

STEBEN COUNTY AD HOC OFFICE SPACE COMMITTEE

Special Meeting

Monday, May 23, 2016

9:00 a.m.

*Legislative Committee Room
Steuben County Office Building
Bath, New York*

****MINUTES****

COMMITTEE:	Robin K. Lattimer, Chair Brian C. Schu	Carol A. Ferratella, Vice Chair Gary D. Swackhamer	John V. Malter Scott J. Van Etten
STAFF:	Jack Wheeler Pat Donnelly Shawn Corey	Mitchell Alger Tammy Hurd-Harvey Vicki Olin	Eric Rose Alan Reed Kelly Penziul
LEGISLATORS:	Joseph J. Hauryski Kelly H. Fitzpatrick Steven Maio Gary B. Roush	Eric T. Booth K. Michael Hanna Aaron I. Mullen Randolph J. Weaver	Dan C. Farrand Hilda T. Lando Robert V. Nichols

I. CALL TO ORDER

Ms. Lattimer called the meeting to order at 9:00 a.m.

II. GENERAL BUSINESS

A. **New Building Orientation/Siting** – Mr. Wheeler stated last week he had sent the Legislature an email with two high-level schematic placement options for a two-story building. Option A runs the building parallel to East Morris Street. The unsuitable soil in that location is shallow and more usable. This would be the least costly option. Option B places the building closer to the Balcom House and the unsuitable soil runs deeper, which will increase the earthwork and foundation costs.

Mr. Wheeler commented his personal opinion is to choose Option A. From a design standpoint, the building will look very similar to the County Office Building. Additionally, with this option the building is situated with the crosswalk. Currently many employees use the back entrance; however, with the new building we will instruct employees to use the crosswalk. We, in conjunction with the Village will be looking at ways to make the crosswalk more visible.

MOTION: SELECTING OPTION A FOR THE NEW BUILDING ORIENTATION MADE BY MR. SWACKHAMER. SECONDED BY MR. MALTER FOR DISCUSSION.

Ms. Lattimer commented Option A flows better and there will also be two entrances/exits to the parking lot. Mr. Wheeler stated we will be incorporating a small loading dock into the new building. We will need to incorporate a parking lot design that will make it easier for box trucks to enter and exit the parking lot.

Mrs. Ferratella asked Option A shows a loss of ten parking spaces. Would diagonal parking help with that? Mr. Wheeler replied Labella is looking at the possibility of diagonal parking in the back lot, which would increase the number of available spaces. Ms. Lattimer stated we knew going into this that there would be issues with parking. Mr. Wheeler stated we are looking at all of our options. There are a number of motor pool vehicles that are used infrequently and we may be able to locate those in a different area. Parking issues will not slow down the project.

Mr. Van Etten asked was the original cost for this site \$5 - \$6 million? Mr. Wheeler replied it was closer to \$6 million. Mr. Van Etten stated we are adding an additional 10 percent because of the foundation issues. Mr. Wheeler stated we are

still within our budget. Mr. Duell commented we included 15 percent in our design contingency. Mr. Booth asked what was the original cost? Mr. Duell replied we had originally estimated earthwork and foundation work at \$136,000 and now the estimated price is \$429,330. Mr. Wheeler commented these are worst-case scenario numbers. They will be taking out the unsuitable soil and replacing with structural fill.

VOTE ON PREVIOUS MOTION: ALL BEING IN FAVOR. MOTION CARRIES 6-0.

B. **Energy Tax Credits** – Mr. Malter informed the committee that last week he participated in a two-hour seminar regarding energy tax credits that are available. They cannot be used by governments, however, they can be passed through the design work or construction work. There may be energy tax savings on this building and credits available that could offset the costs. Mr. Duell commented that they are aware of these credits and will be pursuing them.

MOTION: TO ADJOURN MADE BY MR. SCHU. SECONDED BY MR. VAN ETTEN. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

Respectfully Submitted by

Amanda L. Chapman
Deputy Clerk
Steuben County Legislature