

**Ways and Means Committee  
&  
Special Committee to Oversee the Ulster County Family Court Relocation  
Special Joint Meeting Minutes**

**DATE & TIME:** October 23, 2017 – 5:30 PM  
**LOCATION:** COB, 6<sup>th</sup> Floor, K. L. Binder Library  
**PRESIDING OFFICERS:** Chairman Richard A. Gerentine Ways & Means,  
Chairman Herbert Litts III Special Committee to Oversee the  
UC Family Court Relocation  
**LEGISLATIVE STAFF:** Nettie Tomshaw  
**PRESENT:** Legislators Richard Gerentine, Herbert Litts, Thomas Briggs,  
Chris Allen, Tracey Bartels, Carl Belfiglio, Mary Beth Maio,  
James Maloney, Dean Fabiano  
**ABSENT:** Legislator Peter Loughran  
**QUORUM PRESENT:** Yes

**OTHER ATTENDEES:** Legislators Kenneth Ronk, Jonathan Heppner, Manna Jo Greene, Hector Rodriguez, Legislative Counsels Chris Ragucci, Kyle Barnett, DPW Comm. Thomas Jackson, Deputy Comm. DPW Brian Cunningham, Director Purchasing Marc Rider, Construction Mgmt. Firm -The Palombo Group President Luis Rodriguez, Mike Ham Hudson Valley Building Trades, Marie Bing County Attorney Office, Jamie Capuano Budget Office, Ken Crannell Deputy County Executive, Media Ulster Publishing Hugh Reynolds, Freeman Patricia Doxey.

Chairman Richard Gerentine called the meeting to order at 5:30 PM.

Chairman Gerentine and Chairman Litts welcomed everyone in attendance to the special joint meeting to discuss and vote on all construction bid contracts going before this committee and tonight's Special Session of the Legislature.

---

**Resolutions for the October 24, 2017 Special Session of the Legislature**

**Resolution No. 394:** Amending The 2017 Capital Fund Budget For Capital Project 494 – Business Resource Center Renovations To Accommodate Family Court – Public Works (Buildings and Grounds)

**Resolution Summary:** This resolution amends the 2017 Capital Fund Budget for Capital Project 494 for the relocation of Family Court to the BRC. Serial Bonds required \$7,963,910.00 for Capital Project No. 494 appropriations.

**Motion No. 1:** Moved to discuss Resolution No. 394

**Motion By:** Legislator Thomas Briggs

**Motion Seconded By:** Legislator Chris Allen

**Discussion:**

The committee discussed pros and cons of paying an additional \$70K to fast track the completion of the project by September 1, 2018 vs. January 1, 2019. Three of the trades did not include a fast track cost which was a concern and may possibly pose a legal risk down the road. The DPW ultimately decided the fast track timeframe and fee was not feasible. The construction management firm, The Palombo Group, President Luis Rodriguez noted the goal is to follow the fast track time line - hand over the building at the end of October, but without the added cost. However, Mr. Rodriguez noted in his experience the unknown factor is the OCA wanting to make changes – judges, etc. being part of the approval process. The lease extension agreement for the current family court office space located at 16 Lucas Avenue, Kingston expires on August 31, 2018. If the county remains at the current location through the end of 2018, rent would be on a month to month basis - approximately \$30K/month. This resolution includes incidental and contingency costs – financial impact totaling \$7,963,910.00.

**Motion No. 2:** Moved to adopt Resolution No. 394

**Motion By:** Legislator Carl Belfiglio

**Motion Seconded By:** Legislator Chris Allen

**Voting In Favor:** Legislators Gerentine, Briggs, Allen, Bartels, Belfiglio, Maio, Maloney

**Voting In Support Of:** Legislators Litts, Fabiano

**Voting Against:** None

**Votes in Favor:** 7

**Votes Against:** 0

**Disposition:** Resolution adopted

---

**Resolution No. 395:** Authorizing The Renovation Of The Business Resource Center, In And For The County Of Ulster, New York, At A Maximum Estimated Cost Of \$9,246,410.00 And Authorizing The Issuance Of \$7,963,910.00 Additional Bonds Of Said County To Pay The Cost Thereof

**Resolution Summary:** This resolution authorizes the renovation of the BRC and issuance of \$7,963,910.00 in additional bonds – BOND Resolution.

**Motion No. 3:** Moved to adopt Resolution No. 395

**Motion By:** Legislator Thomas Briggs

**Motion Seconded By:** Legislator Carl Belfiglio

**Discussion:** None

**Voting In Favor:** Legislators Gerentine, Briggs, Allen, Bartels, Belfiglio, Maio, Maloney  
**Voting In Support Of:** Legislators Litts, Fabiano  
**Voting Against:** None  
**Votes in Favor:** 7  
**Votes Against:** 0  
**Disposition:** Resolution adopted

---

**Resolution No. 396:** Approving The Execution Of A Contract In Excess Of \$50,000.00 Entered Into By The County – Vamco Sheet Metal, Inc. – Department Of Public Works

**Resolution Summary:** This resolution approves contracting with Vamco Sheet Metal, Inc., Cold Spring, NY for sheet metal work for the Family Court renovation and relocation project. 100% County, \$1,103,000.00 Time Frame 11/7/2017 ~ 10/29/2018.

**Motion No. 4:** **Moved to adopt Resolution No. 396**  
**Motion By:** Legislator Thomas Briggs  
**Motion Seconded By:** Legislator Chris Allen

**Discussion:**

Chairman Gerentine called upon Luis Rodriguez who provided an overview of the vendor Vamco Sheet Metal, Inc out of Cold Spring, NY.

**Voting In Favor:** Legislators Gerentine, Briggs, Allen, Bartels, Belfiglio, Maio, Maloney  
**Voting In Support Of:** Legislators Litts, Fabiano  
**Voting Against:** None  
**Votes in Favor:** 7  
**Votes Against:** 0  
**Disposition:** Resolution adopted

---

**Resolution No. 397:** Approving The Execution Of A Contract In Excess Of \$50,000.00 Entered Into By The County – Titan Roofing, Inc. – Department Of Public Works

**Resolution Summary:** This resolution approves contracting with Titan Roofing, Inc., Springfield, MA for the roof replacement for the Family Court renovation and relocation project. 100% County, \$1,082,000.00 Time Frame 11/7/2017 ~ 10/29/2018.

**Motion No. 5:** **Moved to adopt Resolution No. 397**  
**Motion By:** Legislator Thomas Briggs  
**Motion Seconded By:** Legislator Carl Belfiglio

**Discussion:**

Chairman Gerentine called upon Luis Rodriguez who provided an overview of the vendor Titan Roofing, Inc out of Springfield, MA.

**Voting In Favor:** Legislators Gerentine, Briggs, Allen, Bartels, Belfiglio, Maio, Maloney  
**Voting In Support Of:** Legislators Litts, Fabiano  
**Voting Against:** None  
**Votes in Favor:** 7  
**Votes Against:** 0  
**Disposition:** Resolution adopted

---

**Resolution No. 398:** Approving The Execution Of A Contract In Excess Of \$50,000.00 Entered Into By The County – S&L Plumbing And Heating Corp. – Department Of Public Works

**Resolution Summary:** This resolution approves contracting with S&L Plumbing and Heating Corp., White Plains, NY, for heating and plumbing installation for the Family Court renovation and relocation project. 100% County, \$548,560.00 Time Frame 11/7/2017 ~ 10/29/2018.

**Motion No. 6:** **Moved to adopt Resolution No. 398**  
**Motion By:** Legislator Thomas Briggs  
**Motion Seconded By:** Legislator Chris Allen

**Discussion:**

Chairman Gerentine called upon Luis Rodriguez who provided an overview of the vendor S&L Plumbing And Heating Corp. out of White Plains – originally from Brewster, NY. Marc Rider noted this company also worked on the STRIVE project.

**Voting In Favor:** Legislators Gerentine, Briggs, Allen, Bartels, Belfiglio, Maio, Maloney  
**Voting In Support Of:** Legislators Litts, Fabiano  
**Voting Against:** None  
**Votes in Favor:** 7  
**Votes Against:** 0  
**Disposition:** Resolution adopted

---

**Resolution No. 399:** Approving The Execution Of A Contract In Excess Of \$50,000.00 Entered Into By The County – Kasselmann Electric Company, Inc. – Department Of Public Works

**Resolution Summary:** This resolution approves contracting with Kasselman Electric Company, Inc. Albany, NY, for electrical work for the Family Court renovation and relocation project. 100% County, \$1,053,850.00 Time Frame 11/7/2017 ~ 10/29/2018.

**Motion No. 7:** Moved to adopt Resolution No. 399

**Motion By:** Legislator Thomas Briggs

**Motion Seconded By:** Legislator Carl Belfiglio

**Discussion:**

Chairman Gerentine called upon Luis Rodriguez who provided an overview of the vendor Kasselman Electric Company, Inc. out of Albany.

**Voting In Favor:** Legislators Gerentine, Briggs, Allen, Bartels, Belfiglio, Maio, Maloney

**Voting In Support Of:** Legislators Litts, Fabiano

**Voting Against:** None

**Votes in Favor:** 7

**Votes Against:** 0

**Disposition:** Resolution adopted

---

**Resolution No. 400:** Approving The Execution Of A Contract In Excess Of \$50,000.00 Entered Into By The County – Key Construction Services, LLC – Department Of Public Works

**Resolution Summary:** This resolution approves contracting with Key Construction Services, LLC, Poughkeepsie, NY, for general construction services for the Family Court renovation and relocation project. 100% County, \$3,683,500.00 Time Frame 11/7/2017 ~ 10/29/2018.

**Motion No. 8:** Moved to adopt Resolution No. 400

**Motion By:** Legislator James Maloney

**Motion Seconded By:** Legislator Carl Belfiglio

**Discussion:**

Chairman Gerentine called upon Luis Rodriguez who provided an overview of the vendor Key Construction Services, LLC out of Poughkeepsie – the GC of the project. The demo portion of the project will be easy as the building was originally built and designed as a strip mall – gutting walls are as clean as it gets – “clean job.” Brian Cunningham noted the building was 100% gutted back in 1994-95 with the exception of bathrooms in the back corner which may be an unknown.

Luis Rodriguez noted all the survey’s show there isn’t any asbestos – if something is found they did take unit rates. Out of the norm will be modifications to the slab – trenching, piping, etc. The project is a perfect environment for all of the contractors.

**Voting In Favor:** Legislators Gerentine, Briggs, Allen, Bartels, Belfiglio, Maio, Maloney  
**Voting In Support Of:** Legislators Litts, Fabiano  
**Voting Against:** None  
**Votes in Favor:** 7  
**Votes Against:** 0  
**Disposition:** Resolution adopted

---

### **Construction Schedule**

Chairman Herb Litts confirmed with County Executive Hein the Oversight committee will be copied on the construction management weekly progress meeting minutes. Kickoff meeting planned for the first week in November. If all goes as planned with contracts and insurance, construction start date will be November 17, 2017.

Deputy Commissioner Brian Cunningham noted the DPW has gone over the site and removed whatever the county can reuse elsewhere, toilet bowls, electric hand dryers, doors and hardware etc.

Luis Rodriguez noted upon the start of demolition a sound barrier will be created and each contractor will do a sound test as needed protecting veterans visiting the office adjacent to the renovation work.

Legislator Greene expressed disappointment the county did not invest in solar for this large scale project. Committee discussion ensued.

### **Adjournment**

Chairman Gerentine asked if there was any other business, and hearing none;

**Motion Made By:** Legislator Thomas Briggs  
**Motion Seconded By:** Legislator Mary Beth Maio  
**No. of Votes in Favor:** 9  
**No. of Votes Against:** 0

**TIME:** 6:00 PM

Respectfully submitted: Nettie Tomshaw, Legislative Staff  
Minutes Approved by Ways & Means Committee: November 8, 2017