, Mr. Dusek reported that the installation was completed appropriately; however, he said, due to the fact that exact specifications using pins or clips had not been used, the County requested that the installer complete the ceiling in accordance with the specifications which included the use

of ceiling clips. Furthermore, Mr. Dusek stated, it behooved the County to request an independent study of the ceiling clips in order to determine certainty regarding all aspects of the ceiling collapse.

A discussion ensued with regard to the ceiling pins and the suspension of the lighting and air conditioning components of the ceiling.

Continuing with the Agenda review, Mr. Morehouse addressed the status of the Women, Infant and Children (WIC) Program Office currently located in the Municipal Center Annex Building. He noted that space was available on the second floor of the HSB which was currently occupied on a temporary basis by Bovis Lend Lease, LLC. Mr. Morehouse apprised that relocation of the WIC Office was discussed with the Budget Committee and Mr. Dusek in order to move forward with decisions regarding the possible repair or demolition of the Annex Building. Mr. Morehouse informed that the building required 1,500 square feet of new roofing with an estimated cost of \$40,000. Mr. Girard asked if Mr. Morehouse was seeking a recommendation today regarding the relocation of the WIC Office and Mr. Thomas replied affirmatively.

In terms of cost savings, Mr. Dusek recommended that WIC be relocated into an area located within the two central Municipal Buildings, followed by further consideration of the possible demolition of the vacated building.

Discussion ensued and Mr. Tennyson apprised that some demolition work could be completed by the Department of Public Works (DPW); however, he said, it would be necessary to establish contracts for items, such as the hazard materials (HAZMAT) survey and disposal.

Mr. Loeb opined that the cost for roofing was unusually high and asked about a partial roof replacement. Mr. Dusek explained that water leakage had caused rotting to the wood structures under the slate roof. Mr. Morehouse further explained that the wood structures requiring replacement were located on the flashing around the dormers warranting more complex and costly repairs. Chairman Monroe asked about the possibility of an evaluation for partial replacement and Mr. Morehouse stated that a study for that purpose had been done in recent years and he would review the matter.

It was the consensus of the Committee that the WIC Program Office be vacated to allow for the re-evaluation of the future status of the Annex Building.

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 10:02 a.m.

Respectfully submitted,
Joanne Collins, Legislative Office Specialist